

MEETING — AGENDA —

Ngā Take

www.westernbay.govt.nz



Western Bay of Plenty
District Council

OPERATIONS AND MONITORING COMMITTEE

Komiti Whakahaere



OP10
Wednesday, 28 March 2018
Council Chambers
Barkes Corner, Tauranga
9.30am

Notice of Meeting No. OP10 Te Karere

Operations and Monitoring Committee Komiti Whakahaere

Wednesday, 28 March 2018
Council Chambers
Barkes Corner
9.30am

His Worship the Mayor

G J Webber

Councillors:

D Thwaites (Chairperson)
J Palmer (Deputy Chairperson)
G Dally
M Dean
M Lally
P Mackay
K Marsh
D Marshall
M Murray-Benge
J Scrimgeour
M Williams

Media
Staff

Miriam Taris
Chief Executive Officer
Western Bay of Plenty District Council



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

www.westernbay.govt.nz



Operations and Monitoring Committee Delegations Mangai o Te Kaunihera

Quorum:

The quorum for this meeting is six members.

Role:

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

- To monitor performance and outcomes over all of Council's service functions including the following:
 - Regulatory Operations
 - Rooding Operations
 - Utilities Operations
 - Parks, Reserves, Cemeteries and other council property
 - Customer services, libraries
 - Corporate Property Operations and development
 - Sub Regional Parks
 - Operational service contracts (e.g. swimming pools, community halls)
 - Emergency Management
 - Rural Fire

General Delegations:

- To make decisions to enable and enhance service delivery performance.
- To approve operational policy including resolving operational policy matters defined as the implementation of policy.
- To resolve all operational matters as referred by Community Boards.
- To make decisions in regard to assets to implement Council's plans, policies and projects as contained in the Long Term Plan and Annual Plans.
- To monitor assets and resources required for the delivery of services.
- To monitor the implementation of Council's strategies, plans, policies and projects contained in Council's Long Term Plan and Annual Plans.
- To receive and resolve on or recommend to Council or its Committees as appropriate the reports, recommendations and minutes of the Joint Road Safety Committee and any other Joint Committee, working group or forum as directed by Council.
- To undertake on behalf of Council all processes and actions (including consultation) for the amendment of bylaw schedules relating to operational services precedent to the recommendation to Council for adoption of the amendments.

Financial Delegations:

Pursuant to Section 4(1) of the Public Bodies Contracts Act 1959, the Committee shall have the power to enter into contracts in respect of the Committee's functions to a maximum value of \$5,000,000 for any one contract, provided that the exercise of this power shall be subject to, and within the allocation of funds set aside for that purpose in the Long Term Plan, the Annual Plan and Budget or as otherwise specifically approved by Council.

To report to Council financial outcomes and recommend any changes or variations to allocated budgets.

Other:

The Committee may without confirmation by Council exercise or perform any function, power or duty relating to those matters delegated by Council in like manner, and with the same effect, as the Council could itself have exercised or performed them.

The Committee may delegate any of its functions, duties or powers to a subcommittee subject to the restrictions on its delegations and provided that any sub-delegation to subcommittees includes a statement of purpose and specification of task.

The Committee may make recommendations to Council or its Committees on any matters to achieve the outcomes required in the role of the Committee but outside its delegated authorities.

Agenda for Meeting No. OP10

Pages

**Present
In Attendance
Apologies**

Public Excluded Items

The Council may by resolution require any item of business contained in the public excluded section of the agenda to be dealt with while the public are present.

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 Committee for up to three minutes on items that fall within the delegations of the Committee 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.

- | | | |
|--------|---|------|
| OP10.1 | <p>Proposal to Lease - Centennial Park Te Puke Gymsport Incorporated
(9.30am - 10.00am)</p> <p>Attached is a report from the Reserves and Facilities Manager dated 8 March 2018.</p> <p>Te Puke Gymsport Incorporated representatives Sarah Ashmore, Jane McKay, and Pam Walters may be present.</p> | 8-25 |
| OP10.2 | <p>Tauranga City Council Glass Recycling
(10.00am - 10.30am)</p> <p>Attached is a report from the Deputy Chief Executive Officer</p> | 26 |

dated 15 March 2018.

Presentation

Tauranga City Councillor Steve Morris, and Tauranga City Council staff Rebecca Maiden (Manager Resource Recovery and Waste) and Cathy Davidson (Team Manager: Customer and Systems Support) may be in attendance to present on the estimated costs, methodology, future plans and rationale behind Tauranga City Council's position on glass recycling.

OP10.3 Housing Affordability Forum Pilot - Update 27-42

Attached is a report from the Strategic Property Manager dated 14 March 2018.

OP10.4 Recommendatory Report from Waihi Beach Community Board - March 2018 - Waihi Beach Cycleways 43-45

Attached is a report from the Democracy Advisor dated 15 March 2018.

OP10.5 New Katikati Library Project Update 46-48

Attached is a report from the Customer Relationships Manager dated 27 February 2018.

OP10.6 Infrastructure Services Briefing - March 2018 49-62

Attached is a report from the Deputy Chief Executive Officer dated 1 March 2018.

The open section of the Operations and Monitoring Committee Information Pack No. OP10 has been circulated separately with the agenda.

Local Government Official Information and Meetings Act

Exclusion of the Public

Schedule 2A

Recommendation

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

- *Infrastructure Services Briefing – March 2018 - In Confidence*

The general subject to each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<i>General subject of each matter to be considered</i>	<i>Reason for passing this resolution in relation to each matter</i>	<i>Ground(s) under Section 48(1) for the passing of this resolution</i>
<i>Infrastructure Services Briefing – March 2018 – In Confidence</i>	<i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i>	<i>For reasons previously stated on the relevant minutes.</i>

Western Bay of Plenty District Council

Operations & Monitoring Committee

Proposal to Lease – Centennial Park

Te Puke Gymsport Incorporated

Purpose

Te Puke Gymsport Incorporated have applied to Council to lease an area of approximately 2,000m² in Centennial Park, Te Puke, in order to build a gym facility that will cater for gymsport activities and programmes.

The Operations & Monitoring Committee is required to pass a resolution of its intent to grant a lease to the Te Puke Gymsport prior to undertaking public consultation.

Representatives from the Te Puke Gymsport Incorporated will be present at the Committee meeting to answer any queries that the committee may have.

Recommendation

- 1. THAT the Reserves and Facilities Manager's report dated 8 March 2018 and titled Proposal to Lease – Centennial Park - Te Puke Gymsport Incorporated be received.**
 - 2. THAT the Operations and Monitoring Committee approves in principle the application by the Te Puke Gymsport Incorporated to lease an area of approximately 2,000m² on Centennial Park to build and operate a gym facility.**
 - 3. THAT if approval in principle is given, such approval must not be construed by the applicant as a guarantee that all other consents required by any policy, by-law, regulation or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.**
- AND**
- 4. If approval in principle is given, that staff be directed to publicly notify the proposal in terms of Section 119 of the Reserves Act 1977. Subsequent to public notification, Council will give due consideration to any submissions or objections prior to seeking the consent of the Minister of Conservation.**
 - 5. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**

Date
Subject

8 March 2018
Proposal to Lease – Centennial Park – Te Puke Gymsport Incorporated

Open Session



Peter Watson
Reserves and Facilities Manager



Approved

Gary Allis
Group Manager Engineering Services

Minute Action Sheet	Position Code
For Action	RFM
For Info	GM1
For Info	PAE
For Info	

1. Background

Council has been approached by the Te Puke GymSport Incorporated who wish to develop a multi-use facility, which will cater to a wide cross section of the community. A copy of the design plans for the facility are attached. **Attachment A**

Te Puke Gymsport Inc. is a registered Charity, not for profit organisation employing Gymnastics New Zealand qualified professional coaches and run by volunteers. The club has been in existence since 1954.

Te Puke GymSports Inc. run GymSports New Zealand programmes as well as other non-affiliated gymsport programmes. Those programs include Preschool Gymnastics, Recreational Gymnastics, Tumbling, Trampoline, Teen/Adult, Competitive Gymnastics, School Holiday Activities, After School Activities, and Parkour.

The need for a new community indoor mat and gymsport facility in the Te Puke and outer area is due to several factors, being that the current lease of the Te Puke GymSport Club facility expires in 2019 and is unlikely to be renewed; and there is significant population growth in the surrounding areas, and there is a lack of indoor mat space.

The current commercial lease is significant and places a financial burden on the club. The club wishes to invest in a new facility and get a better return on their investment.

The membership and recreation participation of the club has grown from the early years to now well over 300 members per term and 1300 regular recreation users.

2. Significance and Engagement

The Local Government Act 2002 requires a formal assessment of the significance of matters and decisions in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions.

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.

In terms of the Significance and Engagement Policy this decision is considered to be of low significance.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Junior Football	The GymSport club have undertaken discussions with Te Puke Junior Football as the proposal affects the Junior Football fields.
Tangata Whenua	Local iwi will be contacted for comment.
General Public	If Council agree to the proposal to lease, then there will be a requirement to undertake a one month statutory period of public consultation as required under Section 119 of the Reserves Act 1977.
Te Puke Community Board	Te Puke GymSport Club did a presentation to the Te Puke Community Board on 27 June 2017. The Community Board were supportive of the need for a new facility. As the Community Board has not seen the current proposal, it will be sent to them for comment.

4. Issues and Options Assessment

Option A	
2. THAT the Operations and Monitoring Committee <u>approves</u> in principle the application by the Te Puke Gymsport Incorporated to lease an area of approximately 2,000m² on Centennial Park to build and operate a gym facility.	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages:</p> <ul style="list-style-type: none"> Investment is made by the club and funding agencies into a new facility. Club has its own facility and is not subject to commercial lease arrangement and high rental costs Club is able to expand membership with confidence of providing facilities and recreational programmes. Building work contributes to the local economy. <p>Disadvantages:</p> <ul style="list-style-type: none"> An area of sports turf will be lost to the new indoor facility.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> All costs relating to the proposed will be met by the club. The club may approach Council for funding towards additional carparks.

Option B	
<i>2. THAT the Operations and Monitoring Committee does not approve in principle the application by the Te Puke Gymsport Incorporated to lease an area of approximately 2,000m² on Centennial Park to build and operate a gym facility.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages:</p> <ul style="list-style-type: none"> The existing sports fields will not be affected by the building of the facility. <p>Disadvantages:</p> <ul style="list-style-type: none"> The club would have no facility once the existing lease expires. The club would be unable to expand their membership. There would be no building work contributing to the local economy.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> The club will not incur any costs.

5. Statutory Compliance

Reserves Act 1977 - Public consultation will be required under Section 119 of the Reserves Act 1977.

The underlying District Plan Zone is Industrial, which allows for a building of this scale.

Building Act 2004 - A Building Consent will be required for any building work.

Centennial Park is included in the Te Puke Ward Reserve Management Plan. Below is the relevant policy relating to the establishment of buildings or structures on reserve land.

Attachment B

A brief assessment of the proposal against the criteria contained in the bullet points within the Policy below has been undertaken and recorded against the assessment criteria.

Policy 3 - Buildings and Structures

Buildings on reserves will be for sporting and recreation purposes and/or to facilitate the appropriate use of the reserve by the public.

Any potential adverse effects of buildings and structures (whether located on or adjacent to reserve land) on the amenity values and physical features of the reserve and on neighbouring properties should be avoided, remedied or mitigated.

In proposing to locate a new building on a reserve (by Council or by others), or when considering proposals for the extension of an existing building, or when considering the effects of a proposed building on land adjacent to a reserve, the following shall be taken into regard, as per the Reserve Management Plan.

- The need for the building to be located on reserve land.
Te Puke GymSport Club provides recreation programmes and competitive sport opportunities, which is in keeping with the purpose of the reserve.
- The scale of the proposed structure in relation to the reserve and its foreseeable use.
The proposed facility has been widely consulted upon with proposed users during the concept design phase and will cater for current and future demand. The reserve is on Industrial Zoned Land, which allows for buildings of this scale.
- The foreseeable need and demand for the recreation facilities to be accommodated.
The proposal aligns with the Bay of Plenty Space and Places Strategy.

