



# MEETING — AGENDA —

*Ngā Take*

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Western Bay of Plenty  
District Council

# OMOKOROA COMMUNITY BOARD

*Poari Hapori*

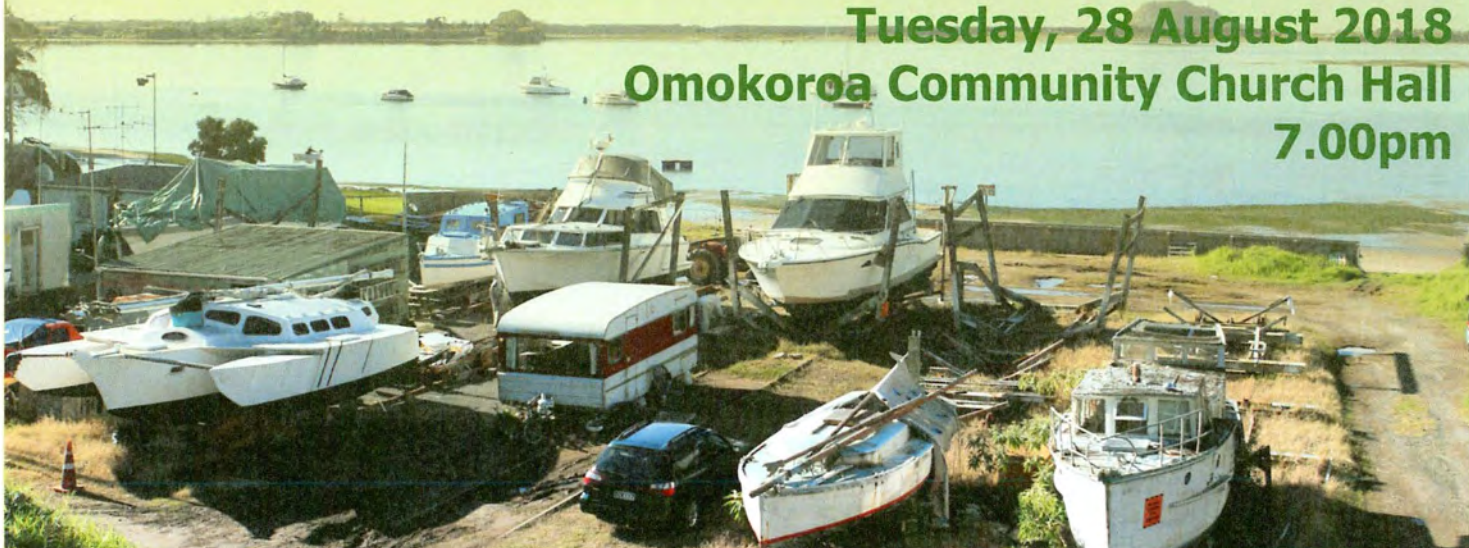
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**OM15**

**Tuesday, 28 August 2018**

**Omokoroa Community Church Hall**

**7.00pm**



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

# Notice of Meeting No OM15 Te Karere

## Omokoroa Community Board Paori Hapori

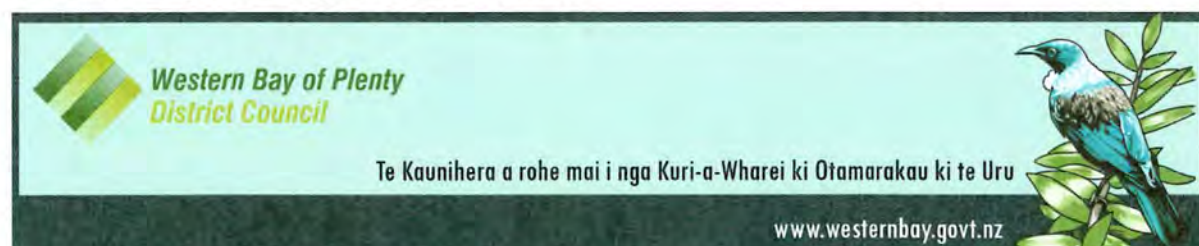
**Tuesday, 28 August 2018**  
**Omokoroa Community Church Hall**  
**7.00pm**

Members:

M Grainger (Chairperson)  
T Sage (Deputy Chairperson)  
P Presland  
D Sage  
Councillor M Murray-Benge  
Councillor J Palmer

Media  
Staff

Miriam Taris  
**Chief Executive Officer**  
**Western Bay of Plenty District Council**



# Omokoroa Community Board

## Mangai o Te Kaunihera

### Role and Purpose of Community Boards

- To represent, and act as an advocate for, the interests of their communities
- To consider and report on all matters referred by Council and its Committees, or any matter of interest or concern to the community board
- To maintain an overview of services provided by Council within the community
- To prepare an annual submission to the Council for expenditure within the community
- To communicate with community organisations and special interest groups within the community
- To undertake responsibilities as delegated by Council or its Committees

### Delegated Functions

Subject to compliance with Council strategies, policies, plans and legislation:

- To maintain an overview of road works, water supply, sewage, stormwater, parks, recreational facilities, community activities and traffic management within the community and make recommendations to Council and its Committees in accordance with their delegated functions
- To report and make recommendations to Council and its Committees in accordance with their delegated functions on issues facing respective communities to promote public participation and communication within respective communities
- To undertake tasks, powers and functions as may be delegated by Council or its Committees in accordance with their delegated functions from time to time
- To control, expend and monitor funds as allocated by Council
- To allocate Community Board reserve funds to specific capital non-recurring projects for council assets on council land

Or

In accordance with allocations which have been approved through the annual plan process:

- To have input into Council and its Committees on issues and plans affecting the respective communities
- To provide an effective mechanism for community feedback to Council
- To receive reports from Council appointees on Council matters relevant to the Community Boards

# Agenda for Meeting No. OM15

Pages

**Present  
In Attendance  
Apologies**

## **Public Forum**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to three minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer contact centre request system, while those requiring further investigation will be referred to the Chief Executive

## **Recommendation**

*THAT the meeting adjourn for the purpose of holding a public forum.*

OM15.1      **Minutes of Meeting No. OM14 of the Omokoroa Community Board Held on 17 July 2018**      6-15

A copy of the minutes are attached.

## **Recommendation**

*THAT the minutes of meeting no. OM14 of the Omokoroa Community Board held on 17 July 2018 as circulated with the agenda, be confirmed as a true and accurate record.*

OM15.2      **Chairperson's Report**      16-21

Attached is a report from the Chairperson dated 15 August 2018.

OM15.3	<b>Councillor's Report</b>	22
	Attached is a report from Councillor Murray-Benge dated 20 August 2018.	
OM15.4	<b>Infrastructure Services Report Omokoroa - August 2018</b>	23-36
	Attached is a report from the Deputy Chief Executive dated 13 August 2018.	
OM15.5	<b>Street Trees and Landscaping Along Omokoroa Road</b>	37-52
	Attached is a report from the Senior Policy Analyst Built Environment and Urban design dated 26 July 2018.	
OM15.6	<b>Financial Report Omokoroa - July 2018</b>	53-55
	Attached is a report from the Management Accountant dated 7 August 2018.	
OM15.7	<b>Council, Standing Committee and Community Board Meetings</b>	56
	Attached is a schedule of meetings for the months of September and October 2018.	
	<b>Recommendation</b>	
	<i>THAT the schedule of meetings for September and October 2018 be received.</i>	

## Western Bay of Plenty District Council

**Minutes of Meeting No. OM14 of the  
Omokoroa Community Board held on 17 July 2018  
at the Omokoroa Community Church Hall  
commencing at 7.00pm**

### **Present**

Members M Grainger (Chairperson), T Sage (Deputy Chairperson), P Presland and D Sage and Councillors M Murray-Benge and J Palmer

### **In Attendance**

B Williams (Strategic Property Manager), E Holtsbaum (Group Manager Technology, Community and Customer Services) and A Alty (Democracy Advisor)

### **Others**

55 members of the public and others as named in the minutes and one member of the press.

### **Public Forum**

**Resolved:** Member T Sage / Councillor Palmer

*THAT the meeting adjourn for the purpose of holding a public forum.*

### **On Licence Application in respect of the premise situated at Shop 6, 168 Omokoroa Road, Omokoroa**

The Chairperson gave an explanation in relation to the processes required with the application to the Western Bay of Plenty District Council District Licensing Committee for the issue of an On Licence in respect of the premise situated at Shop 6, 168 Omokoroa Road, Omokoroa known as The Local's Tavern Bar and Eatery noting that the general nature of business to be conducted was a tavern. The days on which, and the hours during which liquor is intended to be sold under the licence are Monday to Sunday from 9.00am to 1.00am the following day.

The first notice of the application was published on 29 June 2018.

The Chairperson advised the following:

- The proposed tavern was a private business venture, to be constructed in a commercial zone area and as such was a permitted activity in the said commercial zone.
- The conditions whereby affected members of the public may register an objection to the application.
- All objections received would be forwarded to the applicant who may choose to proceed with the application as originally submitted or make amendments to the application (in consideration of information received from objectors).
- Any changes to the application would be notified back to the objectors.
- All objections must be received at the Western Bay of Plenty District Council office by 5.00pm on Friday 20 July 2018.

Members of the public in attendance voiced their concerns noting:

- They should have been informed of the development in their community.
- It was felt that Council would just 'rubber stamp' the application as a matter of course.
- There was no kerb and channelling on the parking area where the building was being constructed and access and exit routes onto the main Omokoroa Road may be dangerous.
- The Fire Chief of the Omokoroa Volunteer Fire Brigade voiced concerns that people would be encouraged to come to Omokoroa to drink until the late closing time and there would be an increase in drink driving incidents in the area. He stressed that fire brigade volunteers were those who were the first responders to road tragedies resulting from irresponsible behaviours. The response time from Tauranga City based emergency services could not be immediate considering the distance from the city and possible traffic congestion.
- The local supermarket sold alcohol, the Omokoroa Boat Club and a restaurant were licenced premises and there were licenced premises operating in nearby Te Puna.
- Objections to the tavern were not just about the business but about the overall well being of our community.
- The proposed tavern was in close proximity to rest homes, Pre School and primary schools.
- There were a large number of elderly people and young families living in the residential areas close to the proposed development.

A number of attendees advised that they found the process to lodge an on-line objection difficult and not easy to follow and commented that the reply letter was not easy to read and follow through.

Members of the public were encouraged to submit objections to the application, and when doing so, ensure that they indicated that they wished to be heard at the District Licencing Committee hearing.

In summary there was a general feeling that a tavern/restaurant would be acceptable with reduced operating hours (up to 11.00pm rather than 1.00am closing) with the ability provided to make application for late closing licence on special occasions and that there be no gambling/ pokie machines at the premises.

The Chairperson thanked members of the public for their attendance and participation in the public forum section of the meeting and invited the attendees to remain for the formal Board meeting.

At the conclusion the public forum section of the meeting relating to this item, members of the public met in the foyer of the meeting venue and further discussed options for formulating their objection to the on licence application.

**Resolved:** Councillor Murray-Benge / Member D Sage

*THAT the meeting be re-convened in formal session at 7.41pm.*

The Chairperson advised that the meeting was now under formal process and members of the public were most welcome to stay but may not interject or speak to Board members during the course of the formal meeting.

