

MEETING — AGENDA —

Ngā Take

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Western Bay of Plenty
District Council

COUNCIL

Te Kaunihera

Late / Additional Items
C18
Thursday, 9 August 2018



Te Kaunihera a rohe mai i nga Kuri-a-Whareī ki Otamarakau ki te Uru

Open Items
Council No. C18
Additional / Late Items

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LATE ITEM	
Possible Construction of Service Centre – Western Avenue Reserve	15-29
Attached is a report from the Strategic Property Manager dated 7 August 2018.	

Miriam Taris
Chief Executive Officer
Western Bay of Plenty District Council

Western Bay of Plenty District Council

**Minutes of Meeting No. OP13 of the Operations and Monitoring Committee
held on 2 August 2018 in the Council Chamber, Barks Corner, Tauranga
commencing at 9.30am**

Present

Councillor D Thwaites (Chairperson), Councillors M Dean, M Lally, P Mackay, K Marsh, D Marshall, M Murray-Benge, J Palmer, J Scrimgeour, M Williams and His Worship the Mayor G J Webber

In Attendance

M Taris (Chief Executive Officer), G Allis (Deputy Chief Executive), E Holtsbaum (Group Manager Technology, Customer and Community Services), K Perumal (Chief Financial Officer), P Watson (Reserves and Facilities Manager), B Williams (Strategic Property Manager), S Harvey (Roading Engineer East/West) and A Alty (Democracy Advisor)

Community Boards

M Grainger (Chairperson, Omokoroa Community Board) and J Dugmore (Member, Te Puke Community Board)

Others

Eight members of the public and others as listed in the minutes.

Apologies

An apology for absence was received from Councillor Dally.

Resolved: Williams / Marshall

THAT the apology for absence from Councillor Dally be accepted.

OP13.1 Seal Extension Programme

Members of the public in attendance who had advised that they wished to speak to the Seal Extension Programme, were given the opportunity to speak to this item at this point in the meeting.

The Deputy Chief Executive Officer outlined Council's seal extension programme set in July 2016 noting that work on some roads due to specific design factors for sites, landowner agreements, extent of earthworks and delivery co-ordination to maximise investment influenced construction timing. It was acknowledged that some roads with a lower priority had been sealed due to efficiency of time and available resources.

The Deputy Chief Executive Officer advised the Seal Extension Sites in Policy Order at this point in time - as outlined below:

ROAD NAME	Length	Land purchase	Env Engagement	Arch Authority Application	Resource consent Application	Roadside Liaison	Design	2018	2019	2021
WISSETT RD SEAL EXTENSION	3,444				In construction - completion target 20 Dec 18			1,661,310		
ROYDON ROAD SEAL EXTENSION	438				In construction - completion target 15 Sep 18			154,193		
CHRYSTON ROAD TRACK SEAL EXTENSION	368				In construction - completion target 30 Sep 18			265,871		
KALBARNA ROAD SEAL EXTENSION - SHAPE & SEAL	350				In construction - completion target 30 Oct 18			123,940		
ROTHON KISHING ROAD SEAL EXTENSION	2,788	Complete	Complete	Complete	SA	Complete	100%	1,279,679		
AIRPORT ROAD SEAL EXTENSION	1,874	Complete	Complete	Complete	SA	Complete	100%	415,602		
SOLDERS ROAD SEAL EXTENSION & SHAPE & SEAL	2,685	In Progress	In Progress	In Progress	SA to check	In Progress	50%		383,857	
ROX HARRIS ROAD SEAL EXTENSION & WIDENING	2,117	In Progress	In Progress	In Progress	SA to check	In Progress	75%		396,127	
RED HILL ROAD SEAL EXTENSION	1,454	In Progress	In Progress	In Progress	SA to check	In Progress	75%		660,217	
SPURKING ROAD BUSH ROAD SEAL EXTENSION	1,384	In Progress	Complete	Complete	SA	Complete	100%		513,895	
VALLEY VIEW ROAD SEAL EXTENSION & SHAPE AND SEAL	485	In Progress	In Progress	ADP	SA to check	In Progress	75%			150,273
WILMOT ROAD WITH SEAL EXTENSION & SEAL WIDENING	1,156	SA	Complete	ADP	SA	Complete	100%			317,329
THORNHILL ROAD SEAL EXTENSION - SHAPE & SEAL	1,810	SA	SA	SA	SA	Not started	0%			690,917
TOTAL	28,620							4,028,913	3,276,256	1,167,818
Seal Extension Budget (Notes)								1,006,000	1,080,000	1,066,000
Budget Deficit								-2,963,915	-2,252,204	-971,918
Total 2018/19								3,475,694		
2019 Budget 2018/19								3,195,000		
Budget Deficit 2018/19								-2,777,694		

It was also advised that there were funding opportunities that would enable potential completion of the 2018/19 programmed seal extension works. The total of the supplementary funding would be known by the end of August.

John Fowler, representing residents from Allport Road and Roydon Downs Road, spoke of the upset that seemed like a never-ending saga of broken promises. The last time they had met with Council they were assured work on their road would be started in the near future. Now they were told the design work was under review. It was frustrating as they were told they were close to having the seal work done - now that work had dropped down the list.

Ross Paterson advised the Committee that as a property owner and ratepayer he had an interest in Allport and Roydon Downs Roads. He stated that there had been an increase in vehicles traversing these roads, with milk tankers, agricultural vehicles, heavy trucks, school buses and private vehicles all using the roads. Residents on the unsealed roads just

need to have assurance that the approved programme would be undertaken as soon as possible.

John Lane spoke to the Committee on behalf of upper Reid Road residents who had understood that Reid Road would be sealed in 2018/19 period - now they were advised that the work had been pushed out to 2021/22. He made reference to an email he and other residents had received stating 'nearly good news' that the proposed sealing would be undertaken soon.

The volume of traffic on Reid Road had increased greatly and Mr Lane reported incidences of near misses, advising that the gravel roads were unsafe and dangerous to travel on. There had been a number of new property development on Reid Road and Council should ensure that the roadway infrastructure was in place for the increasing development. Mr Lane urged Council to reinstate the required seal work for Reid Road in the 2018/19 seal extension programme.

