

Register of Council decisions released from Public Excluded

(January 2024 to December 2024)

Meeting date	Item	Report title	Decision
13 February 2024	4.2	Out of cycle budget request - Pāuanui Wastewater treatment plant odour control	<ol style="list-style-type: none"> 1. Receives the 'Out of Cycle Budget Request - Pāuanui Wastewater Treatment Plant Odour Control' report dated 24 January 2024. 2. Approves a capex funding of \$2,495,225 to supply, install and commission a new odour control system and to upgrade the existing system at the Pauanui wastewater treatment plant.
13 February 2024	4.3	Out of cycle budget request - Renewals – Water	<ol style="list-style-type: none"> 1. Receives the 'Out of Cycle Budget Request - Water Renewal' report dated 24 January 2024. 2. Approves the out of cycle budget request for \$750,000, increasing the water renewal budget from \$1,110,660 to \$1,860,660.
5 March 2024	4.2	Land Acquisition 116 Harriet Kings Road, Port Charles	<ol style="list-style-type: none"> 1. Receives the Land Acquisition 116 Harriet Kings Road, Port Charles report dated 14 February 2024. 2. Delegates to the Chief Executive the authority to sign acquisition agreements, and complete all necessary steps for the purchase of land required for a public work at 116 Harriet Kings Road, Port Charles (Schedule 2 - record of title 29A/295) and the stopping of road reserve adjacent to 116 Harriet Kings Road, Port Charles (Schedule 3).
30 April 2024	4.2	Out of Cycle Budget Request - Veolia O&M Contract C15/05 - Variations and Escalations	<ol style="list-style-type: none"> 1. Receives the 'Out of Cycle Budget Request - Veolia O&M Contract C15/05 Variations and Escalations' report dated 18 April 2024. 2. Approves an Opex funding of \$1,896,313 for these Contract Variations and Escalations.
30 April 2024	4.3	Hahei Water Supply Association – Memorandum of Understanding for Bulk Supply of Metered Water	<ol style="list-style-type: none"> 1. Receives the 'Hahei Water Supply Association - Agreement for Bulk Supply of Metered Water' report dated 18 April 2024. 2. Approves the proposed commercial bulk water supply agreement between Thames-Coromandel District Council and Hahei Water Supply Association (Attachment A). 3. Delegates to the Chief Executive the authority to sign and act on the provisions within this agreement (Attachment A), on behalf of Council. 4. Approves the granting of an easement in gross for water supply purposes in favour of the Hahei Water Supply Association over Section 2 SO 513972 being the land in Record of Title 814083 pursuant to Section 48 of the Reserves Act 1977 on the grounds that the reserve will not be materially altered nor permanently damaged nor are the rights of the public to use the reserve permanently affected. 5. Receives the 'Hahei Water Supply Association - Agreement for Bulk Supply of

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			<p>MeteredWater' report dated 18 April 2024.</p> <ol style="list-style-type: none"> 6. Approves the proposed commercial bulk water supply agreement between Thames-Coromandel District Council and Hahei Water Supply Association (Attachment A). 7. Delegates to the Chief Executive the authority to sign and act on the provisions within this agreement (Attachment A), on behalf of Council. 8. Approves the granting of an easement in gross for water supply purposes in favour of the Hahei Water Supply Association over Section 2 SO 513972 being the land in Record of Title 814083 pursuant to Section 48 of the Reserves Act 1977 on the grounds that the reserve will not be materially altered nor permanently damaged nor are the rights of the public to use the reserve permanently affected.
27 June 2024	4.2	Land Acquisition - Pūriri Water Treatment Plant	<ol style="list-style-type: none"> 1. Receives the Land Acquisition for Water Treatment Plant - Pūriri Valley Road report dated 6 June 2024. 2. Approves the Land Acquisition for Water Treatment Plant - Pūriri Valley Road, Pūriri.
6 August 2024	4.1	Public excluded minutes for receiving and confirmation – Thames Community Board recommendation	<ol style="list-style-type: none"> 3. Approves the Thames Community Board recommendations from the meeting held on 17 July 2024. <ol style="list-style-type: none"> a. Approves the granting of a lease to GDC for mixed use of the 10 car park spaces comprised of land over the Thames Civic Centre as follows: <ul style="list-style-type: none"> • Exclusive 24/7 use of 6 car park spaces. • Exclusive use of 4 car park spaces from 7.30 am to 6 pm 6 days a week Monday through Saturday) except for Public Holidays. • Term of 10 years. • Right of renewal for 5 years. • Termination on 6 months' notice in the event of Council wanting to change the use of the site or disposal. • At a commercial rate of \$3,600 per annum (\$10 per week, per car park). b. Requests the Chief Executive to negotiate a lease agreement in line with resolution 2 above for 10 car parks over land comprised of the Thames Civic Centre with GDC Holdings Limited, the current owners of 541 Pollen Street, Thames that satisfies the planning requirements for the development. c. Requests the Chief Executive to negotiate and grant a lease agreement for access to the Thames Town Clock Tower for repairs and ongoing maintenance with GDC Holdings Limited, the current owners of 541 Pollen Street, Thames that includes the cost of power. d. Requests the Chief Executive to proceed with investigating and obtaining costs to repair the Thames Town Clock and to seek external funding for the total cost to repair.