OM14.1      **Presentation: Omokoroa Sports and Recreation Society Incorporated**

Richard Gerrish from the Recreation Society Incorporated was in attendance and gave an update presentation to the Board in regard to the society's proposal for the new sports pavilion building on the Western Avenue sportsground at Omokoroa.

The Board noted the following points:

- Council funding of \$100,000 shown in the Funding Sheet of the presentation was incorrect
- The proposed access from the tennis courts to the pavilion needed to be checked.
- Car parking and access to the building for people with disabilities needed to be checked.
- Any additional road/vehicle access must be approved by Council.
- Requirements under the lease (for a private building on public land) needed to be checked and clarified by the Omokoroa Sport and Recreational Society. It was noted that there was a specific process required for such lease arrangements.

The Board acknowledged the work undertaken by the Omokoroa Sport and Recreation Society and members of the community in their dedicated fund raising efforts for the new sports pavilion. The achieved fund raising to-date was commendable.

Member Presland advised that fund raising events for the project would continue with a significant event planned for the coming summer.

The Board thanked Mr Gerrish for his presentation.

**Resolved:** Members Grainger / T Sage

*THAT the updated presentation from representatives of the Omokoroa Sports and Recreation Society regard progress relating to the new sport pavilion be received.*



OM14.2            **Minutes of Meeting No. OM13 of the Omokoroa Community Board Held on 5 June 2018**

The Board considered the minutes of OM13 of the Omokoroa Community Board held on 5 June 2018 as circulated with the agenda.

**Resolved:**            Councillor Murray-Benge / Member D Sage

*THAT the minutes of meeting No. OM14 of the Omokoroa Community Board held on 5 June 2018 as circulated with the agenda, be confirmed as a true and accurate record.*

OM14.3            **Representation Review Update**

The Board considered a report from the Customer Relationships Manager dated 4 July 2018 as circulated with the agenda.

The Group Manager Technology, Community and Customer Services summarised the process outlined in the report advising the following:

- Every six years Western Bay of Plenty District Council reviewed the way its communities were represented.
- Council had been talking with Western Bay communities to get a feel of how our diverse District could be better represented.
- The Representation Review had three decision-making components: Electoral System, Māori Wards and Representation Arrangements
- August 2017 Council adopted a resolution to maintain the status quo (First Past the Post).
- November 2017 Council passed a resolution to establish Māori Wards
- February 2018 More than five percent of electors demanded a poll to decide the final outcome of Māori Wards.
- March – April 2018 Informal public engagement was undertaken asking people to identify their communities of interest and comment on our current representation arrangement.
- May 2018 The result of a poll was that that Māori Wards would not be established for the Western Bay for at least the 2019 and 2022 elections.
- July 2018 Council passed a resolution to adopt the initial proposal for the 2019 and 2022 local elections:
  - Retaining 11 councillors elected from three wards, plus the Mayor elected District-wide.
  - Replacing our five community boards with three community committees, aligned to the three ward boundaries.
  - Make a slight boundary adjustment that involves the boundary between the Katikati-Waihi Beach and Kaimai wards.
  - Disestablish five current community boards and establish three community committees.

It was envisaged that the three ward community committees would include the elected ward councillors with representatives from the community appointed by a Council process from candidates nominated by the community.

- Community committees would allow residents and ratepayers to have a greater voice in determining the needs of their community and assist Council in its responsibilities to the community and the district.
- Respective community committees would have a key role to partner with communities of interest (as identified via community feedback and by councilors during workshops) and citizens to act as a liaison point with council.

The terms of reference for each community committee would cover:

- Membership
- Tenure - generally three years to match the election cycle
- Delegations
- Meeting schedules
- Voting arrangements
- Work programme

The Māori noted that the population dynamic of the Western Bay district had greatly changed and grown since the district community boards were first formed in 1989. Our current community boards represent just 58% of our District's resident electors. This equated to; 100% representation for Waihi Beach-Katikati ward, 20% representation for Kaimai ward and 67% representation for Maketu-Te Puke ward. Residents were more mobile and they moved between communities while they 'live, work and play'. Many people lived in one community and worked in another.

The Board was advised that the community committee would be representative of all communities of interest. Specific sub-committees would be able to be formed for specific community projects bringing in qualified people with specific expertise from those who live in the community for a community/ward project.

The Board was clear that as a community there was not an inclination for formal community structures - it had been indicated that this was not what people wanted when they engaged in community issues. If community committees became part of the representation fabric of the future, Council would work through the operational issues at that time. The advantages of community committees was that they could be more flexible and interactive without formal structures and limitations of a community board model.

In conclusion it was reiterated that it was important that people in the community attend the respective public consultation meetings and take the opportunity to make a submission to the review process. The Have Your Say public consultation event for Omokoroa would be held on Tuesday 7 August 2018 at the Omokoroa Community Church from 5.00pm to 7.00pm

**Resolved:** Members Grainger / T Sage

*THAT the report from the Customer Relationships Manager dated 4 July 2018 and titled Representation Review Update be received.*

8.29pm The Group Manager Customer Services and Information Technology left the meeting.

#### OM14.4 **Chairperson's Report**

The Board considered a report from the Chairperson dated 2 July 2018 as circulated with the agenda.

##### OM14.4.1 **Amenity Seating**

The Chairperson advised that there had been a number of requests for some (park bench) seats to be installed on various reserve view points throughout Omokoroa.

He provided an example of recycled (UV stabilised) plastic seating that showed the back of the seats reflecting the skyline contour of the Kaimai Ranges ridge view from Omokoroa. The design of the recycled seats could be the theme of future seating for the peninsula. The installation of the seats would be undertaken in liaison with the Council Parks and Reserves Manager and staff.

**Resolved:** Members Grainger / T Sage

*THAT the Omokoroa Community Board allocate funding up to \$10,000 from the Omokoroa Community Board Reserves Account for the future construction and placement of recycled plastic or wood seating at various sites throughout the peninsula.*

##### OM14.4.2 **Omokoroa Domain and Esplanade Area Future Concept Project**

There would be an open day for the public relating to the Omokoroa Domain / Esplanade Area future concept project on Saturday 21 July 2018. The final concept plan was now on line and it was important that members of the community in the 'Have your Say' opportunity relating to this concept.

The Board was advised that Councillor Murray-Benge, Chairperson Grainger and two staff members had visited residents at Matakana Island and advised them about the Omokoroa Domain and Esplanade Area Future Concept Plan. The residents were very appreciative of the meeting and expressed positivity about the concept plan.

##### OM14.4.3 **2018-2028 Long Term Plan**

The Long Term Plan was adopted by Council on 28 June 2018 and the Board extends thanks to all those who took part in the process.

**Resolved:** Members Grainger / D Sage

*THAT the Omokoroa Community Board Chairperson's Report dated 2 July 2018 is received.*

OM14.5

### **Councillor's Report**

The Board considered a report from the Councillor Palmer dated 4 July 2018 as circulated with the agenda.

### **Precious Family Reserve**

The up-dated Precious Family Reserve Concept Plan and Decisions Story had been circulated to Board members and submitters the previous week.

The Board was advised that 37 submissions received on the draft plan for the Precious Family Reserve and there was general support for the area being kept as a passive reserve.

There was strong opposition to allowing any vehicle access to the foreshore, although a parking area closer to the shoreline had been accommodated.

The Board was advised that following adoption of the concept plan, implementation estimates would be prepared and referred to Council for consideration to allocate funds.

### **Lynley Park Subdivision**

The completed Lynley Park Subdivision Concept Plan and Decision Story had been circulated to Board members and submitters the previous week.

Following adoption of the concept plans, implementation estimates would be prepared and referred to Council for consideration to allocate funds.

### **Omokoroa Domain and Esplanade Project Public Open Day**

The open day for the ideas and options relating to the Omokoroa Domain and Esplanade Project will be held on Saturday 21 July 2018 10.30am at the Omokoroa Boat Club.

### **2018-2028 Long Term Plan**

The Long Term Plan was adopted by Council on 28 June 2018 and thanks are extended to all those who took part in the process. Below is a copy of the 28 June 2018 media statement relating to the adoption of the Long Term Plan for information.

## **Council adopts Long Term Plan 2018-2028 "Steady as we grow"**

"Western Bay of Plenty District Council has today adopted its Long Term Plan (LTP) 2018 – 2028.

The plan sets an average rates increase of 2.7 percent for existing ratepayers across the ten years of the LTP (of which inflation accounts for 2.3 percent). The increase for the 2018/19 year is 3.6 percent (of which inflation accounts for 2.0 percent).

Council aims to keep average rate increases below four percent for the 10-year period (excluding growth in population). This will be achieved by continuing to take a prudent approach to managing its operational and capital work programmes, to ensure the services its communities expect are provided for in a way that balances the affordability of delivering them.

The Long Term Plan was developed following comprehensive community engagement with Western Bay residents, with Council taking a 'steady as we grow' approach. Mayor Garry Webber says the message ratepayers gave was for Council to plan appropriately for growth, while making sure rates remain affordable and debt is reduced. Council asked for feedback on four key proposals: walkway and cycleway investment; Western Bay Museum funding; arts and culture investment; and the approach to debt management. Taking into account all the feedback received through the consultation process, Council made the following decisions:

**Walkway and cycleway investment** – implement a stepped increase in funding over the next three years to enable faster development, which includes \$350,000 in year one, \$400,000 in year two, and \$450,000 in years three to ten.

**Western Bay Museum funding** – provide \$70,000 annually in support through District-wide rates for the next ten years.

**Arts and Culture investment** – enable implementation of the sub-regional Arts and Culture Strategy by increasing Creative Bay of Plenty's funding by \$50,000 for the ten years, and grant The Incubator Creative Hub \$10,000 in year one, \$15,000 in year two, and \$20,000 in year three of the LTP.

**Debt management approach** – reduce ratepayers' contribution to interest and debt repayments to \$1m for 2018/19, recognising the positive financial impacts of growth, and review this decision annually.

In the 2018/2019 financial year \$61.66m in total rates is budgeted to be collected - an increase of \$280,000 on the initial estimate for the first year of this Long Term Plan.

Total rates of \$61.66m are made up of District rates (\$38.18m); community board rates (\$430,000); water treatment and supply (\$6.30m); wastewater (\$10.36m); stormwater (\$4.21m) and other targeted rates (\$2.18m). Council's net debt was \$140m in 2013. It was currently below \$100m and was forecast to reduce to \$75m by 2028. Net debt per

property was \$6,937 in 2013, and was projected to reduce to \$2,896 per property by 2028.

Mayor Webber stated: "We know that in the coming years we will need to be continually proactive in planning for the development and growth of our District. We are firmly committed to the 'steady as we grow' philosophy. We believe this Long Term Plan strikes the right balance between looking ahead and planning for change, while balancing rates increases and prudently reducing Council's debt."

**Resolved:** Member Grainger / Councillor Murray-Benge

*THAT the report from Councillor Palmer dated 4 July 2018 be received.*

#### OM14.6 **Infrastructure Services Report Omokoroa - July 2018**

The Board considered a report from Deputy Chief Executive dated 26 June 2018 as circulated with the agenda.