Committee members stated:

- That they felt that they had not been fully informed of the changes to the 2016 seal extension priority list and the current list needed clarification.
- Council had not waived in their commitment to complete the adopted seal extension programme.
- There was an obligation to advise and explain to seal extension programme as it stood at this time to the affected property owners.
- When the potential funding subsidies were known, look at how much funding would be required to complete the whole seal extension programme.
- Any change to the annual seal extension budget of \$1.1m would be subject to Council approval.

The Deputy Chief Executive Officer understood the change in priority work had caused frustration in various parts of the community, especially those who saw that the priority order for seal extension work on their road had dropped down on the list.

A further report on the outcome of the supplementary funding applications put forward would be advised at the next Operations and Monitoring Committee meeting to be held on 13 September 2018.

Resolved: Webber / Williams

1. *THAT the Deputy Chief Executive's report dated 16 July 2018 and Seal Extension Programme 3 be received.*
2. *THAT the Seal Extension Construction Programme be undertaken as far as practical in the priority order as determined by the Policy.*
3. *THAT the report relates to an issue that is not considered significant in terms of Council's policy on Significance.*

OP13.2

Findings on Te Puna Station Road Traffic Trial

The Operations and Monitoring Committee considered a presentation from Ann Fosberry - Aurecon and Nigel D'Ath from New Zealand Transport Agency regarding Findings on Te Puna Station Road Traffic Trial.

The New Zealand Transport Agency Representatives spoke to result of the test options that had been trialled over a four week period to determine whether travel time benefits were impacted if:

- Turning movements were reduced at the intersection of STATE HIGHWAY TWO and Te Puna Station Road
- Te Puna Station Road was permanently closed to Tauranga bound traffic, therefore providing cost effective options for alternative transport modes, e.g. cycling.

The Committee was provided with an overview of maps relating to the trials and the difference in positive and negative results of the trial was advised. The key learnings from the trial were summarised as:

- The trial measures effectively closed Snodgrass and Te Puna Road to traffic diverting off State Highway Two putting more traffic on State Highway Two.
- The STOP/GO paddle control on Te Puna Station Road did not demonstrate consistent travel time changes on State Highway Two.
- The right turn ban from State Highway Two into Te Puna Station Road resulted in travel time benefits, particularly between Loop Road and Cambridge Road.
- The Te Puna Station Road southbound closure, south of Clarke Road, evenly distributed traffic between Te Puna Road, Clarke Road and Te Puna Station Road intersections with State Highway Two, with minimal impact on queue lengths.
- The Te Puna Station Road southbound closure, south of Clarke Road, resulted in travel time benefits to State Highway Two particularly during week four.
- Clarke Road is less suitable for heavy commercial vehicles due to its width and trees overhanging the carriageway.

The next steps for consideration are:

- Investigate options for closure of Te Puna Station Road at 'best' location following analysing pros and cons and consult on the preferred option.
- Investigate permanent left in/left out only at Te Puna Station Road and/or Wairoa Road (considering the use of both routes as emergency detours for State Highway Two9 and State Highway Two).
- Consider further peak period bans on right hand turns into Te Puna Station Road and State Highway Two, to collect additional data to confirm the travel time benefits.

It was noted that there was varying factors that needed to be taken into account, and some of the figures shown by the consultant were disputed.

It was also noted that the future development of the Te Puna industrial development would need to be taken into account along with the overall

impact of the people who lived in the immediate catchment in regard to any proposed road closures.

The Committee was in agreement that further trials needed to be undertaken and the overall impact of the Waihi to Omokoroa safety corridor projects also taken into account.

Resolved: Williams / Mackay

THAT the presentations from Anna Fosberry and Nigel D'Arth on the State Highway Two/Te Puna Station Road Traffic Trials be received.

OP13.3

State Highway Two North Safety Works

Alistair McCaw and Tom Haig representing NZ Transport Agency Safe Roads spoke to a presentation outlining the proposed safety works on State Highway Two from Waihi to Omokoroa. They advised \$109m had been allocated to deliver road safety improvement projects as quickly as they can be delivered. The safety improvements would include:

- 2.5m width road shoulders on both sides of the road – Adequate for cyclist
- Wide enough to allow motorists to turn into driveways
- Allow for bus pull-off areas
- Allow for easier roading maintenance operations
- 3.5 m wide road traffic lanes
- 1.5m centre flush median(to separate traffic)
- The project does not include the installation of median barriers at this stage but the 1.5m centre median provides future space.
- Tender evaluations were currently underway for the first stage of the safety works for the section of road from Trig Road to Waihi.

The additional Safety improvements timeline was shown as:

- 2019-2020 Wharawhara Road to Sharp Road
- 2020-2022 Sharp Road to Sargent Drive
- 2021-2022 Wainui South Road to Esdaile Road
- 2022-2023 Esdaile Road to Omokoroa Road intersection

Committee members expressed concerns that the work was not starting at the Omokoroa end of the highway. It was explained that consents were in place for the work between Waihi and Trig Road and this would be undertaken this coming summer.

A question was also asked why side barriers were shown on the safety concept plan - when it was known that centre line road barriers were a effective preventative for vehicles crossing the centre road line.

The presenters advised that the side barriers would be installed where natural hazards could not be removed - it was estimated that 25% of the roadway safety improvements would have side barriers. The road improvements would be designed for future instalment of centre barriers where possible.

Road safety consultants advised that movements and use of specific agricultural and horticultural vehicles, and worker traffic on the roadways and main highway in the area between Waihi to Omokoroa had been taken into account.

The Committee was advised that main highway and side road speed management guidelines would be considered as part of the overall road speed network review.

OP13.4

Possible Future Closure of Mathers Road Access Off State Highway Two

In relation to the safety improvements along State Highway Two (Katikati North Road) consideration may be given to closing access to Mathers Road off the state highway. The Road would still be retained for residents. It was estimated that if the Mathers Road access onto Sate Highway Two (by the Wainui bridge) was closed this would result in an extra 10km travelling distance to Tauranga. There was a balance of safety benefits compared to any inconvenience of travel time and distance that needed to be considered. It was also noted that there were some dairy farms on Mathers Road and access to these by milk tankers must be taken into account.