The key factors relating to need are:

- *Existing lease will expire in 2019 with no right of renewal.*
- *Membership and recreational growth has increased substantially over the last three years.*
- *Population catchment area growth*
- *Limited network of facilities and limited growth ability*
- Proposals for joint use of the facility.
The facility will cater for activities such as circus arts, parkour, fitness fundamentals, fitness classes, trampoline, tumbling, pre-school gymnastics, men's and women's competitive gymnastics and casual recreational events.
- The siting, design, materials and colour of the proposed building or structure.
The siting of the building is near existing car parking and is in the corner of the reserve. It is of a modern design.
- The design and development of buildings and structures are energy and water efficient and storm water is managed affectively.
The proposed building will utilise the latest available building materials and technology e.g. LED lighting.
- The financial position of the applicant to properly construct and maintain the facility, and ongoing associated costs.
The club are undertaking a feasibility study that will determine future capital and operational costs. If a lease is granted, the lease will include a condition that requires evidence of the required funding prior to any building work taking place.

- The conservation of open space, views, significant vegetation and significant landscape features.
The proposed site is currently a mown reserve. The reserve is surrounded by industrial / commercial buildings.
- The effects of providing access to and parking for the proposed building or structure.
There is an existing carpark which services this area of the reserve. Given the potential number of users of the facility, there may be a need for additional car parking.
- The potential visual or physical effects of the building or structure on neighbouring properties.
The proposed building will not be dissimilar to existing industrial / commercial buildings that currently surround the reserve.

Where Council determines to approve the location of any building or structure on reserve land, the applicant will be responsible for obtaining all necessary resource and building consents before any work commences on site. In addition, the applicant must comply with all bylaws, regulations and statutes pertaining to the construction and operation of the building or structure.

Explanation

Buildings and structures include facilities such as toilets, changing rooms, club rooms, and bridges, viewing platforms or lookouts and the like. Buildings and structures are necessary to facilitate public use of reserves. They can, however, also reduce the open space character and amenity of reserves and need to be carefully sited and designed to complement the reserve.

Buildings and structures also represent significant investment and require ongoing maintenance. Duplication of such facilities should be avoided with joint use, management and funding promoted.

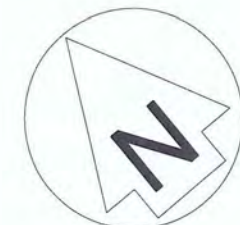
6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
N/A	All costs relating to the processing of the proposal are to be borne by the Te Puke Gymsport Incorporated.



Drawing Notes:

- Do not scale from drawings.
- All drawings + specifications are subject to copyright and remain property of MnM Design Ltd.
- All building work shall be strictly in accordance with NZS3604 2011 & the NZ Building Code & all relevant Standards & Codes.
- All works shall satisfy the requirements of NZBC external moisture E2/AS1.
- These plans shall be read in conjunction with the building specification, bracing calculations, bracing details and manufacturers specifications.
- All amendments & changes to be consulted with the designer or engineer.
- Contractor shall confirm all dimensions, levels, pitches, boundary setouts, daylighting clearances, service connection locations & levels on site prior to commencing work.
- Consult with plumbing, drainage, electrical, mechanical, etc. before placing footings, slabs, columns, beams & joists.
- All construction systems, products & materials shall be stored, handled & installed strictly to manufacturers specifications & details.
- Timber & wood based products & timber treatments for use in building to comply with NZS3602.
- All framing timber shall be min. SG8 grade unless otherwise specified.
- All glazing shall comply with NZS4223 Code of Practice of glazing in buildings.
- Concrete to be min. of 20MPa grade, unless otherwise stated, ready mixed to NZS3104.
- Concrete construction to NZS3109.
- Reinforcing bars & welded reinforcing mesh to AS/NZS4671.
- Construct floor slab, DPM, reinforcing & sawcuts to NZS3604.
- Concrete surface finishes to NZS3114.
- Masonry construction, materials & workmanship to NZS4210.



Site information:

Lot 1 DPS 7779	
Site area:	2.033 Ha
Ground Floor:	1885 m ²
Upper Floor:	415 m ²
Overhang upper floor:	83 m ²
Site Coverage:	1885+83/20330=9.7%

Wind Zone:	High
Durability Zone:	C
Coastal Zone:	No
Earthquake Zone:	2

of Plenty District Council GIS Team.
 HN/352200/03 & TD093522.
 no liability for any error.
 . of Conservation.

Title Line 1
 Title Line 2
 Title Line 3



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz



Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

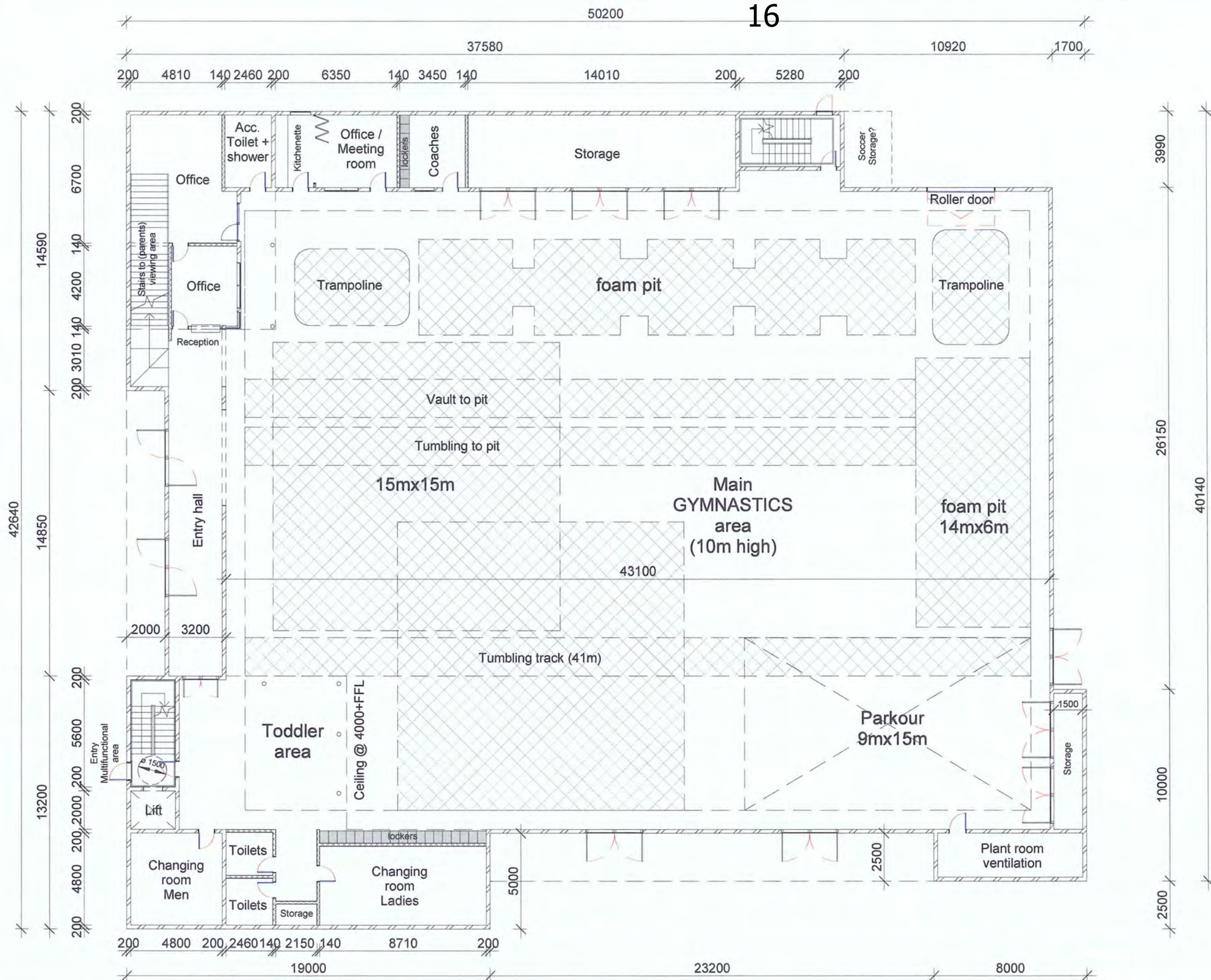
Sheet title:
Site Plan

Scale:
 1 : 1000

Project Status:
Resource Consent

Project No:
 17061
 Issue Date:
 29.11.17

Sheet no:
01





- Drawing Notes:**
- Do not scale from drawings.
 - All drawings + specifications are subject to copyright and remain property of MnM Design Ltd.
 - All building work shall be strictly in accordance with NZS3604 2011 & the NZ Building Code & all relevant Standards & Codes.
 - All works shall satisfy the requirements of NZBC external moisture E2/AS1.
 - These plans shall be read in conjunction with the building specification, bracing calculations, bracing details and manufacturers specifications.
 - All amendments & changes to be consulted with the designer or engineer.
 - Contractor shall confirm all dimensions, levels, pitches, boundary setouts, daylighting clearances, service connection locations & levels on site prior to commencing work.
 - Consult with plumbing, drainage, electrical, mechanical, etc. before placing footings, slabs, columns, beams & joists.
 - All construction systems, products & materials shall be stored, handled & installed strictly to manufacturers specifications & details.
 - Timber & wood based products & timber treatments for use in building to comply with NZS3602.
 - All framing timber shall be min. SG8 grade unless otherwise specified.
 - All glazing shall comply with NZS4223 Code of Practice of glazing in buildings.
 - Concrete to be min. of 20MPa grade, unless otherwise stated, ready mixed to NZS3104.
 - Concrete construction to NZS3109.
 - Reinforcing bars & welded reinforcing mesh to AS/NZS4671.
 - Construct floor slab, DPM, reinforcing & sawcuts to NZS3604.
 - Concrete surface finishes to NZS3114.
 - Masonry construction, materials & workmanship to NZS4210.

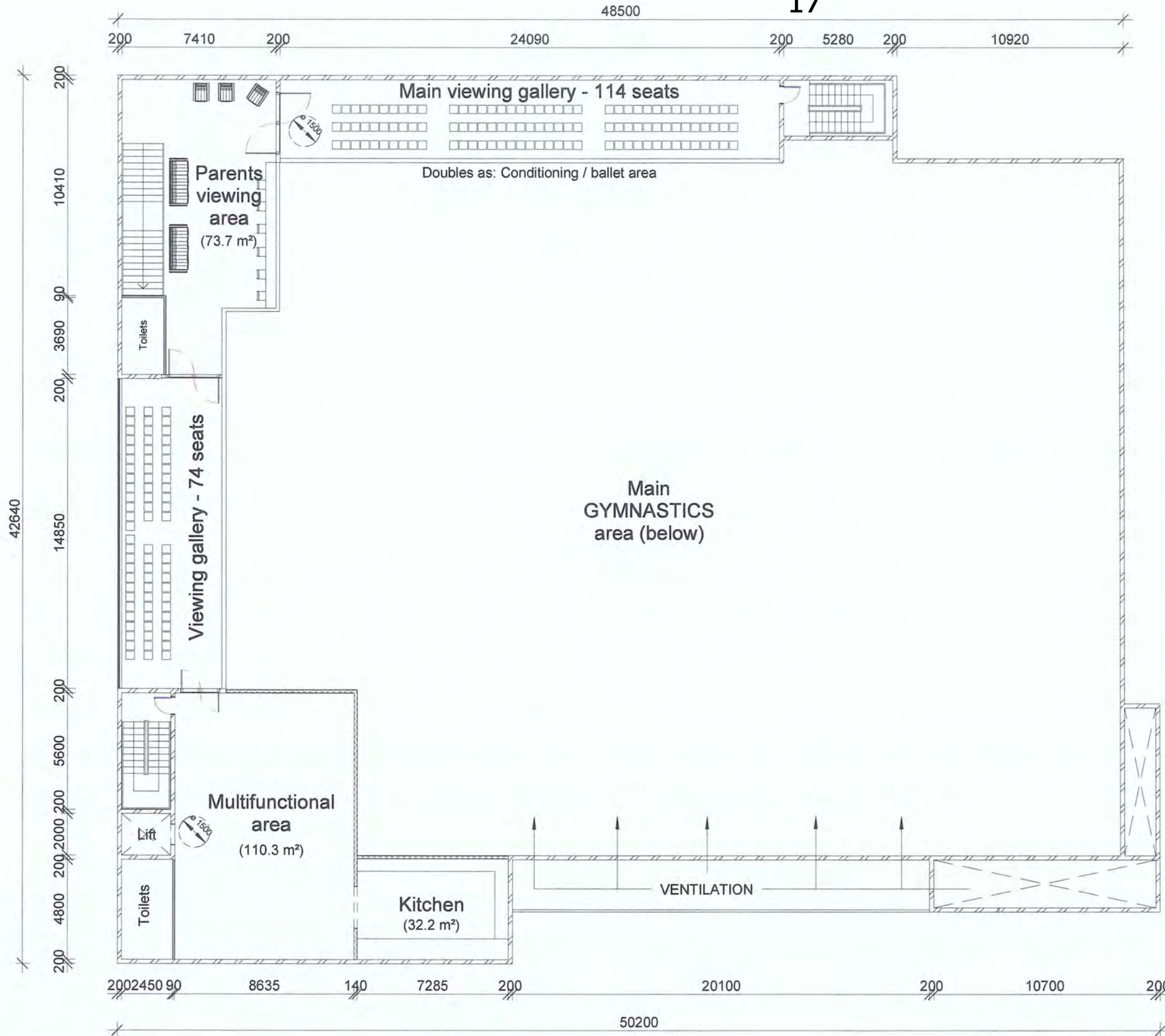
Site information:

Lot 1 DPS 7779

Site area:	2.033 Ha
Ground Floor:	1885 m ²
Upper Floor:	415 m ²
Overhang upper floor:	83 m ²
Site Coverage:	1885+83/20330=9.7%

Wind Zone:	High
Durability Zone:	C
Coastal Zone:	No
Earthquake Zone:	2

 <p>Designs/Drawings/Impressions by: MnM Design Ltd. 123 Boucher Avenue, Te Puke p: 07 573 8176 m: 021 280 1780 e: maurice@mnmdesign.co.nz</p>	 <p>Client: 50200 Te Puke Gymsport 27 Station Road, Te Puke m: 021-829227 (Sarah) e: sarahashmore@yahoo.com</p>	Project Name / Address: Te Puke Gymsport Facility 21 Atuaroa Ave, Te Puke	Sheet title: Ground Floor Plan	Project Status: Resource Consent
			Scale: 1 : 200 (A3)	Project No: 17061 Issue Date: 29.11.17



Drawing Notes:

- Do not scale from drawings.
- All drawings + specifications are subject to copyright and remain property of MnM Design Ltd.
- All building work shall be strictly in accordance with NZS3604 2011 & the NZ Building Code & all relevant Standards & Codes.
- All works shall satisfy the requirements of NZBC external moisture E2/AS1.
- These plans shall be read in conjunction with the building specification, bracing calculations, bracing details and manufacturers specifications.
- All amendments & changes to be consulted with the designer or engineer.
- Contractor shall confirm all dimensions, levels, pitches, boundary setouts, daylighting clearances, service connection locations & levels on site prior to commencing work.
- Consult with plumbing, drainage, electrical, mechanical, etc. before placing footings, slabs, columns, beams & joists.
- All construction systems, products & materials shall be stored, handled & installed strictly to manufacturers specifications & details.
- Timber & wood based products & timber treatments for use in building to comply with NZS3602.
- All framing timber shall be min. SG8 grade unless otherwise specified.
- All glazing shall comply with NZS4223 Code of Practice of glazing in buildings.
- Concrete to be min. of 20MPa grade, unless otherwise stated, ready mixed to NZS3104.
- Concrete construction to NZS3109.
- Reinforcing bars & welded reinforcing mesh to AS/NZS4671.
- Construct floor slab, DPM, reinforcing & sawcuts to NZS3604.
- Concrete surface finishes to NZS3114.
- Masonry construction, materials & workmanship to NZS4210.



Site information:

Lot 1 DPS 7779
 Site area: 2.033 Ha
 Ground Floor: 1885 m²
 Upper Floor: 415 m²
 Overhang upper floor: 83 m²
 Site Coverage: 1885+83/20330=9.7%

Wind Zone: High
 Durability Zone: C
 Coastal Zone: No
 Earthquake Zone: 2



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz

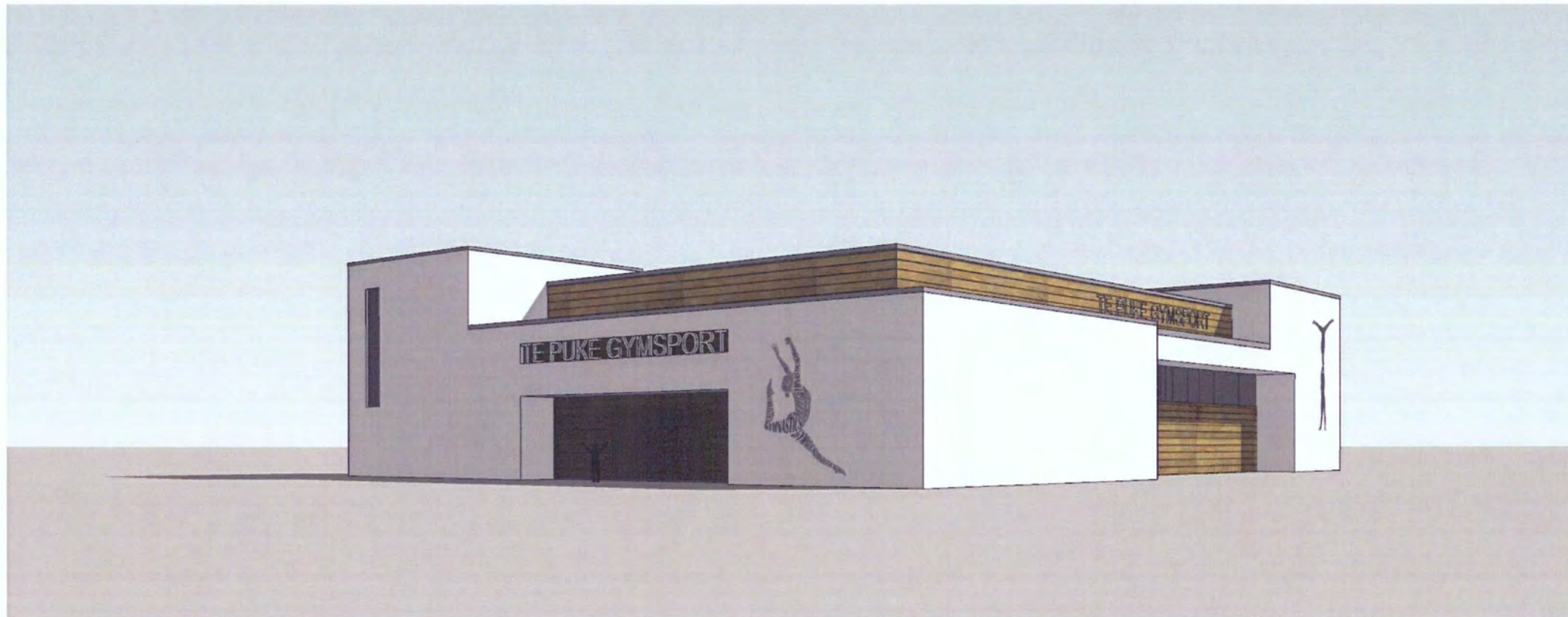
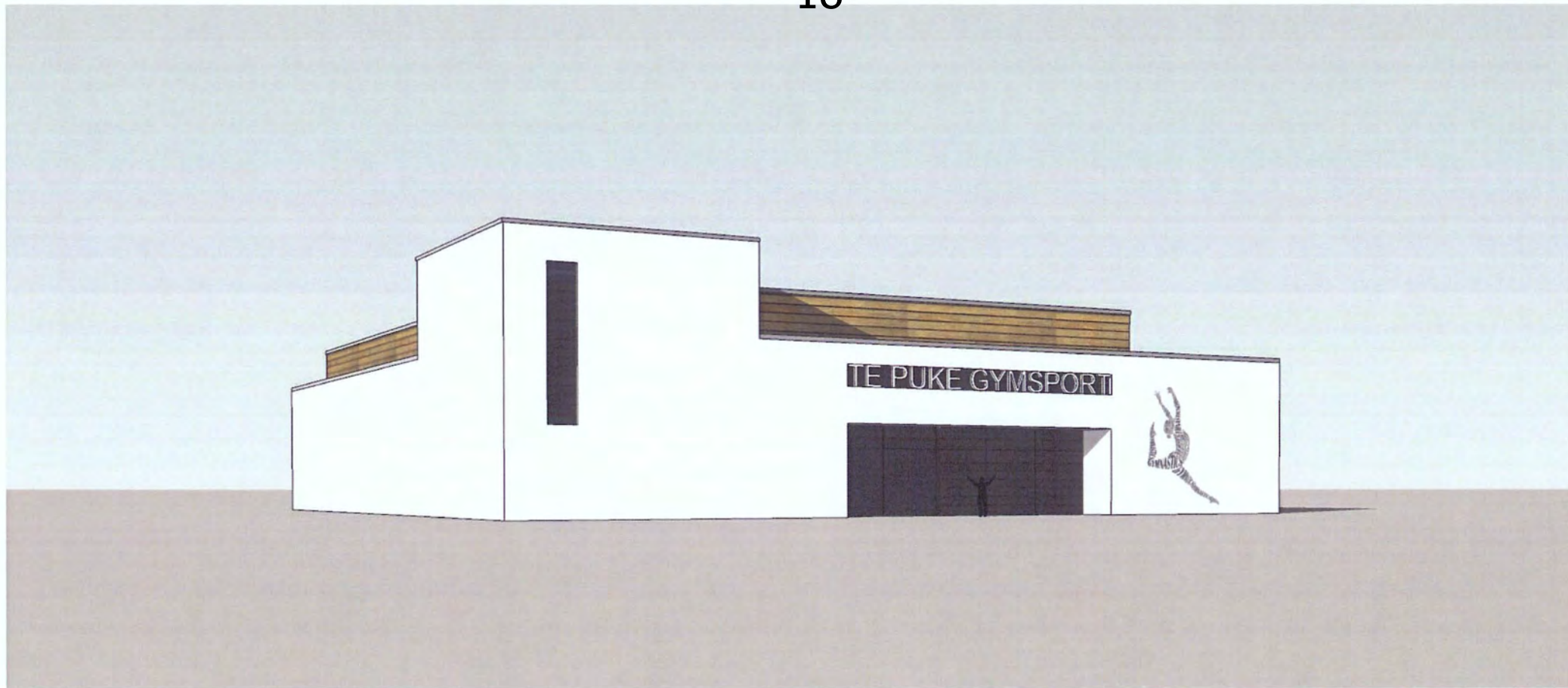


Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

Sheet title:
 Upper Floor Plan
 Scale:
 1 : 200 (A3)

Project Status:
 Resource Consent
 Project No:
 17061
 Issue Date:
 29.11.17
 Sheet no:
02-2