##### OM14.6.1 **Omokoroa Road Construction - State Highway to Railway**

In relation to the physical road works that began early in 2017 there had been a number of set backs including the discovery of multiple archaeological sites and removal of redundant asbestos water main pipes requiring specialist handling and disposal. This section of roadway construction was nearing completion.

It was questioned that if there was a strong possibility that archaeological findings were likely in any earth/construction development, why were the required consent applications not submitted earlier to accommodate time delays that ultimately had a significant extra cost to any project.

##### OM14.6.2 **Omokoroa Sportsground Playground - Minute Action Reference OM12 18 4.2**

Councillor Palmer noted that in his opinion, the placement of the playground now went over the embankment by the sportsground and he felt that there could be some conflict between playground equipment users and other sportsground users and/or spectators.

##### OM14.6.3 **Omokoroa Sportsground Playground - Amenity Planting - Minute Action Reference OM13 18 5.2**

The Chairperson advised that he had had a discussion with the Deputy Chief Executive about future plantings and it had been suggested that orange and lemon trees would be suitable for amenity planting in the northern boundary of the sports ground. The concept plan that was adopted in August 2016 did not show any amenity planting.

The Board requested that clarification of any proposed amenity planting to be undertaken on the northern boundary of the Aaron development land be advised at the next Board meeting.

**OM14.6.4 Thanks to Contractor Traffic Management/Controllers**

It was noted that over recent months of busy construction periods on Omokoroa Road, the young women (from Westlink contracting) engaged in traffic control and management had been particularly pleasant and consistent in their approach to their duties. The control and management of traffic had at times been particularly trying and busy and undertaken in some extreme adverse weather conditions. The Board acknowledged their appreciation of the friendliness of the young women who always had a wave and a smile for commuters along the Omokoroa Road construction route.

**OM14.7 Draft Financial Report Omokoroa - June 2018**

The Board considered a report from the Management Accountant dated 2 July 2018 as circulated with the agenda.

**Resolved:** Councillor Murray-Benge / Member Grainger

*THAT the Management Accountant's report dated 2 July 2018 and titled Draft Financial Report Omokoroa - June 2018 be received.*

**OM14.8 Council, Standing Committee and Community Board Meetings**

The Board considered a schedule of meetings for the months of August and September 2018 as circulated with the agenda.

**Resolved:** Members Grainger / Presland

*THAT the schedule of meetings for August and September 2018 be received.*

The meeting concluded at 9.07pm.

Confirmed as a true and correct record.

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M Grainger  
Chairperson  
Omokoroa Community Board

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## Western Bay of Plenty District Council

### Omokoroa Community Board

## Chairperson's Report – August 2018

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#### 1. Possible Construction of New Service Centre on Western Avenue

The announcement that the Council intend to move the Omokoroa Library and Service Centre to a purpose-built space attached to the proposed pavilion on the Western Ave Sports Ground was great news.

When a final Community Centre/hub/library/etc space is built in a 10-15 years' time this newly proposed space can become an extra community facility at Western Ave.

The motion to allow Council to move quickly on this project was "*subject to a further report being received on funding requirements and potential sale of the existing Library / Service Centre in Omokoroa.*"

Losing any community space is a retrograde step as replacing such spaces later is difficult and always more expensive. Attached for your information is the Council media statement relating to the interim move for Omokoroa Library and Service Centre.

**Attachment A**

#### 2. Western Avenue Infrastructure Upgrade

It is noted that the announcement that the Library was to move to Western Avenue was accompanied by an announcement that Western Avenue would be upgraded as a consequence. The Board looks forward to the resolution of the parking issues by the Skatepath as part of this upgrade as well as a footpath between Omokoroa Road and the current Western Avenue car park.

#### 3. Cycleway Link

Now that the houses each side of the walkway between Bert Wall Drive and Parkland Rise have been completed it is time for this link to be tidied up, ground contours matched, and an all-weather cycle link created. This will help keep cycle traffic off Omokoroa Road as cyclists can use this link to access Margaret Drive and on to the coastal path at Cooney Reserve.



#### 4. Community Groups

- Omokoroa Community Policing Group (M Grainger)  
The Omokoroa Community Policing Group has had good news recently relating to sponsorship and a grant from The Centre, for which they are duly grateful.
- Omokoroa District Sports and Recreation (P Presland)
- Omokoroa Environmental Managers (M Grainger)  
The Omokoroa Environmental Managers Annual General Meeting was held on 14 August when long-standing Secretary/Treasurer, Phil Gall announced his resignation. Heather Reynolds has kindly agreed to take on that role. The Bruntwood Avenue sub-group feel that they have achieved the tasks they set themselves up to do and have thus disbanded and withdrawn from OEMI.
- Omokoroa Settlers' Hall Committee Society (T Sage)
- Western BOP Safer Communities Forum (M Grainger)  
The next meeting of the Western Bay of Plenty Safer Communities Forum will be held on 29 August.

#### 5. Omokoroa Community School – Planting Exercise

A number of years ago, a pest plant management and revegetation plan for Cooney Reserve was drawn up by Council staff and consultants.

As this area is becoming gateway to the cycleway/walkway it is important that visitors to Omokoroa see a showpiece rather than a weed patch.

The report noted that some sites within Cooney Reserve have been heavily planted with native species requiring only routine plant pest control to destroy rogue weeds. The Cooney Reserve Care Group that meets on the second Monday of every month does most of this work.

Other sites were identified as needing substantial plant pest management followed by native revegetation planting to improve the aesthetics of this harbour margin environment.

Aesthetic enhancement is a significant aspect of weed control and planting at Cooney Reserve. It substantially enhances visitor experiences and also provides benefits to native fauna and to the natural ecological processes along this harbour margin. The use of native revegetation species along this estuarine reserve environment is consistent with the Reserves Act 1977, the Conservation Act 1987 and the Resource Management Act 1991 as well as the various regulatory plans that relate to those Acts.

It was noted in the report that if native planting is done without reducing the numbers of rabbits – (as well as keeping the rabbit population under control) – then the young plantings will simply be chewed out.

As the Cooney Reserve rabbit population does, now, appear to be under control, the revegetation plans have been revisited and the first planting day was held on 16 August 2018, when senior pupils from Omokoroa Point School joined with a few nearby residents to plant 20 Tenex (flax), 200 Oioi (Jointed wire rush) and 200 Wiwi (native rush).

A contractor had already prepared the holes and the students enthusiasm meant that the planting was completed in short order. As you can see by the photographs included below this was a very positive exercise enjoyed by all the participants



Another area will be tackled next planting season and so on until the entire Reserve is cleared of pest plants and revegetated with plants to provide habitats for our native fauna.

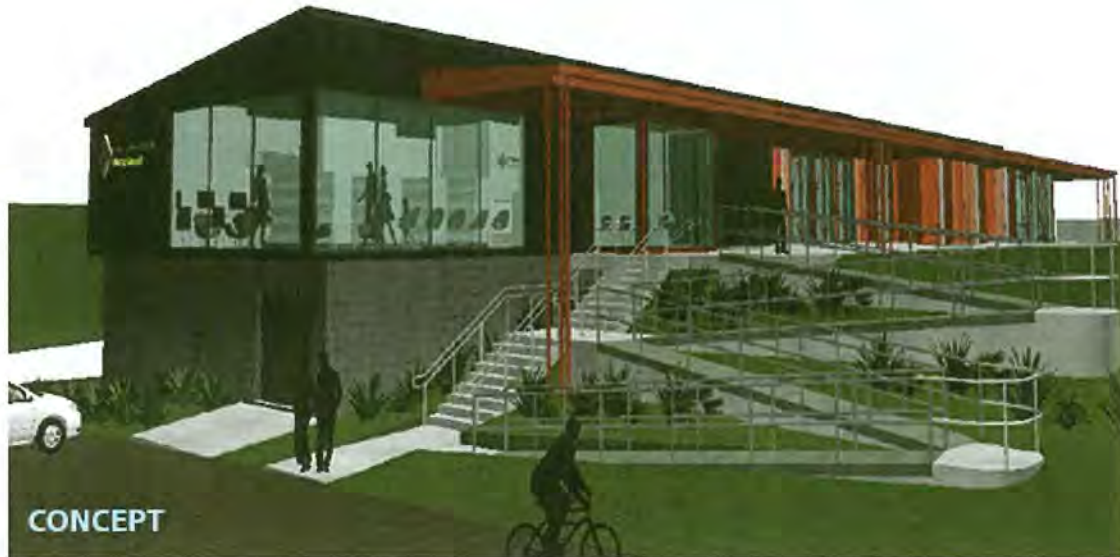
## Recommendation

***THAT the Chairperson's Report to the Omokoroa Community Board for August 2018 be received.***

Murray Grainger  
**Chairperson**  
**Omokoroa Community Board**

## INTERIM MOVE FOR OMOKOROA LIBRARY AND SERVICE CENTRE

Friday 3 August 2018



Omokoroa's Library and Service Centre will be moving into a new building on the Western Avenue Recreation Reserve until a permanent home is found in the future town centre.

Western Bay of Plenty District Council will construct a multi-purpose building attached to the new Western Ave pavilion which is being built at the same time by the Omokoroa District Sport and Recreation Society.

The new location for the Library and Service Centre will be a medium term move until a permanent location is found through the Omokoroa Structure Plan process.

Mayor Garry Webber says the existing Omokoroa Library and Service Centre has been struggling for space for some time as the demand has grown for Council services and library resources due to the increase in population.

The interim facility will be a double-storey building of 300 square metres.

Garry says the new library and service centre will be funded by the sale of the existing property in McDonnell Street and Council's Replacement Reserve Fund.

"This is a great central location for the library and service centre for the time being and we are taking the opportunity to construct a building in conjunction with the new pavilion being built by the Sport and Recreation Society.

"The added beauty about the building is that it can be used as a multi-use community facility when Council finally locates the Library and Service Centre in the future town centre," says Garry.

Garry says it is important for the Council project to align with the pavilion construction so that the Sport and Recreation Society's project timeline is not delayed.

In conjunction with the building of the pavilion and the Library and Service Centre, Council will upgrade Western Avenue to provide safe access to the new buildings.



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## Western Bay of Plenty District Council

### Omokoroa Community Board

### Councillors Report – August 2018

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#### **Long Term Plan**

With the Long Term Plan completed and this forms a living document that guides the Council for the next 10 years, plus indicates what rates will be required over that time.

#### **Omokoroa Domain/Esplanade Planning**

Progress in the planning for the redevelopment of the Omokoroa harbour edge area has been very well received with many suggestions from the community. After the open day it was clear the road between the playground and the domain was an issue. Planning is ongoing.

#### **Review of Reserves and Facilities Bylaw – Tuapiro**

The horse riding bylaw for Tuapiro has been a passionate process as so many women and children participated along with some men. The decision will not be made till September.

#### **Representation Review**

The representation review is underway with the council seeking guidance from the community especially about community boards, and what options for example community committees or ward committees might be available to give fairer representation.