There were eight properties on Mathers Road and the safety consultants would talk to those property owners to ascertain their thoughts on the road closure proposal and provide a report back to Council on those discussions.

The Committee asked that the placement of side crash barriers in the vicinity of the Mathers road access, be considered along with a left-in and left-out only access for Mathers Road.

The Chairperson thanked Alistair McCaw and Tom Haig for their attendance advising that the Committee looked forward to their next progress report on considerations relation to the possible future closure of Mathers Road access off State Highway Two once consultation had been undertaken.

Resolved: Mackay /Williams

THAT the presentations from Alistair McCaw and Tom Haig representing NZ Transport Agency Safe Roads be received.

11.30am
11.45am

The meeting adjourned for morning tea.
The meeting reconvened.

Change to the Order of Business

The Chairperson requested that the next item of business be Agenda Item OP13.5 - Pukehina Surf Rescue Lifeguard Service Lease Area Extension (Reference agenda page 48 - 60) in order to release the attendees relating to this item from the meeting at the conclusion of the topic.

Resolved: Marsh / Dean

THAT in accordance with Standing Orders the order of business be changed and that the item Pukehina Surf Rescue Lifeguard Service - Lease Area Extension be dealt with as the next item of business.

OP13.5 Pukehina Surf Rescue Lifeguard Service Lease Area Extension

The Operations and Monitoring Committee considered a report from the Reserves and Facilities Manager dated 6 July 2018 as circulated with the agenda.

The Reserves and Facilities Manager spoke to the report outlining the application by the Pukehina Surf Rescue Lifeguard Service to extend their lease area over Dotterel Point Reserve in order to upgrade their clubroom facility. Resource Consent for the proposed building had been obtained.

Representatives from the Pukehina Surf Rescue Lifeguard Service were in attendance and provided an overview of the history of the club and the future extension plans.

Resolved: Murray-Benge / Marsh

1. *THAT the Reserves and Facilities Manager's report dated 6 July 2018 and titled Pukehina Surf Rescue Lifeguard Service Lease Area Extension be received.*
2. *THAT the Operations and Monitoring Committee approve in principle the application by the Pukehina Surf Rescue Lifeguard Service Incorporated to lease an additional area of 118m² to allow for the upgrade and extension of their facility situated on Dotterel Point Reserve.*
3. *THAT the approval in principal must not be construed by the applicant, as a guarantee that all other consents required by any policy, by-law, regulation or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.*
4. *THAT staff be directed to publicly notify the proposal in terms of Section 119 of the Reserves Act 1977.*
5. *THAT the report relates to an issue that is not considered significant in terms of Council's policy on Significance.*

OP13.6 **Omokoroa District Sports & Recreation Society Inc. - Building Relocation - Omokoroa Sports Ground**

The Operations and Monitoring Committee considered a report from the Reserves and Facilities Manager dated 18 July 2018 as circulated with the agenda.

The Reserve and Facilities Manager spoke to the report advising the intent of the Omokoroa District Sport and Recreation Society Incorporated to enter into an extended and relocated lease area for the proposed new pavilion prior to undertaking a one month period of public consultation.

Following questions the Committee was advised:

- The Omokoroa District Sport and Recreation Society leased an area of 199.6m² of reserve from the Western Bay of Plenty District Council at Omokoroa Sports Ground.
- The proposed new pavilion would occupy an area of approximately 800m² which equated to an increase of 600m² over the current lease.
- Access to the building must be a reasonable distance from the playing fields.
- Disability access would be incorporated into the new pavilion design.

Concern was raised in regard to the placement of the building and the tennis courts to ensure the space between the new building and the tennis courts was not restricted.

Resolved: Webber / .Murray-Benge

1. *THAT the Reserves and Facilities Manager's report dated 18 July 2018 and titled Omokoroa District Sport and Recreation Society Incorporated building relocation and lease extension on Omokoroa Sportsground be received.*
2. *THAT the Operations and Monitoring Committee approve in principle a lease variation to relocate and extend the existing lease area on the Omokoroa Sportsground, being Part Lot 1 on DPS 27322, by 600m² and approve in principle the building of a new facility.*
3. *THAT the approval in principle must not be construed by the applicant, as a guarantee that all other consents required by any policy, by-law, regulation or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.*
4. *THAT staff be directed to publicly notify the proposal in terms of Section 119 of the Reserves Act 1977.*
5. *THAT the report relates to an issue that is not considered significant in terms of Council's policy on Significance.*

OP13.7 **Possible Construction of Service Centre- Western Avenue Reserve**

The Operations and Monitoring Committee considered a report from the Strategic Property Manager dated 17 July 2018 as circulated with the agenda.

The Committee was advised of the possible construction of an interim service centre adjoining the new sports pavilion proposed by the Omokoroa District Sport and Recreation Society. The proposed construction of a sports pavilion on the Western Avenue Reserve presented an opportunity to provide improved services to the community in the medium term by constructing a multi-purpose building that could be used for an interim Library/Service Centre. The Strategic Property Manager advised that the Omokoroa District Sport and Recreation Society sought confirmation of Council's intention in relation to the proposal.

Concern was noted in regard to the speed of the proposal and that the community had not yet been consulted regarding the proposal.

The Chief Executive Office advised that the proposal had not been consulted on as it was dependent on whether or not Council wished to proceed in the first instance. The proposal was basically for the establishment of an interim Council administration facility including the library. The current site could be sold to off-set the cost of the development of the new interim administration space adjoining the new Omokoroa District Sport and Recreation building. The Council could also consider the acquisition of the existing sports and recreation building as an interim community hub.

It was clarified that the programmed urbanisation of Western Avenue would see the installation of kerb and channel and footpath improvements to ensure access to the proposed interim Library and Service Centre. It was noted that the footpath maybe within the reserve with the roadside used for parking.

