SUPPLEMENTARY AGENDA

City Delivery Committee meeting
Tuesday, 4 November 2025

Date: **Tuesday, 4 November 2025**

Time: **9.30am**

Location: **Tauranga City Council Chambers Mareanui**
Level 1 - 90 Devonport Road
Tauranga

Please note that this meeting will be livestreamed and the recording will be publicly available on Tauranga City Council's website: www.tauranga.govt.nz.

Marty Grenfell

Chief Executive

Order of Business

9 BUSINESS

9.6 Status Update on actions from prior City Delivery Committee meetings

File Number: **A19093918**

Author: **Caroline Irvin, Governance Advisor**

Authoriser: **Alastair McNeil, Acting COFO - Commercial & General Counsel**

PURPOSE OF THE REPORT

1. This report provides a status update on actions requested during previous City Delivery Committee meetings.

RECOMMENDATIONS

That the City Delivery Committee:

(a) Receives the report "Status Update on actions from prior City Delivery Committee meetings ".

BACKGROUND

2. This is a recurring report provided to every City Delivery Committee meeting. The next report will be to the 16 December 2025 meeting.
3. The attached update includes all open actions and actions completed since the last report on 22 July 2025.
4. Once reported, completed actions are archived and made available in the Stellar library[1].

DISCUSSION

5. The action status update report for the City Delivery Committee, as at 24 October 2025, is provided as **Attachment 1** to this report, and is summarised in the table below.

Status of actions	No. actions
Closed (completed since the last report)	21
In progress	12
Pending (waiting on something)	4
To be actioned	-
Total actions included in this report	**37**

6. Please note that from the next report to this Committee on 16 December, all outstanding actions currently assigned to Nic Johansson or Barbara Dempsey will have been reassigned to Reneke van Soest, General Manager: Operations and Infrastructure.

[1] Stellar pathway: Council & Committees → City Delivery Committee → 2025 → Actions from City Delivery Committee meetings.

ATTACHMENTS

1. **Actions from City Delivery Committee - status update 24 October 2025 - A19214994 ⇩**

City Delivery Committee				Actions status update as at: 24 October 2025			
Meeting Date	**Agenda Ref.**	**Report Name**	**Action Required**	**Status Update** *(incl anticipated / actual completion date)*	**Status Summary**	**Date Closed**	**GM / CE Responsible**
2 Sep 2025	3.1	Public Forum - Darrach Cassidy - Miro Street Parking	That staff consider the proposal put forward by Mr Cassidy to include Miro Street parking improvements on the infrastructure delivery programme of work for the 2025/2026 financial year.	Allowance has been made for Miro St in FY26 budget. Currently project team is preparing to engage with community re preferred option, with implementation expected to commence in March 2026.	In progress		Barbara Dempsey
2 Sep 2025	9.2	Tauranga Māori Business Association End of Year Report	That a meeting be held with Tauranga Māori Business Association members to discuss how Elected Members could improve their engagement with Tangata whenua going forward.	We have contacted the Association to make arrangements and are waiting to hear back. Staff will follow up	In progress		Sarah Omundsen
2 Sep 2025	9.3	Mainstreets' Monitoring Report for the period 1 January to 30 June 2025	That the Mainstreet Organisations be invited to an informal meeting with the Mayor and Councillors at the earliest possible convenience.	Mayor/Councillors & Mainstreets informal meeting has been scheduled for 5 November	Pending		Sarah Omundsen
2 Sep 2025	9.4	Annual Residents Survey Report 2024/25	To request Key Research to consider changing its description of the "Skeptics" category on page 25 of the Survey from "Do not value or recognise performance and have doubts and lack of trust" to "Believe performance could be better and rate trust and leadership poorly", or if it prefers "Believe performance could be better and have doubts and lack of trust".	Staff wrote to Key Research with this request on 30/09/25. Key Research have responded and supplied an updated verison of the report with the requested changes made on 01/10/25. The updated version is now available on the TCC website at https://www.tauranga.govt.nz/council/reports/annual-residents-survey	Closed	1 Oct 2025	Christine Jones
2 Sep 2025	9.4	Annual Residents Survey Report 2024/25	Provide recent annual residents' survey benchmarking reports done by Key Research.	The last two benchmarking reports (2022/23 and 2023/24) were emailed to Elected Members from EM Requests on 9 September, noting that the 2024/25 benchmarking report will be available in late September and will also be provided to the Committee then. On 12 September, the 2022/23 and 2023/24 reports were uploaded to Stellar (and EMs were alos notified via Friday email). *Stellar pathway: Council and Committee Meetings (Agendas & Minutes) -> City Delivery Committee -> Actions Requested by City Delivery Committee -> Meeting - 2 September 2025*	Closed	12 Sep 2025	Christine Jones
2 Sep 2025	9.5	Presentation of Draft 2025 Annual Report	That the changes in the financials from the 22 July meeting to the 2 September meeting are set out in table form to explain the significant changes in the financials that are being presented today.		In progress		Kathryn Sharplin

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update *(incl anticipated / actual completion date)*	Status Summary	Date Closed	GM / CE Responsible
2 Sep 2025	9.9	Capital Programme Performance	Have a column of actuals to date not in the Long Term Plan time period and another long term plan component figure of how much long term plan component changes. *From Cr Crowther:* *•showing actuals not in the LTP time period* *•difference between total budgets and LTP budgets 1st column Actuals to start of LTP* *2nd column Actuals to Date* *3rd column Project Budget in 24-34 LTP* *4th column Project Budget in 24-34 LTP updated per 26AP* *5th column Total Project Budget = columns 1 + 5* *6th column Total Forecast EAC* *7th column Total Variance = columns 7 - 6*	A supplementary table for this information is thought to be the best way to present this. Staff will contact Cr Crowther for discussion.	In progress		Alastair McNeil
22 Jul 2025	3.1	Public Forum - Mr Matt McHardy - Harbour Drive	That staff work with residents of Harbour Drive to consider options to solve the issues they currently face and report back to this Committee.	Staff met with Matt McHardy and several other residents in relation to short and medium- long term options. These were being presented to the City Future Committee on the 14th of October for Council consideration.	Closed	14 Oct 2025	Barbara Dempsey
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	See a breakdown of current tenders and the Tauranga Wharewaka Pavillion value for money options to deliver as a similar design.	Detail provided at EM workshop 26/9 and guidance recieved on preferred options and approach to VFM. Team now progressing accordingly.	Closed	26 Sep 2025	Nic Johansson
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That staff request from Councillors any additional projects of a minor or ancillary nature for consideration in this years' Annual Plan.	Feedback only been received from Cr Crowther	Closed	4 Jun 2025	Alastair McNeil
22 Jul 2025	9.1	Status Update on actions from prior City Delivery Committee meetings	That staff clarify what is meant by 'usual channels' when explaning how the action had been carried out. *(Refers particularly to actions from 4 June 2025 meeting, item no.9.3; and from 5 Nov 2024 meeting, item no.9.8 - highlighted below)* .	Going forward, staff are to write an explanation of what channels/processes were used for the action instead of writing 'usual channels'.	Closed		Alastair McNeil
22 Jul 2025	9.1	Status Update on actions from prior City Delivery Committee meetings	That staff provide more information on how an action that states 'will be provided in future reporting' is to be reviewed to ensure it is being implemented. *(Refers particularly to actions from 4 June 2025 meeting, item no.s 9.4 and 9.6 - highlighted below).*	Staff are finalising their processes enable this, update should be available for the next status update report to this Committee.	In progress		Alastair McNeil

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update *(incl anticipated / actual completion date)*	Status Summary	Date Closed	GM / CE Responsible
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That Infrastructure provide a paper to Council outlining the cost of upgrading the Stormwater system at Maleme St to meet consent conditions for green waste services only, at weekends.	Staff are working on identifying the most appropriate stormwater solution as well as gathering information on most current stormwater monitoring results (and comparing to before it was closed). Strategy, Partnerships & Growth staff plan to present this as an option as part of the business case, with timing TBC.	In progress		Christine Jones
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That a breakdown of costs of the Tauranga Waterfront Railway Crossings project be provided before any decisions are made, with options for value for money	Underway, has been reallocated to Transport team. Detail provided at EM workshop 26/9 and guidance recieved on preferred options and approach to VFM. Team now progressing accordingly.	Closed	26 Sep 2025	Nic Johansson
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That similar current design of the Waterfront Central Plaza is delivered at a significant lower cost of $2 million or less.	Underway, has been relocated to Spaces and Places team.	In progress		Barbara Dempsey
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That the Pyes Pa Memorial Park Crematorium be installed at a significantly lower cost per square metre. Target at under $4000/m2	Underway, paper to be presented	In progress		Barbara Dempsey
22 Jul 2025	9.1	Item: 9.10 25/26 Capital Programme	That staff present a prioritisation approach for the next Annual Plan.	Workshop booked in for the 11th September 2025	Closed	11 Sep 2025	Alastair McNeil
22 Jul 2025	9.8	Presentation of Draft Annual Report 2024/25	Elected Members to provide feedback to staff on the draft Annual Report 2024/25	This is an action for Elected Members, who continue to provide feedback.	Closed	24 Oct 2025	
22 Jul 2025	9.9	Value for Money in Capital Delivery	That a workshop be held at the earliest possible time to consider the value for money approach for capital delivery prior to endorsing the approach at a subsequent meeting.	Workshop held with a focus on contingency. Now included in ongoing reporting.	Closed	24 Oct 2025	Alastair McNeil
4 Jun 2025	9.2	Third Quarter Financial Performance Monitoring	Look at the playground programme for the forthcoming year and put this in the Annual Plan	CDC endorsed the FY27 programme in April to enable design and engagement to occur in FY26. We will bring it back to CDC for confirmation/amendment prior to formation of draft budgets for AP27.	In progress		Barbara Dempsey
4 Jun 2025	9.2	Third Quarter Financial Performance Monitoring	Provide a breakdown of consultants by group.	Further detailed consultants information has been provided to the cost working group for consideration.	Closed	1 Aug 2025	Paul Davidson
4 Jun 2025	9.2	Third Quarter Financial Performance Monitoring	Provide a report at the next meeting about the size and scale of what city operations deal with on a daily basis.	The City Operations Annual Report will be reported at the 16 December Committee meeting and will include this detail.	In progress		Barbara Dempsey

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update *(incl anticipated / actual completion date)*	Status Summary	Date Closed	GM / CE Responsible
4 Jun 2025	9.2	Third Quarter Financial Performance Monitoring	Provide Councillors with information on the total cost of contracts taken in-house and the budget equivalent (using a similar table provided at end of year).	The City Operations Year in Review has been circulated to Councillors and an agenda report will be presented to the 16 December meeting of Council.	Closed		Barbara Dempsey
4 Jun 2025	9.2	Third Quarter Financial Performance Monitoring	Hold a workshop on depreciation including how it changes over time and the reason for the large increase.	Workshop was held in August	Closed	2 Sep 2025	Paul Davidson
4 Jun 2025	9.3	Community Relations Social Media Plan	That staff hold a comms session once a month for an hour with Councillors on how they can participate/engage with additional opportunities across Tauranga City Council.	Community Relations has worked with the Mayors office to develop a 'draft approach to supporting elected members' which we will use as a guiding document in the short to medium term. As part of this plan, we will be working with the Elected Members to understand their priorities and developing a suite of tools, templates and resources that will enable them to communicate directly with their constituents with confidence and ease. This includes social media guidance documents and workshops on how to create and post interesting and engaging social media content. Work is to be done on the structure and delivery of this training. Planning to roll these sessions out to EMs in early 2026.	In progress		Christine Jones
4 Jun 2025	9.4	Project Performance End of April 2025	In future reporting add information on risks affecting the capital programme, and mitigations.	Information provided. Staff looking to bring this information into the report as opposed to in an attachment.	Closed	24 Oct 2025	Alastair McNeil
4 Jun 2025	9.6	Transport Network Operations Update	In future reporting, add in the state of renewals of assets.	Information to be provided in future reports	Pending		Nic Johansson
4 Jun 2025	9.7	7th Avenue Cul-de-Sac and 12th Avenue Access Options. Parking Options for 6th, 7th and 8th Avenue	That staff provide information around the triggers for the bus lane being operational on Cameron Road as outlined in the Memorandum of Understanding signed by the funding agency, Bay of Plenty Regional Council and Tauranga City Council and status of the contract.	information can be provided via email. Briefing with EMs booked for 21 Aug. 7th Ave going to consultation on proposed parking changed in the next 2 weeks. Cameron Rd bus lanes next steps reported to Tauranga WBOP Joint Transport Committee meeting 22 August.	Closed	22 Aug 2025	Nic Johansson
4 Jun 2025	9.8	Procurement Plan: Central Corridor Water Supply Trunk Mains	That staff provide a report to EMs that analyses the impact of deferred renewals in FY25, due to constraints i.e budget, on the FY26 programme and that report should cover both transport and waters.	Timing of water upgrades along Cameron Rd were reported back as part of the Cameron Rd Stage 2 report to City Future Committee on 12th August	Closed	12 Aug 2025	Nic Johansson

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update *(incl anticipated / actual completion date)*	Status Summary	Date Closed	GM / CE Responsible
7 Apr 2025	3.1	Public Forum: Barry Scott – Establishment of a Trial Community Committee	Suggest Community Relations undertake a trial of a community committee and that staff hold a workshop for EMs to discuss the benefits.	Staff looking to schedule in a workshop/discussion with elected members in early 2026, where we can discuss the pros, cons, risks and opportunities of community panels/committees. Note, community panels should be part of an authentic engagement programme to determine outcomes before changes within a community are required/implemented.	In progress		Christine Jones
7 Apr 2025	3.2	Public Forum: Deborah Turner - Bus Stop Safety and Road Safety	That the transport team look at bus stop safety around the Mount Hot Pools.	Consultation is underway with adjacent residents and businesses along Maunganui Rd between Commons Rd and Adams Ave. The consultation closes at the end of October. One piece of feedback rec'd so far. Deborah to receive update 14/10/2025.	Closed	14 Oct 2025	Nic Johansson
7 Apr 2025	3.2	Public Forum: Deborah Turner - Bus Stop Safety and Road Safety	That Ms Turner be invited to speak at the BOPRC Joint Transport Committee.	Ms Turner presented at Tauranga/WBOP Transport Cttee 30/05.	Closed	30 May 2025	Nic Johansson
7 Apr 2025	9.2	Local Government Funding Agency – Half Year Report 2024/25	That staff provide information on LGFA KPI's and whether they are being met in reporting going forward	This will be covered in reporting by the LGFA on its KPI measures as part of year end reporting.	Closed	2 Sep 2025	Paul Davidson
10 Mar 2025	8.3	Mount Maunganui Hot Pools Opening Hours	That Councillors be provided with robust financial breakdowns in all decision reports	Request acknowledged and shared across the Executive. In all future papers we will endeavour to improve and feedback would be appreciated. Pending until you let us know we are hitting the mark.	Pending		Barbara Dempsey
2024 - Accountability, Performance & Finance Committee							
5 Nov 2024	9.8	Chief Executive Financial Performance Summary First quarter 2024	That staff provide Councillors with the number of vacant staff positions information as at 30 June 2023 and 30 June 2024.	Provided Jun/July through usual channels. Staff to give an explanation of what usual channels means and include the process.	Closed	24 Oct 2025	Alastair McNeil
8 Oct 2024	9.2	Draft Annual Report	That staff provide EMs with information on how much money is 'tied up' in strategic property like carparks vs buying land for things such as community centres.	Annual Report discloses property in different categorisations such as investment property or property held for disposal	Closed	2 Sep 2025	Paul Davidson

Meeting Date	Agenda Ref.	Report Name	Action Required	Status Update *(incl anticipated / actual completion date)*	Status Summary	Date Closed	GM / CE Responsible
8 Oct 2024	N/A	Executive Summary	For the executive summary to include these requests: What decisions that staff want the councillors to make, summarise and highlight what the risks are that are outlined in the paper, and give direction to what the Elected members need to be focusing on for the future.	Guidance issued to staff (presentation to senior leadership group 7 March 2025, material distributed later that day and then updated and redistributed on 13 March 2025 to better address 'risk' in Executive Summaries). Recent Executive Summaries have been fuller as requested by EMs. GMs to speak to Chairs and Deputy Chairs of the Committes as to whether they are comfortable with the content and completeness of Executive Summaries in reports to their Committees. Meeting scheduled between Cr Scoular and Jeremy Boase to discuss further, deferred by Cr Scoular. Meeting held 23 July. Notes circulated to Cr Scoular 24 July seeking her confirmation before further messaging prepared for senior leadership group and report writers. Follow-up emails sent to Cr Scoular seeking confirmation on 31 July and 8 August. Will proceed with next steps once confirmation received from Cr Scoular.	Pending		Christine Jones

9.7 Quarter 1 Financial Monitoring

File Number: **A18591768**

Author: **Tracey Hughes, Manager: Organisational Financial Performance and Corporate Planning**
Sheree Covell, Manager: Treasury & Financial Processes
Susan Braid, Finance Lead Capital Performance and Community Investment

Authoriser: **Kathryn Sharplin, Acting COFO - Finance & Digital**

PURPOSE OF THE REPORT

1. The purpose of this report is to provide an update on the financial performance of Council against budget for the three months to 30 September 2025.

RECOMMENDATIONS

That the City Delivery Committee:

(a) Receives the report "Quarter 1 Financial Monitoring".

(b) Recommends to Council to approve capital budget adjustments of $12.7m (net decrease) in the 2025/26 financial year as outlined in Attachment 3 of this report.

(c) Recommends to Council to approve opex budget adjustments totalling $3m as outlined in Attachment 4 of this report.

EXECUTIVE SUMMARY

2. This report presents the financial performance of Council for the first quarter of the 2025-26 financial year, comparing actual results to the Annual Plan and indicating a forecast year end position.

3. At the end of quarter one, operating, capital and treasury metrics are within year to date budgets and comply with relevant policies.

4. The deficit before gains and losses is $10m more than indicated through the Annual Plan, with a forecast full year position of $4m less than annual plan. Operating revenue is under budget by $4.7m, due to Tauriko West IAF grant revenue being delayed, and capital revenue behind by $12.8m. Operating expenditure is under budget by $7.3m with positive variances in all categories apart from employee costs. There is a recommendation to revise the operating budgets as outlined in attachment 4, with a net increase of $3m.

5. Capital expenditure of $106m has been delivered in the first quarter of FY26. The full year forecast spend from project managers is $453m against the Adopted 2026 Annual Plan budget of $502m and a proposed revised budget of $491m (**attachment 3**)

6. The Treasury position shows debt forecast under budget, with appropriate hedging and debt maturity levels. Both interest rate hedging and debt maturity levels are within recommended levels.

7. Two recommendations to Council are sought, to approve budget adjustments since the annual plan. **Attachments 3 and 4** contain the detail of these recommendations.

8. The analysis in the report focuses on variances in revenue, expenditure and capital delivery, and the ongoing management of Council's debt and financial position. Further detail can be found in **attachments 1-2.**

BACKGROUND

9. This report is for monitoring and reporting purposes showing Council's September year to date financial performance against year to date Annual Plan budgets.

10. **Attachment 1** provides the P&L with additional historical data and a breakdown of employee costs and other expenses, along with variance analysis by category.

11. An overview of capital expenditure is also provided in **attachment 2**, noting that the capital programme is more thoroughly explored through the 1st Quarter 2025/26 Capital Programme Performance report on this agenda.

12. **Attachments 3 and 4** contain the information supporting the request to approve budget adjustments in recommendations b) and c).

13. **There is a proposed change to presentation of the** SOCRE (P&L) from that previously presented in Council quarterly monitoring reports. This had been to show operating revenue excluding all asset revenue against operating expenditure. The proposed change is to instead produce this information in a calculation consistent with the Financial Prudence regulations 2014 "Balanced Budget" calculation which is now shown under the P&L in Attachment 1. This balanced budget calculation is the metric included in the annual report and Long term Plans and also monitored by Local Government Funding Agency under our bespoke borrowing covenant.

DISCUSSION

Changes to approved operating budget since the Annual Plan Adoption (Attachment 4)

14. The approved budget is recommended to be changed since that agreed for the annual plan for essentially three reasons.

    (a) Budgets have been reallocated to different line items or activities (with nil effect on total budget or funding)

    (b) Project phasing has been changed (capital and opex impacts) or

    (c) carry forwards (revenue and expenditure with associated funding) have been requested.

    Table 1: Movements from Annual Plan to Approved Budget

$'000	Total ANP	Category reallocation	Capex adjs impact on P&L	Opex projs carry forward	Opex Carry forward from 2024/25	Approved budget
OPERATING REVENUE						
Total Operating Revenue	**531,824**	**0**	**0**	**0**	**0**	**531,824**
ASSET DEVELOPMENT REVENUE & OTHER GAINS						
Vested Assets	20,781		(1,038)			19,743
Development Contributions	24,532					24,532
Subsidies & Grants Capital Expenditure Contributions	61,460		931			62,391
Total Asset Development Revenue & Other Gains	**106,773**	**0**	**(107)**	**0**	**0**	**106,666**
TOTAL REVENUE	**638,597**	**0**	**(107)**	**0**	**0**	**638,490**
OPERATING EXPENDITURE						
Depreciation & Amortisation Expense	125,882					125,882
Personnel Expense	124,442	2,571				127,013
Finance Expense	65,993					65,993
Other Expenses	***274,393***	***(2,571)***	***0***	***(47)***	***3,011***	***274,785***
Total Operating Expenditure	**590,709**	**0**	**0**	**(47)**	**3,011**	**593,673**

15. In respect of reallocations, the two biggest impacts are the Digital Services transfer of the credit budget for salary capitalisation to a credit against their SaaS budget to reflect staff time involved in software development - $3m, and a reduction of $430k salary budget in Arts & Culture, transferred to set-up costs for the Museum. These changes have not impacted funding requirements. The full detail of changes recommended is included in Attachment 4.

16. Some changes to the capex programme (phasing updates and carry forwards – see **attachment 3**) have also impacted the P&L, particularly in respect of expected asset development revenue (vested assets and subsidies and grants). Minor reductions in expected operating expenditure related to projects have also been made in Tauriko West/Pyes Pa West projects and Memorial Park Aquatics.

17. Carry forwards of budget and associated funding require the approval of Council. Carry forward requests are generated when specific definable work has been funded in one year, but the work has not occurred and cannot be accommodated within the new year budgets, or when a Council resolution requires unspent budget and funding to be carried forward. **Attachment 4** details these requests and outlines where the adjustments are made in the P&L.

Operating Results

18. The year to date operating result is summarised below, with the full P&L and variance discussion provided in **attachment 1** to this report.

Table 2: YTD Operating Result

Summarised P&L for Quarter 1 2026

	YTD Actual	YTD AP	YTD Var	Full Year Annual Plan	Full year Forecast	Approved Budget
Revenue						
Rates	92,689	91,999	690	367,996	367,996	367,996
Fees and Charges	19,246	19,954	(708)	79,515	79,384	79,515
Grants and Subsidies	20,170	24,840	(4,670)	78,171	82,425	78,171
Finance Revenue	1,484	1,535	(52)	6,142	5,746	6,142
Vested Assets	374	5,195	(4,821)	20,781	19,742	19,742
Development Contributions	8,749	6,133	2,616	24,532	24,532	24,532
Capital contributions including grants and subsidies	4,790	15,365	(10,575)	61,460	56,882	62,391
Total Revenue	**147,501**	**165,022**	**(17,521)**	**638,596**	**636,706**	**638,489**
Expenditure						
Operating Expenditure						
Depreciation and Amortisation expense	31,472	31,470	(2)	125,882	125,882	125,882
Personnel Expenses	32,359	31,439	(920)	124,442	128,638	127,013
Finance Expenses	15,329	16,498	1,169	65,993	63,008	65,993
Other Operating Expenses	64,824	71,878	7,054	274,393	274,951	274,785
Total Operating Expenditure	**143,984**	**151,286**	**7,302**	**590,709**	**592,479**	**593,673**
Surplus (deficit) before gains and losses	**3,516**	**13,736**	**(10,220)**	**47,888**	**44,228**	**44,816**

19. **Attachment 1** contains a breakdown of significant variances to annual plan budget. At this stage in the year, many of these variances will relate to a timing mismatch, although finance expenses in particular are already forecasting under budget for the year by $3m due to lower debt opening balances and favourable interest rates.

20. User fee revenue variances are already $4.7m unfavourable, with the most significant revenue variance in Building Consents and resource consents and these variances are very likely to increase over the year.

21. All expenditure categories have positive variances with the exception of personnel costs which records the impact of redundancy payments. The full year forecast for personnel expenses includes redundancy costs and the categorisation changes between employee costs and other expenditure related to Digital Services and the Museum (which are proposed to be adopted as part of the revised budget). Personnel cost variances to revised budget are forecast at $1.6m with the forecast overspend including redundancy costs and other variances including lower forecast capitalisation.

22. A review by activity indicates that any individual overspends are related to timing or offset by additional revenue or underspends in other expenditure categories.

Capital Delivery

23. An overview of capital expenditure is provided in **attachment 2**.

24. Capital expenditure of $106m has been delivered in the first quarter of FY26 (including operational projects of a capital nature but excluding vested assets, land sales and Bay Venues-funded new capital).

25. The full year forecast spend from project managers is $453m against the Adopted 2026 Annual Plan budget of $502m.

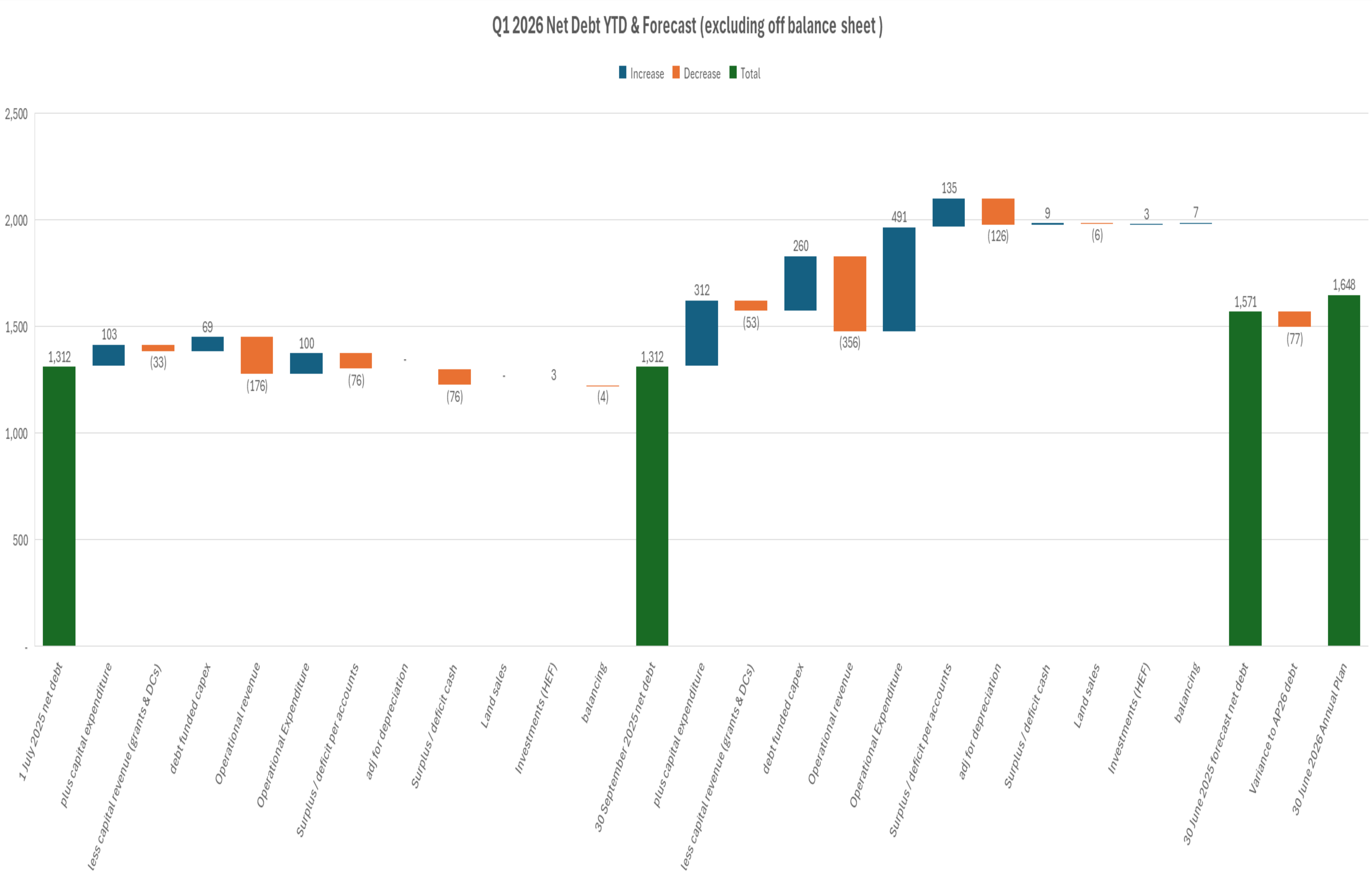
26. At the time of adoption of the 2026 Annual Plan, capital budgets were forecast at $461m in FY25. Actual delivery in FY25 was $415m and therefore budget adjustments are proposed per the table below to cater for the rephasing of multi-year projects (including net carry forwards, bring forwards, reductions and deferrals of -$12m), resulting in a revised budget of $491m in FY26. Project details are broken down in **attachment 3.**

Project Budget Adjustments in FY26					
	Total	Approved by Council	Approved by Chief Executive	Approved by General Manager	No Approval Yet
Adopted 2026 Annual Plan	**502.45m**				
Carry Forward Budget from FY25	19.59m				19.59m
Bring Forward of Budget	9.43m		1.07m	0.01m	8.35m
New Project Budget	1.54m	1.00m	0.50m	0.04m	
Reduction of Budget	(2.20m)	(1.03m)			(1.17m)
Deferral of Budget	(40.22m)		(0.71m)		(39.51m)
Total Budget adjustment	**(11.86m)**	**(0.03m)**	**0.86m**	**0.05m**	**(12.73m)**
Revised Budget FY26	**490.59m**				

27. City Delivery committee is requested to recommend approval of these carry forwards to Council. This approval would bring the approved capital budget to $490.59m

Treasury

28. The net debt budget set in the 2026 Annual Plan is $1.648bn. The current forecast net debt for June 2026 is $76m lower than budgeted at $1.571bn. The forecast assumes $78m lower opening debt than forecast in the 26AP, $10m lower capex and $12m lower land sales. The graph below shows the different causes of revision to the forecast debt position. It starts with opening debt (green bar on left of graph, then shows actual cashflows leading to net debt at 30 September 2025 (green bar in the middle of the graph. The various columns on the right hand side show forecast flows for the remainder of the year. It should be noted that the actual amounts below are extracted from a treasury report that does not account for accruals, GST or general ledger accounts.