Margaret Murray-Benge  
Councillor  
Omokoroa Community Board

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## Western Bay of Plenty District Council

### Omokoroa Community Board

## Infrastructure Services Report Omokoroa August 2018

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### Purpose and Summary

This report provides specific information on infrastructure activities of interest to the Board

### Minute Action Sheets

The current Board Minute Action Sheets are attached to this report. The resolution to receive this report includes receipt of the Minute Action Sheets. **Attachment A**

### Recommendation

- 1. THAT the Deputy Chief Executive Officer's Report dated 13 August 2018 and titled Infrastructure Services Report Omokoroa August 2018 be received.***

Approved



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Gary Allis  
**Deputy Chief Executive**

## 1. Utilities

### 1.1 Home Worm Composting Workshops

New dates for 2018 are now available on the website at:

<http://www.westernbay.govt.nz/our-services/rubbish-recycling-waste/Pages/Worm-Composting.aspx>

All bookings are now made through [www.eventfinda.co.nz](http://www.eventfinda.co.nz)

### 1.2 Licensing Waste Collectors - Waste Management and Minimisation Bylaw 2013

Letters have been sent to known waste collectors to apply and pay to operate as a licenced waste collector in the District as per the requirements of the Waste Management and Minimisation Bylaw 2013.

A Public Notice to Licence appeared in the District newspapers during May 2018. Information to this effect was also placed on Council's website on 16 May 2018.

Applications are being processed and where required more information is sought. J J Richards & Sons, Kleana Bins and Katikati Bin Hire have been approved for a licence. Licences are in the process of being issued.

### 1.3 Minden Road

A new trunk water main is to be installed between Minden Reservoir and Florence Lane. Work commenced in late July with completion in September 2018.

## 2. Reserves

### 2.1 Omokoroa to Tauranga Cycleway

Section 1: This section has now been completed (new boardwalk).

Omokoroa User Statistics as follows:

	Total Traffic for the Analysed Period	Daily Average	Busiest Day of the Week	Busiest Month of the Year	Distribution	
					IN	OUT
Pedestrians	44,526	108	Sunday	December 17: 5,748	57	43
Cyclists	14,922	36	Sunday	January 18: 1,691	48	52

**Section 3:** Lynley Park to railway - The archaeological authority application is on hold pending further information required by Heritage New Zealand. This will be resubmitted soon.



**Section 4:** Tamihana Park to Kiwirail Bridge – Recent activity has included Powerco and Ultra Fast Fibre installing buried ducting along this section to provide services for future Omokoroa growth.

The completion of this section will be coordinated with the Plummers Point section to Huharua Park so that a route destination is enabled.

**Section 5:** Bridge across Mangawhai inlet – completed but the track will remain closed until the cycleway connection with Huharua Park is in place.

**Section 6:** Plummers Point trail from bridge to Huarua Park. Detailed design has been completed. Archaeological Authority has been obtained and we are now waiting for resource consent approval before earthworks can begin (also subject to weather). A bridge to cross the gap between the esplanade and Huharua Park has been procured – installation will be installed within the next 2 months subject to weather and contractor resource timing.

**NOTE:** The commuter route section proposed to connect between Bridge 1 and Plummers Pt Road is not being constructed until funding is confirmed and public access enabled (legalisation process also required).

## 2.2 Omokoroa Sportsground Playground

Playground equipment and an installation contractor has been selected. Subject to equipment delivery lead times, Stage 1 of the playground will be installed prior to Christmas. Stage 2 timing subject to external funding.

## 2.3 Omokoroa Ferry to Opureora/Matakana Island – Facilities Upgrade

An information/location map and bulletin board cabinet for community notices is being procured and will be installed once final feedback is received from the Community.

OPUREORA JETTY RENEWAL: Detailed design is underway. Subject to tender process & pricing, the jetty construction will be undertaken this financial year.

OPUEREORA MARAE PUBLIC TOILET: Repairs are being scheduled with the Reserves & facilities maintenance contractor to bring the facility up to a serviceable standard.

## 2.4 Omokoroa Slips

Complex and frustrating issues remain for affected homeowners and may not be resolved unless there is a change of view from the insurance companies.

Lawyers for the homeowners are now involved has the local Member of Parliament.

The owner of No 69 Omokoroa Road is reassessing options for repair of a slip on the property.

## 2.5 Omokoroa Reserves Development Project Funding: \$350,000

The funding in 2018/19 is for reserve development. Indicatively it is planned to allocate:

- Precious Reserve \$50k of earthworks / site filling / landscaping development

- Cooney Reserve - \$100k new toilet (might actually be more than this depending on size)
- Sports Ground reserve - \$50k new path between playground and linking to new facility building
- Sports Ground reserve - \$100k added to playground project
- Omokoroa Domain Playground - \$50k input into upgrade (remainder of funding for this project will come from outcome of Domain development expenditure, asset renewal funds, Community Board, reserves and community roading).

Staff will attend a Board Workshop to firm up on direction.

### **2.6 Damaged walkway reserve land - Ruamoana Place to Bramley Drive**

As at 13 August 2018: Remediation works are progressing slowly.

Five drainage pipe systems (chimney drain intersected by a directional drain) have now been completed using three coordinated separate contractors. Consultants Tonkin and Taylor are supervising on site, successfully addressing issues as they arise. The number of drainage pipes has been reduced significantly due to a) difficulties with installation and b) the observed area of influence each pipe has produced. The area of influence is observable in monitoring boreholes where the water table has reduced significantly (300mm in four days approximately 20m from the drain). Completion is still estimated by the end of August (subject to weather).

Owners along the reserve frontage are being kept informed.

## **3. Strategic Property**

### **3.1 Omokoroa Cell Phone Tower**

The cell phone tower is now operational.

### **3.2 Kaimai Views - Sales Update**

Work on the construction of houses is continuing.

The developer is still unable to gain access off Omokoroa Road, which is causing delays in their ability to complete the supply of services to the houses. Fourteen houses are in process of construction at this time.

### **3.3 Omokoroa Library & Service Centre**

The architect is adding the proposed floor area for the Library & Service Centre to the concept design of the sports pavilion. A draft will be circulated to the Community Board for any comment. Given that the exterior design will match that of the sports pavilion the draft will be an opportunity for comment at a high level.

## 4. Development Engineering and Projects

### 4.1 Omokoroa Industrial Road – Stormwater Detention Pond – Investigation, Design & Construction

The Contract to investigate, design and manage the construction of the 420m industrial road and the adjacent stormwater detention pond has been awarded to Harrison Grierson.

It is anticipated that the road and pond investigation and design will be completed towards the end of this year with the expectation that the construction of the industrial road will commence in March 2019 and be completed late December 2019. The timing of the construction of the stormwater pond will be dependent on resource consent and land acquisition.

## 5. Emergency Management

### 5.1 Training

CDEM Inductions. Since 1 June 2018, two WBOPDC staff have received CDEM Induction training. One of those staff is now an EOC Volunteer Coordinator in the Operations Team, and the other is in a back-up role for the Intelligence Team.

ITF Intermediate training in Whakatāne on 25-26 July, which included two Intelligence Team (GIS) staff from the Western Zone EOC. The net course is scheduled for 21-22 August in Tauranga.

Exercise Ruapehu II. This was a facilitated desktop discussion centred on the scenario of a volcanic ash fall. The exercise took place in the Western Zone EOC Chambers on 29 June 2018, and involved the Incident Management Team. The key objectives for the exercise were firstly to introduce the newly developed Checklist Compendium (attached) which we have produced over the past year in response to demand for more structured guidance to managing the response to emergencies. Secondly, we discussed key principles of successful function team management; and finally we integrated these two objectives through exercising an Incident Management Team (IMT) meeting and developing an Incident Action Plan.

Checklist Compendium. The Emergency Operations Centre Incident Management Team each have a copy of the Checklist Compendium and several copies are also located in each of the Team boxes in the CDEM storeroom at WBOPDC. Future exercises will focus on staff familiarity with this key resource.

November 2018 Exercise. Planning is underway for a Tier 1 exercise in November, which will involve all of the Bay of Plenty Emergency Operation Centres participating independently on separate days.

The focus of the training will be on staff gaining familiarity with the Checklist Compendium, principally their Emergency Operations Centre roles and function team processes.

## 5.2 New Community Resilience Staff

Over July, Nick Barnes and Theo Ursum both started with the Emergency Management Bay of Plenty, Community Resilience team. Theo and Nick are welcome arrivals and fill two long-standing vacancies left within the team. Theo will be taking the lead working with the community response teams in the Western Bay of Plenty to continue the great work that has been done in this space to date.

## 5.3 Diverse Response Seminar

On Wednesday 27 June 2018, the annual welfare forum was hosted in Tauranga themed "Diverse Response". The seminar was designed to highlight the importance of understanding our increasingly diverse communities in the Bay of Plenty. A number of speakers from Korea, Indonesia, China, India and Pacifika shared their cultural and religious beliefs with the group. The Bay of Plenty Interpreting Services also demonstrated how CDEM could access the service, which currently supports over 40 different languages. The day provided Civil Defence Emergency Management staff the opportunity to establish connections with some of the ethnic communities particularly in the Tauranga and Western Bay of Plenty.

# 6. Roding

## 6.1 Omokoroa Road Construction - State Highway to Railway

The Omokoroa Road upgrade has been an exceptionally complex project due to weather delays, shortage of construction crews, roundabout and intersection builds, adjoining developer requests and the construction of multiple underground services with different utility authority ownership.

Most of the new road pavement has now been completed. The \$12.9 million project, with the physical works beginning early in 2017, also hit setbacks with the discovery of multiple archaeological sites and removal of redundant asbestos water main pipes requiring specialist handling and disposal.

Underground services installed during the construction have included new water mains, a new gravity sewer main, a new storm water main, new road culverts, communications and power cables, Ultrafast broadband fibre optic cabling and the relocation of sections of the Omokoroa sewer transfer main.

Development of the park-n-ride near the Prole Road intersection; construction of a cycleway from SH2 to the fire station and installation of an additional sewer main to the wastewater transfer station.

The road construction and underground water main, power and communication services continue to be delayed due to ongoing inclement weather.

**6.2 Community Roding Account**

<b>Current Account:</b>	<b>\$</b>	<b>Status</b>
Current Account Opening Balance 1 July 2018		
Balance as at 30 June 2018	\$316,726	
Allocation for 2018/19	\$94,770	
<b>Funds Available for 2018/19 Year</b>	<b>\$411,496</b>	
<b>Approved Projects:</b>		
Omokoroa to Tauranga Cycle Trail	\$100,000	Ongoing
Anderley Avenue Footpath OM617.6.4	\$5,000	Ongoing
<b>Subtotal:</b>	<b>\$105,000</b>	
<b>Projected Current Account Balance 30 June 2019</b>	<b>\$306,496</b>	

# Community Board Report

## OMOKOROA COMMUNITY BOARD 13/03/2018

Remit Title                    **Omokoroa Signage - Proposed Map for Refurbish Noticeboard at McDonnell Street Omokoroa**

Remit Number                OM1118 2.4

Owner                         TM1

Status                         UNDER ACTION

Complete Date

Confidential

Resolution                    The Board was advised that the notice board at McDonnell Street Omokoroa needed refurbishing. When the noticeboard had been renovated a new map of Omokoroa would be produced for placement in the noticeboard. Board Members agreed with the concept design and were advised that some editorial changes to the map would be undertaken before the final version was produced.