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz



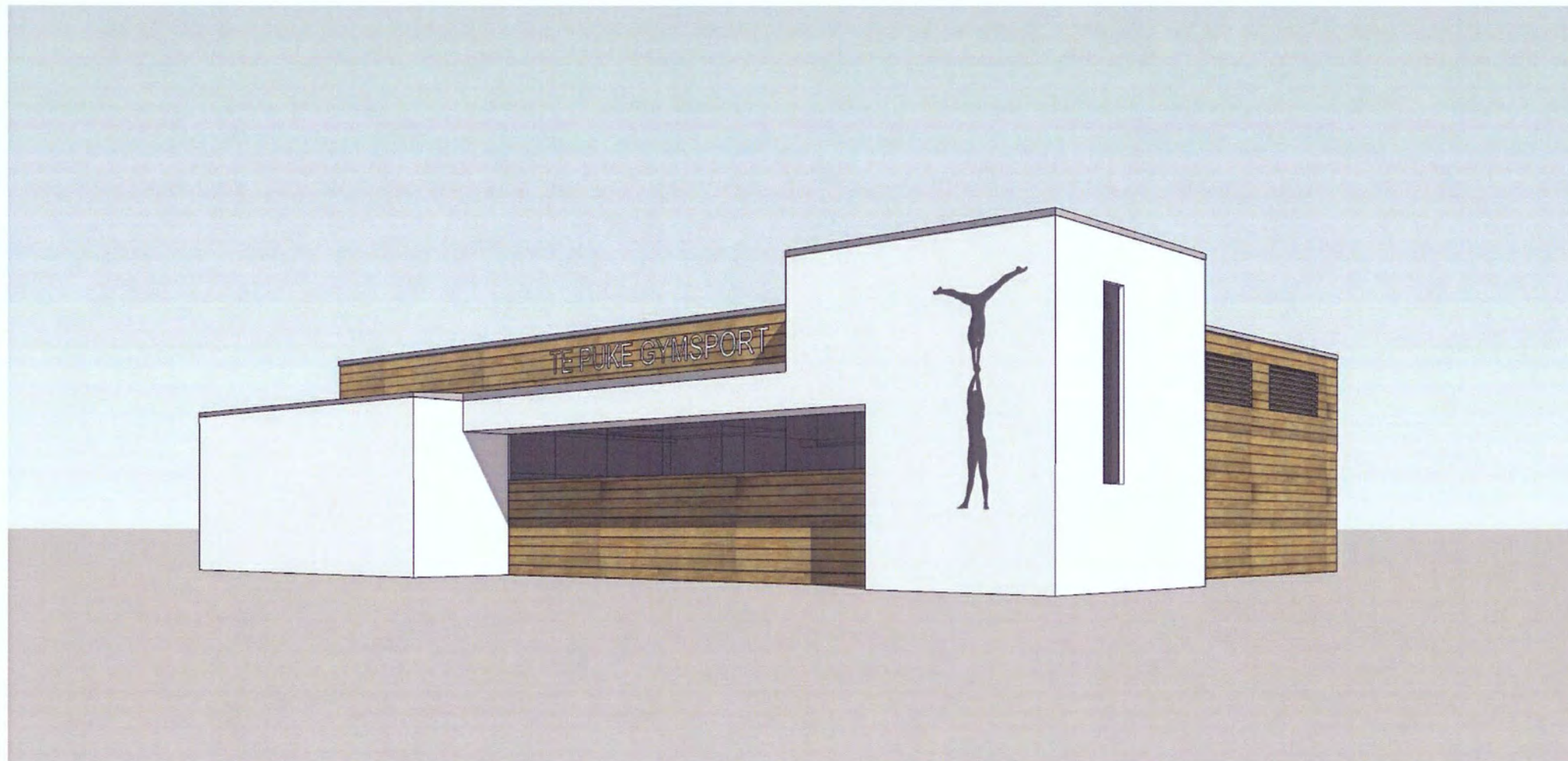
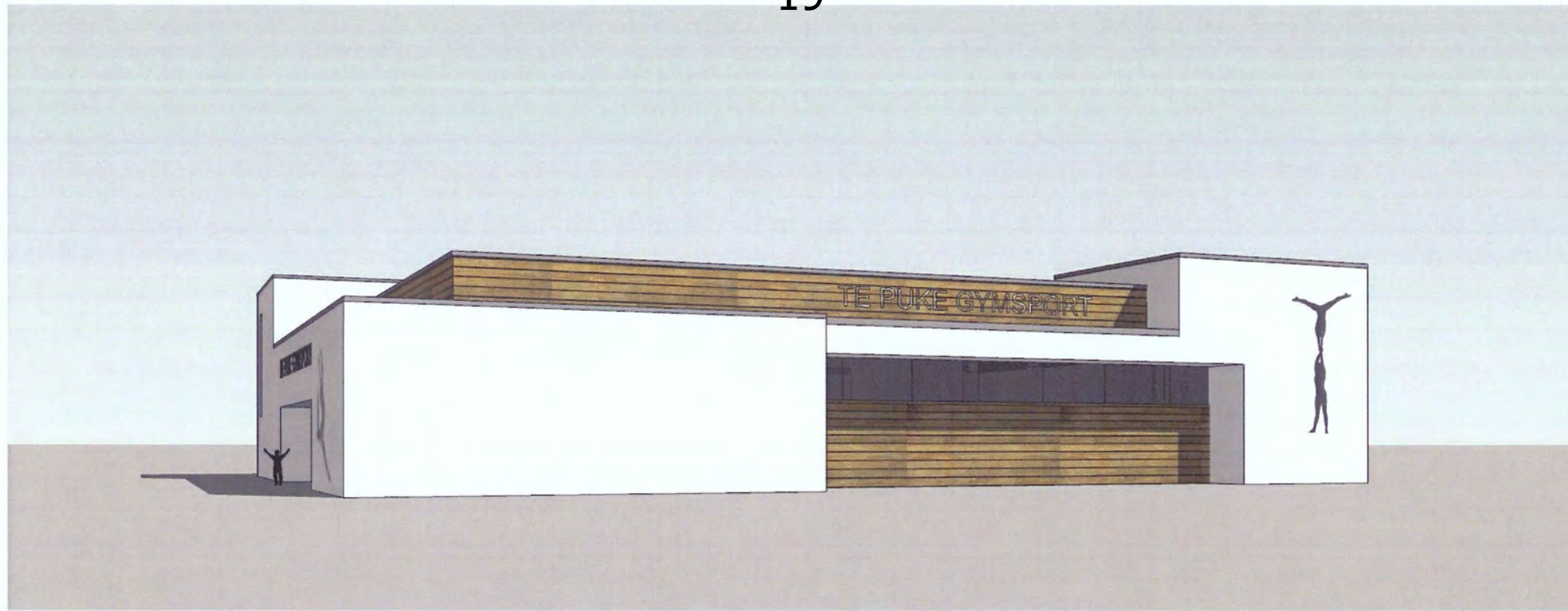
Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

Sheet title:
Artist Impressions sheet 1
 Scale: (A3)

Project Status:
Resource Consent
 Project No:
 17061
 Issue Date:
 29.11.17

Sheet no:
12-1



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz



Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

Sheet title:
 Artist Impressions
 sheet 2

Scale:
 (A3)

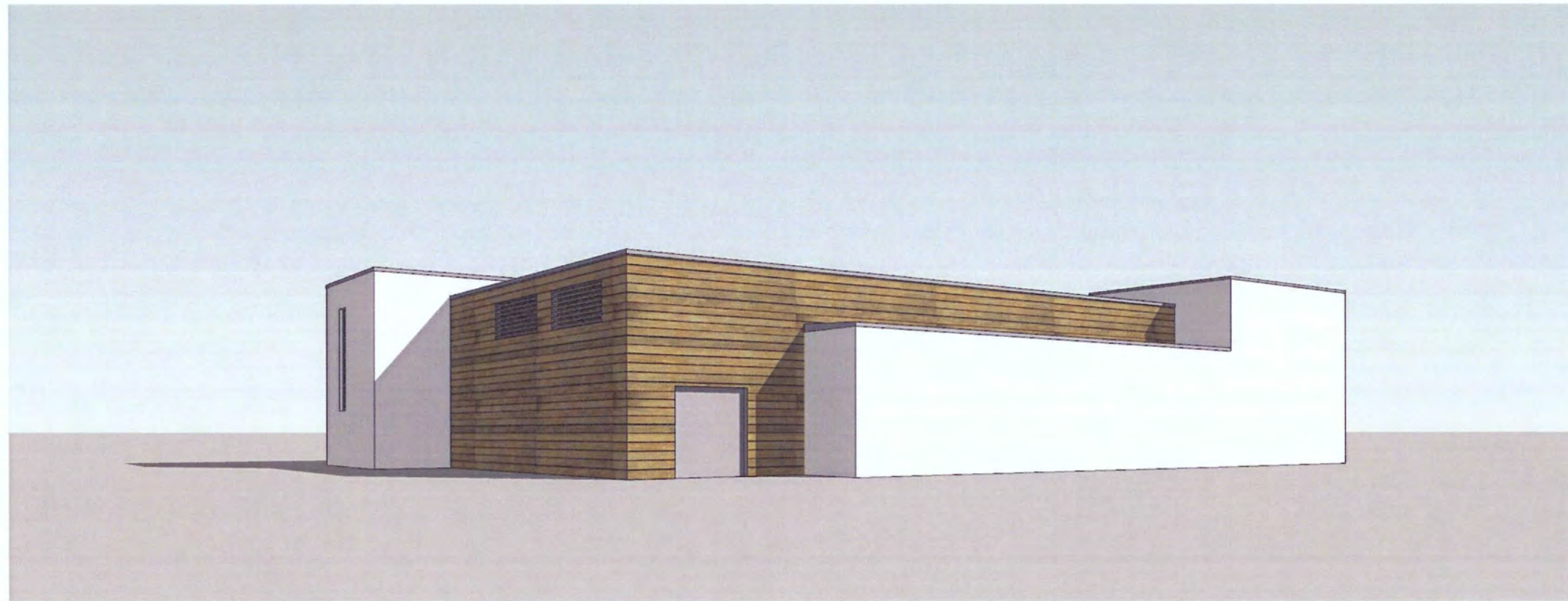
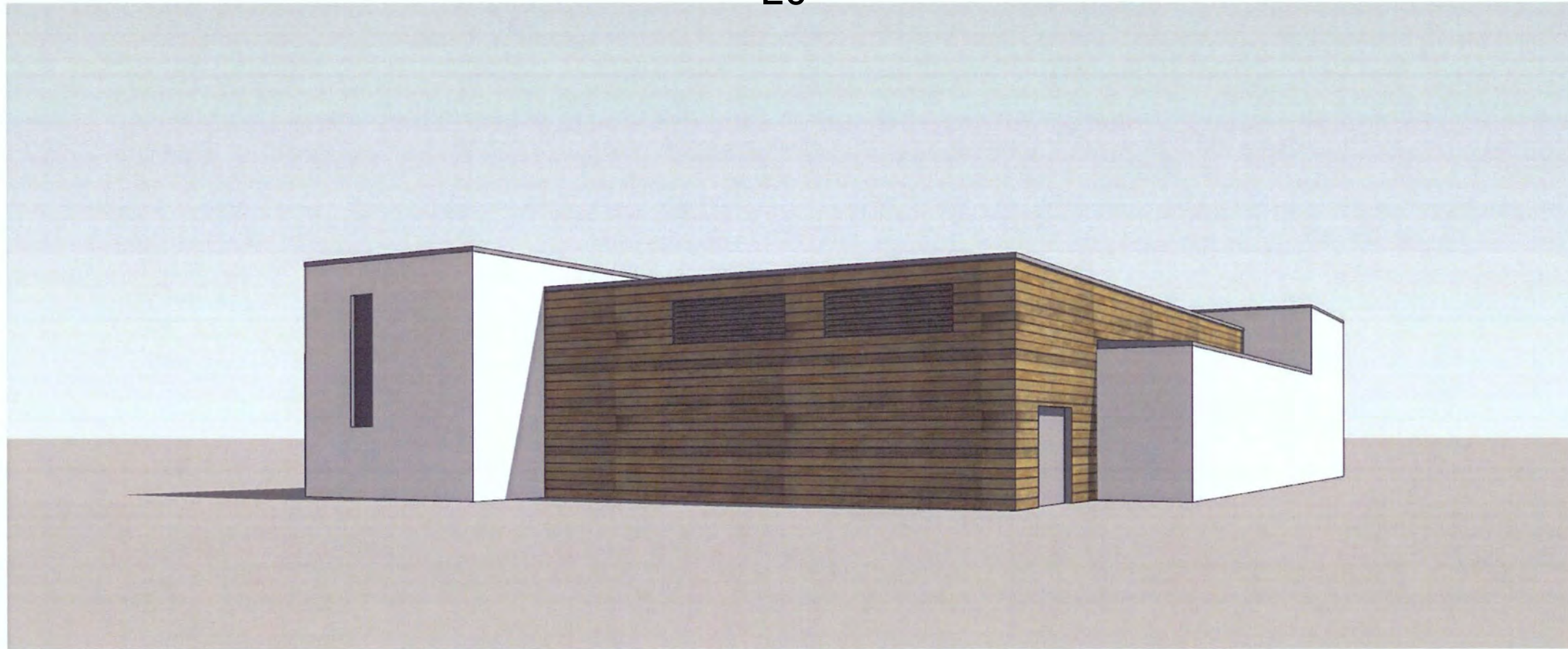
Project Status:
 Resource Consent

Project No:
 17061

Issue Date:
 29.11.17

Sheet no:

12-2



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz



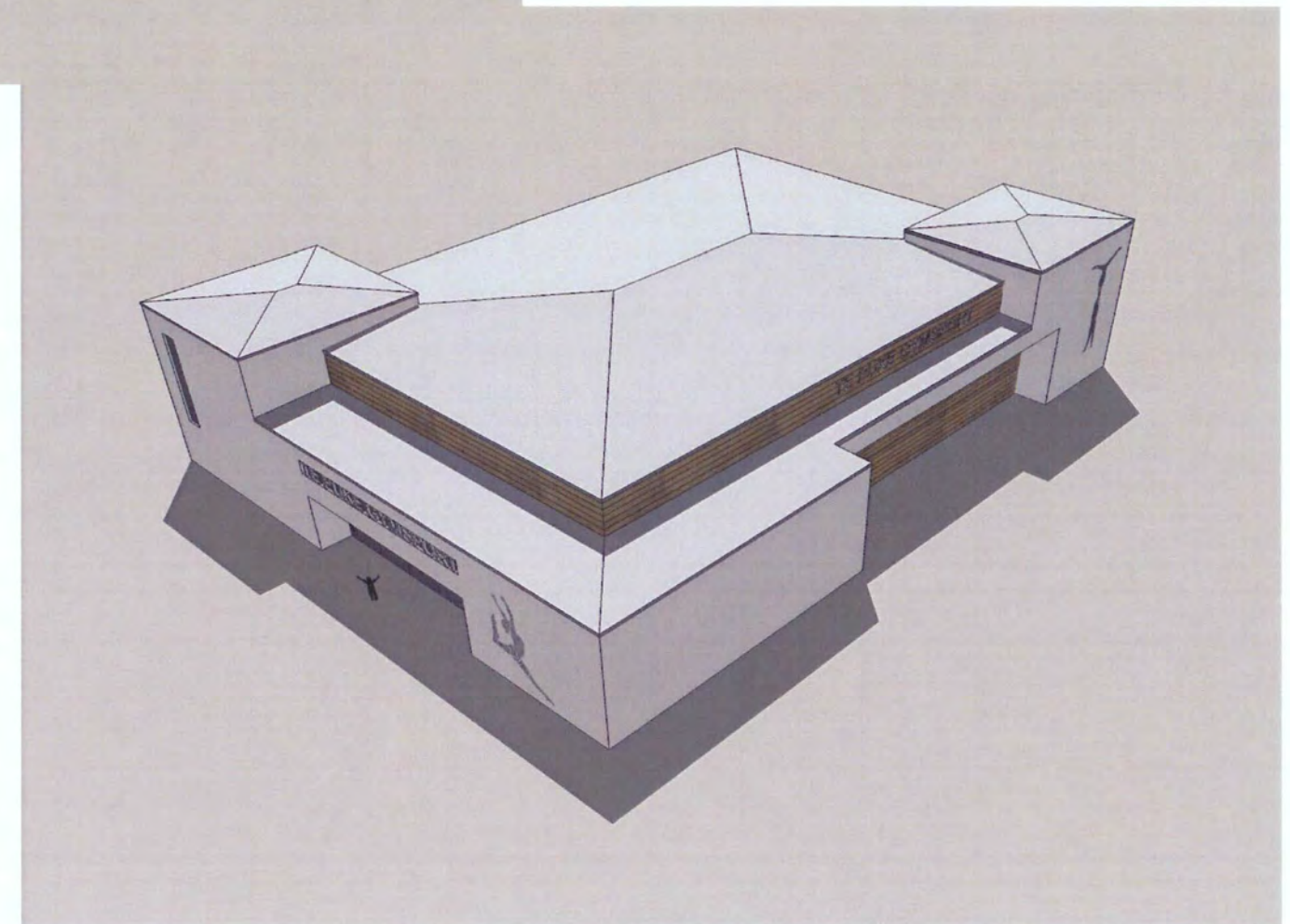
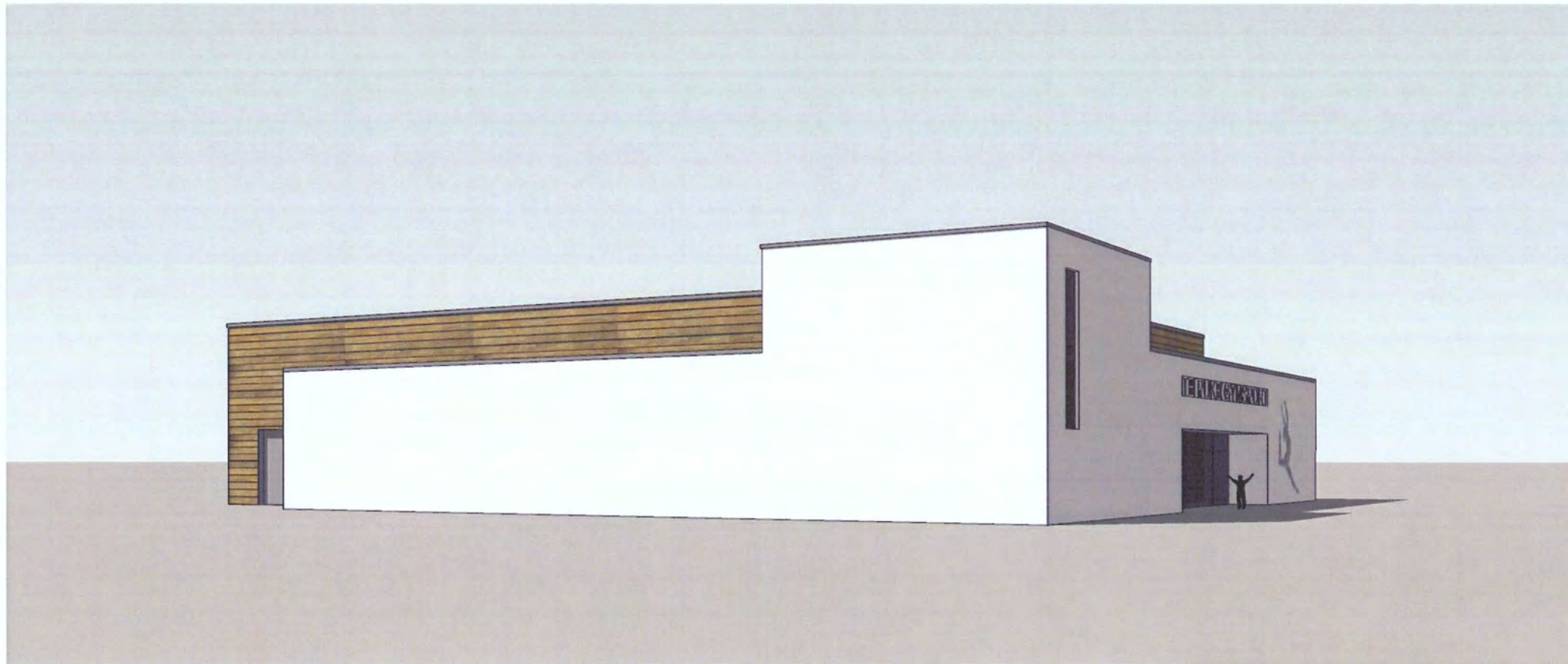
Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

Sheet title:
 Artist Impressions
 sheet 3
 Scale:
 (A3)

Project Status:
 Resource Consent
 Project No:
 17061
 Issue Date:
 29.11.17

Sheet no:
12-3



Designs/Drawings/Impressions by:
MnM Design Ltd.
 123 Boucher Avenue, Te Puke
 p: 07 573 8176
 m: 021 280 1780
 e: maurice@mnmdesign.co.nz



Client:
Te Puke Gymsport
 27 Station Road, Te Puke
 m: 021-829227 (Sarah)
 e: sarahashmore@yahoo.com

Project Name / Address:
Te Puke Gymsport Facility
 21 Atuaroa Ave, Te Puke

Sheet title:
 Artist Impressions
 sheet 4
 Scale:
 (A3)

Project Status:
 Resource Consent
 Project No:
 17061
 Issue Date:
 29.11.17

Sheet no:
12-4



4.3 Centennial Park

Location	Atuaroa Ave and No 3 Road	
Reserve Classification:	Recreation Reserve	
District Plan Zone	Industrial	
ID	192	
Area	9.8322 Ha	
Current State	Sports fields and tennis courts	
Concept Plan	The updated concept plan as attached has been prepared and will be consulted as part of the Reserve Management Plan Review process.	
Overview	All year use	
Grass Mowing Standard	(8.9000 Ha) Type C. Refer Section 4 Levels of Service for specific heights of sports fields. This mowing type typically generates 30-50 cuts per year depending on the level and type of use.	
Toilet Cleaning	Every 3 days. Open on request and users groups have been allocated with keys.	
	Current Inventory	
	Tennis Club rooms	Medium - High
	Toilet Block	Medium
	1 Pedestrian Bridge	Medium
	5 Sports fields	Medium
	2 Cricket wickets	Specialist surface (Not Council owned)
		Medium
	8 tennis courts	High
	2 Utility Pump Station	Medium
	Signs	Utilities
	Car Park area	2
		2

Background:

- ❑ Developed as recreational sports ground.
- ❑ Changing shed and toilets located on site.
- ❑ Portion leased to Te Puke Lawn Tennis Club Incorporated from 1 Oct 2008 to 30 Sept 2041. Lease portion at north end to Society of St Johns.
- ❑ Rangioru Sports Club adjoins reserve area.
- ❑ Utilised for events.

Reserve Issues:

- ❑ Continue to monitor and resolve land settlement associated with 2 tennis courts and main culvert.
- ❑ Provide facilities to relocate the Rangioru Sports Club from Jamieson Oval/Jubilee Park.
- ❑ Car parking and vehicle movement.
- ❑ Opportunity to develop reserve as a key recreational facility for Te Puke.
- ❑ Pedestrian movement.
- ❑ Open storm water drains.



**Concept Plan:**

- ❑ An updated concept plan and design report (available from WBOP DC) to direct the development of Centennial Park has been prepared and is being consulted through this review process. The updated concept plan as attached has been prepared and will be consulted through the Te Puke Ward Reserve Management Plan review process.

Reserve Issues:

- ❑ Continue to monitor and resolve land settlement associated with 2 tennis courts and main culvert.
- ❑ Car parking and vehicle movement.
- ❑ Opportunity to develop reserve as a key recreational facility for Te Puke.
- ❑ Pedestrian movement.
- ❑ Open storm water drains

Reserve Management Policy:

- 4.3.1 Refine and implement the concept plan.
- 4.3.2 Manage open storm water drains and amenity planting in accordance with earth works consent.
- 4.3.3 Continue to develop Centennial Park as the primary active recreation facility for the Te Puke Ward.
- 4.3.4 Enable multi-use facilities to be located within the reserve.
- 4.3.5 Motor homes are permitted to stay overnight within the 'future' formed car park areas.
- 4.3.6 Fireworks displays are permitted on Centennial Park under the provisions of generic policy P11, Fireworks Displays.
- 4.3.7 Generic objectives for Recreation Reserves and generic policies apply.
- 4.3.8 Investigate opportunities to increase plantings to promote the natural character of the reserve and ecological linkages with the surrounding area and implement as appropriate.

Proposed Actions	Action Cost Estimate	Renewal -Higher Std - Growth			Preferred Timing	Project No
Lighting – Field	\$140,000				2011/12	
Lighting – Car park	\$19,800				2011/12	
Tennis Court Remedial Works	\$250,000				2011/12	
Covered Seating	180,000				2011/12	
Changing Sheds	\$300,000				2011/12	
Unformed road – vest as reserve	Admin budget					

The plans for facilities as shown above are in the development phase. The actual development will depend on the final funding approval, including external funding. Council contribution is approximately \$200,000 funding from the Te Puke Town Centre (\$140,000) and reserve financial contributions (\$60,000).

Changing Rooms
 Facilities to include:
 Public Toilets,
 Referees Room,
 Officials Room,
 Changing Rooms (2)
 Storage Room,
 Small Carpark and Bus Drop Off

Building Footprint and design indicative only with two possible location options.

Bleachers / Embankment Viewing Area
 Informal spectator embankment to provide bleachers area for sports games.

Lighting
 Proposed training lights.
 Position of lighting poles to be set back a minimum of 5m from property boundaries and 5m from side line. Refer to lighting plan for Lighting Engineers details and specifications.

Car parking
 Additional future car parking for the tennis club

Seating
 Proposed seating over looking the tennis club

Toilet
 Existing toilet to be upgraded and extended to include storage facilities for field based sports and small canteen space. Place signage to indicate restricted operational hours.

Future Tennis Courts

Te Puke Sports Club

Rangioru Sports Club

Private Access
 Private access way to Order of St John lease area

Changing Rooms Option

Order of St John

Grandstand and Changing Rooms Option

JELICOE STREET

Wetland

Playing Field (Competition)

Playing Field (Training)

Playing Field (Competition)

Playing Field (Competition)

Playing Field (Competition)

ATUAROA AVENUE

ATUAROA AVENUE

GRAY AVE

Carpark (65)

Carpark (15)

Carpark (25)

KEY

- Walkway
- Watercourse
- Proposed planting
- Sculpture location
- Cricket wicket
- Cricket Oval
- Embankments
- Playing fields
- Proposed lighting
- Proposed seating
- Proposed vehicle access

25

Western Bay of Plenty District Council
Operations & Monitoring Committee
Tauranga City Council Glass Recycling

Purpose

For Tauranga City Council (TCC) Representatives to brief the Committee on the decision Tauranga City Council has made to introduce glass recycling through the Long Term Plan consultation.