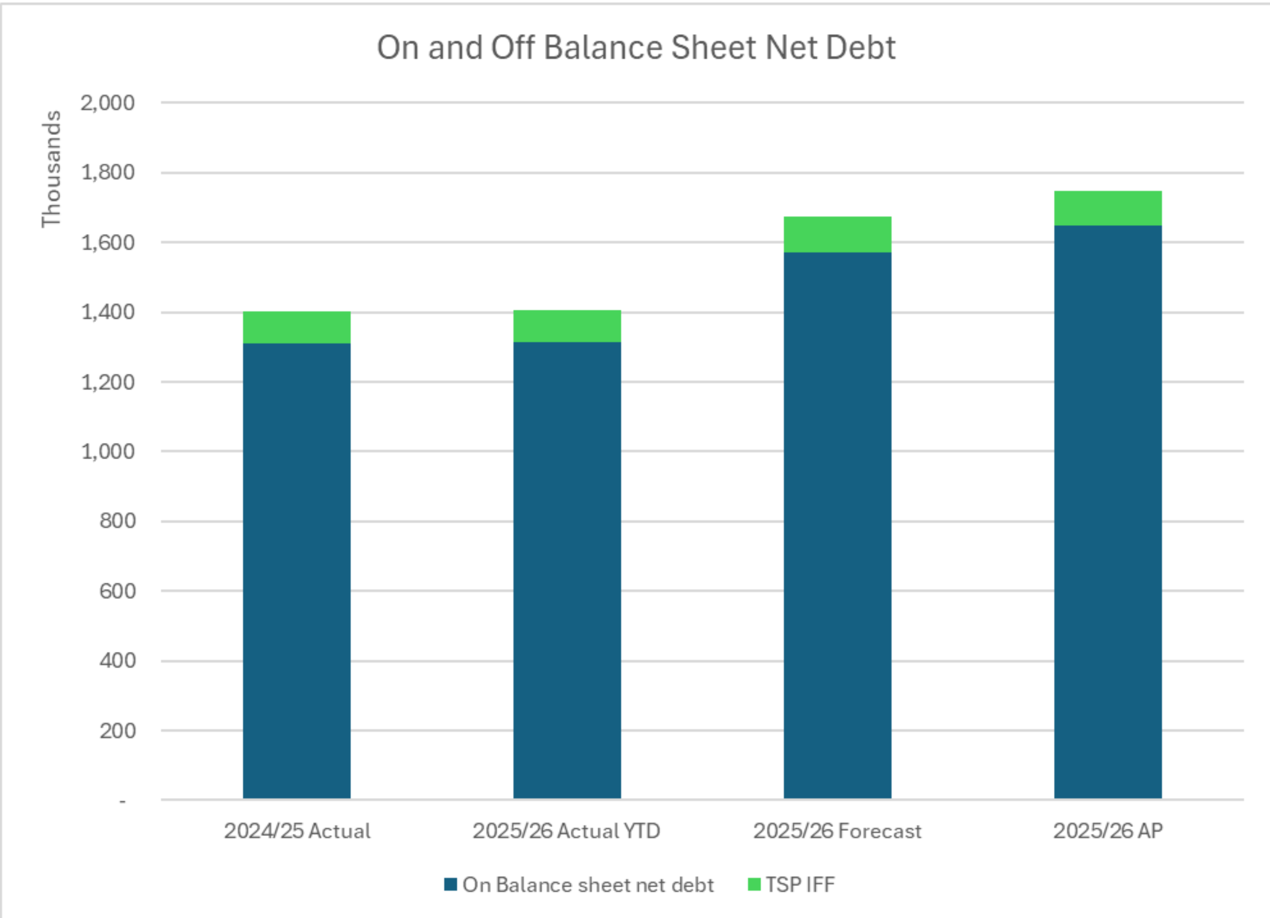

Q1 2026 Net Debt YTD & Forecast (excluding off balance sheet)
Increase
Decrease
Total
2,500
2,000
1,500
1,000
500
-
1,312
103
(33)
69
(176)
100
(76)
-
(76)
-
3
(4)
1,312
312
(53)
260
(356)
491
135
(126)
9
(6)
3
7
1,571
(77)
1,648
1 July 2025 net debt
plus capital expenditure
less capital revenue (grants & DCs)
debt funded capex
Operational revenue
Operational Expenditure
Surplus / deficit per accounts
adj for depreciation
Surplus / deficit cash
Land sales
Investments (HEF)
balancing
30 September 2025 net debt
plus capital expenditure
less capital revenue (grants & DCs)
debt funded capex
Operational revenue
Operational Expenditure
Surplus / deficit per accounts
adj for depreciation
Surplus / deficit cash
Land sales
Investments (HEF)
balancing
30 June 2025 forecast net debt
Variance to AP26 debt
30 June 2026 Annual Plan

29. The approved debt drawdown for the 2026 Annual Plan is $485 million, with borrowings as of 30 September standing at $84 million. Current forecasts indicate a borrowing requirement of $487 million, reflecting a $10 million reduction in capital expenditure being offset by a $12 million decrease in land sales. Typically, a revised borrowing resolution would be considered later in the year; however, at this early stage, the focus is on closely monitoring borrowing requirements.

30. Both interest rate hedging and debt maturity levels are within recommended levels. $1.06bn of total on balance sheet debt is at fixed rates at 30 September 2025.

31. The average cost of borrowing is currently 3.64% excluding margins and 4.15% including margins. TCC measures this against a benchmark rate which reflects an averaging of 90-day to 15-year swap rates. While a benchmark may be a good general indicator of interest rate management, in reality, council can't immediately switch to cheaper debt in line with a benchmark. It is also good practice to keep a portion of debt at fixed rates to manage interest rate risk. When comparing the average cost of borrowing including margins of 4.15% to peers with the same or higher credit rating, TCC was within 10-15 basis points at 30 June 2025.

32. The chart below shows both on and off-balance sheet debt. At 30 September, total debt, including the Transport System Plan Infrastructure Funding & Financing Arrangement (TSP IFF) is $1.406bn. The 2026 AP total debt is $1.750 and current forecast is $1.674bn.



STATUTORY CONTEXT

33. Section 101 of the Local Government Act (2002) places responsibility on local authorities to ensure prudent stewardship of council resources and proper financial oversight.

STRATEGIC ALIGNMENT

34. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	✓
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	✓

35. Maintaining expenditure within annual plan budget ensures delivery of services in a financially sustainable way. Variance review assists in identifying risks and trends facing council.

OPTIONS ANALYSIS

36. This report recommends that CDC recommends amendment to the revised 2025/26 budget to reflect carry forwards and other changes as outlined in this report. CDC can choose to either recommend that Council adopts these changes as revised budgets (capital and operating) or decline capital carry forwards and operational carry forwards. If these carry forwards budgets are declined, then projects would not be completed as proposed.

FINANCIAL CONSIDERATIONS

37. This report monitors performance to budget and reviews compliance with Council's policies and delegations. Delivery within allocated budgets ensures financial sustainability and accountability.

LEGAL IMPLICATIONS / RISKS

38. This monitoring report has no specific legal implications or risks.

CONSULTATION / ENGAGEMENT

39. This report is made public.

SIGNIFICANCE

40. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.

41. In making this assessment, consideration has been given to the likely impact, and likely consequences for:

    (a) the current and future social, economic, environmental, or cultural well-being of the district or region

    (b) any persons who are likely to be particularly affected by, or interested in, the matter.

    (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

42. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the matter is of low significance.

ENGAGEMENT

43. Taking into consideration the above assessment, that the matter is of low significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

Click here to view the TCC Significance and Engagement Policy

NEXT STEPS

44. The next monitoring report for Quarter 2 will be presented to this committee in the new year.

ATTACHMENTS

1. **Quarter 1 P&L with variances - A19220258** ⇩
2. **Quarter 1 Capital - A19220273** ⇩
3. **Capital budget adjustments for approval - A19220274** ⇩
4. **Opex carry forwards for approval - A19220266** ⇩

	B / C	D	E	F	G	H	I	J	K	L	M
2	**Tauranga City Council: SOCRE with additional information**								Q1 2026		
3											
4		**2023**	**2024**	**2025**	**2026**		**2026**	**2026**	**2026**	**2026**	**2026**
5	**($'000s)**	**Actual**	**Actual**	**Actual**	**Full Year Annual Plan**		**YTD**	**YTD AP**	**YTD Var**	**Full year Forecast**	**Approved Budget**
6	**Revenue**										
7	Rates	267,756	295,017	334,156	367,996		92,689	91,999	690	367,996	367,996
8	Fees and Charges	59,046	64,026	66,461	79,515		19,246	19,954	(708)	79,384	79,515
9	Grants and Subsidies	23,689	36,856	60,943	78,171		20,170	24,840	(4,670)	82,425	78,171
10	Finance Revenue	7,233	10,686	12,344	6,142		1,484	1,535	(52)	5,746	6,142
11	**Total Revenue from Operations**	**357,724**	**406,584**	**473,904**	**531,824**		**133,588**	**138,329**	**(4,740)**	**535,550**	**531,824**
12	**Asset Development Revenue**										
13	Vested Assets	24,353	19,897	15,711	20,781		374	5,195	(4,821)	19,742	19,742
14	Development Contributions	44,758	22,655	18,670	24,532		8,749	6,133	2,616	24,532	24,532
15	Grants and Subsidies, & Other Capital Contributions	93,498	85,557	69,958	61,460		4,790	15,365	(10,575)	56,882	62,391
16	**Total Asset Development Revenue**	**162,609**	**128,109**	**104,339**	**106,772**		**13,912**	**26,693**	**(12,781)**	**101,156**	**106,665**
17	**Total Revenue**	**520,333**	**534,694**	**578,243**	**638,596**		**147,501**	**165,022**	**(17,521)**	**636,706**	**638,489**
18											
19	**Expenditure**										
20	**Operating Expenditure**										
21	Depreciation and Amortisation expense	79,782	96,257	112,925	125,882		31,472	31,470	(2)	125,882	125,882
22	Personnel Expenses	89,511	106,883	126,061	124,442		32,359	31,439	(920)	128,638	127,013
23	Finance Expenses	35,258	50,159	61,086	65,993		15,329	16,498	1,169	63,008	65,993
24	Other Operating Expenses	196,519	238,401	284,026	274,393		64,824	71,878	7,054	274,951	274,785
25	**Total Operating Expenditure**	**401,069**	**491,701**	**584,098**	**590,709**		**143,984**	**151,286**	**7,302**	**592,479**	**593,673**
27											
28											
29	Other gains / (losses)	4,793	7,281	13,207	1,213		9,522	153	(9,369)	1,213	1,213
30	Provisions	-	1,380	1,718	500		-	125	125	500	500
31	**Total Expenditure**	**405,862**	**500,362**	**599,023**	**592,422**		**153,506**	**151,564**	**(1,942)**	**594,192**	**595,386**
32											
33	**Surplus (deficit)**	**114,470**	**34,332**	**(20,780)**	**46,174**		**(6,006)**	**13,458**	**(19,463)**	**42,514**	**43,102**
34											
35											
36											
37	**Balanced budget (Prudence and LGFA measure)**										
38	Operating revenue	357,724	406,584	473,904	531,824		133,588	138,329	(4,740)	535,550	531,824
39	Capital subsidies	93,498	85,557	69,958	61,460		4,790	15,365	(10,575)	56,882	62,391
40	Total expenditure	(405,862)	(500,362)	(599,023)	(592,422)		(153,506)	(151,564)	(1,942)	(594,192)	(595,386)
41		**111.2%**	**98.4%**	**90.8%**	**100.1%**		**90.1%**	**101.4%**		**99.7%**	**99.8%**
42											
43											

	B	C	D	E	F	G	H	I	J	K	L	M
44		**Personnel Expenses**										
46			**2023**	**2024**	**2025**	**2026**		**2026**	**2026**	**2026**	**2026**	**2026**
47			**Actual**	**Actual**	**Actual**	**Full Year Annual Plan**		**YTD**	**YTD AP**	**YTD Var**	**Full year Forecast**	**Approved Budget**
48												
49		Salaries and Wages	82,687	99,345	115,664	118,582		29,293	29,975	682	121,582	121,153
50		Elected Members Remuneration	-	-	1,239	1,430		343	358	14	1,430	1,430
51		Commissioner Salaries and Wages	1,015	1,066	10	-		-	-	-	-	-
52		Other Community Representation Remuneration	257	244	203	484		67	121	54	484	484
53		Contributions Defined Superannuation Scheme	2,526	3,173	3,442	-		801	-	(801)	-	-
54		Direct Personnel Overheads	3,025	2,881	2,587	3,712		654	927	273	3,713	3,713
55		Organisational Reset & Redundancy Expenses	-	-	2,604	-		1,195	-	(1,195)	1,195	-
56		Remuneration Benefits	1	174	313	233		5	58	53	233	233
57	**Total Personnel Expenses**		**89,511**	**106,883**	**126,061**	**124,442**		**32,359**	**31,439**	**(920)**	**128,638**	**127,013**
58												
59		**Other Operating Expenses**										
61			**2023**	**2024**	**2025**	**2026**		**2026**	**2026**	**2026**	**2026**	**2026**
62			**Actual**	**Actual**	**Actual**	**Full Year Annual Plan**		**YTD**	**YTD AP**	**YTD Var**	**Full year Forecast**	**Approved Budget**
63												
64		Administration	4,317	5,664	2,056	6,144		1,131	1,530	399	6,148	6,148
65		Audit fees - Council's Financial Statements by Audit NZ	360	562	509	464		116	116	()	464	464
71		Bad Debts Written Off / (Recovered)	- 423	975	107	23		386	6	(380)	23	23
72		Consultants	15,010	24,917	22,069	15,355		2,180	3,864	1,684	15,790	15,770
73		Consultants -Profess Services Related to Projects	25,709	26,361	26,255	14,007		4,843	3,402	(1,441)	14,066	14,066
74		Grants Expenditure	23,574	25,981	47,690	31,127		7,141	7,706	565	33,596	33,596
75		Insurance	5,471	6,627	7,377	9,025		1,858	2,256	398	9,025	9,025
76		Loss Allowance for Receivables	-	-	217	-		-	-	-	-	-
77		Operating Lease Payments	5,865	6,321	9,182	10,729		2,721	2,682	(39)	10,729	10,729
78		Operational Contracts	8,971	7,532	11,321	14,336		2,859	3,588	729	14,336	14,336
79		**Other Operating Expenditure**										
80		- Transport	7,401	7,565	8,619	8,999		2,134	2,250	116	4,132	4,132
81		- Three Waters	16,744	24,546	20,234	17,997		4,165	4,499	334	14,776	14,861
82		- Spaces & Places	5,396	5,624	3,166	876		464	79	(385)	7,288	7,411
83		- Other	2,749	2,967	(3,927)	(1,003)		(605)	(403)	203	978	624
84		**Repairs and Maintenance**										
85		- Transport	6,160	8,014	9,049	11,429		1,896	3,855	1,959	11,429	11,429
86		- Three Waters	13,695	14,953	12,537	13,428		3,666	3,357	(309)	13,428	13,428
87		- Spaces & Places	12,209	10,561	8,044	7,021		1,215	1,264	49	6,946	6,946
88		- Other	4,354	4,528	4,381	4,235		621	1,018	396	4,385	4,385
89		Software and Application Expenditure	17,860	11,230	15,665	28,357		5,107	7,145	2,038	25,589	25,589
90		Tauriko West - NZTA Expenditure for capital works	-	23,266	55,972	60,761		16,566	17,365	800	60,827	60,827
91		Utilities and Occupancy	16,666	15,796	19,009	19,118		6,135	6,126	(9)	19,118	19,118
92		Vegetation and Planting	4,430	4,412	4,495	1,965		223	170	(53)	1,878	1,878
93	**Total Other Expenses**		**196,519**	**238,401**	**284,026**	**274,393**		**64,824**	**71,878**	**7,054**	**274,951**	**274,785**

YEAR TO DATE VARIANCES

(referenced back to SOCRE with additional Information)

Operating revenue

1) **Rates revenue** is ahead of budget year to date. Metered water usage is down on budget by $400k (timing of actuals vs budget phasing in the annual plan).
2) **Finance and Dividends Revenue**: Interest revenue has a negative variance to budget due to lower than budgeted revenue from term deposits, and low dividends revenue recognised for the period, offset by higher interest on LGFA borrower notes.
3) **Subsidies & Grants:** A number of positive variances including a grant of $840k from National Infrastructure Funding and Financing (NIFF, previously CIP) for reimbursement of works done for Maungatapu slips, a $340k Taskforce contribution for Kainga Tupu was carried forward to this financial year to match the timing of expected expenditure, unbudgeted Art Gallery grants of $500k and $237K grant for Waimapu Catchment Plan from the Ministry for the Environment.
4) **Tauriko West Subsidies and Grants Revenue:** Under budget due to timing of receipt of IAF grants. These are due in October.
5) **Other Revenue:** User fees and charges revenues against budgets show both positive and negative variances. The largest negative variances are in Building Services ($1.2m) due to lower consent volumes, Airport ($260k) as landing and parking fees are both down, and Environmental Planning ($600k) with resource consents being fewer than anticipated. Other activities tracking ahead of budget substantially offset the negative variance. Property Management demonstrates a strong $300k higher than expected income mainly for the rentals of commercial establishments, City Waters Services also reports $200k favourable variance due to recoveries from laboratory testing, and Regulatory Services' higher than expected LIMS and engineering plan approvals revenue of $150k over budget.

Asset development revenue and other gains

6) **Assets vested to Tauranga City Council**: Revenue recognition is dependent on the timing of project completion of infrastructure projects by developers.
7) **Development Contributions** are ahead of budget in total, mainly driven by Tauriko Business Estate and City Wide building. Budgets are not being met in other growth areas, particularly Papamoa East and Pyes Pa West.
8) **Subsidies & Grants Capital Revenue:** The most significant shortfall is in Transportation with variance of $7.6m driven by delays due to wet winter weather conditions and reduced revenue from PEI Phase 3 due to delivery under budget. Delays in IAF subsidies for Tauriko West have impacted the Waters activities ($0.9m), grants for the Museum and Art Gallery are not yet received ($1.4m) and grants for the Library redevelopment have not yet eventuated ($0.6m).
9) **Other Gains and Losses** includes non-cash accounting entries in relation to HIF loans.
   a) HIF loans are 0% interest rate loans which require specific accounting treatment to account for the benefit of a 0% interest rate. Each draw down generates a non-cash gain on the day which is then amortised down to zero over the ten year term of the loan. For FY26 a $2.2 loss was budgeted which relates to the amortisation of two existing HIF loans.

b) Since December 2024 a new HIF loan for PEI $20.6m has been draw down to date, generating a $5.7m gain due to the difference between the 0% rate on the loan and the bank rate on the day. The $5.7m gain on the PEI loan is offset by the $2.2m loss on the two existing loans plus the amortisation on the PEI HIF loan, approx. $900k this year.
c) There will be a further $8.5m expected to be drawn down this year on the PEI HIF which will generate further gains calculated based on bank rates on the day of the drawn down.

Operating Expenditure

10) **Personnel Expense**: Overall, personnel expenses are tracking slightly over budget ($920k vs ANP, $277k vs approved budget). Direct staff costs are over budget $1.3m including $1.2m of redundancy costs (after provision reversal of $690k). Capitalisation of salaries is behind budget by $900k, with City Centre Development capitalising much higher than expected but offset with few others, particularly Digital (non-SaaS), City Waters Support services, and Transport areas.
11) **Depreciation** is on budget year to date, updated for asset revaluations and asset capitalisation from 2025. There is some risk to forecast, depending on timing and quantum of additional capitalisation.
12) **Finance Expenses** are below budget as both the opening debt and year to date debt drawn are lower than was forecast for the beginning of the year. The full year forecast for net interest is expected to be favourable, subject to timing of OCR cuts aligning to current market forecasts, and timing of capital expenditure. Interest related to growth debt has been separated out in **attachment 1** as it is capitalised through the DC reserve and not funded from operating revenue.

Other Expenditure

13) **Administration costs** are underspent in most areas, but most significantly in Marketing and advertising expense. Other significant underspends are in printing, mail & courier and telecoms expenses.
14) **General consultants** are underspent YTD $1.7m. City waters support services had a significant underspend of $955k relating to timing of LWDW costs, and other underspends are widespread, reflecting workflows and a focus on how the organisation uses consultants.
15) **Consultancy costs on projects** are overspent by $1.5m. Spaces and Places is overspent for unbudgeted emergency works for Egret Avenue ($929k) which is being funded by grants from the central government (CIP), and expenditure for quarter one on the Art Gallery (2.8m) has been written back to opex, but the transfer of the budget (into approved budget) has not yet been actioned. This is offset by widespread underspends, particularly in wastewater, stormwater, transport and city planning.
16) **Community contributions & grants:** A number of activities are under budget for grants and contributions expense particularly Community Development ($678k) due to timing. Strategic Māori Engagement is also under budget ($227k) relating to housing grants. Offsetting these are a YTD overspend for Community Contracts of $242k due to savings wrongly applied to these contracted services in the budget.
17) **Operating lease payments:** Over budget $161k in the Civic Admin activity relating to 90 Devonport Rd, however underspends in this activity in other categories completely offset

this. In this category, savings in vehicle and equipment leases for City Ops offset the negative variance from Civic Admin.

18) **Operational contracts** are underspent by $729k, $538k in Digital and $192k in Waste Management.
19) **Other operating expenditure:** Net $232k under budget (including bad debts, insurance, Vegetation and planting). This category includes recoveries from one activity to another which needs to be reviewed in terms of calculation due to the organisational reset – currently there are large over and underspends in activities relating to recoveries, that may not be the case. Expenditure under budget includes Event expenses, public information and engagement expenses and fire service rescue expenses. Over budget includes filing fees for Regulation Monitoring, resource consent costs in Wastewater and traffic management costs in City Ops (currently offset elsewhere).
20) **Repairs & Maintenance:** Underspent in total $2.1m, with planned maintenance in Transport underspent by $1.7m related to weather dependent activity, and $300k underspent in grounds maintenance particularly in Spaces & Places, the Airport and the Historic Village. The biggest overspend is in Wastewater ($447k) largely due to the timing of works at Tamapahore Marae.
21) **Software application expenditure:** Underspent by $2.6m, of which $1.6m behind budget in software licenses and support and $1.1m behind is SaaS expenditure, particularly related to LWDW. A project to increase the transparency of Digital costs is underway.
22) **Utilities & Occupancy** are reflected as essentially on budget, however electricity expense is over budget by $236k (largely 90 Devonport, Transport, Spaces & Places and Libraries) with work underway to understand what is driving this. Water expense however has not been accrued for Q1 (budgeted at $389k). Refuse expense is also over budget at $82k.

Other gains and losses

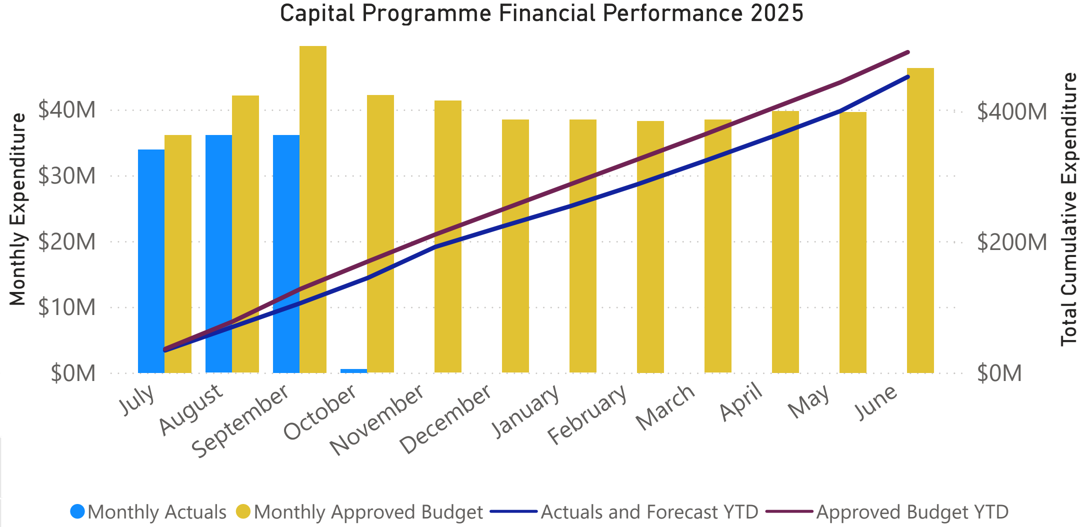
23) Other gains and losses reflect the fair value adjustment for interest rate swaps at 30 September.

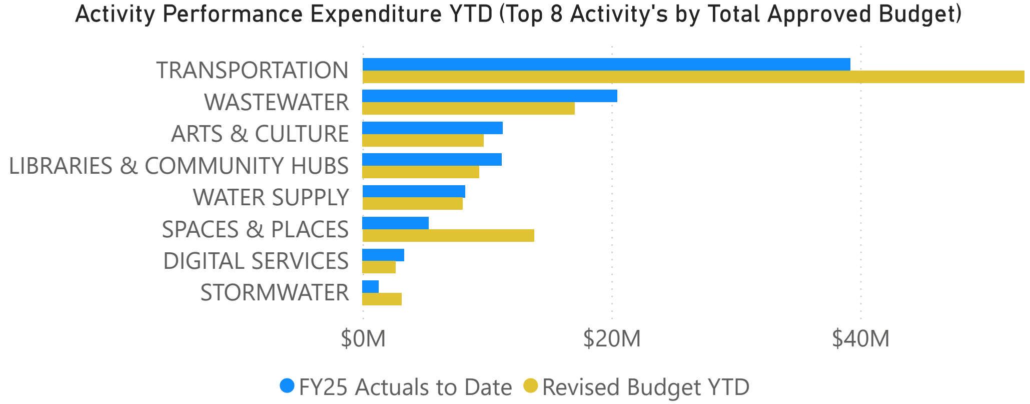
Capital Programme - 2026 Financial Year - September 2025

Month: September
Fiscal Year: 2026

For Q1 FY26, 83% of the revised YTD budget has been expended. Forecast lower than revised budget due to delays in Strand Railway Crossing, Gate Pa Community Centre, Gordon Spratt master planning and forecast underspends against Major Transport contingencies.