A question was asked if it would be possible to have the same type of map installed on a noticeboard in the vicinity of The Esplanade and Omokoroa Domain. This was a high visitor and pedestrian area and the map showing points of interest throughout Omokoroa would be a valuable reference point.

The Transportation Manager advised that some thought needed to be given as to where such an information sign would be best placed in the Esplanade/Domain vicinity. It was important that people looking at the sign would not be in the way of or hindering any vehicular traffic. There may be other points throughout the peninsula where a map could also be placed.

Actions                        **23 July 2018: Still awaiting Community Board feedback.**

26 June 2018: No feedback received as yet from the Community Board.

15 May 2018: Still awaiting Community Board feedback.

4 April 2018: Awaiting Community Board feedback.

**OMOKOROA COMMUNITY BOARD 5/06/2018**

Remit Title                    **Community Installed Access**

Remit Number                OM1318 3.3

Owner                         RFM

Status                         UNDER ACTION

Complete Date

Confidential

Resolution                    The Chairperson advised that there was a privately constructed access way adjacent 34 Harbour View Road crossing road reserve and private land. The access way had steep steps and a rope handhold, was not safe and was not maintained by Council.

The Reserves and Facilities Manager had advised that Council should not consider upgrading the steps and if the Board wished see a safe access to the Domain from the Harbour View Road vicinity, a site-specific design would need to be prepared.

The Board requested that the Reserves and Facilities Manager prepare an options report outlining costs for the construction of new access way steps for the next Board meeting in July 2018.

Actions                        **14 August 2018: As part of the investigations, it was noted that the roadside embankment is in an area of instability with a preloaded property on the upper side of Harbour View Drive.**

**The existing steps are considered dangerous and are programmed to be removed.**

**To construct new steps further along towards the entrance to Omokoroa Domain has various constraints. The report due to the next meeting is likely to recommend that there are no new steps and pedestrians are encouraged to use the existing entrance to Omokoroa Domain.**

26 June 2018: Due to the existing steps going onto private property, staff are considering options before providing a report back to the Board.

**OMOKOROA COMMUNITY BOARD 17/07/2018**

Remit Title	<b>Presentation: Omokoroa Sports and Recreation Society Incorporated</b>
Remit Number	OM1418 1
Owner	RFM
Status	COMPLETE
Complete Date	15 August 2018
Confidential	
Resolution	THAT the updated presentation from representatives of the Omokoroa Sports and Recreation Society regard progress relating to the new sport pavilion be received.
Actions	<b>14 August 2018: The Operations &amp; Monitoring Committee considered a report on the new sports pavilion and have agreed in principle for the Omokoroa Sports and Recreation Society to relocate and increase their lease area. The required public consultation on Council's intention to increase the lease area is currently underway. Any public submissions, which include the Omokoroa Community Board, will be considered by full Council in September.</b>



**OMOKOROA COMMUNITY BOARD 17/07/2018**

Remit Title                    **Omokoroa Sportsground Playground - Amenity Planting - Minute Action Reference OM13 18 5.2**

Remit Number                OM1418 6.3

Owner                         RFM

Status                         COMPLETED

Complete Date              14 August 2018

Confidential

Resolution                    The Chairperson advised that he had had a discussion with the Deputy Chief Executive about future plantings and it had been suggested that orange and lemon trees would be suitable for amenity planting in the northern boundary of the sports ground. The concept plan that was adopted in August 2016 did not show any amenity planting.

The Board requested that clarification of any proposed amenity planting to be undertaken on the northern boundary of the Abron development land be advised at the next Board meeting.

Actions                        **14 August 2018: Staff can confirm they are not proposing any amenity planting along the boundary with the Abron development, which is consistent with the Concept Plan that was adopted in 2014 and was reaffirmed in the Kaimai Ward Management Plan, which was adopted in August 2016.**

Staff have received CCRs relating to leaves from trees on the reserve blowing onto private property. The fence between Abron development and the reserve is a pool type fence that is open and allows passive surveillance into the reserve.

Please see attached Concept Plan overleaf. If planting were to occur it would need to be carefully thought out and designed in consultation with the neighbours.



**OMOKOROA COMMUNITY BOARD 17/07/2018**

Remit Title                    **Omokoroa Road Construction - State Highway to Railway**

Remit Number                OM1418 6.1

Owner                         TM1

Status                         COMPLETED

Complete Date              23 July 2018

Confidential

Resolution                    In relation to the physical road works that began early in 2017 there had been a number of set backs including the discovery of multiple archaeological sites and removal of redundant asbestos water main pipes requiring specialist handling and disposal. This section of roadway construction was nearing completion.

It was questioned that if there was a strong possibility that archaeological findings were likely in any earth/construction development, why were the required consent applications not submitted earlier to accommodate time delays that ultimately had a significant extra cost to any project.

Actions                         **23 July 2018: Archaeological Authority applications are made once qualified archaeologists and Heritage NZ consider the likelihood of unearthing historic evidence. This is undertaken at the commencement of the project once the design process is approved.**

**OMOKOROA COMMUNITY BOARD 17/07/2018**

Remit Title	Omokoroa Sportsground Playground - Minute Action Reference OM12 18 4.2
Remit Number	OM1418 6.2
Owner	RFM
Status	COMPLETE
Complete Date	14 August 2018
Confidential	
Resolution	Councillor Palmer noted that in his opinion, the placement of the playground now went over the embankment by the sportsground and he felt that there could be some conflict between playground equipment users and other sportsground users and/or spectators.
Actions	<b>14 August 2018:</b> The Board's comments are noted. The adjacent football field is able to be reduced in size and still comply with football size requirements.

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## Western Bay of Plenty District Council

### Omokoroa Community Board

## Street Trees and Landscaping Along Omokoroa Road

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### Purpose and Summary

The purpose of this report is to give the Community Board an update on planting of street trees and landscaping/screening to be undertaken along Omokoroa Road.

### Recommendation

1. ***THAT the Senior Policy Analyst Built Environment and Urban Design's report dated 26 July 2018 and titled Street Trees and Landscaping Along Omokoroa Road 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.***



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Andries Cloete  
**Senior Policy Analyst Built Environment and Urban Design**

Approved



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Gary Allis  
**Deputy Chief Executive**

## 1. Background

Omokoroa has grown significantly over the past 10 years and it is expected that this will continue over the next 30 years. It is important that the amenity and natural beauty of Omokoroa be retained or improved as the town grows.

In the planning for Omokoroa, the community has expressed a strong view on the need for enhancing amenity through the inclusion of street trees. Omokoroa Road was particularly singled out with the design to have a type of boulevard effect.

The purpose of this report is to give the Community Board an update on actions to be undertaken by Council to improve landscaping along Omokoroa Road.

Following this report is a memorandum from Bryan Norton from Nautilus Contracting with more details on the Titoki and Gingko street trees along Omokoroa Road. Council staff and the Community Board Chair met with Bryan early June and the outcomes from that meeting are included in this report. **Attachment A**

## 2. Actions to be undertaken Along Omokoroa Road

### 2.1 Street Trees

As per the memorandum from Bryan Norton, the Titoki trees are struggling and are probably not suitable in a street environment. As per the memorandum, the request from the Community Board that the Titoki trees be replaced is supported.

Concerns were also expressed about the health of some of the Gingko trees. It is noted in the memorandum that three Gingko trees are bending towards the south-east as a result of the prevailing wind. It was therefore resolved that the Gingko trees be replaced by a more suitable tree species.

After considering numerous tree species, it was decided that all the Gingko and Titoki street trees along Omokoroa Road be replaced by Maples - *Acer Palmatum* 'Osakazuki' (see Photo 1). The Maple was selected because they:

- Are more hardy and used by a number of councils as street trees. A number of good examples can be found within the Bay of Plenty.
- Deciduous and will therefore not block the sun during winter.
- Have beautiful colours during autumn.

The section of Omokoroa Road between Western Avenue and Tralee Street is to be urbanised over the next three years. It will therefore be better to replace these tree after the completion of the urbanisation works. This will also include the replacement of the existing street trees between Western Avenue and the railway line.



Photo 1: Maple - *Acer Palmatum* 'Osakazuki'

The Maple theme is to be continued on the southern side of the railway line. These trees are to be planted during the next planting season (2019) after the completion of the current upgrade works to Omokoroa Road.

## 2.2 Landscaping and Screening Along Omokoroa Road

Landscaping / screening is to be undertaken in certain areas after urbanisation upgrades between Western Avenue and Tralee Street as per Diagram 1. This will include areas that are lower than the road alignment, e.g. along the Abron subdivision adjoining Western Avenue reserve. The consultants are still working on the detail designs for the urbanisation, which will be subject to the location of existing services and proposed walkway/cycleway.

The bank on the western side of Omokoroa Road, between the railway line and Kayelene Place, will also be planted during the next planting season (2019).

Landscape /screen planting as per the sketch above will also be done on the southern side of the railway. The developer of Harbour Ridge has completed the planting along their subdivision.

Council is also looking into various options to improve landscaping the on roundabouts.