To discuss whether this Council wishes to consider change with respect to glass recycling, how that aligns with the Waste Management and Minimisation Plan (WMMP) and the process for any change, both consultation and contractual.

Recommendation

1. THAT the presentation on 28 March 2018 from Tauranga City Council on their glass recycling proposal be received.

AND

2. THAT.....

3. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.



Gary Allis
Deputy Chief Executive Officer

Western Bay of Plenty District Council

Operations and Monitoring Committee

Housing Affordability Forum Pilot - Update

Purpose

To bring to Council's attention, the intention to relocate the Housing Affordability Forum (HAF) Area Pilot Project within the Special Housing Area (SHA) and to ask Councillors to consider the HAF Steering Group request to supply funding to support administration and oversight of the project.

Recommendation

- 1. THAT the Strategic Property Manager's report dated 14 March 2018 and titled Housing Affordability Forum Pilot – Update, be received.**
- 2. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**
- 3. THAT the Committee confirms its acceptance of the relocation of the HAF area from Stage 3 to Stage 8 of the Special Housing Area (SHA) staging programme.**
 - 3a THAT the Committee agrees to fund administration and oversight services for the HAF project up to \$10,000.**
 - 3b THAT the \$10,000 be funded from the SHA account, from revenue to be received.**

That the Committee Notes:

- **Pilot Project Area will be approximately 4800m²**
- **To facilitate the Pilot Project, Council as landowner may seek to vary the District Plan rules under the Housing Accords and Special Housing Areas Act 2013,**
- **The Pilot Project may have an ownership mix that includes owner occupiers, community housing providers and investors.**
- **Classic Developments are in agreement with the mixed ownership approach.**
- **Council staff will run the Pilot Project,**
- **Council will enter into a commercial agreement to sell the land to the Pilot Project Developer, along similar lines to the agreement with Classic Developments, with the SHA.**



Blaise Williams
Strategic Property Manager



Approved

Gary Allis
Deputy Chief Executive

1. Background

Council has entered in to an Agreement with SmartGrowth to develop a Housing Affordability pilot project within the SHA in Omokoroa. **Attachment A**

Following a public "Request for Interest" (RFI), the HAF pilot project steering group agreed to work with Mantra Holdings and Veros Property Partners to move the pilot project forward. This may result in a formal development agreement along similar lines to the agreement Council has with Classic Developments.

Initially it was proposed to split the land (4000m²) between two sites in the SHA. Due to physical constraints, economic feasibility and reverse sensitivity issues relating to construction of some double storey accommodation, agreement was reached between staff, the steering group and Classic Developments that it would be pragmatic to relocate HAF Area A and consolidate it with HAF Area B, located in Stage 8 of the SHA.

The steering group, its partners and Council staff concluded that one larger site that was relatively flat, situated in close proximity to the railway, sewer pump station and proposed cellphone tower would return not only economies of scale with regard to the number of accommodation units but would also enhance the viability of the pilot. Attached is an extract from a valuation received over the piece of land, reflecting an unimproved land value for the new site of \$ 385,000 and \$600,000 for the land with services and resource consent in place. Financial contributions would be payable to Council in addition to the above figures. Note, the valuation and sale price has not yet been set and appears at the low end. **Attachment B**

The proposal from the steering group is for Council to support administration and oversight of the project and also provide funding for updating a website and media coverage during the construction. It is suggested that \$10,000 would be appropriate for this purpose. Council administered the original RFT process.

The steering group also request Council's consideration of their proposal to allow different types of ownership of the pilot accommodation than provided for under the SHA. They propose to possibly include rental accommodation or some other alternative ownership model such as shared equity schemes. Staff consider that given the housing shortages currently being experienced and after discussions with the Ministry of Social Development and local funding providers that this option should be pursued. Attached is an example of the proposed concept of the HAF accommodation from another provider. **Attachment C**

2. Significance and Engagement

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because this is a matter that has already been considered by Council and understood by the community.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	Tangata Whenua, and the local community have been fully consulted in the SHA proposal and this recommendation is encapsulated within the SHA proposal.
Tangata Whenua	Refer above
General Public	Refer above

4. Issues and Options Assessment

Option A <i>THAT the Committee confirms its acceptance of the relocation of the HAF area from Stage 3 to Stage 8 of the Special Housing Area (SHA) staging programme.</i> <i>3a THAT the Committee agrees to fund administration and oversight services for the HAF project up to \$10,000.</i> <i>3b THAT the \$10,000 be funded from the SHA account, from revenue to be received.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	The recommendation is a simple amendment of the previous proposal to have two HAF areas to now only having one consolidated HAF area.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	Administrative costs \$10,000, included in the overall SHA expense and revenue budget.
Other implications	

Option B Status Quo	
Assessment of option for advantages and disadvantages taking a sustainable approach	HAF pilot remains in two locations within the SHA and economies of scale are not maximised resulting in inefficient use of capital.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	No change.
Other implications	The project is unlikely to proceed given the physical constraints of HAF Area A which would mean an overall reduction of housing accommodation for that demographic.

5. Statutory Compliance

The recommendation meets all Council's legal requirements and policies.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
Administrative request	The administrative cost of \$10,000 would be funded out of income received from the SHA.

Agreement between Western Bay of Plenty District Council "The Council" and the Housing Affordability Forum "HAF" dated 3 May 2016

AGREEMENT

Between

Western Bay of Plenty District Council ("The Council")

and

**SmartGrowth through the Housing Affordability Forum
(HAF")**

Agreement to supply land in the Special Housing Area (SHA) at Omokoroa for an Affordable Housing Pilot Project.

BACKGROUND

- SmartGrowth through HAF wishes to undertake an Affordable Housing Pilot Project to demonstrate different housing typologies, densities and products in the SHA "The Pilot". This initiative stems from the SmartGrowth Strategy Action 10.3 which states:

Facilitate the delivery of a pilot project to provide a practical, best practice example of sustainable, affordable, quality housing to raise awareness amongst the housing sector and the public. The Pilot project will:

- *Establish and agree with partner Councils a framework for the delivery of affordable housing projects (including potential incentives /benefits to developers)*
- *Provide an opportunity to have a conversation about the levels of intervention councils are prepared to promote housing affordability including the use of Council land*
- *Include a literature review of intervention that have occurred elsewhere in NZ and internationally*
- *Include a definition of housing affordability for the Western Bay*

A) HAF has been established, under SmartGrowth to promote affordable housing.

B) HAF comprises representatives from:

- Western Bay of Plenty District Council
- Tauranga City Council
- Priority One
- Tauranga Community Housing Trust
- Sustainability Options
- Architects
- Resource Management Planning
- Developers Forum
- Closing the Gap

Agreement between Western Bay of Plenty District Council "The Council" and The Housing Affordability Forum "HAF" date 3 May 2016

- PATAG
 - Tangata Whenua Forum
 - Independents
- C) HAF is not a legal entity.
- D) The Council has agreed to support the Smartgrowth / HAF Pilot within parts of the SHA at Omokoroa through provision of land in accordance with this agreement.
- E) The remainder of the SHA will be developed by Classic Builders ("The Developer").
- F) SmartGrowth through HAF is promoting the pilot project, but will not undertake the development.
- G) The selected SmartGrowth HAF Pilot Project housing development will be undertaken by one or more developers "the Pilot" Developer.



Agreement between Western Bay of Plenty District Council "The Council" and the Housing Affordability Forum "HAF" dated 3 May 2016

AGREEMENT

1. The Council will reserve approximately 4000m² in the SHA for the SmartGrowth HAF Pilot.
2. The land will be in either one 4000m² block or 2 x 2000m² blocks, or alternative arrangement as maybe agreed.
3. The location of the block(s) within the SHA will be by agreement between the developer, SmartGrowth through HAF, and the Council.
4. SmartGrowth through HAF will procure affordable housing designs and proposals for the Pilot Project.
5. SmartGrowth through HAF will approve the Pilot Developer after the Registration of Interest process and consultation with Council and the Developer.
6. HAF and the Council will work with the Pilot Developer to ensure (to the extent that they are legally able) that the exterior cladding of the structures is suitable, of good quality and attractive in the relevant surroundings
7. The SHA is planned to be consented by September 2016, and for Stage 1 development to be developed in the 2016/2017 construction season.
8. Stage 1 of the SHA will be adjacent to Omokoroa Road, generally as shown on Attachment 1.
9. Part of the SmartGrowth through HAF Pilot Project land will if possible be allocated in Stage 1 of the SHA development.
10. SmartGrowth through HAF is permitted to assign the land to the Pilot Developer subject to Council approval by a staff member being part of the selection process by the independent panel.
11. The Council will enter into a commercial sale agreement with the Pilot Developer generally in accordance with this agreement.
12. SmartGrowth through HAF has 12 months from the date of the provision of the land titles to the allocated Site A or B respectively to have an agreement with the preferred developer in place and that the developers have achieved final design and consents for the pilot project.
13. The Pilot Developer is responsible for consenting the pilot project under the Resource Management Act.
14. Likely Development Time frame:



Agreement between Western Bay of Plenty District Council "The Council" and The Housing Affordability Forum "HAF" date 3 May 2016

	Item	Due
A	SmartGrowth through HAF selects preferred Developer and their concept designs and proposal.	September 2017
B	Smartgrowth through HAF approves the final designs for the Pilot Project	December 2017
C	Land Use and subdivision Resource Consent for Pilot approved by Council	February 2018
D	Commercial Agreement between Council and Pilot Developer	January 2018
E	Construction of the first pilot houses commences	March 2018

15. The timeframes can be amended by agreement between SmartGrowth through HAF and Council.
16. In the event that construction has not commenced on the building within 2 years of a section 224 being granted, Council will be able to cancel this agreement and each party will bear their own costs incurred as a result of this agreement.
17. The land shall be supplied on the following basis:
- 17.1 Sale by Council to SmartGrowth through to HAF / Pilot Developer at market rates. Market rates shall be set by valuation on the developed land and shall relate to the section prices in the SHA. As at March 2017 each underlying lot in the SHA is valued at, of the order of \$250 000. Final valuation (and cost) will be determined by registered valuation undertaken by Council. For clarity area A on the attached plan and allocated to HAF has five underlying lots and area B seven underlying lots.
- 17.2 Payment for the land shall be deferred until the earlier of:
- The sale of the land / building package to an owner
 - Six months after construction of the first house and subject to alternative arrangements on the sale and purchase agreement
- 17.3 For both Sites A and B the land will be provided:
- With services to the boundary
 - Agreed road access point
 - Normal services in the public road (as provided to the SHA)



Agreement between Western Bay of Plenty District Council "The Council" and the Housing Affordability Forum "HAF" dated 3 May 2016

- Contour in accordance with the overall SHA finished contour to be supplied and attached to this Agreement.
 - Financial contributions will be paid by Council and recovered through the agreed purchase price with the Developer. Note: 224 approval may be deferred until houses are ready for sale.
 - Generally ready for development by the Pilot Developer
 - As an un-subdivided block within the SHA ready for the Pilot Developer to prepare a scheme plan and lodge a subdivision consents.
18. Each party shall bear its own costs. For clarity the Pilot Developer shall bear all costs of the pilot as though it was a normal development.
- 18.1 The SHA Developer shall contour the land and provide services to the boundary including SHA roads and infrastructure.
- 18.2 The Council shall fund the land holding costs and the Pilot financial contributions.

MEDIATION

In the first instance disagreements shall be referred to the Chair of SmartGrowth with advice from HAF and the Deputy Chief Executive Officer or Chief Executive Officer of Council to resolve.

If this fails to resolve the issues it will be referred to either:

- a) The Operations Committee of Council to decide
- Or
- b) To an agreed mediator.



Agreement between Western Bay of Plenty District Council "The Council" and The Housing Affordability Forum "HAF" date 3 May 2016

EXECUTED this 13th day of April 2017

THE COMMON SEAL of)
WESTERN BAY OF PLENTY)
DISTRICT COUNCIL)
was affixed heretoin the presence of :-



Authorised Officer



THE COMMON SEAL of)
The HOUSING AFFORDABILITY FORUM ("HAF"))
was affixed heretoin the presence of :-

Authorised Officer



Brief Description

The subject property comprises a relatively small area of land adjacent to the East Coast Main Trunk railway and adjoining the Council waste water treatment plant.