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3 September 2024	4.2	Extension of Veolia Operating and Maintenance Contract	<ol style="list-style-type: none"> 1. Receives the 'Extension of Current C15-05 Veolia Operating & Maintenance Contract' report dated 15 August 2024. 2. Authorises the Chief Executive to negotiate and award the extension of the current C15-05 Veolia 3W Operations & Maintenance Contract by 12 months from a schedule completion date of 31st March 2025 to 31st March 2026 and report back to Council.
15 October 2024	4.6	Approval and release of Whangamatā flood model	<ol style="list-style-type: none"> 1. Releases the Whangamatā Stormwater Model Build and System Performance Report from the public excluded proceedings.
10 December 2024	4.1	Public Excluded minutes for receiving and confirmation	<ol style="list-style-type: none"> 4. Approves the Thames Community Board recommendations from the meeting held on 23 October 2024. <ol style="list-style-type: none"> a. Approves a new lease between with the Ministry of Social Development for the Ground Floor of the Council-owned building located at 414 Queen Street, Thames comprised in computer freehold register SA55D/256 being Lot 1, DPS65675 on the following terms with the Chief executive delegated the authority to negotiate the Annual Rental and Outgoings: <p>Initial Term: 12 months Commencement Date: 1 January 2025 Expiry Date: 31 December 2025 Rights of Renewal: Two (2) terms of six (6) months Renewal Date/s: 1 January and 1 June 2026 Final Expiry Date: 31 December 2026 Annual Rent: TBA Rent Review Date/s: N/A Permitted Use: For the operations of the Ministry of Social Development. Outgoings: % of total TBA.</p> b. Approves entering into a new ground lease with Stuart Read for the hangar site of approximately 336m2 situated at the Thames Airfield, 395 Ngāti Highway, Thames on the following terms in accordance with the Public Bodies Leases Act 1969 with the authority to determine the Annual Rent being delegated to the Chief Executive: <p>Term: 20 years Commencement Date: 1 December 2024 Expiry Date: 30 November 2044 Annual Rent: \$TBA plus GST Rent Review Dates: Three (3) yearly on the anniversary of the Commencement Date Outgoings: Their reasonable and proportionate share of all rates and</p>

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			<p>charges.</p> <p>Termination: On Council giving six (6) months written notice.</p> <p>c. Approves an increase in the Annual Rent between the Thames-Coromandel District Council (Landlord) and ZK-YNZ Limited (Tenant) from \$1,830.00 plus GST to \$2,428.57 plus GST for the current Ground Lease located on Thames Airfield, 395 Ngāti Maru Highway, Thames.</p>
10 December 2024	4.2	Thames - Tōtara Valley Road Upgrade Project	<ol style="list-style-type: none"> 1. Receives the 'Thames – Tōtara Valley Upgrade Project' report dated 21 November 2024. 2. Approves that the Thames – Tōtara Valley Upgrade Project be re-commenced based on the revised scope, budget and timeline outlined in this report. 3. Approves the revised budget for the Tōtara Valley Upgrade Project as shown below: Total = \$11,388,000 2024/25 = \$615,000 2025/26 = \$3,330,000 2026/27 = \$3,406,000 2027/28 = \$4,038,000 4. Delegates to the Chief Executive permission to engage with landowners with intentions to develop over 20 lots with a view to reaching a development contribution agreement or a similar alternative agreement.
10 December 2024	4.4	The Thames Council Office Building	<ol style="list-style-type: none"> 1. Receives the 'The Thames Council Office Building' report dated 14 November 2024. 2. Acknowledges that a high-level leased option for the Thames Central Office building has been investigated and given due consideration. 3. Declines further investigation of the leased option for the Thames Council Office building and confirms it is not a reasonably practicable option and that the preferred option consulted on during the 2024-2034 Long Term Plan of refurbishing and upgrading the existing main Council building is still the preferred option. 4. Requests the Chief Executive to inform the public of the findings of the investigation of the leased option. 5. Requests the Chief Executive to progress investigation of the refurbishment and upgrade of the Thames Council Office building and to report back on budget requirements and a timeline to completion. 6. Approves a budget of \$100,000 to progress the investigations funded from the District Retained Earnings reserve.
10 December 2024	4.5	Local Water Done Well – Water Service Delivery Options	<ol style="list-style-type: none"> 1. Receives the 'Local Water Done Well – Water Service Delivery Options ' report dated 2 December 2024. 2. Approves two shortlisted options for public consultation in 2025 on future water service

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			<p>delivery: Option 1: Internal business unit or division within Thames Coromandel District Council, And Option 2: Regional / Sub-regional asset owning water organisation.</p> <ol style="list-style-type: none"> 3. Authorises the Chief Executive to: <ol style="list-style-type: none"> 3.1 Explore synergies through shared working arrangements (where possible) with neighbouring Hauraki District Council. 3.2 Further explore opportunities with Hamilton City Council and Tauranga City Council for a potential joint water services council-controlled organisation with either council in the longer term. 4. Confirms that the Council will not be signing the Waikato Water Done Well Heads of Agreement at this time. <ol style="list-style-type: none"> 4.2 Instructs the Chief Executive to work with Waikato Water Done Well to understand if Council can fund Waikato Water Done Well to complete modelling activities only. 6. Is willing to engage with any territorial authority (territorial authority as defined under the Local Government Act) that has a formal mandate and a shared vision, on the design and implementation of a mutually beneficial water services asset owning organisation that is compliant with relevant legislation. 7. Instructs the Chief Executive to prepare the future water services delivery public consultation documents and consultation plan. 8. Establishes a Local Water Done Well working group comprising Mayor Len Salt, Councillor Grant, and Deputy Mayor Walker, to assist staff to develop recommendations to support options development. 9. Delegates to the Chief Executive the authority to implement decisions made by the Local Water Done Well working group as established in resolution 8.

¹ Please refer to Councils [Agendas, Reports and Minutes | TCDC](#) page for more information