Actuals Current Month	$36.1M
FY26 Actuals to Date	$106.1M
FY26 YTD Revised Budget	$127.8M
FY26 YTD Variance to Revised Budget	-$21.7M
FY26 Annual Plan Budget	$502.4M
FY26 Revised Budget	$490.6M
FY26 Forecast	$452.8M
FY26 Revised Budget Forecast Variance	-$37.8M





Capital Programme - 2026 Financial Year - September 2025

Month: September
Fiscal Year: 2026

Project Category	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Variance	Commentary
High Strategic Impact Projects	$307.1M	$280.4M	$261.0M	-$19.5M	See attached high strategic projects for more detail
Balance of Growth Projects	$33.8M	$37.3M	$34.1M	-$3.1M	Forecast lower than revised budget primarily due to likely underspend of Arataki Bus Facility close out costs.
Balance of Level of Service Projects	$59.0M	$75.2M	$63.5M	-$11.7M	Forecast lower than revised budget due to delays in the Strand Railway Crossing and the Baycourt upgrade.
Balance of Renewal Projects	$76.6M	$74.0M	$71.5M	-$2.5M	Minor variance
Balance of Capital Delivery by Third Parties Projects	$9.9M	$7.4M	$6.7M	-$0.7M	Minor variance
Balance of Operational Projects	$16.1M	$16.2M	$16.0M	-$0.3M	Minor variance
Total Capital Programme	$502.4M	$490.6M	$452.8M	-$37.8M	
Land Sales	-$17.6M	-$17.2M	-$10.7M	$6.4M	Delays in budgeted Asset sales.
Vested Assets	$20.8M	$20.8M	$20.8M	-	
Total Capital Programme incl Operational, Land Sales and Vested Assets	$505.7M	$494.3M	$462.9M	-$31.3M	

Capital Programme Contingency & Risk - September 2025

Month: September
Fiscal Year: 2026

Project Category	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast
Risk -OPEX	$4.6M	$4.6M	$3.8M
Risk -CAPEX	$5.3M	$5.1M	$0.3M
Contingency - OPEX	$15.0M	$6.7M	$5.6M
Contingency - CAPEX	$23.5M	$17.4M	$6.9M
Total Contingency & Risk	**$48.4M**	**$33.9M**	**$16.6M**

Delivery Team Group	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast
Waters	$0.8M	$1.1M	$0.5M
Transport	$32.2M	$18.9M	$11.9M
Spaces & Places	$2.9M	$2.6M	$2.1M
Civic & City Centre	$12.4M	$11.4M	$2.1M
Total	**$48.4M**	**$33.9M**	**$16.6M**

High Strategic Impact Project Performance

Reference	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Variance
TAURIKO WEST NETWORK CONNECTIONS	$79,360,284	$79,360,294	$71,276,000	-$8,084,294
CENTRAL LIBRARY & COMMUNITY HUB	$38,212,784	$36,071,496	$35,833,389	-$238,107
CWEM	$31,814,227	$31,475,208	$32,630,110	$1,154,902
PAPAMOA EAST INTERCHANGE	$22,531,405	$22,531,414	$19,344,416	-$3,186,998
OPAL DRIVE PUMP STATION	$13,124,936	$13,719,768	$18,375,464	$4,655,696
TE MAUNGA WWTP BIOREACTOR 2	$12,029,400	$12,523,284	$14,597,440	$2,074,156
TAURIKURA DRIVE UPGRADE	$13,559,888	$13,729,190	$11,707,885	-$2,021,305
CAMBRIDGE RESVR TRUNK MAIN RELOCATIONS	$4,962,892	$4,962,888	$6,985,000	$2,022,112
TURRET ROAD & 15TH AVE CORRIDOR	$4,655,602	$4,655,608	$4,863,595	$207,987
MANSELS ACCESS & WW RENEWAL MAIN	$4,439,250	$4,439,256	$4,275,628	-$163,628
GATE PA COMMUNITY CENTRE	$5,760,601	$5,760,601	$3,771,332	-$1,989,269
WATERFRONT CENTRAL PLAZA	$3,682,857	$3,283,561	$3,699,119	$415,558
MAIN WAIRAKEI PUMP STATION	$3,831,938	$3,877,128	$3,488,472	-$388,656
TE MAUNGA WWTP ELECTRICAL & AERATION	$4,500,000	$3,788,568	$3,480,766	-$307,802
CONNECTING MOUNT MAUNGANUI	$2,365,470	$2,364,864	$3,211,198	$846,334
ART GALLERY DOOR RELOCATION	$3,340,898	$2,887,986	$3,033,574	$145,588
LINKS AVE ARTIFICIAL TURF	$3,079,381	$3,075,478	$2,739,548	-$335,930
BAYPARK MASTER PLAN	$3,754,588	$3,754,595	$2,668,148	-$1,086,447
TE OKUROA DRIVE EXTENSION TO TE TUMU	$2,097,704	$2,660,004	$1,978,019	-$681,985
GORDON SPRATT MASTER PLAN	$4,840,028	$4,829,134	$1,759,867	-$3,069,267
WAIRAKEI RISING MAIN	$2,334,379	$2,376,384	$1,632,998	-$743,386
ARTERIAL ROUTE REVIEW AND IMPLEMENTATION	$5,614,107	$1,375,656	$1,601,396	$225,740
CIVIC PLAZA	$5,251,387	$5,293,548	$1,464,604	-$3,828,944
CITY CENTRE PUBLIC TRANSPORT HUB	$2,535,055	$2,231,872	$1,193,311	-$1,038,561
WHAREWAKA	$1,681,405	$1,630,632	$1,170,193	-$460,439
MARINE PRECINCT RENEWAL	$11,193,000	$1,161,448	$1,161,000	-$448
TE MAUNGA LANDFILL CLOSURE	$3,500,000	$1,000,000	$1,159,787	$159,787
CAMERON ROAD STAGE 2	$350,000	$850,008	$830,562	-$19,446
MARINE PRECINCT - ALONGSIDE WHARF	$5,000,000	$518,828	$519,000	$172
FISHERMANS WHARF	$3,937,415	$500,000	$500,000	$0
SITE A CIVIC ESTABLISHMENT	$3,757,790	$3,757,774	$6,691	-$3,751,083
Total	**$307,098,671**	**$280,446,475**	**$260,958,512**	**-$19,487,963**

Project Budget Adjustment Details in FY26

Approved by	WBS	Project Name	Annual Plan Total FY26	Revised Budget Total FY26	Total Budget Adjustment FY26	Reclassified Budget	Carry Forward of Budget from FY25	Reduction of Budget	Deferral of Budget	New Project Budget	Bring Forward of Budget
No approval yet	N.000001.01	15th Ave, Turret Rd & Fraser St Upgrades	0.00m	0.06m	0.06m		0.06m				
No approval yet	N.000001.02	TSP007 Turret Rd 15th Ave multimodal imp	4.66m	4.66m	0.00m						
No approval yet	N.000002.08	Apron Resurfacing	0.00m	0.33m	0.33m		0.33m				
No approval yet	N.000002.12	New Hangar Lease Sites	0.00m	0.21m	0.21m		0.21m				
No approval yet	N.000002.13	Airport Mower Replacements	0.00m	0.07m	0.07m		0.07m				
No approval yet	N.000002.18	Road Resurfacing	0.00m	0.03m	0.03m		0.03m				
No approval yet	N.000002.24	New Car Park	0.00m	0.14m	0.14m		0.14m				
No approval yet	N.000002.25	New Apron Gates	0.00m	0.93m	0.93m		0.93m				
No approval yet	N.000002.28	Ski Data Equipment Upgrade	0.00m	0.10m	0.10m		0.10m				
No approval yet	N.000002.30	Replacement of Fire Truck	1.26m	1.25m	(0.01m)		(0.01m)				
No approval yet	N.000005.07	Compliance H&S, Bding Security, Access	0.80m	1.20m	0.40m		0.40m				
No approval yet	N.000007.06	Beachside Holiday Park Facilities Imps	0.00m	0.01m	0.01m		0.01m				
No approval yet	N.000008.10	TSP005 Optimise PT infrastructure	0.00m	0.10m	0.10m		0.09m				0.02m
No approval yet	N.000008.13	Wairakei Town Centre bus facility	2.19m	0.00m	(2.19m)				(2.19m)		
No approval yet	N.000008.17	TSP028 Bus facility imp Tga Crossing	13.56m	13.73m	0.17m		1.31m		(1.14m)		
No approval yet	N.000008.18	TSP036 Arataki Bus Facility Construction	0.68m	1.30m	0.62m		0.62m				
No approval yet	N.000009.02	Cameron Road Stage 1	1.20m	0.30m	(0.90m)	0.00m		(0.90m)			
No approval yet	N.000009.03	TSP018 Cameron Road Stage 2	0.35m	0.85m	0.50m						0.50m
No approval yet	N.000009.20	TSP032 City Centre Transport Hub	2.54m	2.23m	(0.30m)		0.11m		(0.41m)		
No approval yet	N.000009.33	Te Papa Spatial Plan Implementation	0.00m	0.06m	0.06m		0.06m				
No approval yet	N.000009.34	TSP Reserves, Walkways & Corridors	1.10m	1.27m	0.17m		0.17m				
No approval yet	N.000011.14	New Cremator Including Consents	0.16m	0.23m	0.07m		0.07m				
No approval yet	N.000011.16	Cemetery Crematorium Building	1.43m	2.40m	0.97m		0.97m				
No approval yet	N.000013.05	Office Furniture	0.03m	0.05m	0.02m		0.02m				
No approval yet	N.000014.06	Central Library & Community Hub	38.21m	36.07m	(2.14m)		(2.14m)				
No approval yet	N.000014.08	Civic Precinct	5.25m	5.29m	0.04m		0.04m				
No approval yet	N.000014.09	Masonic Park Upgrade	0.20m	0.45m	0.25m		0.25m				
No approval yet	N.000014.10	CWEM – Museum	12.19m	11.82m	(0.37m)		(0.37m)				
No approval yet	N.000014.11	CWEM – Exhibition & Gallery	17.10m	17.22m	0.13m		0.13m				
No approval yet	N.000014.12	CWEM – Civic Whare	2.53m	2.43m	(0.10m)		(0.10m)				
No approval yet	N.000014.15	Waterfront Central Plaza	3.68m	3.28m	(0.40m)	(2.00m)	1.60m				
No approval yet	N.000014.16	Willow St Upgrade	0.44m	0.43m	(0.01m)		(0.01m)				
No approval yet	N.000014.17	Hamilton, Wharf & Durham Footpath Upg	1.62m	1.62m	0.00m		0.00m				
No approval yet	N.000014.21	City Centre – Historical and Cultural Pr	1.07m	1.07m	0.01m		0.01m				
No approval yet	N.000014.22	City Centre – Public Realm Upgrades	1.17m	1.22m	0.06m		0.06m				
No approval yet	N.000014.23	Art Gallery Upgrade	3.34m	2.89m	(0.45m)		(0.45m)				
No approval yet	N.000014.24	Strand Railway Crossing-Central Plaza	0.00m	1.97m	1.97m	2.00m	(0.03m)				
No approval yet	N.000018.27	Ped/Cycle Counters Maint/Renewal/Install	0.06m	0.12m	0.06m			(0.00m)			0.06m
No approval yet	N.000022.01	Domain Rd Upgrading	0.00m	0.14m	0.14m		0.14m				
No approval yet	N.000023.03	Right of Access Te Tumu Corridor	0.10m	0.12m	0.02m		0.02m				
No approval yet	N.000023.04	TSP015 Te Tumu Internal Multi Modal BCse	0.00m	0.16m	0.16m		0.16m				
No approval yet	N.000024.06	The Boulevard - Stevenson Drive to Sands	2.36m	0.00m	(2.36m)				(2.36m)		
No approval yet	N.000024.14	Sands Avenue - The Boulevard to Te Okuro	2.10m	4.30m	2.20m	0.00m	0.18m				2.02m
No approval yet	N.000028.02	Wairakei Rising Main - Papamoa East.	2.33m	2.38m	0.04m		0.04m				

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No approval yet	N.000028.06	Main Wairakei Pump Station Papamoa East	3.83m	3.88m	0.05m		0.05m				
No approval yet	N.000028.07	Opal Drive Pump Station	13.12m	13.72m	0.59m		(0.14m)				0.73m
No approval yet	N.000029.05	Te Okuroa Dr - Main Road to Te Tumu	2.10m	2.66m	0.56m	0.00m	1.98m		(1.42m)		
No approval yet	N.000029.18	PEI Phase 3 Transport	22.53m	22.53m	0.00m		2.17m		(2.17m)		
No approval yet	N.000029.20	Intersection btwn Sands & The Boulevard	0.65m	0.00m	(0.65m)				(0.65m)		
No approval yet	N.000029.21	The Boulevard - between Sands & Te Tumu	0.21m	0.00m	(0.21m)				(0.21m)		
No approval yet	N.000029.22	PEI Land Swap Costs	0.24m	0.27m	0.03m		0.03m				
No approval yet	N.000031.08	Emergency Ops Centre FitOut - Cameron Rd	0.00m	0.38m	0.38m		0.38m				
No approval yet	N.000044.01	Minor Safety Improvements	0.00m	0.16m	0.16m	0.00m	0.13m				0.03m
No approval yet	N.000045.05	Traffic Signals WC222 Renewals	0.21m	0.27m	0.06m		0.06m				
No approval yet	N.000045.13	Otumoetai Railbridge Footpath Renewal	1.60m	1.72m	0.12m		0.12m				
No approval yet	N.000046.08	Te Maire/Newton Street Link Construction	0.37m	0.36m	(0.00m)		(0.00m)				
No approval yet	N.000046.27	Beaumaris Boulevard flood mitigation	0.00m	0.05m	0.05m		0.05m				
No approval yet	N.000046.36	TSP042 - Safe Network Programme	0.50m	1.43m	0.93m	(0.10m)	0.28m				0.75m
No approval yet	N.000046.47	Arterial Route Review and Implementation	5.61m	1.38m	(4.24m)	0.00m	0.03m		(4.27m)		
No approval yet	N.000046.48	Reactive works and operational improveme	0.30m	0.33m	0.03m	(0.06m)	0.09m				
No approval yet	N.000046.50	Farm St placemaking and access improv	0.60m	1.32m	0.72m						0.72m
No approval yet	N.000046.51	Ngatai/Bureta intersection safety improv	0.59m	1.63m	1.05m		0.05m				1.00m
No approval yet	N.000046.60	Welcome Bay Road/James Cook Drive	0.00m	0.10m	0.10m	0.10m					
No approval yet	N.000046.61	Parton Road footpath widening	0.00m	0.05m	0.05m	0.05m					
No approval yet	N.000047.02	Coastal Structures Renewals	0.82m	0.50m	(0.32m)	0.00m	0.30m		(0.62m)		
No approval yet	N.000047.03	Marine Asset - Renewals	4.69m	2.04m	(2.65m)	0.00m	0.11m		(2.76m)		
No approval yet	N.000047.10	Fisherman's Wharf	3.94m	0.50m	(3.44m)				(3.44m)		
No approval yet	N.000048.04	Marine Precinct - Offloading Wharf	5.00m	0.52m	(4.48m)				(4.48m)		
No approval yet	N.000048.06	Marine Precinct Renewal	11.19m	1.16m	(10.03m)				(10.03m)		
No approval yet	N.000052.18	Urban Centres Parking Management Plan	0.17m	0.00m	(0.17m)				(0.17m)		
No approval yet	N.000054.09	Marine Parade Boardwalk (Active Rec)	0.22m	0.27m	0.05m		0.05m				
No approval yet	N.000054.10	Accessibility Hotspots (Active Rec)	0.61m	0.61m	(0.00m)	(0.00m)					
No approval yet	N.000054.11	Memorial Park to City Centre Pathway–S1	0.00m	0.00m	0.00m		0.00m				
No approval yet	N.000054.13	Gordon Spratt Master Plan	4.84m	4.83m	(0.01m)	0.00m	(0.01m)				
No approval yet	N.000054.18	Waterfront Playground/North Reserve	1.50m	0.42m	(1.08m)	(1.55m)	0.47m				
No approval yet	N.000054.19	Upgrades to Sports Fields Network	2.47m	2.43m	(0.04m)	0.00m	(0.04m)				
No approval yet	N.000054.22	Artificial Turf installation	3.08m	3.08m	(0.00m)		(0.00m)				
No approval yet	N.000054.23	CFIP Memorial Park Aquatics Facility	0.50m	0.46m	(0.04m)	0.00m	(0.04m)				
No approval yet	N.000054.24	Indoor Courts - 483 Cameron Road	0.21m	0.31m	0.11m		0.11m				
No approval yet	N.000054.29	City Centre – Parks, Reserves and Green	1.41m	1.44m	0.02m		0.02m				
No approval yet	N.000054.32	Reserves Space Culture & Storytelling	0.53m	0.86m	0.33m	0.00m	0.33m				
No approval yet	N.000054.36	Strand Waterfront Wharewaka	1.68m	1.63m	(0.05m)		(0.05m)				
No approval yet	N.000054.37	Strand South Reserve	1.66m	1.16m	(0.50m)	(0.24m)		(0.26m)			
No approval yet	N.000054.43	Strand Railway Crossing-North	0.00m	1.54m	1.54m	1.55m	(0.01m)				
No approval yet	N.000054.44	Strand Railway Crossing-South	0.00m	0.24m	0.24m	0.24m					
No approval yet	N.000055.78	Playground Shade (Active Rec)	0.49m	0.55m	0.06m		0.06m				
No approval yet	N.000056.08	Coastal Structures Renewals	0.51m	0.46m	(0.05m)		(0.05m)				
No approval yet	N.000058.08	S&P Community Building Renewals	0.13m	0.13m	(0.00m)		(0.00m)				
No approval yet	N.000058.09	Comercial Property Renewals	0.03m	0.09m	0.06m		0.06m				
No approval yet	N.000058.10	Residential Renewals (excl Elder Hsng)	0.07m	0.18m	0.10m		0.10m				

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No approval yet	N.000058.17	Automated Public Toilet Mngmnt Systems	0.21m	0.29m	0.08m		0.08m				
No approval yet	N.000058.26	Public Toilet Renewals	0.46m	0.42m	(0.03m)		(0.03m)				
No approval yet	N.000060.01	Merivale Community Centre	1.45m	1.19m	(0.26m)		(0.26m)				
No approval yet	N.000062.01	Reservoir Seismic Upgrade	0.95m	3.56m	2.61m		0.93m				1.68m
No approval yet	N.000062.02	Water Supply Reservoir Renewals	3.24m	4.01m	0.77m		0.35m				0.42m
No approval yet	N.000064.02	Smiths Farm New Rising Main	0.30m	0.00m	(0.30m)				(0.30m)		
No approval yet	N.000067.04	Strategic Acquisition Fund Growth (95)	2.67m	3.08m	0.42m		0.42m				
No approval yet	N.000069.02	Streetlight WC222 Renewal	2.90m	2.60m	(0.30m)				(0.30m)		
No approval yet	N.000070.06	Transfer Stations - Minor Works	0.01m	0.01m	(0.00m)		(0.00m)				
No approval yet	N.000070.20	Te Maunga Closed Landfill	3.50m	1.00m	(2.50m)				(2.50m)		
No approval yet	N.000072.01	SW Inflow Reduction Project	0.08m	0.18m	0.10m		0.10m				
No approval yet	N.000072.02	Stormwater Reticulation Renewals	1.06m	1.10m	0.03m						0.03m
No approval yet	N.000073.06	Te Maunga WWTP Growth Related Upgrades	12.03m	12.52m	0.49m		0.49m				
No approval yet	N.000073.17	Te Maunga WWTP 2nd Hopper Feed	0.80m	0.87m	0.07m		0.07m				
No approval yet	N.000075.04	New Transportation Model	1.07m	1.07m	0.00m	0.00m					
No approval yet	N.000076.07	Intelligent Transport Systems	0.12m	0.13m	0.01m		0.01m				
No approval yet	N.000076.14	Streetlighting Infill	0.12m	0.20m	0.08m		0.08m				
No approval yet	N.000077.02	Public Art Framework		0.14m	0.14m		0.14m				
No approval yet	N.000080.02	Wairakei Stream Culvert Upgrade	0.50m	0.40m	(0.09m)		(0.09m)				
No approval yet	N.000082.04	CFIP Western Active Reserve Community	0.43m	0.31m	(0.12m)	(0.12m)					
No approval yet	N.000083.15	Water Supply Meter Asset Renewals	1.32m	1.14m	(0.18m)		(0.18m)				
No approval yet	N.000083.22	Tauriko Drive Water main upgrade	0.00m	0.08m	0.08m		0.08m				
No approval yet	N.000086.23	Pyes Pa West Pond 12B - Construction	0.34m	0.34m	0.00m						
No approval yet	N.000086.44	Pyes Pa West Keenan Rd access	0.00m	0.07m	0.07m		0.07m				
No approval yet	N.000090.02	Bethlehem West: SW Upgrd	0.24m	0.37m	0.13m		0.13m				
No approval yet	N.000090.10	Bethlehem Rd Stg 2 Reconstruction	0.10m	0.61m	0.51m		0.36m				0.15m
No approval yet	N.000090.11	Bethlehem Rd Stg 3 Upgrading	0.10m	0.25m	0.15m		0.15m				
No approval yet	N.000090.13	Parau Farms Extension	0.00m	0.12m	0.12m	0.12m					
No approval yet	N.000092.12	Cambridge Rd Reservoir No 4	0.29m	0.34m	0.04m		0.04m				
No approval yet	N.000093.03	WW Reticulation Renewals	7.65m	8.58m	0.93m	0.00m	0.93m				
No approval yet	N.000093.08	Johnson Reserve Pipe Upgrade	1.51m	1.47m	(0.04m)		(0.04m)				
No approval yet	N.000093.32	Maleme St Upgrade	0.40m	0.46m	0.06m		0.06m				
No approval yet	N.000094.08	Chapel St WWTP Recuperative Thickening	0.10m	0.00m	(0.10m)				(0.10m)		
No approval yet	N.000103.03	Western Corridor Wastewater Stage 1	0.26m	0.50m	0.24m						0.24m
No approval yet	N.000107.01	Art Gallery Land Purchase	0.00m	3.79m	3.79m		3.79m				
No approval yet	N.000109.01	TSP009Northern Access SH29 Cambrdge Opex	21.07m	21.07m	0.00m	0.00m					
No approval yet	N.000109.02	TSP009 Cambridge Rd Intersection Up Opex	17.52m	17.52m	(0.00m)	0.00m					
No approval yet	N.000109.04	Intersction Kaweroa Dr & SH29 Redwd Opex	18.09m	18.09m	0.00m	0.00m					
No approval yet	N.000112.03	Mt Maunganui Satellite Depot Set up	0.00m	0.01m	0.01m		0.01m				
No approval yet	N.000112.06	City Operations Tools, Equipment & Veh	0.07m	0.17m	0.10m		0.10m				
No approval yet	N.000113.03	Tauriko West (Opex)	0.10m	0.03m	(0.08m)		(0.08m)				
Total No approval yet			**322.97m**	**310.23m**	**(12.73m)**	**(0.00m)**	**19.59m**	**(1.17m)**	**(39.51m)**		**8.35m**
Chief Executive	N.000005.05	Aquatics Network – new capital projects	0.00m	0.36m	0.36m						0.36m
Chief Executive	N.000054.46	Montiicola Reserve Toilet Block	0.00m	0.50m	0.50m					0.50m	
Chief Executive	N.000073.11	Te Maunga WWTP Headworks	1.12m	1.83m	0.71m						0.71m
Chief Executive	N.000073.18	Te Maunga WWTP Electrical Power Upgrade	3.00m	2.29m	(0.71m)				(0.71m)		

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Total Chief Executive			4.12m	4.98m	0.86m				(0.71m)	0.50m	1.07m
General Manager	N.000002.33	Barrier Arm and security camera	0.00m	0.04m	0.04m					0.04m	
General Manager	N.000038.03	Historic Village Renewals	0.64m	0.64m	0.00m	0.00m					
General Manager	N.000053.28	TRMP Implementation Projects Bulk Fund	0.58m	0.58m	0.00m	0.00m					
General Manager	N.000056.01	Parks & Reserves Renewals	1.41m	1.41m	0.00m	0.00m					
General Manager	N.000056.07	Parks Roading Renewals	0.28m	0.28m	0.00m	0.00m					
General Manager	N.000058.03	Library Buildings Renewals	1.33m	1.33m	(0.00m)	0.00m					
General Manager	N.000070.10	Waste Minimisation Infrastructure	0.02m	0.00m	(0.02m)	(0.02m)					
General Manager	N.000070.18	Emissions Reduction Progamme	0.00m	0.38m	0.38m	0.38m					
General Manager	N.000070.21	Corporate Sustainability Demonstration	0.38m	0.00m	(0.38m)	(0.38m)					
General Manager	N.000070.22	Waste Minimisation Infrastructure	0.00m	0.02m	0.02m	0.02m					
General Manager	N.000114.11	IT Hardware	1.82m		(1.82m)	(1.82m)					
General Manager	N.000114.12	Bulk Fund (Opex)	10.41m		(10.41m)	(10.41m)					
General Manager	N.000114.15	Safe and Secure Infrastructure		3.35m	3.35m	3.35m					
General Manager	N.000114.16	Safe & Secure Enterprise Platforms		2.32m	2.32m	2.32m					
General Manager	N.000114.17	ERP Ozone		5.43m	5.43m	5.43m					
General Manager	N.000114.18	Business Improvements Data & Info		0.21m	0.21m	0.21m					
General Manager	N.000114.19	Business Improvements AI		0.37m	0.37m	0.37m					
General Manager	N.000114.20	ERP SAP		0.55m	0.55m	0.55m					
General Manager	N.000116.03	GIS Capital Project	0.11m	0.12m	0.01m						0.01m
Total General Manager			16.98m	17.03m	0.05m	0.00m				0.04m	0.01m
Council	N.000054.45	Papamoa Shared Pathway	0.00m	1.00m	1.00m					1.00m	
Council	N.000077.02	Public Art Framework	1.66m	0.63m	(1.03m)			(1.03m)			
Total Council			1.66m	1.63m	(0.03m)			(1.03m)		1.00m	
No Change			156.72m	156.72m	0.00m					0.00m	
Grand Total			502.45m	490.59m	(11.86m)	(0.00m)	19.59m	(2.20m)	(40.22m)	1.54m	9.43m

	A	B	C	D	E	F	G	H
1		**Movements from annual plan to approved budget**						
2								
3		**$'000**	**Total ANP**	**Category reallocation**	**Capex adjs impact on P&L**	**Opex projs carry forward**	**Opex Carry forward from 2024/25**	**Approved budget**
4		**OPERATING REVENUE**						
12		**Total Operating Revenue**	**531,824**	**0**	**0**	**0**	**0**	**531,824**
13		**ASSET DEVELOPMENT REVENUE & OTHER GAINS**						
14		Vested Assets	20,781		(1,038)			19,743
15		Development Contributions	24,532					24,532
16		Subsidies & Grants Capital Expenditure Contributions	61,460		931			62,391
17		**Total Asset Development Revenue & Other Gains**	**106,773**	**0**	**(107)**	**0**	**0**	**106,666**
18		**TOTAL REVENUE**	**638,597**	**0**	**(107)**	**0**	**0**	**638,490**
19		**OPERATING EXPENDITURE**						
20		Depreciation & Amortisation Expense	125,882					125,882
21		Personnel Expense	124,442	2,571				127,013
22		Finance Expense	65,993					65,993
23		**Other Expenses**	***274,393***	***(2,571)***	***0***	***(47)***	***3,011***	***274,785***
24		*Consultants & Contractors*	*44,757*	*(2,697)*		*(113)*	*516*	*42,464*
25		*Administration*	*19,569*	*4*				*19,574*
26		*Grants, Contributions & Sponsorship Expense*	*31,127*	*175*			*2,294*	*33,596*
27		Other Contributions - Tauriko West NZTA works	60,761			66		60,827
28		*Other Operating Expense*	*62,948*	*21*			*51*	*63,019*
29		*Repairs and Maintenance*	*36,112*	*(74)*			*150*	*36,188*
30		*Utilities and Occupancy Expenses*	*19,118*					*19,118*
31		**Total Operating Expenditure**	**590,709**	**0**	**0**	**(47)**	**3,011**	**593,673**
32								
33		***Carry Forward Requests:***						
34		**Reason**			**Activity**		**Amount**	**Category**
35	1	Papakainga housing grant required to be carried forward by resolution of Council			Takawaenga		1,071	Grants
36	2	Community housing grant required to be carried forward by resolution of Council			Community Development		304	Grants
37	3	Delay in replacing Hockey turf			Spaces & Places		409	Grants
38	4	Revegetation work unable to be completed in 2024/25 + rebranding project			Historic Village		201	R&M & Other Opex
39	5	Valuation costs for assets, OAG directive for deep dive into rating valuation, consultancy costs for City Deals			Finance		116	Consultancy
40	6	Delay in delivery of BVL renewals grant			BVL		510	Grants
41	7	Agreed through deliberations to fund $400k from 2024/25 underspend to enable increased housing density			Housing Equity reserve		400	Consultancy
42							**3,011**	

9.8 1st Quarter 2025/26 Capital Programme Performance

File Number: A19182826

Author: James Woodward, Manager: Performance, Monitoring & Assurance
Alex Johnston, Team Leader CPAD

Authoriser: Alastair McNeil, Acting COFO - Commercial & General Counsel

PURPOSE OF THE REPORT

1. To update the Committee on the progress of the capital programme

RECOMMENDATIONS

That the City Delivery Committee:

(a) Receives the report "1st Quarter 2025/26 Capital Programme Performance".