Resolved: Palmer / Webber

1. *THAT the Strategic Property Manager's report dated 17 July 2018 and titled Possible Construction of Service Centre on Western Avenue Reserve be received.*
2. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*
3. *THAT the Strategic Property Manager be requested to proceed with preliminary investigations with regard to the construction of a Service Centre within the Sports Pavilion precinct*

AND

- 3.1 *THAT the Strategic Property Manager proceed with final design of the Service Centre in consultation with Omokoroa Community Board, the*

Omokoroa District Sport and Recreation Society and other affected staff.

AND

3.2 THAT approval in principle be given for the communication of the construction of an interim Library / Service Centre on the Omokoroa Sportsground on Western Avenue subject to a further report being received on funding requirements and potential sale of the existing Library / Service Centre in Omokoroa.

4. THAT following approval in principle for the construction of a Library / Service Centre on the Omokoroa Sportsground on Western Avenue, staff be directed to publically notify the proposal in terms of the Reserves Act 1977.

12.38pm The meeting adjourned for lunch
1.05pm The meeting reconvened.

OP13.8 **Infrastructure Services Briefing - August 2018**

The Operations and Monitoring Committee considered a report from the Deputy Chief Executive dated 18 July 2018 as circulated with the agenda.

The open section of the Operations and Monitoring Committee Information Pack No. OP13 dated 2 August 2018 had been circulated separately with the agenda.

The Deputy Chief Executive, Utilities Manager, Strategic Property Manager, and the Reserves and Facilities Manager provided updates on the following current projects and issues:

- Battery Recycling
- Te Puke Recycling Centre Opening Hours
- Illegal Dumping
- Laboratory Services for Western Bay of Plenty District Council
- Ongare Point Wastewater scheme
- Eastern Stormwater Catchment Management Plan stormwater consents process

Reserves and Facilities:

- Huharua Park
- Newham Road Cycleway
- Tamawhariua Reserve Katikati Foreshore
- Beach Road Cycleway / Walkway – new bridges
- Wagstaff Community Benefit Lot – tree mulch
- Ruamoana Place Directional Drilling

1.26pm Councillor Marsh left the meeting.

Roading and Transport:

- Wainui South Road Slip

Committee members advised other road slip areas, some that had not had any remediation since first advised two years ago. Those roads included Oropi Road, Browns Road, Stockton Road, Reid Road, Rocky Cutting Road and Kauri Point Road.

The Deputy Chief Executive Officer advised that he would prepare a report for the next Operations and Monitoring Committee meeting giving a summary of road slips - when they happened - the current status of the respective slip(s) and estimated fix cost and the projected fix date.

Resolved: Mackay / Dean

1. *THAT the Deputy Chief Executive's report dated 18 July 2018 and titled Infrastructure Services Briefing August 2018 be received.*
2. *THAT the Open Section of the Operations and Monitoring Committee Information Pack No. OP13 dated 2 August 2018 be received.*
3. *THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*

Online Communications, Engagement and Services

The Community Relationships Manager, the Community Team Leader and the Information Technology and Services Manager provide an overview of the January to June 2018 communications statistics.

The Committee was advised:

- Council was adding to online/digital services to provide both better customer experience and internal efficiencies.
- Online activity between the two quarters aligned with Council cycles - rates and dog registration.
- Building consent applications are available by online service only (since December 2017).
- The online building consent forms had improved the accuracy of applications.
- A project to put Resource Consent applications online was being progressed.

1.35pm

Councillor Lally left the meeting.

Local Government Official Information and Meetings Act

Exclusion of the Public

Schedule 2A

Resolved: Dean / Mackay

THAT the public be excluded from the following part of this meeting namely:

- *Te Puke Animal Shelter – In Confidence*
- *Infrastructure Services Briefing - August 2018 - In Confidence*

The general subject to 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(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<i>General subject of each matter to be considered</i>	<i>Reason for passing this resolution in relation to each matter</i>	<i>Ground(s) under Section 48(1) for the passing of this resolution</i>
<i>Te Puke Animal Shelter – 18 July 2018 - In Confidence</i>	<i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i>	<i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations</i>
<i>Infrastructure Services Briefing – August 2018 – In Confidence</i>	<i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i>	<i>For reasons previously stated on the relevant minutes.</i>



Memorandum

To: *Council*

From: *Strategic Property Manager*

Date: *7 August 2018*

Subject **Late Item:** *Report to Council on Possible Construction of Service Centre on Western Avenue*

Please find attached a late item to be considered for inclusion on the agenda as an open item at the Council meeting to be held on 9 August 2018.

In accordance with Section 46(A) 7 of the Local Government Official Information and Meetings Act this item may be considered by the Council provided that the meeting receives an explanation as to why the item was not included on the agenda, and why discussion of the item cannot be delayed until a subsequent meeting, and that the Council resolves to receive the item.

The reason that this item was not included on the agenda was that the report to Council was prepared before the decision from the Operations and Monitoring Committee meeting (OP13 2 August 2018) relating to the proposal was advised and the financial estimated costs shown in the funding model of the attached report were not available at that time.

The reason that this item cannot be delayed to the next scheduled meeting of the *Council* is because *a decision at this time would assist in progressing preliminary investigations with regard to the construction of a service centre within the proposed new Omokoroa Sport and Recreation Pavilion precinct.*

Recommendation

THAT, in accordance with Section 46A (7) of the Local Government Official Information and Meetings Act the following report be considered as a late item of open business

- *Possible Construction of Service Centre on Western Avenue*

Blaise Williams
Strategic Property Manager

Approved:

M Taris
Chief Executive Officer

**Western Bay of Plenty District Council
Council****Proposed Interim Omokoroa Library and Service Centre**

Purpose

Councillors will recall that at the Operations and Monitoring Committee meeting held on Thursday, 2 August 2018, the decision was made to put a recommendation to Council on the proposed funding requirements for the construction of the interim Library and Service Centre on the Omokoroa Sports Ground, attached to the Sports Pavilion to be constructed by the Omokoroa District Sport and Recreation Society (the Society).