The land is more or less in keeping with contour of immediately surrounding properties but noting there may be some minor recontouring to enable a complying residential building platform across the whole of the area.

There are currently no improvements of note.

It is proposed that up to 40 "tiny" houses may be developed on the land subject to specific consent.

Key Property Characteristics

- Relatively small area of residential development land
- Adjacent to main trunk railway
- Adjoining waste water treatment station, cell phone tower relatively close
- Flat contour
- Early part of Omokoroa settlement

VALUATION UNDER NORMAL SALE CONDITIONS, ASSUMING A WILLING BUYER / WILLING SELLER

We are of the opinion that the current market value of the property based on the land area of 4800 m², as at the date of inspection on the basis of all information available including the proposed development potential is:

VALUATION (AS IS)

\$385,000 plus GST, if any
(THREE HUNDRED AND EIGHTY FIVE THOUSAND DOLLARS)

VALUATION (services at boundary, resource consent in place)

\$600,000 plus GST, if any
(SIX HUNDRED THOUSAND DOLLARS)

Simon F. Harris
Registered Valuer, FNZIV, FPINZ, B.Ag.Com

PROPOSED SITE

SCALE 1-200@A3



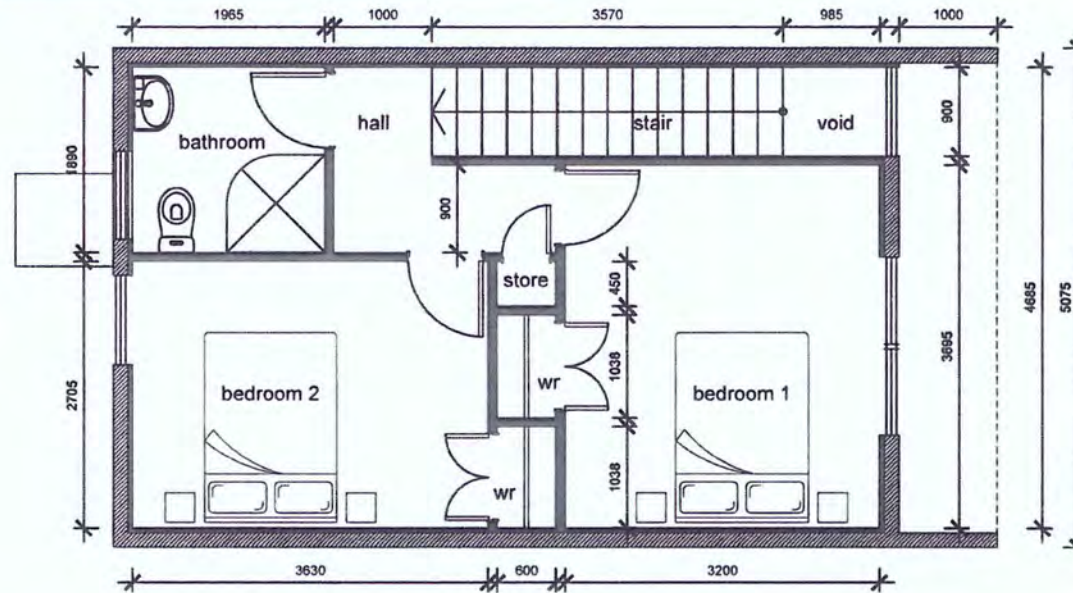
COVERAGE

LOT	SITE AREA	BUILDING AREA	COVERAGE
55	2290		
59	384	896	33.5%

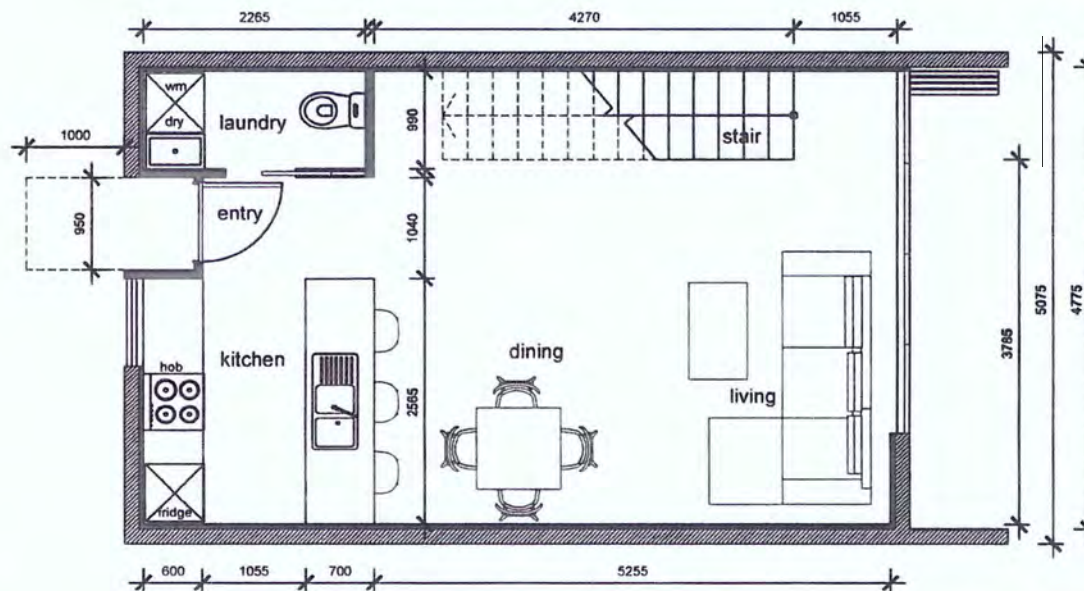
SCHEDULE

UNIT NUMBER	UNIT TYPE	FIRST FLOOR AREA	GROUND FLOOR AREA	TOTAL
1	A	39.4	38.7	78.1
2	B	44.2	31.9	76.1
3	B	44.2	31.9	76.1
4	B	44.2	31.9	76.1
5	B	44.2	31.9	76.1
6	B	44.2	31.9	76.1
7	B	44.2	31.9	76.1
8	B	44.2	31.9	76.1
9	B	44.2	31.9	76.1
10	B	44.2	31.9	76.1
11	B	44.2	31.9	76.1
12	B	44.2	31.9	76.1
13	B	44.2	31.9	76.1
14	B	44.2	31.9	76.1
15	A	39.4	38.7	78.1
16	C	38.5	37.8	76.3
17	C	38.5	37.8	76.3
18	C	38.5	37.8	76.3
19	C	38.5	37.8	76.3
20	A	39.4	38.7	78.1
21	A	39.4	38.7	78.1

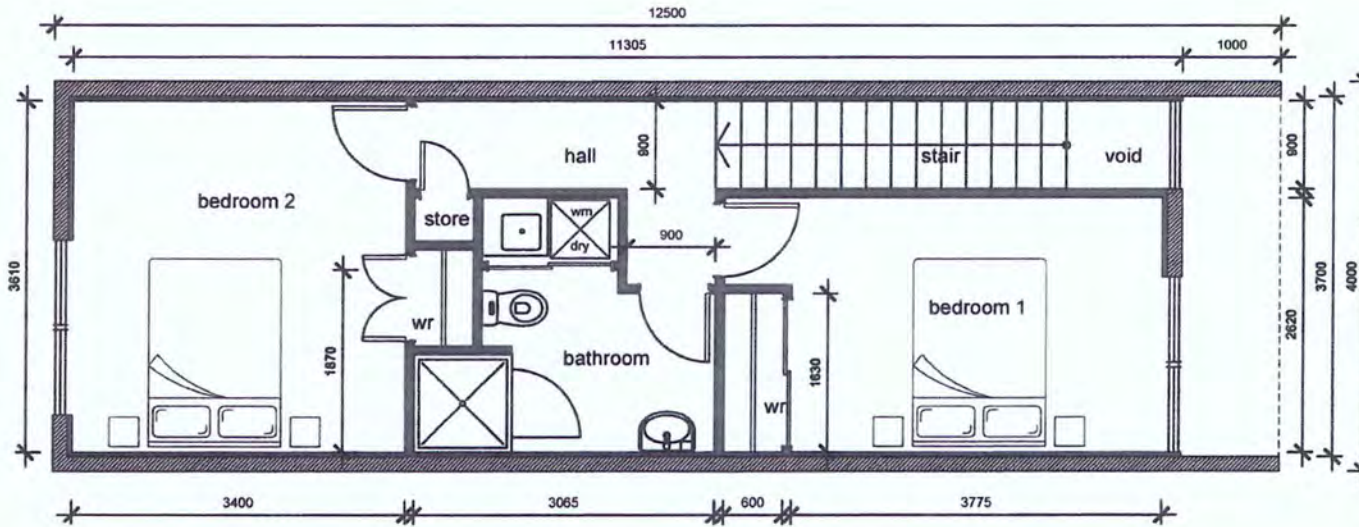
PROPOSED TOWNHOUSE DEVELOPMENT
OMOKOROA SPECIAL HOUSING AREA preliminary