EXECUTIVE SUMMARY

2. Project reporting is aligned with the revised budget 2025/26 of $491 million. As of the end of Q1 (end September), year to date expenditure amounted to $106.1 million, compared to the year-to-date revised budget of $127.8 million. The forecast for the financial year-end is projected to be approximately $450m.

3. High-level information regarding capital project performance is available in Attachment 1. Currently, 24 out of 250 active projects are indicated to be at an overall red status. Most of these projects remain in the planning/design phase, presenting opportunities to achieve value for money through scope refinement and the procurement process. Additional details on all red status projects can be found in Attachment 2 – Red Status Projects

4. There are 11 projects on hold, pending funding or further direction. The list of on-hold projects is provided in Attachment 3 – On-Hold Projects

5. Over the past three months we have seen a lighter amount of procurement with only 11 procurement activities totalling $2.76 million being undertaken. The majority, six of these were ‘Direct appointment’ with a contracted value of $2.04 million, the remaining was allocated through Waters Framework Panels. For the upcoming three months, 18 procurements worth $6.8 million are scheduled, the majority value of this is through the Waters Framework Panel

6. Cost escalation for Tauranga City Council's capital works is slowing, mainly due to improved supply chains, reduced construction activity, and increased migration easing labour shortages. However, risks remain from material price volatility—especially for bitumen, steel, and concrete—and the sector is vulnerable to global commodity and currency fluctuations. While some material costs have stabilised, external factors such as geopolitical events could still cause sudden price increases. With more certainty around infrastructure investment from central government, demand will increase particularly in the design/engineering sector over the next 12-18 months, this will be followed by increased demand on the construction sector, particularly civil infrastructure as large scale projects commence.

7. Council faces risks from uncertainty in project pipelines, which can impact funding opportunities and supply chain engagement; this is being mitigated through clearer planning, flexible prioritisation, and exploration of alternative funding sources. Managing stakeholder expectations within constrained budgets remains a challenge, addressed through proactive engagement and a focus on delivering balanced community outcomes. The upcoming Local

Waters Done Well transition presents resourcing risks, which are being managed through recruitment, strategic planning, and coordination with transition teams to ensure continuity.

8. New Value for Money controls have been introduced where internal project reviews are now underway, along with a new value for money hub that includes mandatory benchmarks in business case templates and new consultant and contractor approvals.

BACKGROUND

9. This report is for monitoring and reporting purposes to show Council's performance of projects against Annual Plan and Long-Term Plan budgets

DISCUSSION

10. The 2025/26 budget has reduced from the Annual Budget of $502m, with the current Approved Budget reduced to $491m. The breakdown of these changes has been provided in the Q1 Financial Results.

11. The current forecast to financial year end is $451m, with most delivery areas forecasting an underspend. The forecast underspend is a combination of contingency not yet forecast to be drawn down and timing of cashflows of projects moving into the next financial year. It should be noted that contingency from the projects should only be released once projects near the end of their construction phase once there is confidence that projects risks have been eliminated. Further information on performance is provided in Attachment 1 – Performance end of September 2025.

12. The notable rise in Red and Amber projects is largely attributed to the implementation of Project KPI Status training for project managers and enhanced reporting standards. Currently, there are 24 Red projects, up from seven reported at the last CDC update. The majority of these projects are in the initial phases, with only two being in the implementation stage. Some of these red projects will have separate reports coming to council or issues and options papers for consideration during the 26/27 annual plan process

13. The remaining projects are being managed through current project governance. Where direction is required, and sufficient information is available, separate reports will be provided to the appropriate committee for a decision.

14. There are 11 projects currently on hold, the majority of which are transport projects no longer supported with funding from NZTA, because of a change in Central Government direction. The remainder are awaiting Council decisions, further strategic direction, or input from external stakeholders

15. Capital project procurement activity over the past three months is represented in the table below for contracts $50K and over.

Procurement Method	Number of Procurements	Estimated contract value including renewals	Min of No. of Bids Received	Max of No. of Bids Received
Open				
Closed	1	$372,080	1	1
Direct	6	$2,037,872	1	1
Panel	4	$417,900.00	1	1
Total Contracts Procured	11	$2,755,772.30		

A Panel is a group of pre-approved suppliers that an organisation can use for secondary procurement of goods and services.

18 contracts worth $6.8m are planned to be released to the market prior Christmas, primarily through panels, the majority of this procurement is through the Waters Framework Panel for physical works projects.

Procurement Method	Number of Procurements	Estimated contract value including renewals
Panel	8	$4,000,000
Direct	9	$2,200,235
Continuum	1	$560,000
Total Procurement Planned	**18**	**$6,760,235**

16. There are a number of active risks to the capital programme

Area	Risk	Mitigation Strategy
Community Infrastructure	Stakeholder expectations vs budget constraints	Engage widely (including Mana Whenua) during planning/design to align expectations and communicate trade-offs.
	Uncertainty in delivery pipeline affecting supply chain engagement	Maintain a secure pipeline to enable robust cost and efficiency discussions with suppliers.
	Loss of external funding due to pipeline uncertainty	Ensure clarity and certainty in project pipeline to retain external funding and avoid increased capital costs.
Waters	Resourcing challenges during Local Waters Done Well (LWDW) transition	Recruitment and onboarding underway; ongoing monitoring of delivery and transition resourcing needs.
	Risk of delivery staff being diverted to transition work	Strategic planning to balance delivery and transition needs; coordination with WBOP and transition team.
	Expiry of long-term panels/programmes around LWDW transition	Developing strategies to ensure continuity; aligning decisions with future organisational needs.
Transport	Uncertainty in project pipeline beyond 12–18 months	Develop flexible prioritisation methodology; engage elected members on early-stage funding strategies.
	Funding gaps for community interest/safety projects	Identify programme headroom; invest in planning/design to make priority projects shovel-ready.
	Lack of co-funding for LCLR/community projects	Explore alternative funding: budget underspends, ACC, community grants, and innovative mechanisms.

17. **Attachment 4 – Project List** provides a full list of all active projects including their status for information purposes.

18. The following topics have workshops planned with Elected Members:

(a) Annual plan 26/27 programme – 6th Nov

19. Internal project reviews are underway across approx. 26 LTP projects worth $250M of over the next six months. Benchmarking data base work is underway with teams working with external and internal teams to capture the data and principals of these.

NEXT STEPS

20. The next full update on project performance will be the 2nd quarter results presented early 2026. Exact date to be confirmed once schedule of council meetings has been confirmed.

ATTACHMENTS

1. **City Delivery Committee - Project Performance End of Sept 2025 - A19220062** ⇩
2. **Overall Red Status Report - A19220134** ⇩
3. **On-Hold Projects Report - A19220133** ⇩
4. **Project List Report - A19220136** ⇩

Project Performance September 2025

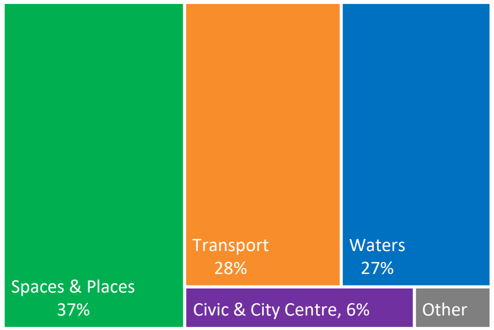
City Delivery Committee 4th November 2025

Te Tai Whanake
We're here to make Tauranga better
Together, we can

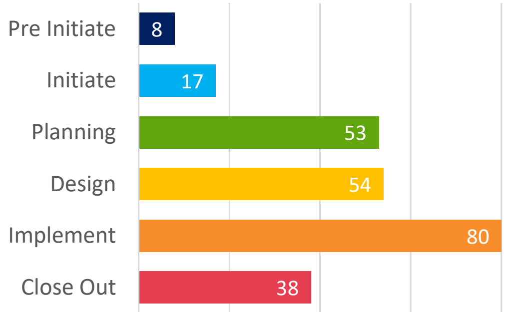
Tauranga City

Capital Programme FY26 Budget

Active Projects by Delivery Groups

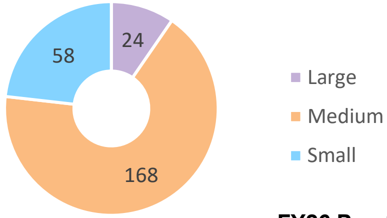


Active Project by Lifecycle Stage (Sept)



Active Projects Overall RAG Status (Sept)

Active Project by Size



	Overall Status	Budget (FY)	Actuals (YTD)	EAC (FY)	FY Variance	Active	On Hold	FY26 Practical Completed Projects
Major Transport		$ 103m	$ 23m	$ 94m	-9%	5	-	1
Transport		$ 75m	$ 17m	$ 66m	-11%	66	3	31
Waters		$ 114m	$ 30m	$ 117m	2%	66	-	12
Spaces and Places		$ 64m	$ 6m	$ 54m	-15%	93	3	64
Civic and City Centre		$ 102m	$ 24m	$ 85m	-17%	15	5	3
Digital Services		$ 12m	$ 3m	$ 14m	15%	-	-	-
Balance (other)		$ 21m	$ 3m	$ 21m	1%	5	-	1
Overall		$ 491m	$ 106m	$ 451m		250	15	112

FY25/26 revised budget excludes land sales, vested assets and BVL new capital offset

Tauranga City Council

Community Infrastructure Risk & Opportunities

Risks	Opportunities
• It is always a challenge to manage stakeholder expectations of what can be achieved and delivered within the available budgets, to ensure the best outcomes for the key stakeholders and wider community are achieved. The delivery team, engages with a wide range stakeholders (including Mana Whenua) through the planning, design and delivery process. This ensures stakeholders are informed and across design changes and the implications on budgets. The team stays focused to ensure the best overall community outcome is reached that balances community expectations with project costs to deliver value. • Providing a secure pipeline of work allows council to have robust discussions with the supply chain around cost and efficiency. Uncertainty in the delivery programme means that council can lose this opportunity. • Uncertainty in the project pipeline may cause funders may reallocate money to other projects, which means the external funding may no longer be available to council, so those projects if they proceed may do so at a higher capital cost to council.	• Spaces and Places, has two procurement arrangements to enable good engagement with the supply chain, through both our panel agreements and Construction Project Partnership (CPP). This allows us to have robust conversations about projects with the supply chain and ensure value is delivered to the community • Community Infrastructure projects tend to be attractive to external funding agencies (TECT, gaming trusts etc), due to the positive outcomes that are delivered to the community. This funding is used offset any council funded project budget. Spaces and Places provides updates of potential projects to funders proactively to gauge interest in any funding proposals • Ensuring the scope of projects are correct and reflect not only the requirements of stakeholders but also the best outcome for the community and reflect value for money. For example, the recent relocation of the waterfront toilets, reused a community asset into an area a high demand (Pacific Park Playground) without purchasing a new toilet block.

Tauranga City Council

Community Infrastructure FY2025/26 Projects

	FY26					Total Project					
	FY26 Actuals (to end Sep)	**FY26 Annual Plan Budget**	**FY26 Revised Budget**	**FY26 Forecast**	**FY26 Forecast Variance**	**Actuals to Date[1]**	**Total Project Budgets FY26 to FY34 per 26AP[2]**	**Total Project Budget per 24-34 LTP**	**Total Project Budget per 26AP[2]**	**Total Forecast EAC**	**Total Forecast Variance [4]**
Gate Pa Community Centre	0.03m	5.8m	5.8m	3.8m	-2.0m	2.2m	5.8m	8.0m	8.0m	7.8m	-0.2m
Gordon Spratt Master Plan	-0.02m	4.8m	4.8m	1.8m	-3.0m	5.7m	4.8m	10.6m	10.6m	10.0m	-0.6m
Baypark Master Plan [3]	0.02m	3.8m	3.8m	2.7m	-1.1m	3.8m	43.7m	36.1m	47.4m	15.3m	-20.8m
Links Ave Artificial Turf	2.1m	3.1m	3.1m	2.7m	-0.4m	7.6m	3.1m	8.6m	8.6m	8.0m	-0.6m
Waterfront Central Plaza	0.02m	3.7m	3.3m	3.7m	0.4m	2.1m	6.1m	10.3m	9.7m		
Renewals[5]	1.3m	11.4m	10.7m	9.5m	-1.1m	54.8m	96.0m	151.4m	150.5m	150.5m	0
Balance of Community Infrastructure[5]	2.8m	31.8m	34.7m	32.8m	-2.0m	141.5m	397.1m	500.5m	538.8m	480.4m	-15.6m
Total	**6.3m**	**64.3m**	**66.1m**	**56.9m**	**-9.2m**	**217.8m**	**556.5m**	**725.4m**	**773.6m**	**667.4m**	**-37.8m**

[1]includes all historic multi-year spend to the end of Sept 2026
[2] reflects budgets to the end of FY34 and is subject to future Annual Plan/Long-term plan decision making, impacting phasing and inflationary allowances.
[3] Reporting and forecast reflects approved spend as part of council resolution 14 July 2025
[4] Includes any forecast unspent project contingency and risk allowances that are part of the total project budget.
[5] Note impacts of organizational structure on budget lines are being worked through, some renewals and balance of programme budgets will move to new reporting cost centers but this was not confirmed at time of generating this report.

Tauranga City Council

Community Infrastructure Key Projects

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Gate Pa Community Centre	Delay has been caused on the project by the resource consent going through a limited notificaiton process. All information has been submitted by TCC and the project team are currently waiting on the consent outcome from the Independent Commissioner. Construction is ready to commence once consent has been issued.		Design	Late 2026
Gordon Spratt Master Plan	The implementation of the Gordon Spratt Master Plan, involves improvements to facilities onsite. Facility designs are beinf worked through with various user groups,		Design	Late 2026
Baypark Master Plan	The Baypark programme has been given the greenlight to proceed by Council on the 14th July 2025.The first milestone is to go to Council in early 2026 to present project costs for implementation sign-off.		Implement	Late 2027
Links Ave Artificial Turf	The artificial turf has been laid and is around 85% complete Project tracking really well and on par for completion on the 5th November 2025.		Implement	Nov 25
Waterfront Central Plaza	Project is currently under review, to reduce the construction cost. Project has transitioned to Spaces & Places in September 2025		Design	Late 26

Tauranga City Council

Waters Risk & Opportunities

Risks	Opportunities
Resourcing to deliver the current and future programme of works – especially leading up and heading through the impending Local Waters Done Well transition. We need to deliver well through the period of change with a risk of key personnel being required outside of the delivery programme to support transition work fronts. With the Water Services Delivery Plan being approved and the Draft AP27 programme now understood the resourcing requirement have been confirmed - with required recruitment and onboarding underway for new staff. The LWDW transition resourcing requirements (relating to delivery staff) will be closely monitored and managed. The City Water's team runs longer term panels and programmes to deliver its programme of works. The panels have a range of expiry dates – before, around and after the proposed Water Organisation transition date. The delivery strategy using these panels and programmes is being worked through. This includes working with the transition team / WBOP to ensure any decisions made will not be detrimental to the possible future organization.	The Waters Programme has or will likely have some fully LTP funded workfronts (such as progressing projects from design into construction) which could be advanced (if the Annual Plan funding becomes available) this year. This will be monitored to seek the opportunity for advancement. The Transition Plan will address the risks. Working with WBOP and the transition team on any procurement strategies through the LWDW transition – could present us with immediate opportunities.

Tauranga City Council

Waters FY2025/26 Projects

	FY26					Total Project					
	FY26 Actuals (to end Sep)	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Forecast Variance	Actuals to Date[1]	Total Project Budgets FY26 to FY34 per 26AP[2]	Total Project Budget per 24-34 LTP	Total Project Budget per 26AP[2]	Total Forecast EAC	Total Forecast Variance [4]
Main Wairakei Pump Station	1.0m	3.8m	3.9m	3.5m	-0.4m	5.1m	37.3m	43.9m	41.4m	35.2m	-6.2m
Opal Drive Pump Station	6.1m	13.1m	13.7m	18.4m	4.7m	23.8m	20.2m	38.5m	37.7m	31.8m	-5.9m
Wairakei Rising Main – Stage 1	0.01m	2.3m	2.4m	1.6m	-0.8m	1.8m	18.1m	13.1m	20.1m	14.3m	-5.8m
Te Maunga WWTP Bioreactor 2	3.3m	12.0m	12.5m	14.6m	2.1m	36.6m	19.1m	55.1m	52.0m	54.4m	2.4m
Te Maunga WWTP Electrical & Aeration	0.4m	4.5m	3.8m	3.5m	-0.3m	0.9m	9.5m	8.4m	10.2m	9.9m	-0.3m
Cambridge Reservoir Trunk Main Relocations	1.3m	5.0m	5.0m	7.0m	2.0m	3.9m	79.1m	80.1m	82.5m	80.1m	-2.4m
Mansels Access & WW Renewal Main	0.2m	4.4m	4.4m	4.3m	-0.1m	0.8m	4.5m	4.8m	5.1m	4.85m	-0.25m
Balance of Waters	17.6m	63.5m	68.5m	63.7m	-4.8m	833.1m	1,777.9m	2,609.8m	2,601.5m	2,601.4m	-0.1m
Total	**30.3m**	**108.7m**	**114.3m**	**116.6m**	**2.3m**	**906.0m**	**1,965.7m**	**2,853.6m**	**2,850.5m**	**2,838.85m**	**-11.65m**

[1] includes all historic multi-year spend to the end of Sept 2026
[2] reflects budgets to the end of FY34 and is subject to future Annual Plan/Long-term plan decision making, impacting phasing and inflationary allowances.
[4] Includes any forecast unspent project contingency and risk allowances that are part of the total project budget.

Tauranga City Council

Waters Key Projects

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Main Wairakei Pump Station	Emerging funding risk: Te Tumu developers exploring alternate wastewater treatment/disposal options, if viable they have indicated they will not pay for infrastructure that they do not benefit from. May result in Elected Member direction to delay project until servicing issue is resolved. Mitigation: TCC to lead an options analysis for Te Tumu. Timeframe to complete will present a risk to growth and system overflows. Limited mitigations available at present due to emerging nature of the risk, mitigation options will be explored.		Design	31 Aug 2029
Opal Drive Pump Station	The project is slightly behind schedule. The project team is working with the contractor to explore alternate methodologies that will both recover some time and minimise the impact the works have on the residents. There have been no major complaints from the local community. Estimated cost to complete is close to WoL budget primarily due to previous issues with contaminated ground - resulting in amber status.		Implement	31 Aug 2027
Wairakei Rising Main	The project is split into three components. 1- Wairakei Pump Station Enabling (physical works) 2- Downstream Pump Stations 3- Wairakei Rising Main Overall RAG status is being driven by scope vs budget uncertainty and initial risk assessment. Work is underway to establish risk mitigations and inform expected outturn cost estimate. There is good coordination across the three elements of the project with a clear programme in place.		Design	30 Jun 2029

Tauranga City Council

Waters Key Projects

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Te Maunga WWTP Bioreactor 2	The above ground works contract works are well defined and are progressing well. The overall project has been delayed beyond initial completion dates - due to the issues with the ground improvement contract. This has been able to be managed through continued operation of existing infrastructure. These ground improvement issues - have absorbed significant project contingencies leaving the project at risk of requiring additional funding if any further issues arise. This will be monitored closely as the works progress.		Implement	30 Jun 2027
Te Maunga WWTP Electrical & Aeration	Aerator pipework and power upgrade design is being priced. Scope is well defined. Latest cost estimate indicates that there is surplus budget. Risk are stable and being managed		Design	15 Dec 2026
Cambridge Reservoir Trunk Main Relocations	Engagement with external stakeholders (NZTA/Smiths Farm) progressing to ensure project objectives and timeframes are met. ECI Contractor and Designer are engaged and are working collaboratively to finalise preliminary design and optimise risks and opportunities. Due to Chadwick Link project being integral to this project, the projects will be managed together. Critical path for construction still to be developed subject to confirmation of key constraints from other projects.		Design	30 Jun 2029
Mansels Access & WW Renewal Main	The commencement of works was delayed due to DOC legal issues - in relation to them issuing permits to undertake clearing works. This has been resolved and the works are due to commence in early October 25.		Implement	30 Apr 2026

Tauranga City Council

Transport FY2025/26 Projects

	FY26**					Total Project					
	FY26 Actuals (to end Sep)	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Forecast Variance	Actuals to Date*	Total Project Budgets FY26 to FY34 per 26AP**	Total Project Budget per 24-34 LTP	Total Project Budget per 26AP**	Total Forecast EAC	Total Forecast Variance [4]
Taurikura Drive Upgrade	7.0m	13.6m	13.7m	11.7m	-2.0m	9.7m	26.7m	30.4m[1]	30.7m[1]	14.4m	-16.3m
Arterial Route Review and Implementation	0.1m	5.6m	1.4m	1.6m	+0.2m	0.3m	10.6m	10.8m	10.8m	10.8m[2]	0
City Centre Public Transport Hub	0.1m	2.5m	2.2m	1.2m	-1.0m	4.3m	10.3m	16.2m	14.7m	15.8m[2]	1.1m
Te Okuroa Drive Extension To Tumu	1.9m	2.1m	2.7m	2.0m	-0.7m	5.3m	3.7m	9.1m	9.1m	9.0m[3]	-0.1m
Balance of Transport	7.5m	53.1m	58.6m	50.1m	-8.6m	422.5m	844.7m	1,262.8m	1,266.0m	1,262.8m	-3.2m
Total	**16.7m**	**76.9m**	**78.6m**	**66.5m**	**-12.1m**	**442.1m**	**896.0m**	**1,329.3m**	**1,330.4m**	**1,331.1m**	**-0.7m**

**includes all historic multi-year spend to the end of Sept 2026*
*** reflects budgets to the end of FY34 and is subject to future Annual Plan/Long-term plan decision making, impacting phasing and inflationary allowances.*
[1] Assumes bus hub is constructed on Taurikura Drive rather than on TCL land. This relates to roading WBS lines only.
[2] Assumes full value of available funds will be spent eg will be delivered to use available budget once scope better understood.
[3] Cost to complete only relates to the current stage. Future works to connect to Te Tumu are not considered.
[4] Includes any forecast unspent project contingency and risk allowances that are part of the total project budget.

Tauranga City Council

Transport Risk & Opportunities

Risks	Opportunities
Pipeline Uncertainty While we currently have a view of our project pipeline for the coming 12-18 months, the co-funding opportunities visible to us evaporate thereafter making it very difficult to keep projects progressing to a stage to activate when the funding priorities become known from our partners: - Developing a prioritisation methodology that is flexible and allows us to recalibrate to varying funding climates/priorities - Aim to engage with EM's on our recommendation and how we fund early-stage project progress to allow us to pivot or respond as required when more is known about funding priorities out past 2027. **Community Interest/Safety Project Funding.** In an environment of maximising funding, it is more important than ever that we identify headroom in our programme as we begin new phases of projects within the annual budget cycle. The realised headroom will be used for: 1. Identification of various higher priority LCLR projects available to be brought forward and activated at pace. 2. Invest in planning and design activities so projects identified in 1. above can be shovel ready.	**Innovation Ecosystem** In pursuit of VFM solutions, The EM's have acknowledged an appetite to support innovative thinking that may not have aligned with previous risk aversion and 'belts and braces' operating methodologies: 1. Create a 'safe place' for staff to take calculated risks on new systems and technologies e.g. roller compacted concrete, mobile rapid deployment TTM, lower cost alternatives to asphalt etc 2. Seek a platform for capturing innovative ideas, seeking exec or EM endorsement to deviate from GAP around the delivery of transport outcomes. **Alternative Funding Mechanisms** As there is currently no co-funding opportunities for LCLR and community interest projects we need to consider different funding mechanisms to allow these small but important projects to proceed. We will look closer at: 1. Utilising budget underspends where value engineering allows projects to be delivered for less than forecast 2. Investigating other co-funding opportunities such as ACC, community grants and other innovative funding mechanisms.

Tauranga City Council

Transport Key Projects

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Arterial Route Review and Implementation	The ARR programme is progressing across three key workstreams: modelling, communications and engagement, and route protection. Stage 2 modelling is underway, with disruption modelling expected to be completed by the end of October. Planning has commenced for a city-wide communications campaign to support public understanding of the proposed interventions and their impact on the transport network. A GIS layer is also being developed to map major works across the city, including utility projects, to improve coordination and forward planning. While the project remains within scope and is currently tracking on budget, both are subject to change as design concepts are still in early stages and contingent on Council decisions. Timeframes are being accelerated to align with the 15th Avenue project, but delivery is dependent on approvals and public engagement outcomes. Risks are currently stable, though financial and community engagement risks remain, particularly as the scale and impact of proposed interventions are not yet fully defined. These factors could influence future funding, scope, and delivery timelines.		Planning	March 2027
Taurikura Drive Upgrade	The project is progressing under the On-Street Public Transport Hub option, following NZTA's decision not to proceed with the Off-Street alternative. A contract was awarded to Fulton Hogan in May, and construction is well underway, with pavement works approx. 50% completed. The works are being delivered in two separable portions, with all construction affecting the TCL entrance scheduled for completion by mid October 2025. While the project remains on budget and on track, the primary risk is meeting stakeholder expectations around timing, particularly in relation to the TCL development opening. Ongoing engagement and coordination are in place to manage this risk.		Implement	March 2026

Tauranga City Council

Transport Key Projects

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Te Okuroa Drive Extension To To Tumu	The contract for Stage 2 of the construction project is now completed with only minor works remaining. Post Construction Safety Audit planned for coming months.		Implement	September 2025
City Centre Public Transport Hub	This project forms part of the broader Durham Street bus facility works, with earlier stages reported under the City Centre Public Transport Hub. The current phase is in implementation, with site possession planned for 20 October 2025. Construction of the Intercity bus stop along Elizabeth Street will be delivered as a separable portion under the existing physical works contract. While the project is tracking to plan and within scope, there is a reputational risk associated with the location of the bus bay that may require further stakeholder engagement. Financial processes are underway to align internal funding codes, and future works beyond February 2026—such as the Durham Street canopy—will be reported separately.		Close Out	April 2025 (Complete)

Tauranga City Council

Transport Key Projects - Maintenance

Project	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Renewals	Road pavements wear out and reach a point where the cost to undertake increasing maintenance repairs outweighs the cost to renew the whole pavement structure. 9 sites are provisionally programmed for renewal this summer. o Paraone Koikoi / Matakokiri roundabout - Tauriko o Whiore Ave/Taurikura Dr roudabout - Tauriko o Totara St / Hull St Roundabout plus a section of Totara towards the salt plant o Castlewold Dr from Sterling Gate for approximately 300m o Waihi Road, uphill lane from Judea Rd to Payne St o Mangatawa Link Rd bends o Cambridge Rd – short section in vicinity of Miles Lane o Ngata / Bureta Roundabout (road Improvement project with a pavement renewal component) Design is underway currently for these sites in preparation for construction over the coming summer months, and Paraone Koikoi roundabout is underway		Implementation	30 May 26
Resurfacing	Water ingress into the road structure is the primary cause of road failure and pothole formation and the top surfacing on the road provides the primary waterproofing layer to protect against this occurrence. These surfacings deteriorate over time from UV exposure and general traffic wear and to ensure the road surface remains waterproof, approximately 4-5% of TCC's road network requires resurfacing each year. This translates into a programme of approximately 180 sites that will be resurfaced across the city over the coming summer seasion. The contractor has already commenced the work programme and resurfacing operations will now continue on through out the summer, with completion due by the end of March 2026. There is some manageable risk of programme slippage due to a short-term shortage of asphalt supply this side of christmas, and due to contractor delays in getting traffic management plans submitted under the new-risk based guide to traffic management due to a market-wide shortage of skilled resource in this area currently. We also note that even though they make up a small percentage of the total number of resurfacinf site in the programme, the 20 or so chiposeal over asphalt sites are expected to generate an increased level of customer feedback.		Implementation	30 Mar 26

Tauranga City Council

Digital Services Risk & Opportunities

Risks	Opportunities
Organisational capacity - all projects have a combination of technological and business process design. Introducing new technologies can and will influence the way processes may work and that can have a profound impact on how our people, The purposeful definition and introduction of new processes requires time and effort from specialists inside Digital Services and in the business – potentially necessitating back-filling of resources. This has a time and cost impact on the business projects. ***Organisational risk appetite*** – TCC maintains a low tolerance for risk to its' digital systems, data security and services, prioritising integrity and availability of information. Significant cybersecurity breaches, major data losses, or prolonged system outages are not acceptable, and critical vulnerabilities must be promptly addressed.	***Using innovation to deliver value for money –*** challenges with budget and other resource pressure drives innovation and "new ways of working". Digital Services is investigating how to better use automation processes and Artificial Intelligence (AI) solutions to deliver faster, more flexible, and potential more cost-effective and efficient business solutions. ***Increase in business engagement –*** Digital Services is positioning itself to leverage smarter and more customer-centric approaches to engaging with colleagues in TCC, to ensure all alternatives are investigated, including leveraging existing technology investments, before making recommendations on delivery options. ***Mitigation of cybersecurity risk –*** All new technology initiatives must be designed and managed to minimize cyber/security risks. Mandatory staff training is a minimum requirement, and robust disaster recovery plans must be in place to ensure service continuity and data protection.