Recommendation

- 1. THAT the Strategic Property Manager's report dated 7 August 2018 and titled Proposed Interim Omokoroa Library and Service Centre be received.**
- 2. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**
- 3. THAT approval be given for the construction of an interim Library and Service Centre on the Omokoroa Sportsground.**
- 4. THAT the interim Library and Service Centre at Western Avenue be funded from:**
 - a) Sale of the existing Library and Service Centre**

AND

 - b) The balance required to be funded from the Property and Asset Reserve.**

Date
Subject

7 August 2018
Proposed Interim Omokoroa Library and Service Centre

Open Session



Blaise Williams
Strategic Property Manager



Approved

Gary Allis
Deputy Chief Executive

1. Background

Attached is the report to the Operations Committee dated 17 July 2018 setting out the background and motivation for the construction of an enlarged Library / Service Centre. **Attachment A**

Funding Proposal

The estimated cost to construct an attached building of some 300m² at approximately \$4000 per m² would be of the order of \$1.2m inclusive of consultant's fees and fit out.

The funding sources proposed for this expenditure include the sale of the existing Library and Service Centre for approximately \$600 – \$700,000 (dependent on current real estate valuation). The balance of the funding (approximately \$600,000) to be funded from the Property and Asset Reserve Fund.

2. Significance and Engagement

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it contemplates works on a Reserve to construct a Library that has been requested in the recent Long Term Planning Submission process. Libraries are classed as facilitators of passive recreation and therefore fit well within the ethos of Reserve use.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	WBOPDC, Omokoroa Ratepayers and other users of the Reserve
Tangata Whenua	Yes
General Public	Yes

Please note that a separate report relating to the proposed lease area for the new pavilion will be publicly consulted upon. Council could consider including the proposed library / service centre in the same public consultation process as long as this did not compromise the Society's pavilion proposal.

4. Issues and Options Assessment

Option A <i>THAT approval be given for the construction of an interim Library and Service Centre on the Omokoroa Sportsground.</i> <i>THAT the interim Library and Service Centre at Western Avenue be funded from:</i> <i>a) Sale of the existing Library and Service Centre</i> <i>AND</i> <i>b) The balance required to be funded from the Property and Asset Reserve.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	Provides an interim solution to Service Centre and Library services while Omokoroa develops.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	Cost effective through use of Council land and co-ordinated build with the Sports and Recreation Association funding from sale of existing building and property reserve.
Option B <i>THAT approval not be given for the construction of an interim Library and Service Centre on the Omokoroa Sportsground.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	Status Quo A lower level of service will be provided.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	Reduces initial capex. Does not take advantage of a joint build with the Sports and Recreation Association.

5. Statutory Compliance

This report meets all statutory and legal requirements.

The Library and Service Centre would be located on Recreation Reserve land. This is not too dissimilar to the current Katikati Area Office and Library, which is located on Local Purpose "Community" Reserve land.

Council would need to follow the Reserves Act requirements and its policy on building and structures on Reserves contained in the Kaimai Ward Reserve Management Plan. As stated above, the Committee will be considering a separate report relating to the Omokoroa District Sport and Recreation Society's proposal to build a new pavilion, which provides an opportunity to use the same process to cater for both proposals.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
The interim Library and Service Centre at Western Avenue be funded from:	<p>Sale of the existing Library and Service Centre. \$600,000 to \$700,000</p> <p>The balance required to be funded from the Property and Asset Reserve. (Approximately \$600,000).</p>

Date: 17 July 2018
Subject: Possible Construction of Service Centre on Western Avenue Reserve

Western Bay of Plenty District Council Operations & Monitoring Committee Possible Construction of Service Centre on Western Avenue Reserve

Purpose

To canvas with Councillors the possible construction of a Service Centre adjoining the Sports Pavilion proposed by the Omokoroa District Sport and Recreation Society (the Society).

Given the Society would like confirmation of Council's intentions in the above regard as soon as possible Council may wish to confirm it's intention to construct this Service Centre.

Preliminary investigations have been undertaken by the Society, which are likely to be of use for this Council should it be agreed to proceed with the project.

Recommendation

- 1. THAT the Strategic Property Manager's report dated 17 July 2018 and titled Possible Construction of Service Centre on Western Avenue Reserve be received.**
- 2. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**
- 3. THAT the Strategic Property Manager be requested to proceed with preliminary investigations with regard to the construction of a Service Centre within the Sports Pavilion precinct**

AND/OR

- 3.1 THAT the Strategic Property Manager proceed with final design of the Service Centre in consultation with Omokoroa Community Board, the Omokoroa District Sport and Recreation Society and other affected staff.**

AND/OR

- 3.2 THAT approval in principle be given for the construction of a Library / Service Centre on the Omokoroa Sportsground on Western Avenue subject to a further report being received on funding requirements and potential sale of the existing Library / Service Centre in Omokoroa.**
- 4. THAT if approval in principle is given for the construction of a Library / Service Centre on the Omokoroa Sportsground on Western Avenue, staff be directed to publically notify the proposal in terms of the Reserves Act 1977.**



Blaise Williams
Strategic Property Manager



Approved

Gary Allis
Deputy Chief Executive

Date: 17 July 2018
Subject: Possible Construction of Service Centre on Western Avenue Reserve

1. Background

Council's current Service Centre and Library situated in McDonnell Street in Omokoroa is approximately 130m² in area. Of this 104m² is used for Library / Service Centre.

Council's levels of service for the provision of library area by 2022 is 36m² per 1,000 head of population. That is at 10,000 head of population, library area provided should be of the order of 360m².

The Society is preparing to undertake construction of a Sports Pavilion in the Omokoroa Sportsground of just under 700m² gross floor area for \$1.6m. This is only achievable through the use of volunteer and "friendly contractors" as the proposed rate is \$2,302 per m².

Councillors will also recall in the recent LTP submissions that the Omokoroa Community are seeking improved facilities be provided. The location of a Library / Service Centre on Western Avenue Reserve would be a central location for the peninsula as development south of the railway increases.

Councillors will recall that staff were requested to explore three options in relation to the Omokoroa Library/Service centre:

1. Whether the current building is suitable for interim location for a Library
2. Whether Council could extend the proposed new pavilion footprint by approximately 200m² **Attachments A and B**
3. Extend the new proposed pavilion and retain the existing pavilion as a Community Hub.