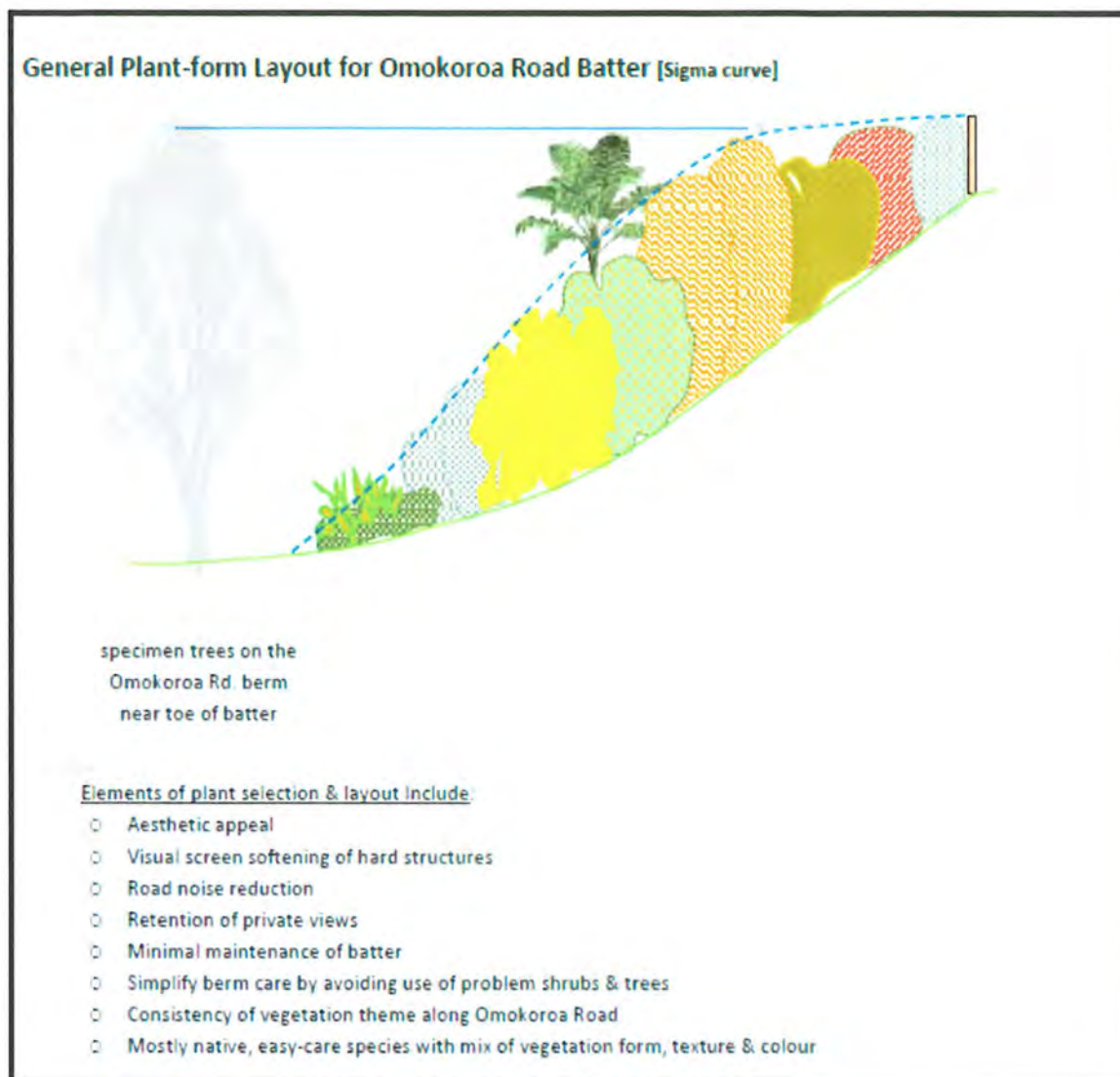


Diagram 1: Landscaping / screening along certain areas of Omokoroa Road



## Memorandum

**Re:** Titoki Street Trees at Omokoroa Road & Margaret Place

**To:** Andries Cloete & Phillip Martelli

**cc:** Gary Allis, Jim Paterson & Murray Grainger

**From:** Bryan Norton

**Date:** 12 June 2018

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### 1. Introduction

This document is compiled to assess the current street tree issues on Omokoroa Road and the implications over the medium term of either continuing with the current strategy or changing its course.

The issues are:

- i. Omokoroa Road is the main road corridor into Omokoroa but it doesn't have a well formed boulevard of trees to enhance the sense of arrival and the community appeal.
- ii. The District Plan, Sec.12.4.11 (Omokoroa Structure Plan) provides the guidelines for street tree planting along this road corridor. This stipulates planting Oaks at approx. 40 centres (see extract below).
- iii. Subsequent to Rule 12.4.11.2(b) the Omokoroa Community Board expressed its strong desire for alternate planting of Gingko Biloba and Titoki instead of planting Oaks along Omokoroa Road This is not reflected in the current text of the District Plan, but it has been adopted by Council staff.
- iv. In 2010 an endeavour was made to introduce a themed tree boulevard along Omokoroa Road using Gingko and Titoki as expressed by the Community Board This planting was limited to specified sections of Omokoroa Road and was further constrained by existing site features. The background report for this is provided at Section 2 of this document.
- v. The current Community Board Chair, Murray Grainger, has rightly expressed concerns about the apparent poor health/condition of a number of street trees on Omokoroa Road and Margaret Pl., particularly the condition of the Titoki. Section 3 of this document refers.

Section 4 of this document details initial investigations and provides advice respecting the state of the Titoki and Gingko trees.

Section 5 presents options for political and staff consideration and for decision making going forward.

*EXTRACT: District Plan – Sec.12 Subdivision & Development – 12.4.11 Omokoroa Structure Plan*

*12.4.11.2 Omokoroa Streetscape Design Code*

*(a) Within the Omokoroa Stage 1 and 2 Structure Plan areas, residential roadways (local and collector roads) shall conform with the following design code:*

- (i) On-site parking may be provided by way of rear lanes to the back of properties; and*
- (ii) Canopy street trees shall be provided at no less than 16m centres.*

*(b) Council shall require that Omokoroa Road/Hamurana Road be planted in Oaks (Quercus Red, Turkey and English – (apart from Pin Oaks) or similar species.*

*For secondary roads, a mixture of Elms, Ash (not Claret) and Gleditsia is preferred. The final determination on the species and spacing of trees on Omokoroa and Hamurana Roads chosen will provide for the minimising of negative impacts on views, following consultation with affected landowners. The tree spacing will be approximately 40m (centres).*

## **2. Background to 2010 Omokoroa Road Tree Planting**

This 2009 report to the Transportation Manager formed the basis for his staff report to the Omokoroa Community Board and Council. It is copied here to provide insights into the historical context and the rationale which were applicable at that time. Most of that rationale remains relevant.

To avoid confusion with the balance of this document, the 2009 background report (5 pages) is presented here in **blue text below**.

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### **Executive Summary**

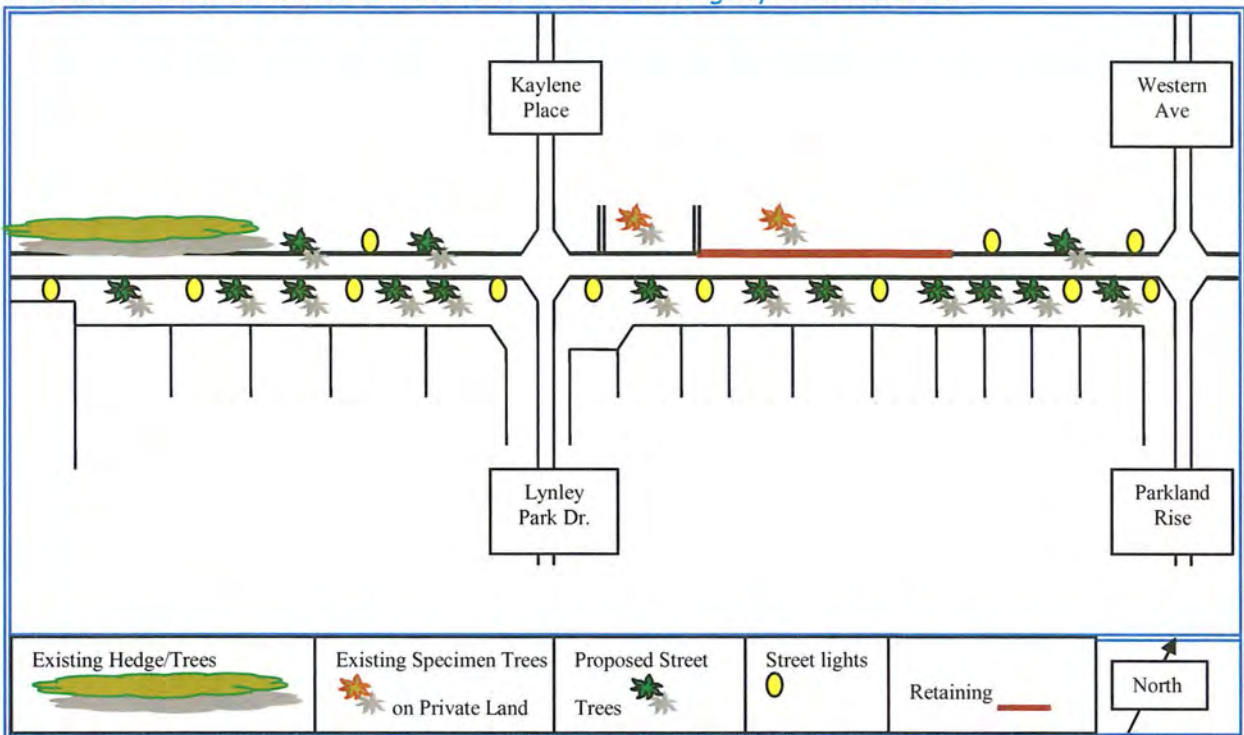
The Omokoroa Structure Plan gives a clear directive to plant large street trees on Omokoroa Road. It is now appropriate to plant some large street trees on the redeveloped portion of Omokoroa Road fronting Lynley Park. The quantity of street trees to be planted on both sides of this portion of road is largely determined by road safety matters, site features and neighbourhood considerations. Planting will occur in the next growing season, commencing April 2010. Previous political consideration and community input on this matter deems that final political appreciation precedes the proposed planting in line with this report.

### **Omokoroa Road Street Tree Layout**

Placement of the street trees as illustrated below has been determined by the following factors:

- Guidelines in the Code of Practise (trees not closer than 16m centres).
- Community Board proposal (July 2002 Beca report suggesting trees at 15m centres).
- Existing location and spacing of street lights (safe light lux levels and physical obstructions).
- Road traffic sight lines at the roundabouts.
- Existing trees, driveways and the road retaining wall.
- Existing relevant underground services (pipes, power and telecom cables).
- Overhead power lines (11kv and 240v).
- Residential property views (current and future).
- Tree species type and size.

This combination of factors is illustrated in the following layout schematic:



The extent of the intended street tree planting is shown on this map:



**LEGEND**

- Specimen tree planting zones indicated with red lines (as directed)
- Roads are purple
- Reserves are green

### Site Characteristics

With consideration to the above-mentioned factors the design allows for 15 specimen trees between the Railway Bridge and Western Avenue. The rationale and outcome of this planting is:

#### ➤ North side of Omokoroa Road

- It is appropriate to plant only three street trees on the north side of Omokoroa Road because of obstructions and the existing trees (shelterbelts and orchards not considered). The obstructions include street lights, a transformer station, an underground cable, two driveways, the large retaining wall which supports Omokoroa Road and the overhead power lines.
- There are two Atlantic Cedar specimen trees growing close together on private land adjacent to the road corridor immediately north of the high retaining wall. These fine trees are north of the overhead transmission lines so the lines do not present a maintenance concern to the owner. These cedars will get somewhat larger with time and will complement the boulevard effect of the proposed street trees. It is unlikely that the privately-owned cedars will be removed in the short term. Any additional tree planting on the road corridor in this immediate vicinity is constrained by the overhead transmission lines and those trees would be limited in effect because of the elevation difference between Omokoroa Road and the ground level at the base of the road retaining wall (viz. by the time the trees got big enough to have any aesthetic value they would be getting into the power lines).
- East of Kaylene Place there is a single tall Cherry tree between two driveways. This tree is on private property and since it is near, though north of the Omokoroa Road corridor, it is clear of the overhead 11kv transmission lines. This existing tree will add to the boulevard effect, so another tree planted nearby is unnecessary and would be likely to get into the power lines without routine crown reduction.
- The road verge immediately east of the railway bridge has a lateral bank with a ribbon of native tree ferns and Coprosma shrubs growing on it. The available space between the tree ferns and the neighbour's shelter belt has overhead transmission lines. The existing tree-line effect here does not need additional street trees which, if planted would then be constrained by the power-lines.