Tauranga City Council

Digital Services FY2026 Projects

	FY26					Total Project					
	FY26 Actuals (to end Sep)	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Forecast Variance	Actuals to Date[1]	Total Project Budgets FY26 to FY34 per 26AP[2]	Total Project Budget per 24-34 LTP	Total Project Budget per 26AP[2]	Total Forecast EAC	Total Forecast Variance [4]
Safe and Secure Program (incl. Laptop Buy-Back)	$1.5m		$3.3m	$3.3m	$0	$1.5m		$9.1m	$9.1m	$9.1m	$0
Safe and Secure Lifecycle Management Platforms	$1.2m		$2.3m	$2.3m	$0	$1.2m		$4.7m	$4.7m	$4.7m	$0
ERP De-Risking/Exiting Ozone	$1.7m		$5.4m	$5.4m	$0	$1.7m		$15.5m	$15.5m	$15.5m	$0
ERP SAP Finance and Rating Upgrade	$0		$0.6m	$0.6m	$0	$0		$0.6m	$0.6m	$0.6m	$0
Business Improvements Information Management Modernisation	$0		$0.2m	$0.2m	$0	$0		$0.2m	$0.2m	$0.2m	$0
Business Improvements AI	$0		$0.4m	$0.4m	$0	$0		$0.6m	$0.6m	$0.6m	$0
Balance of Digital Program Historic and future projects	$0		$0	$0	$0	$77.3m		$128.9m	$136.0m	$0	$0
Total	**$4.3m**	**$12.2m**	**$12.2m**	**$12.2m**	**$0**	**$81.7m**	**$84.3m**	**$159.6m**	**$166.7m**	**$30.7m**	**$0**

[1]includes all historic multi-year spend to the end of Sept 2026
[2] reflects budgets to the end of FY34 and is subject to future Annual Plan/Long-term plan decision making, impacting phasing and inflationary allowances.

Tauranga City Council

Digital Services Projects

Project	Project Description	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
Safe and Secure Program (incl. Laptop Buy-Back)	An annual program focused on maintaining a secure and resilient digital environment by refreshing critical infrastructure, enhancing cybersecurity measures, and implementing initiatives that adapt to evolving technology and business needs.	• DaaS (Laptop and underlying Infrastructure renewal) is in rollout phase with Windows 11 implementation well underway • Firewall replacement design is complete, with configuration and implementation pending • SQL upgrades are focusing on the last 2012 servers; planning is underway for 2016 – 2019 server upgrades. • End-user device renewals are ongoing • Network device replacements are ongoing		Delivery	June 2026
Safe and Secure Lifecycle Management Platforms	Upgrades and patches to our core digital platforms to ensure we remain compliant, secure and under support along with taking advantage of new capability from our investments.	• Environment refresh completed. • Updated versions including security patches applied across eco system as required • Server migrations completed to support safe and secure components		Delivery	June 2026
ERP De-Risking/Exiting Ozone	Removing the risk of council's legacy ERP platform, Ozone, by migrating to a modern supportable ERP. Key modules include billing Revenue and Collections (non-Rates business lines), Service Management (community queries and service delivery requests) and Animal Management.	• Rates and Land Management Hypercare completed • Grants and Subsidies Revenue project (including Sundry Invoicing foundations) kicked off and on track • Service Management project (i.e. Community queries and service delivery requests) Discovery kicked off • Animal Management project planned to kick off November 2025		Discovery and Design	October 2027

Tauranga City Council

Digital Services Projects

Project	Project Description	Project Updates	Overall RAG	Current Lifecycle Stage	Project Completion Date
ERP SAP Finance and Rating Upgrade	Undertaking a major version technical upgrade of the core of our modern ERP, SAP. This will ensure TCC remains under support whilst releasing new features such as Artificial Intelligence	• Pre-checks will need to be run again, as this was last run before the Rates and Land Management Project. As there is new functionality this is a requirement. • Date for upgrade is scheduled for April 2026 which will have the least impact on the Existing Ozone Programme.		Initiation	June 2026
Business Improvements Information Management Modernisation	We are upgrading how Council manages its data and information to ensure everything is accurate, secure, and easy to access. This supports better decision-making, meets legal requirements, and protects community trust. It's a smart investment that improves efficiency and reduces risk.	• We are in the early project setup phase with initial planning meetings underway. • The infrastructure is in progress to support the Objective 3sixty solution which is a key component to achieve the outcomes.		Delivery	June 2026 (end of Business Case)
Business Improvements AI	TCC is establishing an AI Centre of Excellence to lead the responsible, strategic adoption of artificial intelligence across council operations. This initiative will improve service delivery, reduce costs, and increase productivity by embedding AI into core services, enabling smarter, faster, and more efficient ways of working.	• The Centre of Excellence (CoE) is being formed, and team members are in the process of being inducted. • HR controls have been established to review how AI can reduce the requirements for additional staffing. This reviews vacant and new positions and the teams they are for to see if AI can augment the team to remove the need for the new or vacant roles.		Initiation	June 2026 (end of Business Case)

Tauranga City Council

Balance of Projects

	FY26					Total Project					
	FY26 Actuals (to end Sep)	FY26 Annual Plan Budget	FY26 Revised Budget	FY26 Forecast	FY26 Forecast Variance	Actuals to Date[1]	Total Project Budgets FY26 to FY34 per 26AP[2]	Total Project Budget per 24-34 LTP	Total Project Budget per 26AP[2]	Total Forecast EAC	Total Forecast Variance [4]
Major Transport Projects	22.7m	103.5m	103.1m	93.8m	-9.4m	249.6m	576.4m	576.4m	805.8m	809.9m	
Civic & City Centre Projects	26.1m	98.8m	99.6m	87.9m	-11.7m	232.0m	392.0m	592.7m	607.4m	616.9m	
Balance of Programme	1.7m	42.6m	25.4m	23.6m	-1.8m	153.8m	391.0m	546.1m	550.8m	524.4m	
Total	**50.5m**	**245.0m**	**228.1m**	**205.3m**	**-22.8m**	**635.4m**	**1,359.5m**	**1,944.6m**	**1,968.0m**	**1,951m**	

[1]includes all historic multi-year spend to the end of Sept 2026
[2] reflects budgets to the end of FY34 and is subject to future Annual Plan/Long-term plan decision making, impacting phasing and inflationary allowances.
Note:The full TMOTP programme, including waterfront projects, is reported separately through the City Future Committee.

Tauranga City Council

Other Key Projects

Project / Programme	Project Updates
Marine Precinct - Alongside Wharf	Following the High Court's judgment dated 11 April 2025 lifting the interim injunction, the sale of the Marine Precinct settled on 30 April 2025. The Developer (Tumblehome Bay Ltd and Pacific Safe Harbours Ltd) must now complete Stage 1 of the development, which includes the new wharf structures, by 30 April 2027. Council is working with the Developer to agree terms for a Funding Agreement, which will set out the process for Council's approval of the designs and construction contract for the new wharf structures, and processes for managing payments under the construction contract for the new wharf structures. As set out in the Development Agreement, Council is liable to contribute up to a maximum sum of $ 29.2m plus GST towards the new wharf structures. Council is seeking advice from industry experts to help it navigate this process, and to achieve the best possible outcome for Council and the wider community. On completion of the new wharf structures, ownership of the new wharf structures will vest back to Council for zero sum.
Major Transport Projects	This programme is reported separately to City Delivery Committee
Civic & City Centre Projects	This programme is reported directly to Council

Tauranga City Council

Community Infrastructure Highlights

Merivale Community Centre – Complete!

Monmouth Redoubt


Cricket Facilities at Blake Park

Signalisation of Rail Crossing at Hull Road

Egret Ave Remediation



Liston Park Opening



Links Ave Artificial Turf

City Waters - Highlights

Third Ave – WW Renewals

Oropi Reservoir


Bioreactor 2

Opal Drive Pump Station

Tauranga City Council

Transport Project Highlights

Te Okuroa Drive Completed

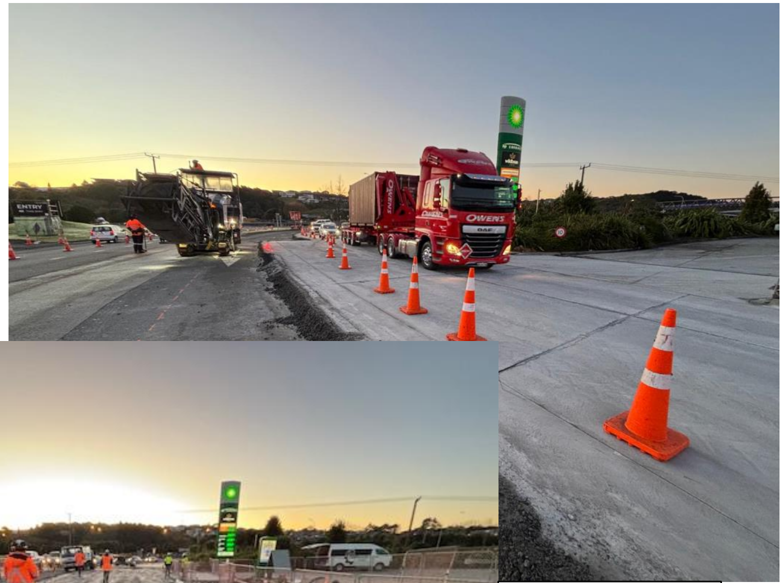
Completed Site

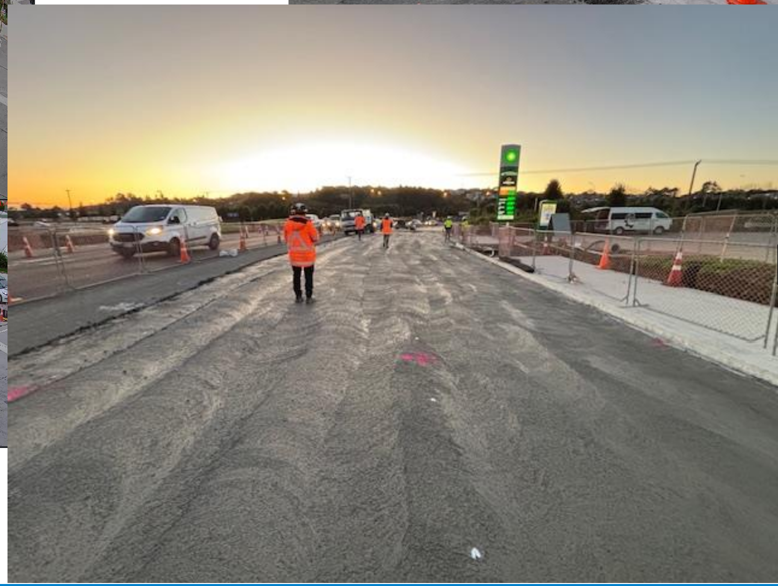
Tauranga City Council

Transport Project Highlights

Taurikura Drive Upgrade
(Progress Update)

Improved CCTV Coverage
(Mid Oct)

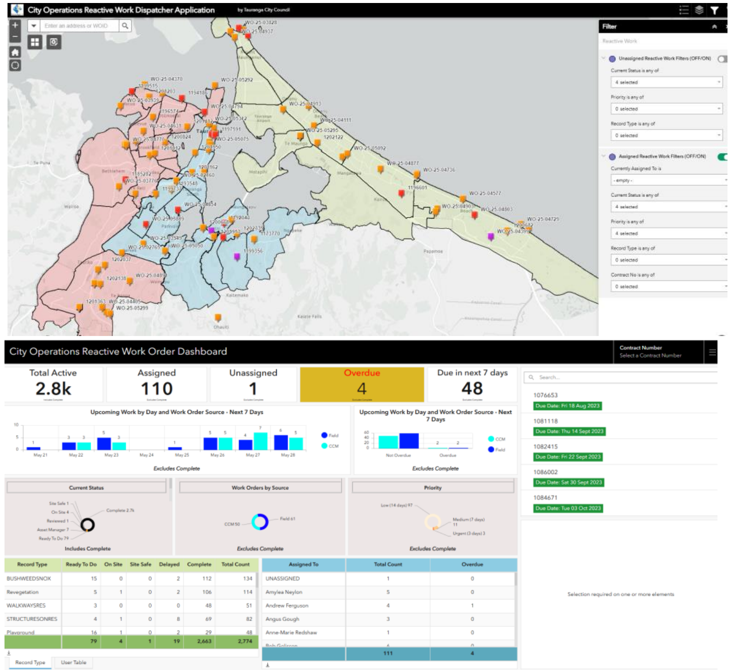




RCC Pavement

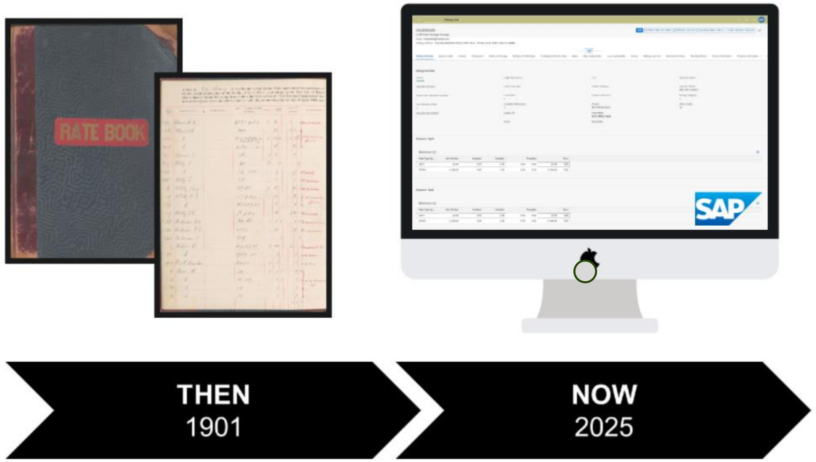
Tauranga City Council

Digital Services Programme Highlights



City Operations Work order dispatch interface and reporting

City Operations field staff mobile asset and work order interface



Rates at Tauranga City Council – Then and Now

Tauranga City Council

Red Status Projects

	Large	Medium	Small	
Waters	3	2	-	**5**
Transport	2	4	6	**12**
Spaces & Places	-	1	-	**1**
City & Civic Centre	-	1	-	**1**
Others	-	2	-	**2**
	5	**10**	**6**	

	Initiate	Planning	Design	Implement	Close Out	
Waters	-	3	1	2	-	**6**
Transport	7	1	1	-	2	**11**
Spaces & Places	-	-	-	1	-	**1**
City & Civic Centre	-	-	1	-	-	**1**
Others	-	-	2	-	-	**2**
	7	**4**	**5**	**3**	**2**	

CHANGES	Large	Medium	Small
Waters	+1	+2	-
Transport	-	-4	-
Spaces & Places	-	-	-
City & Civic Centre	-	-	-
Others	-	+1	-

New Red Status Projects

Project Title	Activity Area	Project Size	Project Status	Project Lifecycle Stage	RAG July 2025	RAG August 2025	RAG Sept 2025	Total Budget (Draft AP26)	Project Actuals to date	Total Project EAC	Variance Bud vs EAC	FY26 Budget	FY26 Forecast	FY26 Forecast Remaining	Future Year Forecast (non FY)	Latest Overall Commentary
Main Wairakei Pump Station	Waters	Large	Active	Design	Green	Amber	Red	40,724,170	5,005,404	35,982,746	- 4,741,424	3,877,128	5,314,644	4,333,277	26,644,065	Emerging funding risk: Te Tumu developers exploring alternate wastewater treatment/disposal options, if viable they have indicated they will not pay for infrastructure that they do not benefit from. May result in Elected Member direction to delay project until servicing issue is resolved. Mitigation: TCC to lead an options analysis for Te Tumu. Timeframe to complete will present a risk to growth and system overflows. Limited mitigations available at present due to emerging nature of the risk, mitigation options will be explored.
Te Maunga Landfill Closure	Others	Medium	Active	Design	Amber	Amber	Red	6,477,161	586,192	22,720,393	16,243,232	3,500,004	3,373,604	3,311,200	18,823,001	Scope relatively 'fluid' at this stage because of uncertainties around Nga Potiki engagement, disposal of surplus excavated material that is contaminated and potential need for treatment prior to disposal via TM WWTP. The project team is working to define these uncertainties by the end of 2025. Significant cost uncertainties related to the scope. Currently reporting worst case scenario
Te Maunga WWTP Growth Related Upgrades - BIOREACTOR 2	Waters	Medium	Active	Implement	Green	Green	Red	50,845,520	33,012,270	49,822,611	- 1,022,909	12,523,284	14,513,779	11,202,497	5,607,844	The above ground works contract works are are well defined and on track for completion Dec 2026. The overall project has been delayed beyond initial completion dates - due to the issues with the ground improvement contract. This has been able to be managed through continued operation of existing infrastructure. These ground improvement issues - have absorbed significant project contingencies leaving the project at risk of requiring additional funding - if any further issues arise. This will be monitored closely as the works progress. Any additional funding if required could be secured by the allocation of a portion of the budget surplus from the Clarifier 3 project.
TM Bioreactor 1 Renewal	Waters	Medium	Active	Planning			Red	22,976,206	3,400,985	4,308,482	- 18,667,724	1,209,996	1,031,525	907,497	-	Project scope is well defined at this stage Project has insufficient budget - high risk Project implementation has a long lead period - no scheduled issues at this stage Significant project risk

Red Status Projects (No Change)

Project Title	Activity Area	Project Size	Project Status	Project Lifecycle Stage	RAG July 2025	RAG August 2025	RAG Sept 2025	Total Budget (Draft AP26)	Project Actuals to date	Total Project EAC	Variance Bud vs EAC	FY26 Budget	FY26 Forecast	FY26 Forecast Remaining	Future Year Forecast (non FY)	Latest Overall Commentary
Cameron Road Upgrade Stage 2 (CRS2)	Waters	Large	Active	Planning	Red	Red	Red	173,513,099	5,634,459	321,087,488	147,574,389	850,008	784,607	680,000	314,773,029	The amber status reflects that confirmation of the IAF funding is subject to ministerial decision which is expected in November 2025. As resolved at the 26 August Council meeting, subject to confirmation of funding, Council endorsed progressing the preferred concept design to public engagement in early 2026 and that the project would be delivered by 30 June 2030.
Western Corridor Wastewater Stage 1	Waters	Large	Active	Planning	Amber	Red	Red	39,060,663	390,355	15,051,165	- 24,009,498	654,228	770,786	739,253	13,921,557	Red for cost - new modelling shows new additional upgrades likely are needed sooner due to changes in pop growth numbers. Scope of medium and long term servicing will be more than what is currently in the 2023 implementation plan, and will impact cost due to increase in pop figures.
Domain Road Upgrade	Transport	Large	Active	Planning	Green	Red	Red	10,986,125	540,714	540,714	- 10,445,411	143,724	42,962	-	-	Over the next couple of weeks, a workshop will be held to explore various options for Domain Road. Among the suggestions to be discussed are: Developing a Minimum Viable Product (MVP) Planning tsunami evacuation routes Considering a “do minimum” approach The costs for these alternatives will be estimated using the latest BBO report. A project steering group will soon be confirmed to help guide the next steps. Currently, the project is rated Red due to uncertainties around timing, cost, and scope. These issues are expected to be resolved within the next few months.
City Centre Transport Development	Transport	Large	On Hold	Initiate		Red	Red	72,764,661	-	490,000	- 72,274,661	500,004	490,000	490,000	-	Works proposed to be progressed by Developers working on adjacent site to minimise cost and disruption. Minor scope uncertainty remains. Risk register yet to be developed.
Cambridge Road - Closed Landfill Upgrade	Others	Medium	Active	Design	Red	Red	Red	836,698	869,544	869,544	32,846	-	32,847	-	-	all consenting requirements are complete with consents issued. Consent documentation (construction and contaminated site management plans) have been submitted to the BOPRC for approval before the physical works can commence on site. The physical works contract document including confirmed contractor pricing is ready for signing by Heb. This hasn’t occurred due to funding not yet being approved. But the consented works must be completed by 1 May 2026 otherwise TCC will not have complied with the Abatement Notice issued by the BOPRC.
Mount Beachside Holiday Park ensuite cabins	Spaces & Places	Medium	Active	Implement	Red	Red	Red	2,933,833	1,553,757	1,553,757	- 1,380,077	5,244	610	-	-	Application for resource consent is lodged, consent will proceed to limited notificaiton with Mana Whenua.
Waterfront Central Plaza (excluding Wharf)	Civic & City Centre	Medium	Active	Design	Red	Red	Red	6,641,283	2,107,895	5,783,959	- 857,324	3,283,561	3,699,119	3,676,064	-	Project is currently underview, to reduce the construction cost. Project has tranisitioned to Spaces & Places in September 2025
Keenan Road Urban Growth Area Transport Infrastructure SSBC (Western corridor Ring Route: SH29-SH36)	Transport	Medium	Active	Initiate	Amber	Red	Red	775,215	709,220	709,220	- 65,995	66,000	-	-	-	Overall: Business Case developed up to an Indicative Business Case (IBC) level, but business case halted to date. Project being aligned with other disciplines such as stormwater, wastewater. Subject to overall feasibility of the Keenan Rd Urban Growth Area, further transport investigations will necessary, e.g. an Detailed Business Case or preparation of an Integrated Transport Assessment (ITA)

LCLR-Levers Road-Tilby to Hall Road	Transport	Medium	Active	Close Out	Green	Red	Red	-	672,901	672,901	672,901	-	600	-	-	SSA commissioned by PM (Stephan) prior to departure. To be reviewed and any works progressed as required to close out audit. Expected to be closed out by end Oct '25.
Totara Street Safety Upgrade	Transport	Medium	Active	Close Out	Green	Red	Red	12,191,516	10,469,406	10,474,406	-1,717,109	-	-522	5,000	-	CSL will begin the signs installation once Powerco approves the CIW. These works are slightly delayed due to the approval of the Powerco application. I will follow up with Craig Aplin from Powerco directly in the next couple of weeks regarding the application.
Girven Road Upgrade Existing Ped Xing	Transport	Medium	Active	Design		Red	Red	597,000	63,781	651,519	54,519	597,000	597,000	587,738	-	The project is currently in the detailed design phase. Project was placed on hold awaiting funding which has now been confirmed for FY26. PM to be allocated and previous work to be revisited / revalidated. PM is expected to be confirmed in early September.
WS Joyce Rd Mini Hydro	Waters	Small	Active	Implement	Red	Red	Red	945,119	813,627	1,063,088	117,968	-	257,461	249,461	-	The contractor has gone into liquidation. This month we secured our WIP equipment which was delivered to site at Joyce Road WTP. Progress is being made with assistance from TCC legal team to negotiate and completed a novation agreement with the liquidator and a contractor to complete the install and commissioning of the project to has been made with the liquidators during July and August.
Ashley Place Footpath	Transport	Small	Active	Pre-Initiate		Red	Red	400,000	-	395,000	-5,000	399,996	395,000	395,000	-	Project in early stages only. PM yet to be allocated. Inputted into CARTA to allow forecasting and initial programme development.
Maxwells Road Rail Crossing	Transport	Small	Active	Pre-Initiate		Red	Red	1,236,960	-	1,236,960	-	80,004	80,000	80,000	1,156,960	Project only entered to allow forecasting / initial planning
Mt Maunganui Intermediate	Transport	Small	Active	Pre-Initiate		Red	Red	250,000	-	245,000	-5,000	249,996	245,000	245,000	-	To be progressed once PM allocated. PM is expected to be confirmed in early September.
Ngatai Road Early Childhood Centre	Transport	Small	Active	Pre-Initiate		Red	Red	514,850	-	515,000	150	50,004	50,000	50,000	465,000	Project entered for forecasting only. PM yet to be allocated.
Ohauiti Road Safety & Accessibility Improvements	Transport	Small	Active	Pre-Initiate		Red	Red	324,075	-	324,000	-75	39,996	40,000	40,000	284,000	Entered to allow for cash flow forecasting. Further detail to be added once PM allocated.

Red Status to Non-Red Status Projects

Project Title	Activity Area	Project Size	Project Status	Project Lifecycle Stage	RAG July 2025	RAG August 2025	RAG Sept 2025	Total Budget (Draft AP26)	Project Actuals to date	Total Project EAC	Variance Bud vs EAC	FY26 Budget	FY26 Forecast	FY26 Forecast Remaining	Future Year Forecast (non FY)	Latest Overall Commentary
Waimapu Pa Road - Speed Calming	Transport	Medium	Active	Close Out	Amber	Red	Amber	121,342	127,200	127,200	5,857	-	5,857	-	-	Works complete. Final safety inspection complete. SSA Exemption to be completed in September. Amber as works completed 20 days behind schedule due to rework requirements and weather delays.
Chapel Street Esplanade Walkway and Cycleway June 2021 LCLR Bid	Transport	Medium	Active	Initiate		Red	Green	805,450	5,450	805,450	- 0	800,004	800,000	800,000	-	There is an existing historic design for this project dating back to 2019. The project was briefly picked up in 2023, then placed back on hold when it became obvious that the land agreement was facing a significant delay The land agreement is expected to be completed later this year. This is currently with LINZ. MOBIL has started decommissioning works at the site in advance of the land agreement so that the rebuild can be completed by December. PM is currently seeking confirmation that the 6m corridor for the sea wall and path are being reinstated as per the agreement and who is monitoring from a TCC perspective.
Mt Maunganui WS Main Upgrade	Waters	Medium	Active	Design	Red	Amber	Amber	2,555,067	138,007	2,366,007	- 189,060	315,000	248,000	248,000	1,980,000	The total project EAC is forecast to exceed the approved budget following completion of the feasibility design. This variance will need to be reflected in the next LTP update. The project has, however, received gateway approval from the PCG to progress from the Planning Phase to the Design Phase. Accordingly, the project status has been updated to Amber. The objective of the project is to replace the abandoned section of the 250mm AC main with a new, larger trunk water main. The new main will connect the existing 450mm main on Rata Street to the 375mm main on Hull Road and will also extend to connect with the trunk main along the Harbour crossing on Totara Street.
Wairakei Rising Main PHASE 1	Waters	Medium	Active	Design	Red	Amber	Amber	19,662,792	749,927	18,601,927	- 1,060,865	2,376,384	2,325,077	2,320,000	15,532,000	The project is split into three components. 1- Wairakei Pump Station Enabling (physical works) 2- Downstream Pump Stations 3- Wairakei Rising Main Overall RAG status is being driven by scope vs budget uncertainty and initial risk assessment. Work is underway to establish risk mitigations and inform expected outturn cost estimate. There is good coordination across the three elements of the project with a clear programme in place.
Transport Choices along Grenada	Transport	Medium	On Hold	Design		Red		8,271,348	807,169	807,169	- 7,464,180	-	-	-	-	Project remains on hold awaiting potential funding.
TSP 015 - Te Tumu Internal Multi Modal	Transport	Medium	On Hold	Planning		Red		959,503	800,498	800,498	- 159,005	159,000	-	-	-	The SSBC has now been finalised and submitted to NZTA for approval and funding decision. This project is not included in the 24-27 NLTP which means that the co-funding requested for Wairakei will not be available. We have however requested that NZTA takes the SSBC to the October Board for consideration of endorsement of the Te Tumu component. Red status reflects extended time frame. To be taken to TPMB in Oct to confirm if remains on hold or if closed.