Further detail on the Society's proposed new pavilion is available in a separate report relating to a new lease area.

Current building

The current building is of a board and batten design with no insulation or plumbing.

A preliminary inspection would indicate that the building is poorly constructed and likely to require significant upgrade to meet current health and safety requirements and the current building code.

Extend proposed new pavilion

It is considered that the proposed construction of a Sports Pavilion on the Western Avenue Reserve presents an opportunity to provide improved service to the community in the medium term by constructing a multi-purpose building that could be used for a Library / Service Centre.

Whilst a Library / Service Centre is not contemplated within the Reserve Management Plan it is considered that library use is passive recreation and would therefore meet the ethos of good use of reserve land.

The addition of a library/service centre to the Pavilion with a view to it's long term use as a future community facility would also meet community aspirations for this amenity. As a Library / Service Centre is not contemplated in the Reserve Management Plan this use is likely to trigger resource consent in order to assess effects of the proposal on the area.

A possible footprint of 200m² with a basement could provide library amenity and service centre to the community through the construction of approx. 300m² of gross floor space.

Preliminary investigations and consultancy on this project would cost in the order of \$120,000 and would include architectural design, geotechnical, archaeological and hydrological surveys.

Once the design has been finalised it would be possible to get some indication of cost which would likely be of the order of \$4,000 per m².

Extend new pavilion and retain existing pavilion

For reasons stated above, retention of the old pavilion should only occur for an interim period, if kept at all, due to the extensive work that would be required to bring it up to current Building Code requirements

The Reserve Management Plan shows other amenity features which could be compromised by the construction of a sports pavilion. For example, the location of potential additional tennis courts may have to be moved slightly to accommodate the proposed sports pavilion in it s proposed location. **Attachment C**

The provision of a new pavilion is shown in the Omokoroa Sportsground Concept Plan adopted by Council in 2014, therefore it is contemplated that a new pavilion is planned.

2. Significance and Engagement

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it contemplates works on a Reserve to construct a Library that has been requested in the recent Long Term Planning Submission process. Libraries are classed as facilitators of passive recreation and therefore fit well within the ethos of Reserve use.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	WBOPDC, Omokoroa Ratepayers and other users of the Reserve
Tangata Whenua	Yes
General Public	Yes

Date: 17 July 2018
Subject: Possible Construction of Service Centre on Western Avenue Reserve

Please note that a separate report relating to the proposed lease area for the new pavilion will be publicly consulted upon. Council could consider including the proposed library / service centre in the same public consultation process as long as this did not compromise the Society's pavilion proposal.

4. Issues and Options Assessment

Option A	
<i>THAT the Strategic Property Manager be requested to proceed with preliminary investigations with regard to the construction of a Service Centre within the Sports Pavilion precinct</i>	
<i>AND/OR</i>	
<i>THAT the Strategic Property Manager proceed with final design of the Service Centre in consultation with Omokoroa Community Board, the Omokoroa District Sport and Recreation Society and other affected staff.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages: Allows Council to make an informed decision after following sound due diligence processes.</p> <p>Disadvantages: Potential for pavilion build to get out of sequence with the construction of the Council Library and Service Centre</p>
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	\$50,000
Option B (If applicable)	
<i>THAT approval in principle be given for the construction of a Library / Service Centre on the Omokoroa Sportsground on Western Avenue subject to a further report being received on budgetary requirements and potential sale of the existing Library / Service Centre in Omokoroa.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages:</p> <ol style="list-style-type: none"> 1. Speeds up process – allows Council to catch up with Pavilion programme 2. Cost effective as due diligence will immediately precede design
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	\$120,000

5. Statutory Compliance

This report meets all statutory and legal requirements.

The Library / Service Centre would be located on Recreation Reserve land. This is not too dissimilar to the current Katikati Area Office and Library, which is located on Local Purpose "Community" Reserve land.

Council would need to follow the Reserves Act requirements and it's policy on building and structures on Reserves contained in the Kaimai Ward Reserve Management Plan. As stated above, the Committee will be considering a separate report relating to the Omokoroa District Sport and Recreation Society's proposal to build a new pavilion, which provides an opportunity to use the same process to cater for both proposals.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
	No specific provision exists for this expenditure but funding is available within the Property Replacement Reserve for the design and construction of this Library / Service Centre.

Contractor to verify all dimensions on site before commencing work. Do not scale from these drawings. Before commencing works on site please ensure you are aware of all variations and revisions. This drawing is to be read in conjunction with project specifications, schedules and contract documents.