#### ➤ South side of Omokoroa Road

- The residential properties within Lynley Park which are adjacent to Omokoroa Road range from 2.5m to 4m above the road level at which the street trees will be planted. This, together with the timber fences at the top of the banks, means that any street trees would need to grow at least 5.5m high before they potentially become a visual issue for those residents; in many cases the trees would have to grow to a least 8.5m high. The mature size of trees previously decided by the Omokoroa community is much higher than this, but it is considered that the specific positioning of each tree will either not obstruct existing water views or will have minimal impact on those views; also, there will be only a minor effect upon some views of the Kaimai range. This limited effect on neighbouring views will be some years distant and will not affect landowners today. There will be road noise screening benefits.
- Each proposed tree planting site has been viewed from the property boundaries having regard to daylight and view shafts, both where houses presently exist and where they don't. It is considered that the planting sites which have been identified will result in a minimal amount of adverse effect on views.

The angle of the sun and the elevation differences means that daylight reduction will be minimal for future residents if specimen tree selection is confined to trees which will not exceed 16m high. Future daylight or visual obstruction complaints are likely to be realised if very tall tree species are selected. This can be managed to some degree by crown thinning if ever an issue arose, but it is advisable to use species which are less inclined to incite complaint and will require a minimum of management.

- There are no overhead lines but there are several underground services on this side of Omokoroa Road. In most instances these services can be accommodated because of the ample width of grass berms.

#### ➤ **Tree Spacing**

- The resulting average distance between trees, or between trees and street lights, is 18m.
- There is not less than 11m between trees and street lights and only one instance where a tree is further than 22.5m from a street light (this exception is on the north side of the road between Kaylene Pl. and the street light).

### **Statutory Framework**

#### **1. Development Code**

- DS2.3.1, Location "Trees shall not be located so as to compromise the integrity and efficient operation of infrastructural services and shall have strong regard to ongoing maintenance costs and safety of the public and maintenance contractors."

Comment: This requirement is satisfied.

- DS2.3.1(i & ii) "The minimum separation and site distances referred to in the drawings should be observed for tree planting."

Comment: These minimums are not compromised.

- DS2.4, Species Selection Compliance with both the "Approved Street Tree Species List" and the "Non-Permitted Street Tree Species List" is required. A number of tree species do not appear in either list and in such instances the authorised officer's approval is required. Such approval is required to consider: (i) the likelihood or otherwise of adverse characteristics attributable to a proposed species and, (ii) any site-specific adverse effects. In this instance relevant site-specific elements include:

- tolerance to the amenity situation (neighbours' views & road traffic needs)
- potential to shade neighbours and obstruct street-lights
- effect of leaf debris & fruiting bodies on drainage systems, paved surfaces & mowing
- clearance of tree roots from underground services and concrete edges.

#### **2. Property Law Act 2007, Sec.335**

When planting trees, it is appropriate to consider potential consequences to neighbours. This section of the Property Law Act 2007 relates to undue interference and enjoyment of neighbouring properties regarding potential risks to persons and property, obstruction of views and daylight, and the consequences of leaf, limb, fruit and seed fall onto neighbouring properties.

### 3. Omokoroa Structure Plan

This structure plan was formulated within the framework of community consultation. The aspects of urban street tree selection and location at Omokoroa largely reflect community opinion as determined via the Omokoroa Community Board in 2002 and expressed in the revised July 2007 Beca report. Key points include:

- "retain a semblance of Omokoroa's present character and horticultural associations...and separation of living areas from the noise and visual distractions commonly associated with arterial roads."
- "Avenue or boulevard planting immediately adjacent to both sides of Omokoroa Road and Hamurana Road carriageways."
- "Canopy street trees shall be provided at no less than 16m centres"
- "Council shall require Omokoroa Road/Hamurana Road be planted in Planes (Platanus), London and Asian Oaks (Quercus) Red, Turkey and English – (apart from Pin oaks) or similar species. For secondary roads a mixture of Elms, Ash (not Claret) and Gleditsias is preferred."
- The canopy street trees "should be 'limbed up' to create and maintain clear lines of sight under the canopy."

#### Statutory Considerations in Context of the Site

The large tree species selection identified in the Omokoroa Structure Plan potentially conflicts with both the Development Code and the ongoing requirements of the Property Law Act 2007.

If the wrong species are chosen then high leaf fall and obstructions to both daylight and residential property views are likely once these trees gain any substantial size. Admittedly, it will take about 30 years into the future before very large growing specimens will commit the Council at that time to community complaints and to on-going maintenance or removal and replacement costs, but this should be avoided by appropriate species selection now.

Crown lifting of large trees will enable residents dwelling at a level similar to the base of such trees to have retained views, but this situation does not exist on the Omokoroa Road frontage of Lynley Park as stated earlier in this report. Even if such crown lifting did benefit adjacent residents, the remaining crown above would create daylight issues and would obscure views for those residents on properties further upslope. It is more appropriate to screen out road noise by keeping the foliage between the road level and the residential properties above.

- Plane Trees are excellent parkland trees which grow to 45m high with a 15m drip-line radius and seasonally shed all of their large leaves. However, because of their very large size and abundant leaf drop these trees are not recommended as street trees. A consideration of adverse plant characteristics with respect to site and potential problems effectively rules this species out of reasonable selection in front of the Lynley Park subdivision.
- There is a broad range of oaks. These range in mature height from 12m to 40m, and in drip-line radius they range from 5m to 25m. A selection of small to medium sized oak species would suitably satisfy all abovementioned criteria.
- Both mature Ash and Elm trees range in height from 20m to 40m and have drip-line radii ranging from 5m to 25m. Although the Omokoroa Structure Plan specifies Ash and Elms for consideration on secondary roads (along with Gleditsia, which has a lighter and more open form than the other species), suitable species from either of these genera would be suitable on Omokoroa Road.

### Tree Species Selection

Street tree character and continuity can be created by using a limited range of species. No more than three different species is proposed. Within the context of the Omokoroa Community Board expectations as expressed in 2002 and the revised July 2007 Beca report, these tree species are to be chosen from the following list of elm, ash and oak:

- *Zelkova serrata* (Keaki, or, Japanese Elm) 20m high x 10m radius
- *Quercus trojana* (Macedonian Oak) 12m high x 5m radius
- *Quercus variabilis* (Chinese Cork Oak) 18m high x 5m radius
- *Quercus velutina* (Black Oak) 30m high x 7m radius
- *Quercus shumardii* (Shumard Oak) 27m high x 10m radius
- *Quercus coccinea* (Scarlet Oak) 23m high x 9m radius
- *Fraxinus ornus* (Flowering Ash) 20m high x 7m radius
- *Fraxinus pennsylvanica* (Green Ash) 24m high x 12m radius

### Notes

- (i) Plant nursery availability, stock quality and growth rate will have some bearing on final selection.
- (ii) Overhead power lines on the north side of Omokoroa Road may necessitate three site specific specimens other than listed above. This will be determined before plants are ordered.

### Consultation:

Generally, consultation has already occurred with the community as confirmed by the Omokoroa Structure Plan. It will be appropriate to inform the Omokoroa Community Board of Council's decision to this staff report. Information to the Community Board will include the contents of this report.

### Timing:

The trees will be ordered once the species have been approved and planting will occur around April 2010 on the basis of plant availability.

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### N.B.

The Omokoroa urban street tree species selection in the above internal report reflected community opinion as determined via the Omokoroa Community Board in 2002 and expressed in the revised July 2007 Beca report. However, the Community Board in 2009 resolved that Gingko and Titoki trees should be planted instead of the species previously mentioned. The 2010 planting reflected the Board's resolution.

### 3. Recent Correspondence between Planning Staff & Community Board Chair

In May 2018 the Omokoroa Community Board expressed his concerns about the state of several Titoki street trees along Omokoroa Rd and Margaret Pl. This concern extended to questioning the suitability of continued Titoki planting as an urban street tree species.

#### 4. Investigations & Advice respecting Titoki & Gingko Street Trees

##### 2010 Planting

The street trees planted on Omokoroa Road in 2010 were 150 litre container size, sourced from Tauranga Tree Company, planted by CGC Landscape Co., double-staked and three slow release fertiliser tablets were inserted with each tree and trees were mulched at the time of planting.

Comprehensive community consultation with each neighbouring landowner occurred to ensure the position of each tree wouldn't result in subsequent neighbour objections or clandestine damage to the trees. Tree placement was further constrained by the specific locations of street lights and underground power, water and fibre-optics.

##### Site Inspection of Titoki & Gingko on Margaret Place and Omokoroa Road in 2018

Above-ground observations of these street trees showed:

- Basal trunk damage from mowers has occurred to several trees, some showing signs of consequent fungal attack and some basal rot. Some of this damage can be treated to minimise further disease and rot.
- Concentrated scale-insect infestation on three Margaret Place trees – this is sapping energy from those trees and is obviously contributing to their poor health. Those trees need to be sprayed with an oil-based scale insecticide.
- Two Titoki trees on Margaret Place have limb damage caused from passing trucks. All damaged limbs need to be pruned by an arborist to encourage good form and prevent disease.
- Vandalism – (broken branches and crowns) – also noted with two Gingko trees.
- Three Gingko trees on Omokoroa Road are bending toward the south-east. This appears to be caused by the prevailing NW wind. Careful tree-staking of the affected trees may reverse this effect.
- One Titoki is dead; this dead tree needs to be replaced.
- Approx. 10% of the Titoki are in very poor health, perhaps as many as 50% others are growing more slowly than is optimal and about 40% are growing vigorously.
- Grass is growing right up to the tree trunks in all cases. There is no root/basal protection by way of tree surrounds and mulch.
- There was no evidence indicating presence of, or damage from, the Titoki Moth or the Australian leaf roller fly – both spp. known to frequent Titoki.

##### Other Key Matters & Advice

- a. Titoki is an evergreen native that will grow to about 9m high at maturity (35+yrs.) with a spreading canopy. Provided it is sheltered from southerly salt winds, it will thrive in full sun or partial shade. It exhibits only a moderate rate of growth to be about 4m to 5m high in ten years and prefers a well-drained but medium to heavy soil. Typically, Titoki is as hardy as most other street tree species where adequate soil moisture is available, but growth variability is commonly observed until the trees become well established.
- b. Titoki became popular as a street tree during the early 1990's. My observations since then, around Tauranga and elsewhere, is that Titoki is well behaved but is relatively slow to attain a sizeable street presence.



Its size and visual impact is more suited to residential streets than to collector and arterial roads. Also, it appears to be more sensitive to podzolized soils and low soil moisture levels.