ON HOLD PROJECTS

Project Title	Delivery Team Group	Project Size	On Hold Reason	Budget	Actuals	Forecast	Variance
CFIP Memorial Park Recreation Hub	Civic & City Centre	Extra Large	Governance - Council	0	-1,598,008	-1,603,093	-1,603,093
The Strand Level Crossings	Civic & City Centre	Medium	Governance - Council	3,741,163	43,586	42,365	-3,698,798
Baycourt Upgrade	Civic & City Centre	Medium	Governance - Council	1,031,124	0	0	-1,031,124
Fishermans Wharf Replacement	Civic & City Centre	Medium	Governance - Council	500,000	0	500,000	0
Central Plaza Wharf	Civic & City Centre	Medium	Governance - Council	295,932	0	295,932	0
New Cremator	Spaces & Places	Medium	Governance - Council	230,837	105,653	105,653	-125,184

Project Title	Delivery Team Group	Project Size	On Hold Reason	Budget	Actuals	Forecast	Variance
LCLR-Maranui Street Upgrades and Improvements	Transport	Large	No Funding	0	410	410	410
Accessible Streets – Area B - Phase 1- Business Case	Transport	Medium	No Funding	0	6,868	6,868	6,868
Transport Choices along Grenada	Transport	Medium	No Funding	0	0	0	0

Project Title	Delivery Team Group	Project Size	On Hold Reason	Budget	Actuals	Forecast	Variance
17th Ave Pad/Basketball Court	Spaces & Places	Small	Inter-project Dependency	80,000	0	57,000	-23,000

Project Title	Delivery Team Group	Project Size	On Hold Reason	Budget	Actuals	Forecast	Variance
Te Ranga Development	Spaces & Places	Medium	Pending Land Title	0	0	0	0

PROJECT LIST (Jared to update with Sept result)

Project Title	Delivery Team Group	Project Size	Current Lifecycle Stage	Project Status	Project Description
15th Avenue to Welcome Bay Upgrade - TSP007	Waters	Large	Design	Active	This project involves identification through a SSBC and implementation of a preferred option for development of the 15th Avenue to Welcome Bay transportation corridor delivering multi-modal improvements, reduced traffic congestion and improved travel time reliability.
Arterial Route Review and Implementation	Transport	Large	Planning	Active	The primary goal of the Arterial Routes Review Project (The Project) is to mitigate disruption during the construction of the upcoming Transport System Plan (TSP) project: 'Connecting the People – 15th Avenue to Welcome Bay' (15th/Turret Project). Disruption mitigation is expected to include traffic interventions/individual projects. A secondary purpose of this project is to consider the possible adverse impacts of these mitigation measures on other TSP projects such as Barkes Corner and Cameron Road Stage 2.
BayPark Master Plan	Spaces & Places	Large	Design	Active	The BayPark Masterplan programme has been initiated to assist with the capacity increasing strategy to activate and allow for additional sport codes to utilise facilities across the city, The programme will look to design and develop masterplan activities that will be user friendly and feasible and accommodate new and existing facility users at BayPark.
Cambridge Reservoir Trunk Main Relocations	Waters	Large	Design	Active	The Cambridge Reservoir Trunk Mains Relocation project is a renewals project within the Central Corridors Water Supply Programme (referred to as Study C) involving relocation and increase size of the existing twin 375mm dia pipelines that currently feed the Cambridge reservoirs, serving approximately one-third of Tauranga City. These pipelines play a critical role in maintaining Tauranga City Council's (TCC) level of service. One of the pipelines is an old AC pipe, installed in 1965, and the other is a poor-quality U-PVC pipe. This pipeline has failed 12 times over the last three years which has resulted in disrupting water supply to around 40,000 residents. The project involves installing two new 560mm dia trunk mains from the racecourse on Cameron Road (opposite Maleme Street) to the Cambridge Road reservoirs. This project is closely related to the Chadwick Link project (referred to within as Central Corridors Study B).
Cameron Road Multimodal Upgrade Stage 1	Transport	Large	Close Out	Active	Streetscape upgrade from Harrington Street to 17th Avenue, including three waters upgrades
Cameron Road Upgrade Stage 2 (CRS2)	Waters	Large	Planning	Active	Multi-modal upgrade from 17th Avenue to Cheyne Road including Waters upgrades along the corridor.
Central Library & Community Hub	Civic & City Centre	Large	Implement	Active	The new Library and Community Hub is a multi-purpose facility that incorporates an integrated customer services function and provides for community activities beyond simply a traditional library. The Library and Community Hub building will feature a mass timber hybrid structure targeting a 6 Green Star rating.
Chadwick Rd watermain to Cameron Rd link	Waters	Large	Design	Active	Chadwick Rd /Pooles Rd watermain link to Cameron Rd from Fraser street
CWEM (Civic Whare, Exhibition Centre and Museum)	Civic & City Centre	Large	Implement	Active	Design and Construction of Civic Whare, Exhibition Centre and Museum, located on Willow and Hamilton Streets.
Domain Road Upgrade	Transport	Large	Planning	Active	Reconstruct and future-proof Domain Road between Tara Road and The Gardens Drive for potential future development and subdivision
Main Wairakei Pump Station	Waters	Large	Design	Active	New major pump station at Wairakei to serve Papamoa East growth.
Maunganui Road - Tui to Hull	Transport	Large	Close Out	Active	Safety Improvement works on Maunganui Road between Tui Street & Hull Road.
Mt Maunganui Reservoir	Waters	Large	Planning	Active	New reservoir in Mount Maunganui to replace old and undersized reservoir on Mauao. Larger replacement reservoir on existing site or a new location.
Newton St and Hewletts Rd gravity main upgrade	Waters	Large	Planning	Active	Planning and delivery for removing capacity constraint - concept is upsizing of major gravity wastewater pipelines on Hewletts Road and Newton Street
Omanawa Falls Safe Access	Spaces & Places	Large	Implement	Active	The project seeks to deliver physically and culturally safe public access to the bottom of Omanawa Falls. The project includes the creation of a carpark for 77 cars at 1031 Omanawa Road, public toilets, minor upgrades to the existing shed, cliff stabilisation, the creation of a walking track and three viewing platforms. Mahi Toi, including pou, pa tuwatawata, waharoa, seating and signage are also proposed to be included. TCC are working closely with Ngati Hangarau and Tourism BOP to support the establishment of a commercial tourism experience at the site. Due to budget constraints the project will no longer reach he bottom and will stop just above/beside the top of the falls.
Opal Drive to Te Maunga Rising Main	Waters	Large	Planning	Active	Opal Drive to Te Maunga Rising Main - concept is a 2nd rising main from the Opal Drive PS to Te Maunga WWTP, to deliver increased flows to Te Maunga WWTP from growth in the eastern corridor, including Te Tumu UGA.
Otumoetai Railbridge Footpath Renewal	Transport	Large	Implement	Active	Replace existing clip-on footpath structures on the Otumoetai Railbridge. Current footpaths have been assessed to be deficient under loading.
Papamoa Eastern Interchange (PEI) Stage 3	Transport	Large	Implement	Active	Design and construction of a diamond interchange and The Sands Avenue (south) to connect the new Wairakei Urban Growth Areas to the Tauranga Eastern Link (TEL).
Tauriko West Enabling Works	Transport	Large	Implement	Active	Works to enable mode shift and regional growth, delivering enabling works that have been identified prior to completion of the Detailed Business Case. The works involve the following on SH29 : 1) A new roundabout at Redwood Lane which will link into Tauranga Business Estate 2) A new intersection into the Urban Growth Area (initially 2000 housing units) 3) Signalisation of the Cambridge Road intersection 4) Passenger Transport improvements on the TCC network (Whiore Ave) comprising a bus gate, new footpaths and cycleways 5) Widening of SH29 between Cambridge Road and the northern access.
Te Papa Inten SW Upg Priority Dev Areas	Waters	Large	Planning	Active	The intensification of Te Papa peninsula will be enabled with the resolution of many stormwater flooding issues.
TSP002 - Connecting Mount Maunganui (Hewletts Rd)	Transport	Large	Pre-Initiate	Active	Completion of the IBC and DBC for Connecting Mount Maunganui (Hewletts Road sub-area)
Wairakei Town Centre - Bluehaven Delivered Projects	Transport	Large	Implement	Active	Management of the Development Agreement with Bluehaven for delivery of Wairakei Town Centre including management of the four Bluehaven delivered capex projects. TCC will reimburse Bluehaven for a portion of the costs of construction of The Sands Avenue and The Boulevard road corridors.
Western Corridor Wastewater Stage 1	Waters	Large	Planning	Active	Undertake investigations, secure and develop best practicable option of feasibility design for the provision of sites and routes for new wastewater trunk pump stations, rising mains and gravity mains for the short, medium and long term development of the western corridor - assuming all flows are directed to Te Maunga WWTP.
2. Papamoa Beach Shared Pathway Stage 2	Spaces & Places	Medium	Design	Active	The design and construction of a shared path between Parton Road and Taylors access Road. This is Stage 2 of the original shared pathway proposed from Domain Road, Stage 1 ended at Parton Rd.
Allan McBride Park - Reserve Enhancement and Playground Renewal	Spaces & Places	Medium	Design	Active	To design and deliver a fit-for-purpose neighbourhood reserve, including play space provision, that meets the needs of the play, recreational and amenity needs of the community – recognising a high density residential zone and anticipated future residential intensification in this area.
Art Gallery Door Relocation	Civic & City Centre	Medium	Implement	Active	The upgrade to the Tauranga Art Gallery is to better connect the gallery with the new civic precinct works, through a re-alignment of the main entry to the Art Gallery. Moving the entry from the Wharf Street corner to the new masonic park side to better connect with Te Manawataki o te papa.
Artificial Turf Installation	Spaces & Places	Medium	Implement	Active	Artificial Turf installation at Links Ave Reserve.
Aspen Reserve	Spaces & Places	Medium	Planning	Active	To redevelop Aspen Reserve with a primary focus on creating an urban oasis enhancing its existing green open space amenity while recognising future potential for small scale events (secondary purpose). The City Centre Action and Investment Plan (CCAIP) identifies Aspen Reserve as a 'sanctuary space' for people attending the Court and Ministry of Justice building being developed in the vicinity of the reserve.
Awaiti Place Stormwater Upgrade	Waters	Medium	Design	Active	Stormwater Upgrade
Beaumaris Boulevard Flood Mitigation	Transport	Medium	Close Out	Active	Flood mitigation project
Beaumaris Reserve Renewal	Spaces & Places	Medium	Close Out	Active	Design and construct a new playground at Beaumaris Boulevard Reserve. This is a playground renewal and upgrade.

Bethlehem Road Stage 2	Transport	Medium	Implement	Active	Project consists for footpath on western side and shared path on eastern side of Bethlehem Road with Swales on both side from Carmichael RAB to Catholic Church around the corner.
Bridge Component Replacement WC215	Transport	Medium	Implement	Active	Renewals of bridge , large culvert and structure components. Continuous programme with a three cycle.
Building 26 Historic Village	Spaces & Places	Medium	Implement	Active	Strengthening the structure of the building and bring up to standard.
Building 57 - Chapel - Historic Village	Spaces & Places	Medium	Close Out	Active	Internal and external refurbishment of the Chapel building at The Historic Village.
Bus Shelter Renewals	Transport	Medium	Implement	Active	Bus Shelter Renewals
Bus Stop Upgrades	Transport	Medium	Implement	Active	TSP033 - Includes upgrading existing infrastructure such as installing harstands, extending and improving connecting footpaths, signage, crossing improvements.
Cambridge Rd Reservoir No 4	Waters	Medium	Planning	Active	Concrete service storage reservoir of 10ML for Tauranga West supply zone. Demand due to greenfield and infill subs in this supply zone.
Cambridge Road - Closed Landfill Upgrade	Balance of Programme	Medium	Design	Active	Cambridge Road closed landfill - infrastructure upgrade and remediation works to comply with Resource Consent.
Carlton Reserve Skate Park	Spaces & Places	Medium	Planning	Active	To design and construct a fit-for-purpose skatepark at Carlton Street Reserve, including supporting amenities
Carmichael Rd 3Waters Upgrade	Transport	Medium	Planning	Active	Improvements to southern end of Carmichael Rd for wastewater, water supply, stormwater and transport.
Cemetery Crematorium Building	Spaces & Places	Medium	Design	Active	New Crematorium Building
Chapel Street Esplanade Walkway and Cycleway June 2021 LCLR Bid	Transport	Medium	Initiate	Active	This work is associated with the Mobil redevelopment and agreement between property and adjacent landowners. Exisiting historical design.
Churchill Road Foreshore Sewer	Waters	Medium	Design	Active	The Churchill Foreshore Sewer Upgrade is a high-priority infrastructure project designed to resolve critical capacity constraints in Tauranga's western wastewater network. The project involves upsizing key pipelines and upgrading major pump stations, all within highly constrained urban, ecological, and coastal environments. Complex consenting, cultural engagement, and construction methodologies make this a technically and strategically challenging project.
City Centre Placemaking	Spaces & Places	Medium	Initiate	Active	Bulk fund to allocate to placemaking projects in the city centre to improve amenity.
City Centre Public Transport Hub (Durham Street)	Transport	Medium	Close Out	Active	The primary outcome for the City Centre public transport facility are facilitating mode-shift and supporting the redevelopment of the City Centre. The project is to confirm a suitable location (or multiple, dependent locations) for a public transport hub within the City Centre.
City Centre Public Transport Hub (Intercity Stop)	Transport	Medium	Implement	Active	The primary outcome for the City Centre public transport facility are facilitating mode-shift and supporting the redevelopment of the City Centre. The project is to confirm a suitable location (or multiple, dependent locations) for a public transport hub within the City Centre.
Civic Administration Building Fitout	Civic & City Centre	Medium	Close Out	Active	In 2020 Willis Bond presented an option to Council to build a new building for the purposes of Council Offices. In 2021 the Council approved the proposal including an option to lease the building for a 15 year lease term with further rights of renewal.
Civic Plaza	Civic & City Centre	Medium	Design	Active	The demolition of the Civic Heart building and civic works required for the Site A Establishment project will allow the Civic Precinct and Civic Plaza plans to proceed. The extensive slope of Site A from Durham Street to Willow Street presents challenges to the landscaping design. The Site falls steeply from Durham Street to Willow Street, with a difference in level between the two streets of between 8 and 11 metres. This gradient has been addressed through a series of terraces up the site. Large stairways are a feature to the south of the site with an accessible walkway integrated into the landscape
Coastal structure renewals	Spaces & Places	Medium	Planning	Active	Renewals of coastal protection structures such as seawalls, groynes and breakwater structures identified from condition assessments. Projects for renewal/replacement of coastal protection structures on the waterfront and Dive Crescent is now being delivered by City Centre project team under a separate project code.
Coastal Water Trunk main 2 (Waiari Stage 3) watermain to Mount Maunganui	Waters	Medium	Planning	Active	Extension of trunk watermain from Mangatawa Reservoir into Mount Manunagui. Related to options assessment for long term reservoir sites in Mount Maunganui as part of reservoir project.
Coastal Water Trunk Mains 1	Waters	Medium	Planning	Active	Extension of Waiari trunk main from Welcome Bay Road to Mangatawa Reservoir following SH2.
Commercial Footpath Renewals	Transport	Medium	Implement	Active	Annual renewal programme for commercial footpaths and is not eligible for NZTA subsidy. Generally over 10m in length
Commercial meter Replacements 2022	Waters	Medium	Implement	Active	Replacement of Commercial water meters (~500) across Tauranga Region. Delivered using multiple civil contractors to deliver by deadline (January 1 2024)
CSC SW Treatment	Waters	Medium	Design	Active	Programme based on results of stormwater quality investigations, compliance requirements and enhancement opportunities identified through waterway assessments and freshwater management tool.
Drainage Improvements	Transport	Medium	Implement	Active	Drainage Improvements WBS made available to Transport Network and Contracts team
Durham Street Laneway	Spaces & Places	Medium	Design	Active	Development of the 134 Durham Street site section of the Durham to Grey Street Laneway
Durham to Grey Laneway	Spaces & Places	Medium	Initiate	Active	City laneway to create another pathway between the public transport and university on Durham St and the retail precinct on Grey St.
Elizabeth St Carpark Refresh	Spaces & Places	Medium	Close Out	Active	Upgrade of the Elizabeth St Carpark Building. Patterned painting to improve vibrancy and desirability and lighting upgrade for improved perception of safety.
Fergusson Park boatramp upgrade	Spaces & Places	Medium	Implement	Active	Upgrades to Fergusson Park boatramp including renewal of the rock revetment on the sides of the ramp, renewing the boatramp surface and extending the toe of the ramp to help prevent localised scouring. The second stage of work involves installation of a pile and pontoon, this second stage is dependent on cost vs available budget.
Footpath WC225 & cycle paths WC224 renewals	Transport	Medium	Implement	Active	Footpath renewals and Cycle path renewals off existing footpaths and Cycle paths (shared) is an approved and continuous programme under the National Land Transport Plan that receives a 51% subsidy from the NZ Transport Agency. The current three year period is 2024-27. TCC LTP Budgets have been revised since the original publication of the Transportation Asset Management Plan 2024-34 in November 2023.
Gate Pa Community Centre	Spaces & Places	Medium	Design	Active	New Gate Pa Community Centre - design and construction.
Girven Road Upgrade Existing Ped Xing	Transport	Medium	Design	Active	The proposed signalized mid-block zebra crossing will replace the existing at-grade zebra crossing arrangement which has limited safety features.
Gordon Spratt AJO Master Plan (Active Rec)	Spaces & Places	Medium	Close Out	Active	A new multi-sport pavilion and car park is to be built on the AJO, mainly to be used for cricket in the summer and soccer in the Winter. Architects were engaged for preliminary design and cost estimates, once this was refined it was handed over to projects for detailed design and construction delivery. An external PM company has been engaged to assist with the ROI and RFT process and will fulfil the engineer to contract role during construction. A main contractor is expected to be engaged late 2023, early 2024. Both a QS and architect will be required during the build phase for design observation and claim management. Anticipated completion date is late 2024
Gordon Spratt Reserve - Changing Rooms	Spaces & Places	Medium	Design	Active	GSR changing room design and consenting.
Gordon Spratt Reserve Shared Club Faclity	Spaces & Places	Medium	Design	Active	New shared club facility to be new building with six single access public toilets, three new storage units and a reception room with small kitchen and internal toilets. Once the new public toilets are operational the public toilets in the existing building will be removed to allow the addition of two more changing rooms.
Gordon Spratt Reserve Storage Sheds	Spaces & Places	Medium	Planning	Active	Provide permanent storage sheds to replace container storage and lost storage due to upgrade of changing rooms
Grey Street Improvements	Spaces & Places	Medium	Implement	Active	Grey Street is identified as a key pedestrian route on Te Manawa Huanui through the city centre. The tree pits, gardens and street furniture on Grey Street are in need of improvement to promote this as a nice, green space in the city centre.
Hairini Slip Lane Operational Change	Transport	Medium	Implement	Active	To undertake a trial (partial) re-opening of the Hairini Bus Lane

Hamilton, Wharf & Durham Footpath Upgrades	Civic & City Centre	Medium	Design	Active	Hamilton, Wharf & Durham Footpath Upgrades.
Harrisfield Drive Gravity Main Upgrade	Waters	Medium	Design	Active	New 300 mm gravity pipeline to increase capacity. To replace or supplement the capacity of the existing gravity main along Harrisfield Drive, from Poike Road to upstream of Ila Place pump station PS076.
Haukore Street Reserve - Reserve Enhancement and Playground Renewal	Spaces & Places	Medium	Design	Active	To design and deliver a fit-for-purpose neighbourhood reserve, including play space provision, provision that meets the play, recreational and amenity needs of the community (that can be delivered within this small site) and fosters a sense of belonging and ownership of the reserve.
HIstoric Village Building 18 Renovation	Spaces & Places	Medium	Planning	Active	Carry out renovation on building 18 at Historic Village
Historic Village Grounds Development	Spaces & Places	Medium	Design	Active	Design and build 3 x carpark areas around village grounds
Hopukiore Mt Drury Accessible Playground	Spaces & Places	Medium	Design	Active	To undertake a reserve enhancement project, including renewal of the play space and movement within and through the reserve, that adequately reflects the significance of the cultural, landscape, archaeological, ecological, tourism and play values of the site and surrounding area, and provides disability access.
Indoor Courts, 483 Cameron Road	Civic & City Centre	Medium	Close Out	Active	Refurbish 483 Cameron Road (The Warehouse) building to accommodate 4 indoor multi-use courts, changing and amenities, a reception and storage.
Johnson Reserve - Structures Renewals	Spaces & Places	Medium	Close Out	Active	To renew all the old boardwalks and bridges within Johnson Reserve.
Johnson Reserve Pipe Upgrade	Waters	Medium	Implement	Active	Upgrade of 620 m of gravity main to 300mm diameter.
Joyce Rd Twin Outlet Main Upgrade	Waters	Medium	Design	Active	Plan and replacement of trunk water mains of Oropi & Joyce network. Critical mains from WTP to Te Papa. Mains & pump stations in high risk area and at end of life.
Kaituna overflow	Waters	Medium	Planning	Active	land purchase, design and construction of a large landscaped overflow channel from the Wairakei Stream end in Te Tumu to the Kaituna River. Includes 2x bridge crossings of the wide channel.
Keenan Road Structure Plan and Plan Change	Balance of Programme	Medium	Planning	Active	TCC is progressing the development of a new community in the Keenan Road Urban Growth Area (KRUGA), which will require changes to the Tauranga City Plan using the Resource Management Act process. Currently, the land is zoned rural and needs to be rezoned for housing and related activities. Planning for the KRUGA needs to show how the KRUGA will connect to adjoining future envisioned growth areas provided for in UFTI / SmartGrowth, notably Merrick Road, and how those connections will be futureproofed. It is important to ensure that the structure planning for Keenan Road, which is the focus of this project, does not preclude or compromise the opportunity to urbanise the Merrick Road and Joyce Road areas in the future.
Keenan Road Urban Growth Area Transport Infrastructure SSBC (Western corridor Ring Route: SH29-SH36)	Transport	Medium	Initiate	Active	Development of the Keenan Road UGA is expected to yield approximately 2,500 additional dwellings with associated social infrastructure, as part of the wider western corridor which includes the Tauriko West Urban Growth Area and the Tauriko Business Estate (TBE). The Keenan Road UGA is intended to be supported by multi-modal transport options that include public transport, and pedestrian and cycling facilities that enable safe and efficient movement within neighbourhoods and with connection to nearby areas.
Kerb, Channel & Sump WC213 Renewal	Transport	Medium	Implement	Active	Kerb and channel renewals, including any sump and drainage replacement required to carry out the drainage renewals is an approved and continuous programme under the National Land Transport Programme that receives at 51% subsidy from NZTA . carry out kerb and channel works.
Kiriwehi Reserve (NR6 The Lakes)	Spaces & Places	Medium	Implement	Active	Development of a new neighbourhood reserve at Kiriwehi Reserve (NR6, The Lakes) to meet Council's Open Space Level of Service Policy standards, including a local play space and reserve amenity.
LCLR - SNP - Palm Springs Blvd/Papamoa Beach Rd	Transport	Medium	Implement	Active	Intersection / pedestrian crossings with RSPs and shared path improvements with upgrade lighting.
LCLR-Levers Road-Tilby to Hall Road	Transport	Medium	Close Out	Active	The purpose of the project is to improve the safety for pedestrians crossing by slowing traffic through Levers Rd and Hall Rd
Library Climate Controlled Room Tauriko	Spaces & Places	Medium	Design	Active	To install a climate controlled archive room in a leased premises at Tauriko
Liston Park Playground	Spaces & Places	Medium	Close Out	Active	To undertake a local play space playground renewal and reserve enhancement project that adequately reflects the cultural, landscape, amenity and play values of the site and surrounding area.
Local Wastewater Network Upgrades	Waters	Medium	Planning	Active	It is a programme of work to identify, prioritise, plan and deliver local network capacity constraints (<=150m dia system). This is to prevent wastewater overflows within the local network, caused due to growth in the upstream catchment, with the objective to enable intensification growth in Tauranga and reduce capacity constraints (by reducing the risk of future wastewater overflows). It will include multi projects, each one with its own timeframe for planning, design and implementation, happening throughout multiple years.
Maleme St Upgrade	Waters	Medium	Design	Active	Upgrade existing wastewater trunk assets to provide for the short- medium term growth from the Western Corridor (Tauriko, Lower Belk,). Upgrades are needed at Landing Drive pump station, commission the existing 2nd Landing Drive RM, upgrade trunk system upstream of Maleme St PS , and duplicate Cheyne Rd sewer, and minor upgrades possible at Maleme St PS.
Mansels Access & Renewal of WW Main	Waters	Medium	Design	Active	425 meters of 300mm diameter wastewater gravity main requires upgrade due to poor condition. The existing sewer is in a gully with difficult terrain located in the back of private properties. The proposed replacement wastewater pipeline to run through the adjacent Stormwater Reserve.
Marine Facilities Renewals	Spaces & Places	Medium	Implement	Active	Renewals to various Marine Facilities such as boat ramps, pontoons, wharves, jetties and Marine activity buildings
Marine Parade Boardwalk	Spaces & Places	Medium	Implement	Active	Construct pathway along the Marine Parade frontage from the Cenotaph to the Oceanbeach Road roundabout including ancillary facilities to accompany the new facility.
Mauao Development	Spaces & Places	Medium	Design	Active	Mauao research and development for Mauao Implementation Plan projects. Archaeological research, stone jetty repair, stone steps, archaeological research, waka launching site, digital storytelling.
Mauao Placemaking	Spaces & Places	Medium	Close Out	Active	The design and construction of placemaking features on Mauao, including signage, furniture and Celestial compass.
McLaren Falls Surface Renewals	Spaces & Places	Medium	Initiate	Active	Surface renewals in and around the park
Merivale Community Centre	Spaces & Places	Medium	Close Out	Active	Demolish and rebuild the Merivale Community Centre.
Miro Street Parking Enhancements	Transport	Medium	Initiate	Active	The purpose of the project is to provide additional on street car parking and whilst addressing issues associated with parking on berms.
Mission Cemetery Upgrades	Spaces & Places	Medium	Initiate	Active	The Mission Cemetery is an important historical site in the Culture and Heritage Precinct of the city centre. The key outcome for this project is an improved entrance to the urupa, which will include investigation of the carpark area for buried remains, restoration of the heritage gates and restricting access to the carpark.
Monmouth Redoubt Upgrades	Spaces & Places	Medium	Implement	Active	Works arising from Monmouth Redoubt Conservation Plan including Renovation of historic banks and ditches, construction of boardwalk and removal of trees in northern ditch
Mount Beachside Holiday Park ensuite cabins	Spaces & Places	Medium	Implement	Active	Installation of four ensuite cabins to Mount Beachside Holiday Park.
Mount Library Upgrade & Renewals	Spaces & Places	Medium	Planning	Active	Mount Library upgrade including extension and roof replacement
Mt Maunganui WS Main Upgrade	Waters	Medium	Design	Active	New upsized WS trunk main to replace abandoned section of 250mm AC main from Hull Road to Rata Street. Needed for fire fighting supply.
Network capacity upgrades - Mt Maunganui	Waters	Medium	Planning	Active	Planning for upgrades to stormwater network capacity. Planning of stormwater network infrastructure upgrades within Mt Maunganui. Funding of implementation is subject to further Council decisions to allocate budget.
New Skatepark Facility	Spaces & Places	Medium	Close Out	Active	To develop a comprehensive implementation plan for a new destination skate facility in Tauranga. The facility will be accessible to a range of people of different ages and abilities, and geographical accessible to people within their local neighbourhoods. A specific outcome is to engage with specific user groups (such as; skaters, scooters, trick BMX and other roller groups) on design and development of a skating facility and improvements to existing ones. Additionally, engagement with Mana Whenua and other stakeholder groups to ensure their contributions are heard and flow through all workstreams.