REVISIONS

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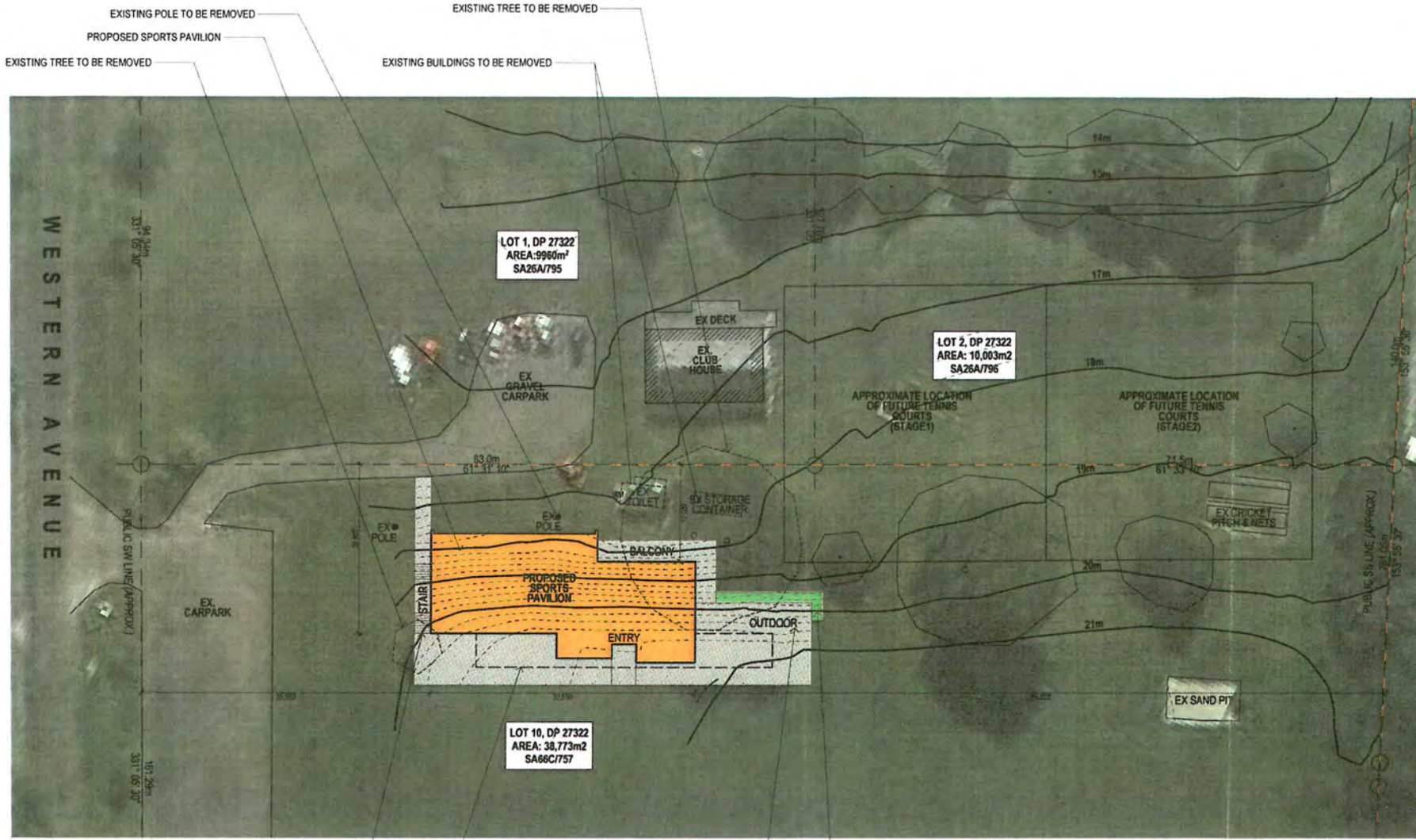
PROPOSED SPORTS PAVILION

**WESTERN AVENUE OMOKOROA
3172**

LOCALITY PLAN

CONCEPT	
SCALE	1:500
JOB NO.	TG14/153
DRAWN	C.W.
CHECKED	
DATE	31/03/2015
DRAWING NO.	REVISION
A1.02	

ATTACHMENT A



PROPOSED CONCRETE HARDSCAPING WITH EXTERNAL STAIR ACCESS

PROPOSED CONPY ROOF

PROPOSED OUTDOOR GATHERING SPACE WITH 2.5m MAX. BLOCK RETAINING WALL & 1.1m HIGH BALUSTRADE

PROPOSED PLANTING WITH 0.5m HIGH BLOCK RETAINING WALL

- KEY: EXISTING**
- EXISTING BUILDING
 - EXISTING TO BE REMOVED
 - EXISTING PUBLIC STORMWATER LINE LINES INDICATIVELY ONLY
 - EXISTING PUBLIC SANITARY SEWER LINE LINES INDICATIVELY ONLY
 - EXISTING GROUND CONTOURS (1.0m)
 - EXISTING GROUND CONTOURS (0.2m)
- KEY: PROPOSED**
- PROPOSED BUILDING
 - PROPOSED HARDSCAPE
 - PROPOSED LANDSCAPE

SITE INFORMATION

PHYSICAL ADDRESS: WESTERN AVENUE OMOKOROA
 3172 RESERVE
 PLANNING ZONE: VERY HIGH
 WIND ZONE: 1
 EXPOSURE ZONE: 1
 EARTHQUAKE ZONE: 2
 CLIMATE ZONE: 2

NOTES

- TOPOGRAPHICAL SURVEY SUPPLIED BY LYSAGHT CONSULTANTS LTD
- EXISTING PUBLIC DRAINAGE INFORMATION IS FROM COUNCIL'S GIS MAP LINES INDICATIVE ONLY
- FUTURE TENNIS COURTS INFORMATION IS BASED ON THE COUNCIL'S TRUCTION ISSUED DRAWINGS BY TONKIN & TAYLOR (PROJECT NO. 85/1892)
- COORDINATES IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR (NZTM)
- SURVEY LEVELS IN TERMS OF MOTUKI VERTICAL DATUM 1953 (ORIGIN OF LEVELS IS A2 48/AB48) RL: 36.5601m
- AERIAL PHOTO COPYRIGHT 2011 BOPASS LTD. AND ITS LICENSORS

WESTERN AVENUE
PUBLIC SS LINE (APPROX.)

PUBLIC SS LINE (APPROX.)

Contractor to verify all dimensions on site before commencing work. Do not scale from these drawings. Before commencing work or the client please ensure you are aware of all variations and revisions. This drawing is to be read in conjunction with project specifications, schedules and contract documents.