- c. Podzolised soils - during subdivision development deep topsoil is typically stripped away and only a thin veneer of topsoil is replaced over the clay, particularly along road berms. This can cause street trees to struggle for sustained nourishment which, in turn, reduces plant vigour and resistance to stressors such as insect attack, limb damage, drought etc.
- d. Adequate groundwater is critical for most street tree species. Where topsoils have been stripped away and urban hard-surfacing robs soils of groundwater there can be noticeable retardation of street tree vigour. The variability of soil moisture (and soluble nutrients) may account for observable variances of tree health even over short distances of separation. Podzolised soils, water deprivation and competition from grasses around the tree bases are likely exacerbators to the stressed trees on Margaret Dr. and Omokoroa Rd.
- e. During the first 10 years after planting, tree surrounds and sustained mulching around tree bases makes a noticeable difference to tree health. The surrounds and mulch protect the tree trunks from mechanical damage (mowers & weed-eaters). The mulch helps maintain soil warmth and moisture and it minimises nutrient loss to competing grasses.
- f. Most trees planted within private residential properties are tended with greater care than street trees; by contrast, there is typically no ongoing care of street trees around the district. A basic level of care over the first 10 years or so would maintain good tree health regardless of the species. Titoki is commonly used as a street tree in many urban communities around NZ and this widespread evidence suggests it's unlikely that Titoki is more vulnerable to neglect or abuse than most other street tree species (conifers, eucalypts and suchlike excepted). With maintained mulching, adequate water and nutrients, including perhaps an annual sprinkle of fertiliser over the first 10 years, good street tree health could be expected to be much more consistent.

## 5. Options:

### a. Continue with Titoki and Gingko theme

- Replace the dead Titoki and the severely damaged Titoki and Gingko with the same species. Also install tree surrounds and mulch.
- Treat the trees which are under stress by:
  - remove all deadwood and damaged limbs;
  - spray with horticultural oil (e.g. Conqueror Oil) as required to kill scale;
  - remove grass around tree bases, install tree surrounds and mulch;
  - annual sprinkling of slow release fertiliser;
  - monitor and future care as required
- Protect healthy trees by:
  - remove all deadwood and damaged limbs;
  - remove grass around tree bases, install tree surrounds and mulch;
  - monitor and future contract management care as required

**b. Retain existing trees but replace dead Titoki and severely damaged trees with species per the 2009 report. And new Omokoroa Road street trees to align with that report**

- Suitable alternative species would include those listed in the "Tree Species Selection" of the 2009 report copied at Sec.2 above. This option runs contrary to the Community Board resolution of 2009 but it retains some consistency with section 12.4.11.2(b) of the District Plan.

[Note: the species listed in the 2009 report represented a "best-fit" with policy at that time, although its adoption would have presented some leaf-litter issues and impacted some residential views over the medium term.]

- Also, care for the existing trees per option 1 above.
- Protect all new street trees with tree surrounds, mulch and ongoing contract management care.

**c. Retain existing trees but replace dead Titoki and severely damaged trees with different species to be agreed by the Community Board and Council and new Omokoroa Road. street trees to align with this change**

- A few recommended tree species for consideration are detailed below. This list can be expanded for further consideration.
- Also, care for the existing trees per option 1 above.
- Protect all new street trees with tree surrounds, mulch and ongoing contract management care.
- This option would require an amendment to the District Plan.

**Examples of Alternative Street Trees for Omokoroa Road**

**Makamaka**

**Ackama Rosifolia -  
Caldcluvia Rosifolia)**



Inset shows leaves & flowers

Native of upper coastal Nth Is. Evergreen with crimson flowers, hardy, moderate growth rate [4m(h)@10yrs.; 7m(h)x10m(w)@30yrs.] Root-guard in confined sites.



This mature specimen is growing outside the Mt Maunganui Police Station.

**NSW Christmas Tree (in foreground)  
Ceratopetalum  
Gummiferum**

Has copious small, long-lasting, pink flowers. Well behaved, hardy and popular street tree. Mod. growth [4m(h)@10yrs.; 6m(h)x4.5m(w)@30yrs.]

(Te Puke street trees; note: Olive in background)

Inset shows flowering look



**English Walnut - Juglans Regia**

Deciduous tree 22m(h) x 18m(w) at maturity (35+yrs.). Communal trees are popular for nut collection – e.g. Walnut Grove at Omokoroa.

Walnut trees are generally well behaved, requiring little pruning; they they prefer deep, well-drained soils but need water during the first 10 years of establishment. The trees benefit from mulch and a weed-free/grass-free trunk. They will typically produce nuts from 10 years onward, when the trees are around 6m(h)x(6m(w)).

Walnut trees have deep spreading roots so planting sites would be restricted by the proximity of undetground services and hard edges such as kerbs & footpaths.

**Tilia - Linden Tree**

Tilias are easy to grow, requiring minimal care, excellent specimen tree that shows well when planted along a wide driveway, or lining streets and avenues. Deciduous with seasonal leaf-colour variations. Has open canopy allowing dappled sunlight to filter through. The fragrant cup-shaped flowers attract bees & appear in summer the bark is smooth and silvery grey Various varieties from 5m x 3.5m to 20m x 10m.



## Maples

### **Acer Palmatum 'Osakazuki'**

Large bronze-green summer foliage, turns an intense glowing crimson in autumn. The vibrant red leaves on the dark purple branchlets are a beautiful sight. Grown for centuries in Japan and remaining one of the most spectacular autumn foliaged trees in cultivation. Upright habit with spreading crown. 6 metres.

### **Acer Palmatum 'Fireglow'**

An upright well branched large shrub or small tree with 7 lobed, dark wine-red foliage that keeps the intensity of colour well during summer. Has a bushier more compact habit than other similar forms. Scarlet and crimson autumn tones. 6mx3m.



N.B. The listed trees do not appear in the "Non-permitted Street Tree Species List" of the 2009 Development Code.

All but the Tilia are listed in the "Approved Street Tree Species List" of the Code.



Example of concrete tree surrounds. Other options are available. Surrounds need to be sufficiently large to contain an adequate width & depth of mulch.

ENDS

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**Western Bay of Plenty District Council**

**Omokoroa Community Board**

**Financial Report Omokoroa – July 2018**

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### **Purpose and Summary**

This report provides the Community Board with a six-weekly monitoring of its operational budget.

Attached are the financial statements for the period up to 31 July 2018 **(Attachment A)**.

Total operational costs are lower than budget and include conference expenses, contingency expenses, grants, mileage allowance, salaries and inter-department charges.

#### **Grant payments made to date:**

	\$
<b>Total grants to date</b>	<b>\$0</b>

#### **Committed - Operational expenditure**

	\$
<b>Total outstanding operational commitments</b>	<b>\$0</b>

#### **2018/19 reserve analysis:**

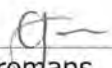
2018/19 Opening Balance	\$246,441
<b>2018/19 Closing Balance</b>	<b>\$246,441</b>

**Committed - Reserve expenditure**


Contribution towards the cost of the new sports pavilion on the Western Avenue sports ground [OM9.4.2]. \$29,780 funded in 2016-18	\$(70,220)
Contribution towards the cost of a placement of an Anchor Stone sculpture next to Omokoroa Fisherman's Club on the Esplanade [OM9.4.5]	\$(3,000)
<b>2018/19 Closing Balance after committed expenditure</b>	<b>\$173,221</b>

**Recommendation**

***THAT the Management Accountant's report dated 07 August 2018 and titled "Financial Report Omokoroa – July 2018" be received.***

  
 Christie Tromans  
**Management Accountant**

Approved

  
 Ian Butler  
**Finance Manager**

Minute Action Sheet	Position Code
For Action	MA1
For Info	FM

**Western Bay of Plenty District Council  
Income and Expenditure Statement  
For the period ended 31 July 2017**

**Omokoroa Community Board**

	Year to Date				Full Year	Last Year
	Actual \$	Budget \$	Variance (Unfav)/Fav \$		Budget \$	Actual \$
<b>Direct Costs</b>						
Additional Levels of Service	0	0	0	<input checked="" type="checkbox"/>	0	0
Bylaw Enforcements	0	0	0	<input checked="" type="checkbox"/>	0	0
Conference Expenses	0	208	208	<input checked="" type="checkbox"/>	2,500	87
Contingency - [see breakdown below]	0	333	333	<input checked="" type="checkbox"/>	4,000	484
Grants	0	542	542	<input checked="" type="checkbox"/>	6,500	666
Mileage Allowance	0	125	125	<input checked="" type="checkbox"/>	1,500	1,622
Salaries	1,517	1,991	474	<input checked="" type="checkbox"/>	26,198	19,285
Inter Department Charges	0	0	0	<input checked="" type="checkbox"/>	0	32,484
<b>Total Operating Costs</b>	<b>1,517</b>	<b>3,199</b>	<b>1,682</b>	<input checked="" type="checkbox"/>	<b>40,698</b>	<b>54,628</b>
Interest Expense	0	0	0	<input checked="" type="checkbox"/>	0	(17,878)
<b>Total Direct Costs</b>	<b>1,517</b>	<b>3,199</b>	<b>1,682</b>	<input checked="" type="checkbox"/>	<b>40,698</b>	<b>36,751</b>
Costs Allocated	0	0	0	<input checked="" type="checkbox"/>	0	0
<b>Total Costs</b>	<b>1,517</b>	<b>3,199</b>	<b>1,682</b>	<input checked="" type="checkbox"/>	<b>40,698</b>	<b>36,751</b>
<b>Income</b>						
Rate Income	0	6,099	(6,099)	<input type="checkbox"/>	73,178	77,085
<b>Total Direct Income</b>	<b>0</b>	<b>6,099</b>	<b>(6,099)</b>	<input type="checkbox"/>	<b>73,178</b>	<b>77,085</b>
<b>Net Cost of Service</b>	<b>(1,517)</b>	<b>2,900</b>	<b>(4,417)</b>	<input type="checkbox"/>	<b>32,480</b>	<b>40,334</b>
<b>Contingency - breakdown</b>						
Year to date contingency costs	0					
<b>Community Board Reserves</b>						
<b>Opening Balance - Surplus (Deficit)</b>	246,441					
<b>(Decrease) Increase in year</b>	0					
<b>Closing Balance - Surplus (Deficit)</b>	246,441					

**Western Bay of Plenty District Council**

**Formal Meeting Schedule 2018**

<b>SEPTEMBER 2018</b>			
<b>Meeting</b>	<b>Date</b>	<b>Time</b>	<b>Venue</b>
Policy Committee	4 September	9.30am	Chambers
Maketu Community Board	4 September	7.00pm	Maketu Community Centre
Te Puke Community Board	6 September	7.00pm	Te Puke Library and Service Centre
Operations and Monitoring Committee	13 September	9.30am	Chambers
Council	20 September	9.30am	Chambers
Rural Committee	25 September	9.30am	Chambers
Policy Committee	27 September	9.30 am	Chambers
<b>OCTOBER 2018</b>			
<b>Meeting</b>	<b>Date</b>	<b>Time</b>	<b>Venue</b>
Waihi Beach Community Board	8 October	6.30pm	Waihi Beach Community Board
Omokoroa Community Board	9 October	7.00pm	Omokoroa Community Church
Katikati Community Board	10 October	7.00pm	The Centre – Pātuki Manawa 21 Main Road Katikati
Community Committee	11 October	9.30am / 10.00am	Chambers
Maketu Community Board	16 October	7.00pm	Maketu Community Centre
Policy Committee	18 October	9.30am	Chambers
Te Puke Community Board	18 October	7.00pm	Te Puke Library and Service Centre
<b>Labour Day - 22 October</b>			
Operations and Monitoring Committee	25 October	9.30am	Chambers
Regulatory Hearings Committee (if required)	30 October	9.30am	Chambers
Regulatory Hearings Committee (if required)	31 October	9.30am	Chambers