New Transport Model	Transport	Medium	Implement	Active	Update of Regional Transport Model (TTM) From 2018 to 2028
Ngatai Road and Bureta Road Intersection Improvements	Transport	Medium	Design	Active	Project purpose: •Improve safety at Ngatai-Bureta intersection as there have been multiple safety incidents in the past and as such, the intersection requires immediate safety intervention •Widen footpaths where possible to allow accommodate increased foot traffic •Deliver pavement renewal works along with safety improvements to enhance efficiency
Opal Dr Pump Station	Waters	Medium	Implement	Active	Construction of new pump station including storage to replace an existing pump station that is end of life.
Opupu Rotary Park Seawall	Spaces & Places	Medium	Close Out	Active	Remove and replace the delipidated seawalls within Tauranga Harbour.
Oropi Forest & Trail Restoration Works	Spaces & Places	Medium	Implement	Active	To reinstate the existing mountain-bike tracks following the forest harvest (forest harvest is City Waters project which is project managed by Spaces and Places) To enhance the mountain-bike park by adding extra MTB & walking tracks, with emphasis on grade 2 & 3 level trails to make the park accessible to beginner level riders To re-plant the land with a long rotation tree species. Redwoods are the recommended species To protect and enhance existing native bush pockets within the park To enhance walking opportunities, particularly with access to native bush areas Add signage at entrances for park maps, information and sponsors Add signage within the park to ensure wayfinding is very clear To create a second carpark, toilet & events area to Joyce Rd To make some improvements to the Oropi Rd carpark and entrance
Oropi Reservoir 1 Seismic Upgrade	Waters	Medium	Implement	Active	Seismic upgrade and renewal of the Oropi reservoir 1. Includes construction of roof ring beam, internal floor slab, roof-column support brackets, external pipework and chambers and other surface remedial works.
Oropi Trunk Main Upgrade	Waters	Medium	Design	Active	Replace and upgrade Oropi WTP outlet mains and relocation and upgrade of Oropi BPS.
Otumoetai / Matua Coastal Pathway	Spaces & Places	Medium	Close Out	Active	Design of comprehensive cycling and shared path stretching from the Chapel Street bridge through to the western end of Fergusson Park along the Otumoetai and Matua foreshores. The route needs to be of consistent standard prioritorized programmed for gradual implementation commencing in 2024FY.
Pacific Park toilet	Spaces & Places	Medium	Close Out	Active	Toilet on The Strand (opp. Wharf St) is to be moved to Pacific Park.
Papamoa Beach Shared Path	Spaces & Places	Medium	Close Out	Active	The design and construction of a shared path between Papamoa Domain and Parton Road.
Papamoa Destination Playground	Spaces & Places	Medium	Planning	Active	The purpose of this project is to establish a new playground, and supporting reserve enhancement and associated infrastructure provision, at Simpson Reserve in Papamoa to meet long-standing community demand for a larger scale playground in this area which provides for a wide range of ages and abilities, while retaining open spaces and facilities for a range of other reserve users.
Parks & Reserves Renewals - Structures	Spaces & Places	Medium	Implement	Active	Parks structures renewals based on condition grading & depreciation.
Parks Roading Renewals	Spaces & Places	Medium	Implement	Active	Parks Roading Renewals Based on asset condition inspections.
Parks Utilities Renewals 2022-31	Spaces & Places	Medium	Initiate	Active	Utilities renewals based on condition assessments.
Poteriwhi (Parau Farms)	Balance of Programme	Medium	Design	Active	Poteriwhi, also known as Parau Farms, is a site owned by TCC. It is situated in Bethlehem, between the Te Paeroa roundabout and Wairoa River, on the southern side of State Highway 2. The site is earmarked for mixed-use development, including housing, green spaces, sports fields, and a focus on preserving culturally, historically, and ecologically significant areas. This project is to complete the due diligence work for the site to determine it's future use.
Pyes Pa West - Dam 5 / Wetland 5 Design and Construction	Waters	Medium	Implement	Active	Construction of Dam/SW assets and Wetland to accommodate future development of the Pyes Pa West catchment. Site located at No 642 Kennedy Road (over the Nanako Stream).
Pyes Pa West Floodway F2 and Pond 12B	Waters	Medium	Planning	Active	Planning and construction of a floodway and stormwater extended detention device at 10 Springwater Lane to service planned growth in Pyes Pa West Urban Area (to service a small subdivision on Hastings Road)
Red Square Activation	Spaces & Places	Medium	Close Out	Active	This project will deliver small enhancements to replace tired assets and make the Red Square space more appealing. The area will be suitable for activities and events, temporary displays and integrate with the iSite.
Reservoir Renewals & Seismic Upgrades	Waters	Medium	Implement	Active	Manage the professional services and physical works for the Water Reservoir Asset Renewal Implementation Plan – The design of renewals upgrades and seismic strengthening at fifteen plus reservoirs sites from 2018 to 2030. Most of the expenditure is for upgrading the resilience of reservoirs through structural strengthening and providing flexibility and controls to the reservoir pipework and isolation valves. Other expenditure is for securing the reservoirs the reservoir roof integrity. A third upgrade strategy is to improve the functionality and safety of personnel access equipment on the reservoirs.
Resolution SW Flood Mitigation	Waters	Medium	Planning	Active	The project involves flood mitigation works to remove/reduce DxV flooding to affected properties downstream of Resolution Rd. The works will either include a large dam (meeting NZSOLD guidelines) located in the proximity of 15 Herald Way or a large dia pipe (approx. 2m) from 15 Herald Way to the harbour.
Retaining Wall Component Renewals WC215	Transport	Medium	Implement	Active	Retaining wall maintenance /Geotechnical investigations on various retaining wall asset ID's in RAMM data base city wide Retaining wall renewals of existing walls is an approved and continuous programme under the National Land Transport Plan that receives a 51% subsidy from the NZ Transport Agency. The current three year period is 2024-27. TCC LTP Budgets have been revised since the original publication of the Transportation Asset Management Plan 2024-34 in November 2023.
Right of Access Te Tumu Corridor	Transport	Medium	Implement	Active	Acquisition of legal interests (land covenant and easement) within the Tumu Kaituna 14 (TK14) land for infrastructure corridors and active reserve to support Te Tumu Growth Area.
Road Rehabilitation	Transport	Medium	Implement	Active	Reconstruction and rehabilitation renewal of existing road pavement is an approved and continuous programme under the National Land Transport Plan that receives a 51% subsidy from the NZ Transport Agency. The current three year period is 2024-27. TCC LTP Budgets have been revised since the original publication of the Transportation Asset Management Plan 2024-34 in November 2023.
Road resurfacing WC212 & Pre Seal Repairs WC111	Transport	Medium	Implement	Active	Pre seals repairs and road surfacing renewals of existing roads is an approved and continuous programme under the National Land Transport Plan that receives a 51% subsidy from the NZ Transport Agency. The current three year period is 2024-27. TCC LTP Budgets have been revised since the original publication of the Transportation Asset Management Plan 2024-34 in November 2023.
S & P Community Building Renewals	Spaces & Places	Medium	Planning	Active	Community Building Renewals
Salisbury wharf renewals	Civic & City Centre	Medium	Implement	Active	Renewals to Salisbury wharf following condition assessment
SH2 Ped/cycle crossing near Wairoa Bridge Rd	Transport	Medium	Close Out	Active	Built in conjunction with SH2 Ped/cycle crossing Wairoa Bridge The scope includes: • On road temporary two way cycleway and signalised crossing across SH2 connecting to Carmichael Road • 50km Speed Limit reduction • Comms and Engagement • Funding agreement with Waka Kotahi
Site A Civic Establishment	Civic & City Centre	Medium	Implement	Active	Civic Heart Demolition and Site A Civic Establishment. Civic precinct (administration, library and Hamilton street carpark) demolition and site prep.
Speed Management Plan Implementation as per Oct 2024 Rule	Transport	Medium	Design	Active	Implementing variable speed around schools during peak times
Sports Field Upgrade Programme	Spaces & Places	Medium	Planning	Active	Sportsfield upgrades including Lighting, drainage and surface renewals.
Spring St Swings	Spaces & Places	Medium	Design	Active	The installation of swings on Spring Street in the city centre marks a significant step forward in our commitment to the Playful City Strategy. This initiative not only aims to enhance the vibrancy of our urban environment but also aligns with the recent changes in transport movement to a one-way system.
Stormwater network capacity upgrades - Otumoetai and surrounds	Waters	Medium	Planning	Active	Otumoetai Intensification Upgrades to stormwater network capacity, delivery

Stormwater network capacity upgrades - Papamoa and Wairakei	Waters	Medium	Planning	Active	SW Minor Capital Works & Renewals Upgrades to stormwater network capacity. Develop a Programme of Works (PoW) for stormwater network capacity upgrades and renewals in the Papamoa and Wairakei catchment.
Stormwater network capacity upgrades - Tauranga exisiting areas	Waters	Medium	Planning	Active	Upgrades to Stormwater network capacity. For areas outside of programmes 123674, 123675, 123675, 123677.
Stormwater Reticuation Renewals	Waters	Medium	Implement	Active	Renewal of stormwater mains, service lines and other network assets due to the upgrade of roads, deterioration or similar reasons. This is an ongoing programme of works over multiple years.
Strand Seawall - North	Civic & City Centre	Medium	Close Out	Active	Existing Sea wall is deteriorating and is due for renewal. The main aim is to upgrade the existing seawall to a living seawall which will thereby provide the necessary coastal protection and a new waterfront identity.
Strand South Seawall renewal	Spaces & Places	Medium	Implement	Active	Renewal of the Strand South seawall this budget will be combined with a Stormwater renewals budget as the seawall sits within a parcel of land owned by Waste Water
Strand Waterfront - North Reserve	Civic & City Centre	Medium	Close Out	Active	Redevelopment of Strand Reserve in 3 stages - North, Central & South. This will include event area, Whare Waka, Public Toilets, Passive area. Playground & Waterpark are listed as a separate project.
Streetlight renewals	Transport	Medium	Implement	Active	The streetlight assets have reached maturity and have significant corrosion issues, creating risk. There are also areas of risk acknowledged, whereby we are not meeting the required lighting and safety standards, for non-controlled pedestrian zebra crossings. This opportunity is to renew the existing streetlight assets, and review our level of service provisions, to achieve a compliant & safe outcome.
Sulphur Point 6 lane pontoon and pile renewal	Spaces & Places	Medium	Planning	Active	Renewal of the Sulphur Point 6 lane boatramp pontoons and piles. Works also include renewal of the top section of the concrete boatramps and abutments and remedial works to the rock revetment adjacent to the ramp. Works are being completed under a current consent. Project is being split between 2 financial years. Planning and engineering costs 2025/2026 $213k with physical works to commence in FY 2026/2027 $1521k
Surrey Grove Reserve - Reserve Enhancement and Playground Renewal	Spaces & Places	Medium	Design	Active	To design and deliver a fit-for-purpose neighbourhood reserve, including play space provision, provision that meets the play, recreational and amenity needs of the community (that can be delivered within this small site), reduces safety concerns thereby increasing usage, and fosters a sense of belonging and ownership of the reserve.
SW Inflow Reduction Project	Waters	Medium	Implement	Active	Ongoing programme to monitor & reduce stormwater infiltration to the wastewater system.
SW Upgrade Culvert under SH2	Waters	Medium	Design	Active	Stormwater is currently predicted to pond on properties as a result of the State Highway 2 (SH2) embankment blocking the natural flow path, combines with an undersized culvert. With development of 282 SH2 and increased impervious land, flooding is predicted to increase if not appropriate addressed. This project objective is to look at options of installing a larger SW culvert to convey SW flows under the SH2, connecting into an existing open waterway on 283 SH2
Tautau Rising Main Duplication	Waters	Medium	Close Out	Active	This project aims to enhance Tauranga's city water supply resilience. Currently, there is one single raw water pipeline (CLMS, Concrete Lined Mild Steel Pipe) from the Tautau Stream Intake Pump Station to the Oropi Gorge Road Water Reservoir. The CLMS pipe may be damaged during severe seismic events and repairing it within a short timeframe is impossible due to the complicated circumstances along pipe alignment. This project is to construct a duplicate pipeline (HDPE, High-Density Polyethylene) to provide resilience and a backup plan in this critical part of the water supply network.
TC84/21 Tauranga Watermain Upgrades 2021 to 2026	Waters	Medium	Implement	Active	Five-year contract for renewal of drinking water mains. The contract is developed yearly and the contractor is evaluated on compliance of KPI's.
Te Maunga Landfill Closure	Balance of Programme	Medium	Design	Active	To design and implement the Best Practicable Option (BPO) for ongoing discharges, as identified in resource consent application documents submitted to BOPRC on 31 October 2024. The proposed BPO is below, though this has not yet been approved under the resource consent and may change.
Te Maunga WWTP 2nd Hopper Feed (was PFT3)	Waters	Medium	Design	Active	This new project for the 2024 LTP - to increase solids stream capacity - concept was to install a 3rd picket fence thickener (PFT - sludge treatment unit) at Te Maunga WWTP. Feasibility June 2024 shows 3rd PFT not needed until later in the LTP, instead need 2nd hopper feed system to improve resilience. This project scope changed to 2nd hopper feed, and 3rd PFT will take the place of 4th PFT in LTP. $th PFT takes place of the 5th PFT. 5th PFT no longer needed in the 30 year strategy.
Te Maunga WWTP Aeration stage 1 & Electrical Power Upgrades	Waters	Medium	Design	Active	Essential aeration and linked power upgrades needed to support asset upgrades at the Te Maunga WWTP (mainly the bioreactors) - stage 1. Later stages are not yet live projects.
Te Maunga WWTP Clarifier 3	Waters	Medium	Close Out	Active	Construction of a new Clarifier. This is needed to provide the redundancy to enable one clarifier to be taken out of operation for maintenance (annual occurrence).
Te Maunga WWTP Growth Related Upgrades - BIOREACTOR 2	Waters	Medium	Implement	Active	Construction of a new bioreactor at TM Wastewater Treatment Plant. The construction is being implemented as two separate contracts: TC62/20 Ground improvements (by Brian Perry Civil) - construction of CFA pile lattice structure TC88/19 Above Ground Works (by HEB) - construction of structure, M&E and civil works
Te Maunga WWTP Headworks - Inlet works	Waters	Medium	Design	Active	New inlet works to replace the existing inlet works which is nearing capacity. The works includes Inlet screens (headworks); grit removal and disposal (headworks); low lift distribution pumps and pipework; relocation of biofilter. The existing inlet works has recently undergone some upgrades (inlet screens; grit removal) which have improved the capacity to manage the increased loading from the Southern Pipeline. Two separate studies are currently underway to assess whether investment into the new inlet works can be deferred.
Te Maunga WWTP Upgrade Marine Outfall-CLAMP AUGMENTATION	Waters	Medium	Close Out	Active	Increasing the capacity of the marine outfall - costs are for replacement of existing marine outfall by 2040 but opportunity to augment the existing to increase flows in the interim (prior to 2030). This project reporting is for band clamp augmentation only. Planning for full marine outfall replacement starts FY28 and will be reported separately.
Te Okuroa Drive Extension to Te Tumu (PEI Stage 4)	Transport	Medium	Implement	Active	This project will extend Te Okuroa Drive from tie in at The Sands Avenue intersection (constructed under Papamoa East Interchange Phase 2) to Te Tumu boundary road. This project will support the next stage of design development (from concept to detailed) and then through to construction to a suitable standard (metalled not sealed) to facilitate construction traffic to the Mitre 10 on or before 30 September 2024 (separable portion 1). Full construction of ToD to be completed by 30th June 2025 (separable portion 2).
Te Papa Stormwater network capacity upgrades	Waters	Medium	Planning	Active	Upgrades to stormwater network capacity
Te Tumu Plan Structure Plan and Plan Change	Balance of Programme	Medium	Design	Active	Tauranga City Council is progressing structure planning for Te Tumu, a 740-hectare, regionally significant growth area in the city's eastern corridor. A proposed plan change to the Operative Tauranga City Plan under the Resource Management Act 1991 would enable a mix of urban land uses to support a future community of 15,000–20,000 people, or at least 6,500 homes. Te Tumu is identified as a priority development area in the SmartGrowth strategy.
Te Tumu Rising main	Waters	Medium	Planning	Active	Design and construction of 2 x new wastewater RMs (450mm down Te Okuroa Dr and 280mm dia on The Boulevard) to service Te Tumu UGA. The planning stage is for new 'western sections' of these rising mains under existing roads to the new Wairakei pump station. ~1.8KM of the eastern section of the 450 mm main in Te Okoroa Dr has already been constructed by Transport when constructing the PEI (to the Te Tumu boundary). Bluehaven developers are installing eastern sections of the 280mm main along The Boulevard as they build the new sections of road to east (from Stenson Dr to the Te Tumu boundary).
The Historic Village Renewals	Spaces & Places	Medium	Design	Active	The renewal of multiple buildings at the Historic Village. This is a Programme budget.
TM Bioreactor 1 Renewal	Waters	Medium	Planning	Active	Renewal of diffusers in Bioreactor 1
Totara Street Safety Upgrade	Transport	Medium	Close Out	Active	3km of separated cycleway and shared paths, with signalised intersections and crossings. Construction parallel delivery of Hewlett's/Totara St slip-lane & intersection (separable portion, funded by WK).
Traffic Services WC222 Renewals	Transport	Medium	Implement	Active	Road signs, barriers and markings renewals Traffic services renewal of existing road signs, barriers and markings is an approved and continuous programme under the National Land Transport Plan that receives a 51% subsidy from the NZ Transport Agency. The current three year period is 2024-27.
Traffic signals renewals	Transport	Medium	Implement	Active	Renewal of traffic signals and ITS assets
TSP028 - Taurikura Drive Upgrade	Transport	Medium	Implement	Active	Upgrades to Taurikura Drive and support future development in the wider Tauriko area including residential developments and Public Transport Hub, to satisfy conditions of judicial review agreement, improve access to Tauranga Crossing Ltd and surrounding businesses.
TSP029 - Belk Road Futureproofing	Transport	Medium	Planning	Active	Widening and future proofing of Belk Road through Tauriko Business Estate stage 4 towards the TCC/WBOP boundary.
Upgrade to Sports Fields Network	Spaces & Places	Medium	Planning	Active	To undertake upgrades to the existing sports field network to increase capacity for hours of use by improving turf quality through additions of field drainage and irrigation and growing in more resilient warm season grasses. Also utilising this increased capacity by providing additional floodlights for evening training hour capacity.

Waiari Intake & Water Treatment Plant	Waters	Medium	Close Out	Active	Development of Tauranga's third water supply intake and treatment plant near Te Puke encompasses the raw water intake infrastructure and treatment facility to cater to the needs of the current Coastal Zone. Current phase is the close out of minor residual task related to operational optimisation.
Waimapu Pa Road - Speed Calming	Transport	Medium	Close Out	Active	Introduce speed calming on Waimapu Pa Road
Wairakei / Taylor Reserve	Spaces & Places	Medium	Design	Active	This project seeks to represent the cultural values for the historic Wairakei stream and in particular the Wairakei estuary. The Wairakei stream mouth was significant cultural landmark in the 1840's as it became the boundary / peace line between Tauranga Moana iwi and Te Arawa iwi following the musket wars of 1835 - 1845. The stream mouth was also used as a boundary line for the raupatu in the 1860's. An upgrade of the reserve and the driveway to the adjacent carpark is also proposed as part of the preparation and implementation of this landscape plan
Wairakei Culvert Upgrades	Waters	Medium	Implement	Active	The Wairakei Culvert Upgrade Project involves the upgrade of multiple culverts in Papamoa (within the Wairakei Stream).
Wairakei Landscape Plan Stage 1	Waters	Medium	Implement	Active	Landscape Plan for Wairakei SW Corridor required under SW Comprehensive Consent RC63636. Stage 1 from Pacific View Road through to Te Tumu boundary.
Wairakei Rising Main PHASE 1	Waters	Medium	Design	Active	Upgrades to existing Papamoa east shared rising main to increase capacity. Includes upgrade to Simpson Rd PS. Includes Simpsons budget.
Waitaha Reserve Development	Spaces & Places	Medium	Close Out	Active	This project aims to undertake detailed design, including community engagement and construction of upgrades to Waitaha Reserve Welcome Bay.
Wastewater Pumpstations Renewals	Waters	Medium	Implement	Active	The Wastewater Pumpstation Renewals programme is an ongoing programme falling into the 3-Waters Joint Maintenance Contract with Downer. It commenced in mid-2021 and aims to renew assets in Wastewater Pump Stations as planned via Accela and RIVA Asset Management Systems to ensure efficient and reliable operation.
Water Fluoridation Implementation	Waters	Medium	Close Out	Active	The implementation of fluoride dosing at the three TCC water treatment plants. The project is the result of a directive issued by the Ministry of Health to fluoridate the Tauranga water supply by 30 Nov 2024 (revised date). Funding agreement with Ministry of Health signed.
Water Supply M&E Asset Renewals	Waters	Medium	Implement	Active	Annual program of rolling water supply mechanical electrical assets in accordance with renewal strategies and asset condition / performance. Each year the program is undertaken as a number of discreet projects that each have their own risk and complexity profile to be managed appropriately.
Waterfront Central Plaza (excluding Wharf)	Civic & City Centre	Medium	Design	Active	Waterfront reserve between Masonic Park and Wharf Street.
Waterfront Connection Stage 2	Civic & City Centre	Medium	Initiate	Active	The Strand Extension (160 The Strand) is a key waterfront connection between the new boardwalk and the Tunks Reserve steps. This project will look to improve the amenity and perception of safety in this space, promote pedestrian and cyclist access and consider options for passive recreation.
Waterfront Playground/North Reserve	Civic & City Centre	Medium	Close Out	Active	Developing the Waterfront Reserve (currently The Strand carpark) into a green space, including the installation of a playground, splashpad and associated landscaping elements (e.g. paving, seating, planting, etc.).
Wharewaka	Civic & City Centre	Medium	Design	Active	New wharewaka shelter on the southern waterfront. Purpose built to house 2 waka and be designed to fit into the wider landscape and waterfront design.
WW Network Upgrade & Renewals - CBD	Waters	Medium	Design	Active	The CBD Wastewater Reticulation Renewals project is a core component of Tauranga City Council's long-term wastewater renewals programme. The project addresses ageing and deteriorating wastewater infrastructure within the central business district, where critical assets have reached or are nearing end-of-life. Renewal works are required to maintain service reliability, reduce the risk of network failures, and support ongoing growth and development in the city centre. The scope includes dig-and-relay replacement of priority wastewater mains, manholes, and associated connections, alongside targeted trenchless lining works where renewal in situ provides best value. Works will be staged to minimise disruption to businesses, residents, and road users in the CBD. A strong focus is being placed on traffic management, stakeholder communication, and coordination with other utility providers and council capital works to reduce overlap and impact.
WW Reticulation Renewals	Waters	Medium	Implement	Active	Renewal programme consisting of working in close tandem with our Design partner WSP to identify, investigate, design and renew our aging wastewater reticulation network across Tauranga using lining and dig and relay methodology.
AIP Climate	Spaces & Places	Small	Planning	Active	AIP Plan for climate resilience projects
Ashley Place Footpath	Transport	Small	Pre-Initiate	Active	Footpath upgrade
Automated Public Toilet Mngmnt Systems	Spaces & Places	Small	Planning	Active	Toilet Management system - BMS
Bay Venues Managed Properties Renewals	Spaces & Places	Small	Planning	Active	TCC Bay Venues Renewals - Elizabeth St CC
Beachside Holiday Park renewals	Spaces & Places	Small	Implement	Active	Planned renewals as identified in the condition assessments programme.
Bulk Meter Renewals	Waters	Small	Pre-Initiate	Active	Replacement of Bulk water meters
CCTV renewals 25/26 N.000045.06.02 - CCTV	Transport	Small	Implement	Active	Replace existing cameras and infrastructure that has reached its useful life
Cemetery - Works	Spaces & Places	Small	Implement	Active	Cemetery renewals, Landscaping, Cemetery Activity Development,
Cemetery Building Renewals	Spaces & Places	Small	Pre-Initiate	Active	Cemetery Renewals
City Centre Green Spaces	Spaces & Places	Small	Initiate	Active	Bulk fund for upgrading Parks, Reserves and Green Spaces in the city centre.
Citywide SW Quality Programme	Waters	Small	Planning	Active	Urbanisation significantly affects stormwater by increasing flow volumes and reducing water quality through higher levels of sediment and contaminants. If unmanaged, this can contaminate receiving environments, accelerate stream bank erosion, and cause sediment build-up in estuaries and harbours. This project aims to address these challenges by developing effective stormwater management solutions that protect waterways and coastal ecosystems.
Commercial Property Renewals	Spaces & Places	Small	Initiate	Active	171 Chadwick Road (Unit 1 - 4) Turkish Unit 1, Subway Unit 2, Punjab Market Unit 3 and 4 - Renewal 2024 4-50 Dive Crescent - Fixation Coffee - Has been demoed in October 2023 - No Renewals. 28 Newton Street - Renewals 2024 376 No.1 Road Te Puke Hay Barn & Workshop - Renewals 2024 29 Wikitoria Street - Renewals 2024
Emerald Shores Reserve	Spaces & Places	Small	Close Out	Active	Design and construct a new play space within the reserve.
Establishment of Freshwater Management Tool	Waters	Small	Implement	Active	Development of an integrated model for water decision-making in a range of matters, including consenting, land use planning and infrastructure planning.
Farm Street Upgrade Stage 2	Transport	Small	Design	Active	Farm Street Upgrade Stage 2 include the following items: -Footpath widening and new Street lighting along Farm Street -Farm Street Alleyway Upgrade -Bayfair walkway connection -Landscaping along Farm St
Greerton Library Renewals	Spaces & Places	Small	Planning	Active	Various Renewal Projects TBC
Intersection of Maranui, Omanu and Seaspray	Transport	Small	Design	Active	One new level pedestrian crossing along Maranui street nearby Maranui - Omanu way intersection. Making Omanu way one way with entrance from Maranui street.
Live Travel Information System N.000076.04.01 -	Transport	Small	Implement	Active	Supply and install equipment associated with journey information.
Maxwells Road Rail Crossing	Transport	Small	Pre-Initiate	Active	Upgrade of existing rail crossing. To be defined further once PM allocated.
Mount Cricket Club Temporary Changing Rooms	Spaces & Places	Small	Implement	Active	To provide two temporary changing rooms and storage facilities on Blake Park for the Mount Maunganui Cricket Club

Mt Library Renewals	Spaces & Places	Small	Not Specified	Active	Roof Replacement and Mount Library upgrade
Mt Library Upgrade	Spaces & Places	Small	Not Specified	Active	Mount Library Upgrade
Mt Maunganui Intermediate	Transport	Small	Pre-Initiate	Active	Scope to be confirmed once PM allocated.
Mt Maunganui Parking Management Plan	Transport	Small	Planning	Active	Investigation, community engagement & implementation of the Mount Maunganui parking management plan.
Nature and Biodiversity AIP	Spaces & Places	Small	Implement	Active	Action and Investment plan for increasing the biodiversity across all TCC maintained land
New CCTV installations N.000045.06.01	Transport	Small	Implement	Active	Add new CCTV cameras to existing network as determined by TTOC team in consultation with Police and the community
Ngatai Road Early Childhood Centre	Transport	Small	Pre-Initiate	Active	Scope to be determined once PM assigned.
Ntwrk Capacity Upg Otumoetai area Plan Programme	Waters	Small	Planning	Active	Upgrades to stormwater network capacity in the Otumoetai area, planning budgets only
Ohauiti Road Safety & Accessibility Improvements	Transport	Small	Pre-Initiate	Active	Scope yet to be confirmed. To be progressed once PM is allocated.
Outdoor Exercise Equipment	Spaces & Places	Small	Planning	Active	Provide outdoor exercise equipment to respond to requests and ensure we are meeting the active recreation needs of youth and adults
Papamoa Library Renewals	Spaces & Places	Small	Planning	Active	Various smaller renewal projects
Parks & Reserves Renewals	Spaces & Places	Small	Implement	Active	Parks Surface Renewals
Parks Commercial Building Renewals	Spaces & Places	Small	Planning	Active	Parks Commercial Building Renewals
Pilot Bay seawall renewal	Spaces & Places	Small	Planning	Active	Design and renewal of the Pilot Bay seawall
Public Toilet Renewals	Spaces & Places	Small	Implement	Active	Public Toilet Renewals
Real time data sensors & ITS technology N.000076.07.01 -	Transport	Small	Planning	Active	real time data sensors and ITS technology research and deployment N.000076.07.01
Residential & Commercial Bdg Renewals	Spaces & Places	Small	Initiate	Active	202 Rowesdale Drive 206 Rowesdale Drive
Residential meter Renewals	Waters	Small	Pre-Initiate	Active	Ongoing domestic water meter renewals (incl procurement of meters, double check devices, strainers, and physical install costs)
Residential Renewals (excl Elder Hsng)	Spaces & Places	Small	Implement	Active	148 Gravatt Rd ; 36b Meadowland St ; 36c Meadowland St ; 36d Meadowland St ; 581d Bell Rd
S&P Residential Building Renewals	Spaces & Places	Small	Initiate	Active	140 McLarens - Beau ; 140 McLarens - Calum ; 439 Pyes Pa ; 618 State Highway ; 580 State Highway
Sixth avenue boatramp renewal	Spaces & Places	Small	Planning	Active	Renewal of the Sixth ave boatramp
Street Furniture Renewals	Transport	Small	Implement	Active	Street Furniture renewals not subsidised by NZTA. In 2024-25 $100K reallocated to N.000045.02 Traffic service renewals for road signs and marking renewals.
Streetlighting Infill	Transport	Small	Implement	Active	This project aims to enhance urban safety and aesthetics by implementing a streetlighting infill initiative. It focuses on strategically placing additional lighting fixtures in poorly illuminated areas, thereby improving visibility, reducing crime rates, and fostering a more inviting environment for pedestrians and motorists alike - PROJECT ON HOLD
Sulphur Point Beach Seawall	Spaces & Places	Small	Design	Active	Renewal and repairs to the Sulphur Point Beach seawall
Tauranga Sign	Spaces & Places	Small	Design	Active	Creating a landmark in the city centre with a Tauranga sign, to celebrate and promote our city.
Te Papa o Nga Manu Porotakataka	Spaces & Places	Small	Design	Active	To create a better Urban design outcome between the neighbouring businesses on the eastern side of the park, the existing public toilet building and surrounding open space.
The Historic Village - The Kiln Shed	Spaces & Places	Small	Design	Active	New Kiln Shed for the Arts Hub in the Historic Village
Transport Buildings Renewals	Spaces & Places	Small	Initiate	Active	1) TV 3 Carpark 2) Elizabeth St Car Park 3) Spring St Carpark 4) Haumaru Sports Centre
Transportation Structures Renewals	Transport	Small	Implement	Active	Transport structures renewals - budget is held in N000045.7.01 Coastal structtures
TTOC Renewals ICT Eement N.000076.02.01	Transport	Small	Implement	Active	Renewals of Transport Operations Centre digital and physical systems, VMS, Monitors, Servers
Waste Water Building Renewals	Spaces & Places	Small	Planning	Active	Renewals to Waste Water pump station and treatment plant buildings.
Water Supply Building renewals	Spaces & Places	Small	Implement	Active	Renewals of Buildings on Water Treatment and Water Stations providing cover from weather for the plant, pumps, generators and electrical equipment.
Water Supply Equipment & Systems	Waters	Small	Planning	Active	Procure, install and commission field instruments, radio telemetry and associated equipment for the management and control of the water supply system.
WS Joyce Rd Mini Hydro	Waters	Small	Implement	Active	Install a mini hydro generator on the Joyce Road WTP raw water mains to generate power for the WTP and excess exported to the grid.
WW Electrical Upgrades	Waters	Small	Implement	Active	Programme to upgrade the electrical & telemetry system of wastewater pumping stations covering obsolescence & renewals of short life assets.