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PROPOSED SPORTS PAVILION

**WESTERN AVENUE OMOKOROA
3172**

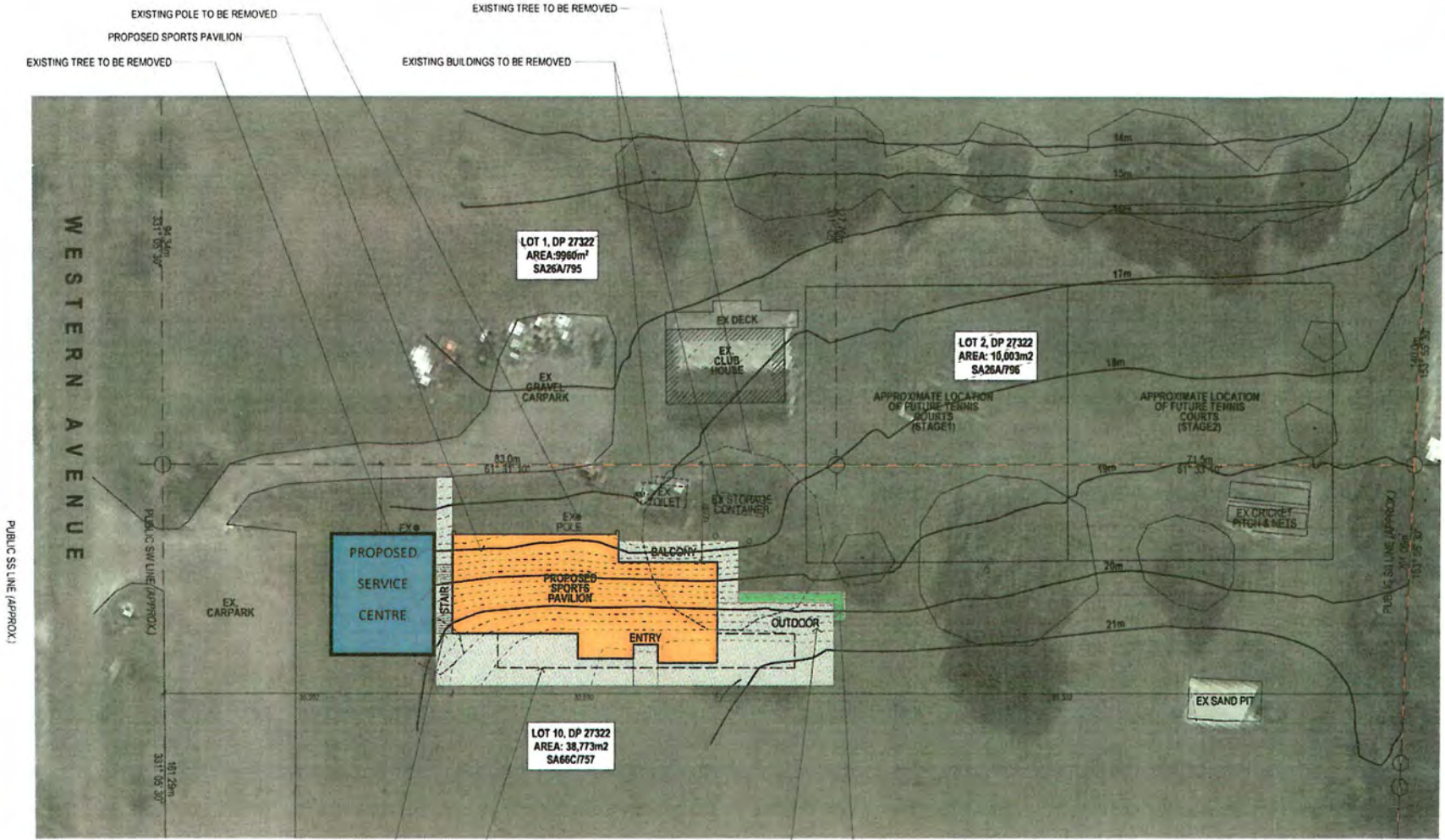
LOCALITY PLAN

CONCEPT	
SCALE	1:500
JOB NO	TGA 1623
DRAWN	C.W. & J.Y.
CHECKED	S.C.
DATE	31/05/2018

DRAWING NO	REVISION NO
A1.02	0

ATTACHMENT 5

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KEY EXISTING

- EXISTING BUILDING
- EXISTING TO BE REMOVED
- EXISTING PUBLIC STORMWATER LINE LINES INDICATIVELY ONLY
- EXISTING PUBLIC SANITARY SEWER LINE LINES INDICATIVELY ONLY
- EXISTING GROUND CONTOURS (1.0m)
- EXISTING GROUND CONTOURS (0.2m)

KEY PROPOSED

- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- PROPOSED LANDSCAPE

SITE INFORMATION

PHYSICAL ADDRESS	WESTERN AVENUE OMOKOROA
PLANNING ZONE	3172
WIND ZONE	RESERVE
EXPOSURE ZONE	VERY HIGH
EARTHQUAKE ZONE	D
CLIMATE ZONE	1
	2

NOTES

TOPOGRAPHICAL SURVEY SUPPLIED BY LYSAGHT CONSULTANTS LTD

EXISTING PUBLIC DRAINAGE INFORMATION IS FROM COUNCIL'S GIS MAP LINES INDICATIVE ONLY

FUTURE TENNIS COURTS INFORMATION IS BASED ON THE CONSTRUCTION ISSUED DRAWINGS BY TOMKIN & TAYLOR (PROJECT NO. 851892)

COORDINATES IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR (NZTM)

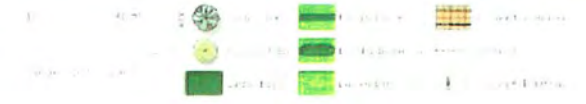
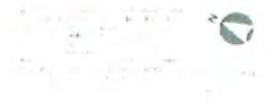
SURVEY LEVELS IN TERMS OF MOTRIKI VERTICAL DATUM 1953 ORIGIN OF LEVELS IS AQ 48(A48) RL 36.503m

AERIAL PHOTO COPYRIGHT 2011 BOPASS LTD AND ITS LICENSORS



LEGEND:

1. Sports field	12. Agreed tennis courts (2)	20. Proposed playground plaza area with bench seating & planting
2. Sports field	13. Existing cricket wickets	21. Proposed playground
3. Sports field	14. Existing long jump pit	22. Proposed shade shelter
4. Sports field	15. Proposed two story pavilion with changing rooms	23. Proposed skate path
5. Sports field	16. Proposed central carpark (72) (with lighting)	24. Existing art panels
6. Sports field	17. Existing carpark	25. Potential additional courts
7. Sports field	18. Existing toilet block	26. Alternative car parking
8. Sports field	19. Proposed playground car-park (9) (with lighting)	27. No parking zone
9. Sports field		
10. Sports field		
11. 300m athletics track		



OMOKOROA SPORTS GROUND Reserve Concept Plan
 Date: 04 November 2014 Revision: F
 Adopted 21 10 2014

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ATTACHMENT 2