9.9 Major Projects Update - Transport

File Number: A18764565

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PURPOSE OF THE REPORT

1. To provide an update to Committee on the transport major projects in implementation and delivery including Pāpāmoa East Interchange, SH29 Tauriko Enabling Works and Fifteenth Avenue to Welcome Bay.

RECOMMENDATIONS

That the City Delivery Committee:

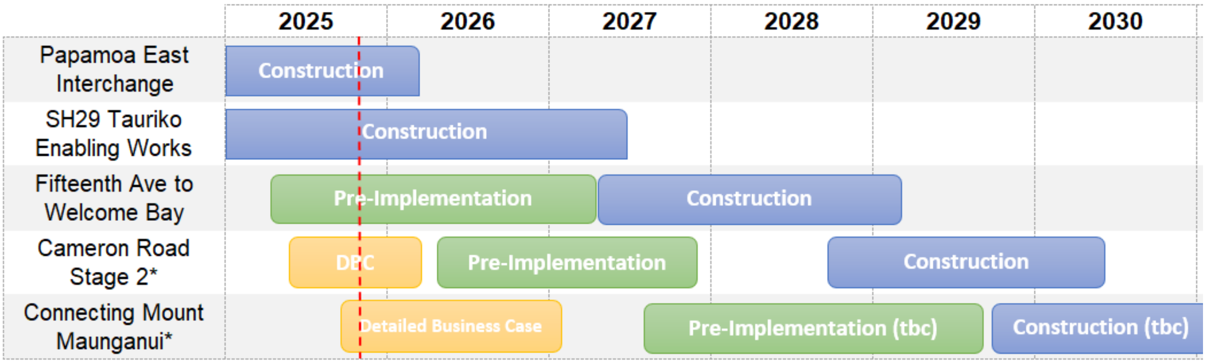
(a) Receives the report "Major Projects Update - Transport".

EXECUTIVE SUMMARY

2. This is an update report on the status and progress on the three major transport projects which are in delivery phase, the Pāpāmoa East Interchange, SH29 Tauriko Enabling Works and Fifteenth Avenue to Welcome Bay projects. The Cameron Road Stage 2 and Connecting Mount Maunganui projects are being reported to City Futures Committee.

3. This report is being provided as the projects are high value, complex, and have a high risk profile with potentially significant consequences.

4. Overview timeframes for delivery of the five major transport projects are outlined below:



* Reported separately to City Futures Committee

5. Overall, the construction of the Pāpāmoa East Interchange and SH29 Tauriko Enabling Works projects are progressing well, and are being delivered on time, within budget, safely and without significant stakeholder issues or traffic disruption.

6. Upcoming key milestones include planned opening of the Kaweroa Drive connection from the Tauriko Business Estate to SH29 in mid-November 2025, and the Pāpāmoa East Interchange is on-track for completion by March 2026.

7. The Fifteenth Avenue to Welcome Bay project is now progressing to next stages of design development following procurement of designers and construction contractors in accordance with the endorsed Early Contractor Involvement (ECI) delivery model.

8. Key risks are reflected in project updates with ‘amber’ status. The key current risk for SH29 Tauriko Enabling Works is managing traffic and disruption during construction, and for

Fifteenth Avenue to Welcome Bay the key risk is scope and cost confirmation particularly regarding the Hairini Bridge as the first phase of the design is developed.

PĀPĀMOA EAST INTERCHANGE

9. The Pāpāmoa East Interchange is a key roading connection to improve network connectivity for existing residents and also enable ongoing growth and continued residential & commercial development.

10. Construction is progressing well with works currently ahead of programme and costs forecast to be within budget.

11. An overview of the project status is as below:

	Status	Comments
Cost		LTP Budget $79.3m. Current estimates are within budget.
Time		Baseline completion mid-2026. Currently ahead of programme, on track for completion in approximately February - March 2026.
Safety		Appropriate safety management with regular audits. Over 130,000 worker hours on site to date without any serious harm incidents.
Scope		Project scope confirmed with no substantive changes. It is noted that subject to NZTA decisions on TEL tolling amendments, some additional futureproofing for tolling infrastructure may be required (at NZTA cost).
Stakeholders		No current major disruption or complaints. Targeting removal of TEL traffic management prior to Christmas. Some stakeholder concerns raised in relation to installation of audio tactile profiled (ATP) markings, currently assessing options.
Risk		Active management of live risks with contingencies in place. Securing asphalt supply prior to Christmas to enable surfacing of the remaining ramps is an issue. Supply is secured in early 2026 to enable completion, however the team are continuing to look at options and opportunities. With construction now well progressed the residual risk profile continues to reduce, which has enabled a recent contingency review and release. Whilst works are progressing well, this remains a complex project.

12. Works are well advanced on all interchange ramp connections, with the current focus on progressing the overbridge. At the bridge site, abutments are now in place, the overbridge beams have been installed, and the bridge deck has been poured.

13. Following early opening in August, the TEL eastbound exit ramp connection to Te Okuroa Drive continues to operate.

14. To enable the key construction activities particularly at the overbridge some overnight closures of the Tauranga Eastern Link are required. In the period to Christmas overnight closures are planned for the 19th and 20th November, in addition to some required closures in early 2026 for final works.

15. Through the design development, procurement and delivery phases staff have optimised scope, procured smartly, worked collaboratively with the Contractor to mitigate and avoid realisation of risks and actively monitored residual risk, which has resulted in release / savings of budgeted contingency against the project budget. Further contingency and residual risk reviews are planned in December 2025 and at construction completion in early 2026.

16. Opportunities for potential early opening of the TEL eastbound entry ramp (connecting from Te Okuroa Drive to the TEL towards Whakatane and Rotorua) are continuing to be explored, however a current key constraint is securing asphalt supply for surfacing of this connection.

17. The overall interchange is on track for completion as scheduled by mid-2026, however the team are currently working on further refining the forward programme to seek advancement opportunities, with a current target of opening in February or March 2026.

SH29 TAURIKO ENABLING WORKS

18. The Tauriko West Enabling Works project supports both residential and industrial growth - it will directly enable initial development of up to 2,400 new homes in the Tauriko West development area and enable ongoing development of over 100 hectares of industrial land in the Tauriko Business Estate, which is anticipated to provide up to 6,000 additional jobs within the city.

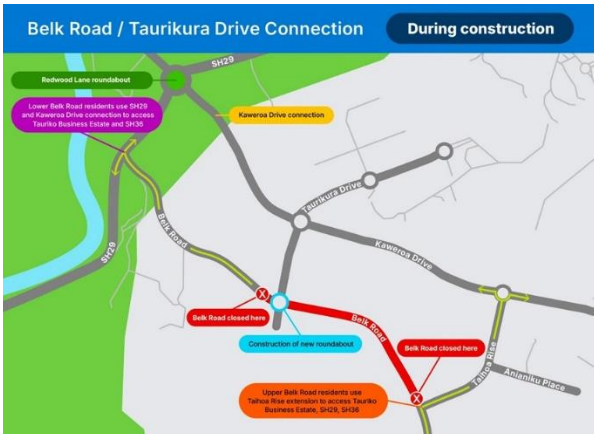
19. An overview of the project status is as below:

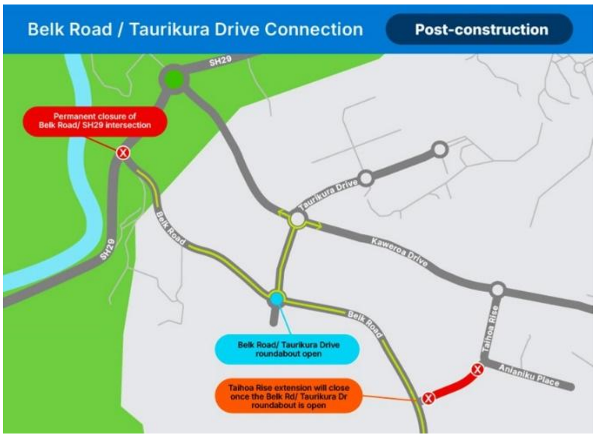
	Status	Comments
Cost		LTP Budget $240.8m. Current estimates are within budget, however significant risks remain.
Time		Construction progressing on programme: - Redwood / Kaweroa / SH29 Roundabout - opening of the new Kaweroa Drive connection programmed for mid-November. - Tauriko Village / Cambridge Rd / SH29 - scheduled to be

		complete in 2027.
Safety		Continuous safe delivery – approx. 300,000 worker hours to date without any serious harm incidents.
Scope		Scope confirmed with no substantive changes.
Stakeholders		Actively working with project neighbours and travelling public, however, anticipate ongoing traffic disruption during construction. Major works planned in January 2026 during the school holiday period on Cambridge Road and the SH29 / Cambridge Road intersection requiring temporary lane closures and intersection movement restrictions. Plans currently being confirmed. Tauriko West open day planned Saturday 8 November 2025.
Risk		Active management of live risks and contingencies in place, however this remains a high-risk project with significant residual risks. Managing traffic throughout construction to minimise disruption remains a key challenge and risk.

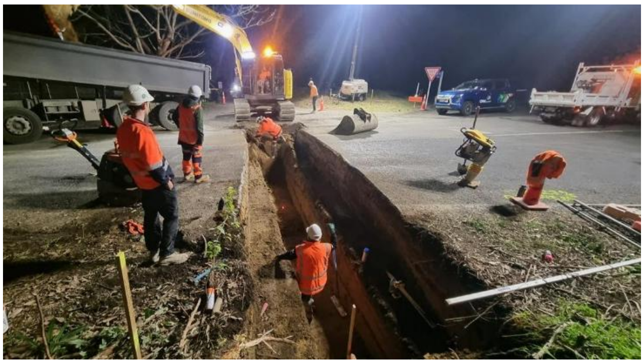
20. At the Redwood Lane / Kaweroa Drive / SH29 section of the site the finishing touches are now being applied. Kaweroa Drive, the fourth and final leg of the SH29/Redwood Lane roundabout, is due to open on 15/16 November 2025, and remaining works are on track to be complete by the end of the year.

21. Closing the existing SH29/Belk Road intersection is a key part of the Tauriko Enabling Works project. Before this can occur, construction of the new Belk Road/Taurikura Drive roundabout and new roading connection to Kaweroa Drive will need to be completed. The roundabout will be constructed by the Tauriko Business Estate developer Element IMF. Construction is commencing this year, with the permanent closure of the Belk Road/SH29 intersection likely happen towards the end of 2026.





22. At the Tauriko Village section of the site new large retaining walls are now well advanced, waters infrastructure installation is progressing well and road widening alongside SH29 is underway. Works through Tauriko Village including the upgrading the SH29 / Cambridge Road intersection remains on track for completion in 2027.



23. The infrastructure development is well aligned with the recent confirmation of the Tauriko West plan change, with both components working together to enable land development activities to commence. Earthworks are now underway within the Tauriko West development area.

24. A Tauriko West open day is planned to be held on Saturday 8 November at Tauriko School from 11am to 2pm. This will be an opportunity for the community to come and learn more about the SH29 Tauriko Enabling Works project, the route protection phase of the Tauriko West RoNS project, the SH29 Ōmanawa Bridge replacement, and other developments in the area.

FIFTEENTH AVENUE TO WELCOME BAY UPGRADE

25. This project seeks to address current and growing issues with peak hour congestion, poor level of service, access and safety problems, and walking and cycling deficiencies on the key city arterial transport corridor of Fifteenth Avenue to Welcome Bay including the Hairini Bridge.

26. An overview of the project status is as below:

	Status	Comments
Cost		LTP Budget $170.2m. Current estimates are within budget. NZTA co-funding approved for pre-implementation phase.
Time		Progressing to programme.
Safety		No current issues.
Scope		Some scope elements to be further refined through the pre-implementation phase.

Stakeholders		Extensive further engagement is planned through design phase in advance of construction. Noting plans are currently being refined, it is anticipated further stakeholder communication and engagement will be completed at 30-50% and 85% design stages, which will be indicatively mid and late 2026.
Risk		Some key risks remain which will be further addressed through the pre-implementation phase. It is noted that a key project hold point remains confirmation of the Hairini Bridge structural capacity. Managing traffic through construction to minimise disruption and staging works in alignment with other networks activities is a key challenge and risk. This will be further informed as the construction methodology is developed with the ECI contractor. There may be opportunities to advance some construction enabling works in advance of implementation co-funding approval gateway, however confirming NZTA co-funding for these elements may be a risk.

27. In accordance with the endorsed Early Contractor Involvement (ECI) approach, following procurement of project designers and construction contractors design works are commencing from November 2025. The first phase of design will focus on the Hairini Bridge structural elements and confirmation of bridge structural capacity.

28. The overall programme is for designs to be complete and construction to commence from 2027, with construction completion indicatively estimated in early 2029.

NEXT STEPS

29. A major projects update report will be provided to future City Delivery Committee meetings.

ATTACHMENTS

Nil

9.10 Grenada Street Pedestrian Crossing Options

File Number: **A18876934**

Author: **Cara Phillips, Senior Transport Engineer**
Karen Hay, Team Leader: Engineering Services

Authoriser: **Barbara Dempsey, Acting General Manager Operations and Infrastructure**

Please note that this report contains confidential attachments.

Public Excluded Attachment	Reason why Public Excluded
Item 8.1 - Grenada Street Pedestrian Crossing Options - Attachment 2 - Commercial in Confidence Cost Estimate	s7(2)(j) - The withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage.

PURPOSE OF THE REPORT

1. To seek approval in relation to proposed pedestrian crossing upgrades on Grenada Street in the vicinity of Pacific Lakes Village and Pacific Coast Village.

RECOMMENDATIONS

That the City Delivery Committee:

(a) Receives the report "Grenada Street Pedestrian Crossing Options".

(b) Considers prioritising this project for delivery from 1 July 2026 as part of the next financial year planning, or the option to bring it forward ahead of other scheduled works for delivery in FY26.

(c) Notes that the project will be fully loan-funded by Council at a total capital cost of $161,000, including 20% risk allowance less contribution of $33,521.

(d) Notes that the annual consequential operating expense is estimated at $10,401 including maintenance, depreciation and financial expenses.

(e) Approves the agreed contribution from Generus Living to the project as follows:

(i) 25% of the base estimate of $134,084 excluding contingency totalling $33,521, noting costs will be refined through the design process.

(ii) A further 25% contribution if contingency is utilised at final invoice. Noting contingency funding will not be utilised and is reserved for unforeseen circumstances, for example, rain causing work delay or additional lighting.

(iii) This delivers two raised speed tables at both refuge islands, and a zebra crossing only at the eastern side to support access to the Pavillion.

(f) Permanently retains Attachment 2 of this report in the public excluded section to prevent the disclosure or use of official information for improper gain or improper advantage.

EXECUTIVE SUMMARY

2. Pacific Lakes Village at 242 Grenada Street has raised urgent safety concerns for their residents crossing Grenada Street, especially with the upcoming expansion and new Pavilion event venue. Their main issue is the speed of traffic and the expected increase in people crossing between Pacific Lakes Village and Pacific Coast Village.

3. In September 2025, Councillor Curach, Mayor Drysdale and staff met with Graham Wilkinson, Director of Generus Living, to discuss their safety concerns and next steps.

4. The recommended option is for a raised speed table at the western refuge island and a raised zebra crossing to support access to the Pavilion. The main access to the Pavilion is expected to have significantly higher use.

5. Staff have engaged with Mr Wilkinson from Generus Living and they support the recommendation. They have agreed to contribute to the total cost $161K (including 20% contingency) as follows:

    (a) 25% of the base estimate of $134,084 (excluding contingency) a total of $33,521K. Noting the costs will be refined during the detailed design process.

    (b) A further 25% contribution towards any costs using contingency if the costs are realised at final invoice. Noting contingency will not be utilised and is reserved for unforeseen circumstances such as additional rain causing work delay.

6. In exceptional circumstances, such as on this section of Grenada Street, staff recommend a raised tables due to high speeds with more than 50% of the 6700 vehicles substantially exceeding the speed limit.

7. The design of speed tables aims to minimise potential noise impacts but cannot be completely avoided. It was also noted that vibration issues can also be of concern in some situations, amplified by heavy vehicles and soil conditions. These issues were discussed with Generus Living and how to ensure community understanding and support. They have confirmed their support.

8. Given the advanced design of the previous crossings, it is possible this project can be rapidly deployable (within six months) subject to funding approval.

BACKGROUND

Arataki Transport Corridor Business Case 2019

9. The Arataki Corridor Transport Improvements business case (2019) recommended upgrades to improve safety, reduce bus delays, and support active travel in the Arataki/Omanu area. In 2022, the Transport Choices Grenada St project proposed installing these improvements, including a separated cycleway and raised zebra crossings between Monowai Street and Sandhurst Drive.

10. A detailed design was completed for a raised zebra crossing outside Pacific Lakes Village. Community consultation in 2023 showed strong support, especially from retirement village residents. However, central government cancelled funding in late 2023, and the project did not proceed.

11. Grenada Street remains a key route for school students and commuter cyclists, with around 230 daily users (2018 model). Four injury crashes were recorded between 2020–2024, including one involving a cyclist.

Concerns raised regarding safety at the retirement village.

12. Mr Wilkinson presented at the Council's 7th of October 2025 meeting and wrote to the Council citing that ***"****We determined that the most dangerous road condition is on Grenada Street due to the high regular foot traffic between Pacific Coast and Pacific Lakes. This will exacerbate further when the Pavilion, a major hospitality centre at Pacific Lakes opens in November. There is an existing road island crossing close to the entry to Pacific Lakes, but*

as Grenada Street is such a quality road, vehicles often travel at very high speeds. On reflection, we would firstly like for Council to consider upgrading the Grenada Street refuge islands crossings into a raised pedestrian crossings not with lights, only signage."

13. Two refuge islands were installed in 2021. The eastern connects to a beach boardwalk, provides access to the Pavillion and between the retirement villages, while the western provides access to the bus stops.

14. Staff have undertaken an investigation that shows that:

    (a) **Potential demand**: While no current pedestrian count data exists, Pacific Lakes Village has 300 residents; Pacific Coast Village has about 400. When both villages are fully developed, 800 residents are expected. If 10% cross daily, that is 160 crossings per day. Staff are progressing counts at these and other locations on Grenada Street to confirm estimated demand.

    (b) **Bus usage**: In 2024, 86 people per month used the two bus stops near Pacific Coast Village, requiring at least one road crossing per trip. Another 40 people boarded at the Sandhurst Drive stop.

    (c) **Traffic speed and count data**: The 85th percentile speed on Grenada Street is 56.5 km/h. This means 85% of vehicles are travelling at this speed. As outlined in Figure 1 below, the proportion of those exceeding the speed limit exceeds 50% and the speed is considered high for a location where pedestrian safety is a concern.

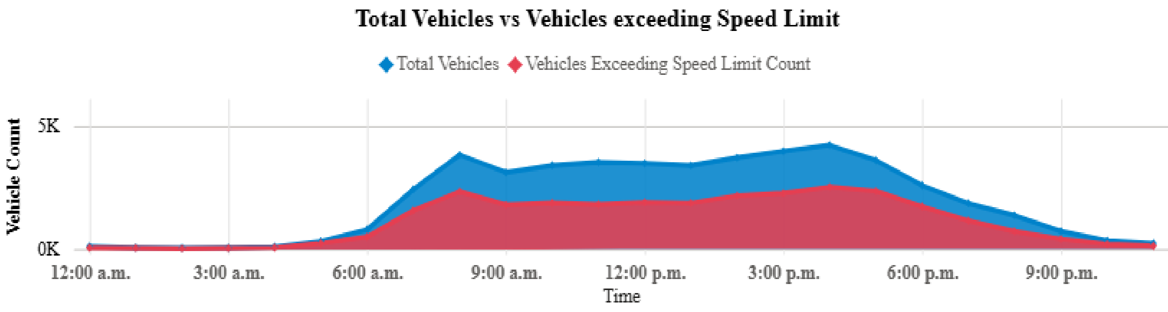


Figure 1 Summary of speed data in vicinity of Pacific Coast Village

    (d) National standards require traffic calming measures - such as a raised crossing - when vehicle speeds approach 60 km/h. If calming is not feasible, signalisation is needed to ensure pedestrian safety.

    (e) The average daily traffic volume is 6,735 vehicles. This aligns with Grenada Street's role as an arterial route.

STATUTORY CONTEXT

15. The provision of safe and accessible routes to schools, shops, and public transport in New Zealand is guided by several key frameworks including:

    (a) Land Transport Act 1998: Establishes the legal basis for transport safety and infrastructure planning.

    (b) NZTA's Pedestrian Network Guidance: promotes a Safe System approach and inclusive design, encouraging road controlling authorities (RCAs) to consider the needs of all users, particularly vulnerable road users, when planning and implementing pedestrian facilities (paths and crossings).

STRATEGIC ALIGNMENT

16. This contributes to the promotion or achievement of the following strategic community outcome(s):

	Contributes
We are an inclusive city	✓
We value, protect and enhance the environment	☐
We are a well-planned city	✓
We can move around our city easily	✓
We are a city that supports business and education	☐

17. Providing safe and accessible routes aligns with Council's vision of developing a well-planned city that supports movement and offers a range of sustainable transport choices.

18. Accessible routes with safe crossing facilities enable local communities to navigate the city safely and inclusively, whether travelling to work, school, shops, or public transport, while accommodating people of all ages and abilities.

OPTIONS ANALYSIS

19. The options for consideration are outlined in Attachment 1.

20. Staff recommend Option 3, which includes speed tables at both pedestrian crossings given the speed profile at this specific location. The zebra crossing at the Pavillion supports increased demand and access. This option achieves the outcomes and achieves better value for money.

FINANCIAL CONSIDERATIONS

21. Council's ability to fund projects is currently limited. With recent changes to the Government Policy Statement (GPS) and associated funding, it is unlikely we will receive NZTA funding in the short term and will require Council to solely fund the project.

22. The estimated cost is $161K, which includes a 20% contingency allowance. Generus Living has offered to contribute 25% of the base estimate and will also cover 25% of any additional costs if contingency funding is required. Their contribution based on the base estimate (excluding contingency) is $33,521.

23. Although these are small-scale projects, requirements such as full design, safety audits, and streetlighting disproportionately affect total cost.

24. A full breakdown of costs is attached in Attachment 2, noting this is considered Commercial in Confidence given contractor rates have been utilised.

25. The annual consequential operating expenditure is $10,410, encompassing maintenance, depreciation, and financial expenses, calculated from a total cost of $161,000.

26. From a value for money perspective, staff have undertaken internal concept design and cost estimation for many of these minor projects. We continue to seek opportunities to ensure value is achieved including:

    (a) Ensure clear problem definition before initiating any project.

    (b) Use standardised designs to reduce complexity and lower potential design costs, while utilising internal capability contingent on capacity.

    (c) Strengthen procurement practices, including more rigorous supplier selection and performance monitoring.

    (d) Increase use of local contractors to support our economy.

    (e) Conduct regular health checks to assess project delivery risks.

27. If Council wishes to progress with the project, options for consideration include:

    (a) Consider for the next Annual Plan/LTP process, noting that these projects are highly likely to be solely Council funded, or

(b) This project could be considered for rapid deployment by bringing budget forward from the Minor Improvements Programme in the FY27 draft annual plan.

LEGAL IMPLICATIONS / RISKS

28. The key risks include:

    (a) The capital programme is constrained. Given NZTA partnership funding is reduced, it has impacted Council's ability to deliver projects. This project and other accessibility and safety projects are expected to be 100% Council loan funded.

    (b) The 2024 GPS on Land Transport, the National Land Transport Fund cannot be used for traffic-calming measures like raised crossings. Staff are not recommending these except in exceptional cases. It is noted that once installed, several complaints are received regarding increased noise levels and at times concerns regarding increased vibration.

    (c) At speeds approaching 60 km/h, national guidelines require traffic calming measures - such as a raised table - if a zebra crossing is proposed; otherwise, the crossing should be signalised.

    (d) While the speed table can be designed to minimise potential noise impacts, these cannot be avoided. Potential noise and vibration issues have been discussed with Generus Living. Speed tables are supported.

TE AO MĀORI APPROACH

29. This proposal improves safety and access for both our community and visitors. It aligns with the principle of manaakitanga — showing care and respect through our actions.

CLIMATE IMPACT

30. The recommended crossing improvements support the Climate Investment and Action plan as it supports walking, biking, and micro-mobility transport modes and improves access to public transport.

CONSULTATION / ENGAGEMENT

31. Further engagement with the Generus Living will be undertaken when the project progresses to implementation.

32. There was strong previous engagement during the Arataki business case, with 65% support for corridor improvements - but that was two years ago, current views may have changed.

SIGNIFICANCE

33. The Local Government Act 2002 requires an assessment of the significance of matters, issues, proposals and decisions in this report against Council's Significance and Engagement Policy. Council acknowledges that in some instances a matter, issue, proposal or decision may have a high degree of importance to individuals, groups, or agencies affected by the report.

34. In making this assessment, consideration has been given to the likely impact, and likely consequences for:

    a) the current and future social, economic, environmental, or cultural well-being of the district or region

    b) any persons who are likely to be particularly affected by, or interested in, the decision.

    c) the capacity of the local authority to perform its role, and the financial and other costs of doing so.

35. In accordance with the considerations above, criteria and thresholds in the policy, it is considered that the proposal is of medium significance.

36. However, this matter is of high interest to local communities affected by the decision.

ENGAGEMENT

37. Taking into consideration the above assessment, that the decision is of medium significance, officers are of the opinion that the following consultation/engagement is suggested/required under the Local Government Act.

    (a) When funding is confirmed, further engagement on the proposed design, prior to implementation.

    (b) Work with Generus Living through the design process and finalise cost contribution.

NEXT STEPS

38. Prioritise the project for consideration in the FY27 Annual Plan or

39. If funding is confirmed, progress design, procure the project and deliver by July 2026.

ATTACHMENTS

1. Option Assessment Grenada Street Pedestrian crossings - A19059105 ⇩

2. Commercial in Confidence Cost Estimate - A19222736 - Public Excluded

Attachment 1 – Option Assessment Grenada Street Pedestrian crossings

Criteria	Option 1 Two at grade zebra crossings	Option 2 Zebra Crossing with Raised Table at two locations	Option 3 Raised Zebra Crossing at main entrance to village and a speed table at the western refuge island	Option 4 Status Quo / Defer
Description	Two Zebra Crossings with no speed management	Two Zebra Crossings with speed platforms	One Zebra Crossing to support access to the village , the extension at the Pavilion.	No change
Safety Improvement	Moderate – improves visibility and priority	High – reduces speed and improves crossing safety. Two crossings upgraded; however one is lower demand	High – reduces speed and improves crossing safety. Supports main access to the Pavillion	Low – existing refuge remains, no speed reduction. Access issues remain.
Community Impact	Positive – supports village connectivity	Strongly positive – addresses speed concerns and supports Pavilion opening	Strongly positive – addresses speed concerns and supports Pavilion opening	Negative – residents feel unsafe, demand not met
Implementation Risk	High – speed risk remains	Moderate –with added complexity of speed tables potential to create noise	Moderate –with added complexity of speed tables potential to create noise	Low – no action taken, but reputational and safety risk
Data Dependency	Demand at bus stop appears low, however demand at Pavillion is estimated to be reasonable.	Same as Option 1	Estimated demand is valid at Pavillion and the other refuge island continues to support access for the village.	Allows time for data collection
Funding Availability	Requires a bring forward or programme through annual plan	Same as Option 1	Same as Option 1	No funding required now

Criteria	Option 1 Two at grade zebra crossings	Option 2 Zebra Crossing with Raised Table at two locations	Option 3 Raised Zebra Crossing at main entrance to village and a speed table at the western refuge island	Option 4 Status Quo / Defer
Estimated Cost includes 20% risk allowance	$146K (Excludes contribution from Generus Living)	$232K (Excludes contribution from Generus Living)	$161K (Excludes contribution from Generus Living)	$0 (no immediate cost)
Recommended	No	No	**Yes**	No

Resolution to exclude the public

RECOMMENDATIONS

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Attachment 2 - 8.1 - Grenada Street Pedestrian Crossing Options	s7(2)(j) - The withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7