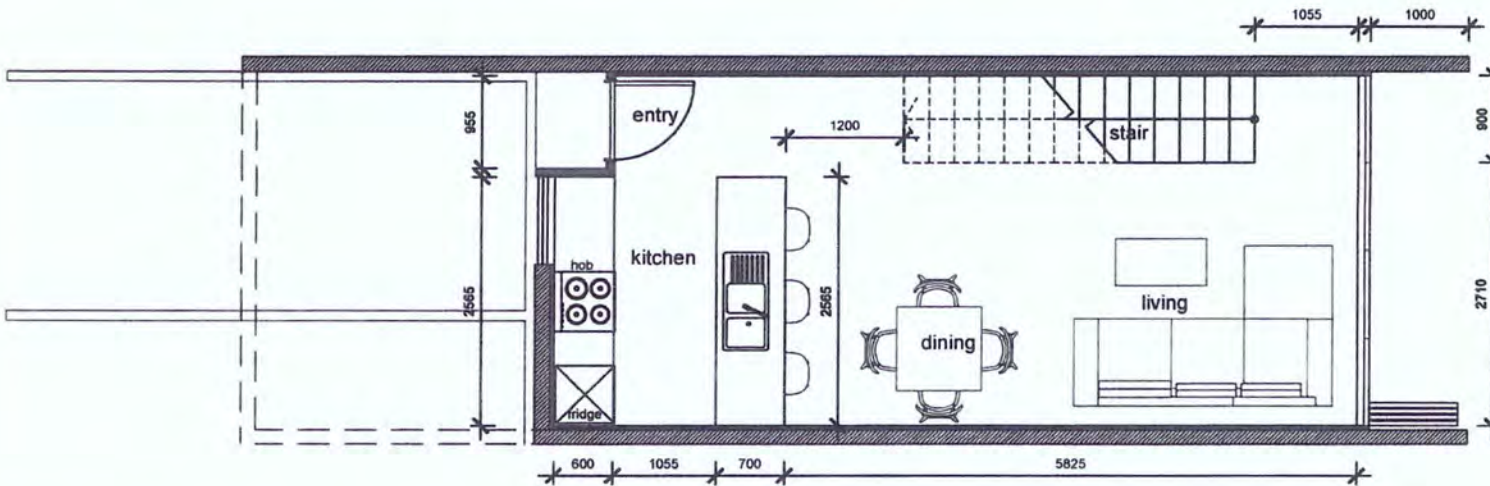
**UNIT TYPE A
FIRST FLOOR PLAN**
SCALE 1:50@A3



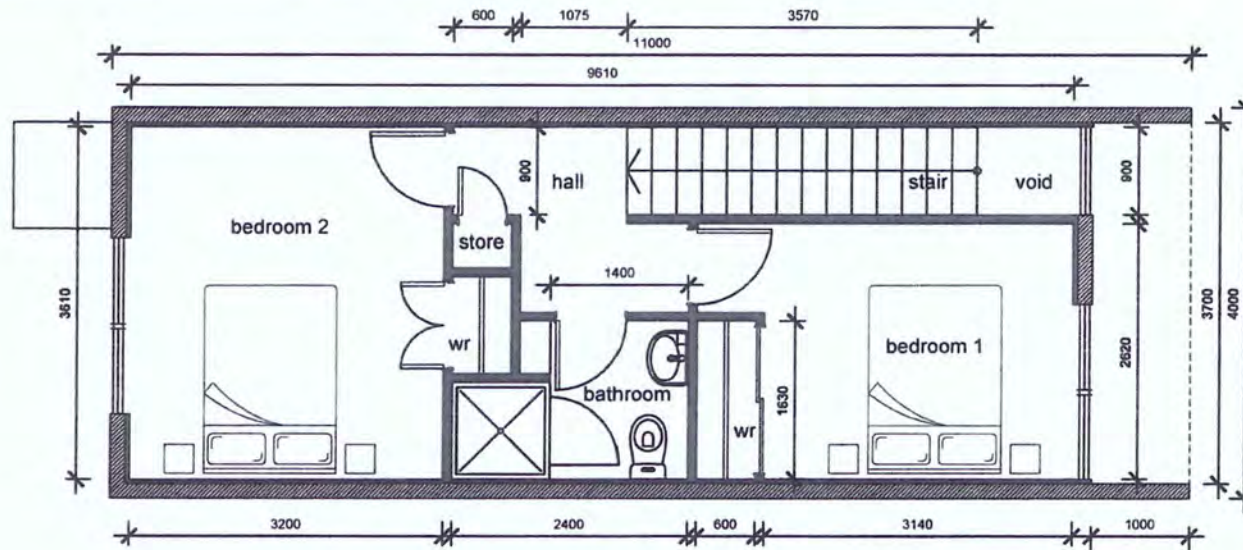
**UNIT TYPE A
GROUND FLOOR PLAN**
SCALE 1:50@A3



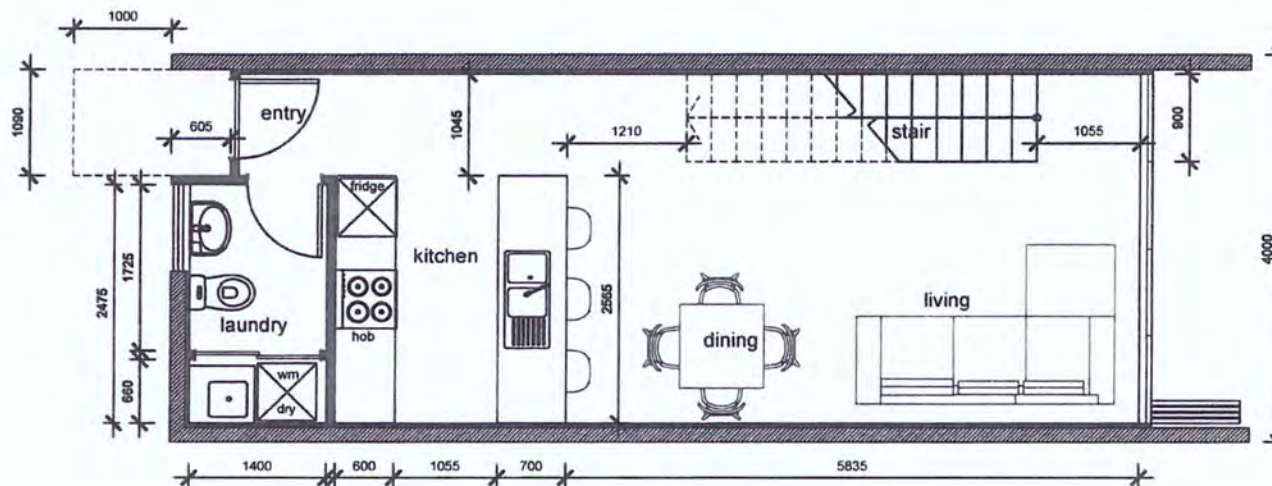
**UNIT TYPE B
 FIRST FLOOR PLAN**
 SCALE 1-50@A3



**UNIT TYPE B
 GROUND FLOOR PLAN**
 SCALE 1-50@A3



UNIT TYPE C
FIRST FLOOR PLAN
SCALE 1-50@A3



UNIT TYPE C
GROUND FLOOR PLAN
SCALE 1-50@A3

Western Bay of Plenty District Council

Operations and Monitoring Committee

Recommendatory Report from Waihi Beach Community Board – March 2018 – Waihi Beach Cycleways

Summary

The Operations and Monitoring Committee is required to consider the recommendations and resolve accordingly. The following options are available to the Committee and where appropriate the preferred option has been recommended.

Please note the following is a recommendation only.

The Operations and Monitoring Committee to resolve to:

- a. adopt as recommended
- b. to modify
- c. refer to another Committee
- d. to decline (giving reasons) and refer back to the Waihi Beach Community Board

Recommendation from the Waihi Beach Community Board – March 2018

WB11.2.1 **Waihi Beach Cycleways**

The Board were unanimous in their agreement that any of the proposed cycleways throughout Waihi Beach should not traverse across any sand dunes and requested that any consent processes be modified to accommodate this requirement and that the proposed cycleways be progressed as soon as possible.

Resolved: Councillors Williams / Marshall

THAT the Waihi Beach Community Board advise the Operations Committee that the Board were unanimous in their agreement that any walkway/cycleway developments throughout Waihi Beach should run along-side the immediate landward side (inland side) of the sand dunes.

Staff Comments – Deputy Chief Executive

This issue has been raised through the proposal for a boardwalk at Brighton Reserve over the dune area. The location over the dune area is currently shown in the concept plan in the Reserve Management Plan. **Attachment A**

The extent of the sand dunes is greater than just the vegetated area and extends through the grassed areas and into private property.

It is more logical to assess each walkway and cycleway on a site by site basis. If the Committee accepted the Board's direction it means the link from Brighton Reserve to Hinemoa Road could not be achieved. It is proposed that the Committee agree that the Brighton Reserve boardwalk through the planted area does not proceed.

The Council and the community can review other routes through the Reserve Management Plan process, concept plans and specific projects.

Recommendation

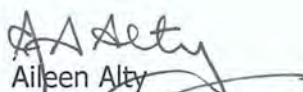
1. THAT Operations and Monitoring Committee receive advice from the Waihi Beach Community Board that the Board were unanimous in their agreement that any walkway/cycleway developments throughout Waihi Beach should run along-side the immediate landward side (inland side) of the sand dunes.

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.

OR

1. THAT the Operations and Monitoring Committee note the Waihi Beach Community Board resolution.

2. THAT the Operations and Monitoring Committee agree that the Brighton Reserve walkway not be constructed on the vegetated dune crest and be relocated to the reserve area as shown.


 Aileen Alty
 Democracy Advisor



Scale: 1:5000
 Date: 27/03/18
 Author: JMB
 Title: Waihi Beach Cycle Trails - March 2018

Photocopy of this map is prohibited. All rights reserved. © 2018.
 Crown copyright reserved. LINZ signed license no. 1002200003 & 10022002.
 All other rights reserved. All other rights reserved. All other rights reserved.
 All other rights reserved. All other rights reserved. All other rights reserved.

Western Bay of Plenty District Council

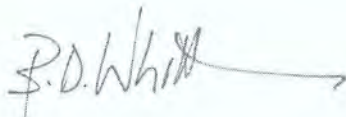
Western Bay of Plenty District Council
Operations and Monitoring Committee
New Katikati Library Project Update

Purpose and Summary

This report has been prepared to update the Operations and Monitoring Committee on the progress of the new Katikati library, service centre, and community hub project.

Recommendation

- 1. THAT the Customer Relationships Manager's report dated 27 February 2018 and titled New Katikati Library Project Update be received and the information noted.***



Barbara Whitton
Customer Relationships Manager

1. Current status

Construction for the new Katikati library, service centre and community hub began in September 2017; since that time the project has progressed smoothly and is currently on time and within the \$4.5m budget set. The early contractor involvement (ECI) and value engineering (VE) processes and the exclusion of some items have contributed to this success. There have also been other savings made since the build began, notably:

\$16,000	precast material
\$6,500	spine paint finish
\$6,800	plasterboard (pending).

The latest financial report (from Crowther & Company), supplied to the project control group for the 20 February meeting shows expenditure at expected levels for this stage of the project:

Construction budget	30%
Professional fees	74%
Consents & council fees	100%
Fit-out (FF&E)	0%
Contingency	34%

There is a project plan in place to manage the streams of work associated with the transition to, and opening of the new facility; to ensure that technology, communications, opening celebrations and logistics are all taken care of. Community groups will be invited to participate in helping with planning where practical.

2. Future plan to remain within budget

Although cost savings have been made, as indicated in earlier reports to Council's Operations Committee (August 2017) it will be necessary to exclude some items from the project until alternative funding is found. At this point these will include:

Item	Cost	'Drop dead' decision date
Operable walls (tracking included in contract)	\$40,000	6 April 2018
Community hub joinery, sink & tapware (kitchen)	\$10,800	18 May 2018
Community hub appliances (kitchen)	\$18,800	18 May 2018

Staff are currently waiting to hear of a funding application result for the three items above.

In addition, there will be some smaller value items also excluded from the project until alternative funding is found such as: meeting room blinds, art exhibition display system, and public noticeboards.

The fit-out (FF&E) budget will be prioritised to ensure that the items required to meet health and safety standards and facility standards – of attractive, durable, comfortable furnishings which will encourage the community to utilise the services and facilities to the maximum, are purchased first e.g. library shelving, reception desks, meeting room furniture, public seating.

Western Bay of Plenty District Council
Operations & Monitoring Committee
Infrastructure Services Briefing March 2018

Purpose

To monitor and provide updates to the Operations & Monitoring Committee on current projects, contracts and works programmes.

Recommendation

- 1. THAT the Deputy Chief Executive's report dated 1 March 2018 and titled Infrastructure Services Briefing March 2018 be received.*
- 2. THAT the Open Section of the Operations & Monitoring Committee Information Pack No. OP10 dated 28 March 2018 be received.*
- 3. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.*



Gary Allis
Deputy Chief Executive Officer

1. Utilities

1.1 Te Puke Wastewater Treatment Plant Resource Consent Renewal

The application to renew the Discharge Consent for the Te Puke Wastewater Treatment Plant has been lodged with Regional Council. The application seeks a 35-year term. Timeframes for notification of the Consent application and hearings have not yet been set by Regional Council. Due to large workloads at Regional Council, there may be some delays in the processing of the Consent application. However, because the Consent was lodged 6 months prior to its expiry, Council can continue to operate the treatment plant under the current Consent, until the Consent application process is complete.

The draft Consent conditions submitted with the Consent requires Council to look at alternative options for the long term discharge of the treated wastewater from the Te Puke wastewater treatment plant. A working group has been formed, which includes Tangata Whenua, Councillors and Community Board representatives. The group has identified forestry land that may be suitable for discharge. The next option that will be assessed will be discharge to pasture. The working group undertook a site visit to various treatment plants up the Coromandel Peninsular in February 2018. The purpose of the site visit was to look at different discharge options being utilised by other councils. It was a successful day and the working group have a better understanding of alternative options and have provided positive feedback.

1.2 Te Puke Water Main Renewals

Water main renewals in Beatty Avenue, Queen Street and Belvedere completed.

1.3 Maketu Stormwater Catchment Areas

The new maintenance round started in January 2018. Inspection of all drains is still underway.

1.4 Ongare Point Wastewater Scheme Preliminary Investigations

Currently a Septic Tank Effluent Pump (STEP) wastewater system is proposed for the Ongare Point community. Land for the treatment plant and disposal site has now been secured and the preliminary design is complete. Pattle Delamore Partners (PDP) technical consultants have been appointed to assist with the next stages of the scheme (including Consent application, finalise design and updated engineers estimate). The Resource Consent was lodged with Regional Council in August 2017. Submissions have closed and all submissions received were in favour of the scheme. Currently awaiting Regional Council Consents approval.

Once all Consents are obtained, construction will begin. Provided everything runs smoothly and Consents are granted, our projected construction start date is April 2018.

1.5 Katikati Wastewater Treatment Plant Resource Consent Renewal

In May 2016, Council lodged an application with the Regional Council to renew the Consent for discharge of treated wastewater for a 20-year term. One appeal was received objecting to the discharge from TKC holdings. Staff have been working to negotiate with TKC Holdings to address their concerns. TKC have now agreed to proceed with the Consent without going to a hearing.

Consent conditions are now being finalised and are awaiting Regional Councils final approval.

The draft Consent conditions submitted with the application requires Council to look at alternative options for the long-term discharge of the treated wastewater from the Katikati Wastewater Treatment Plant.

A working group has been formed that includes Tangata Whenua, Councillors and Community Board representatives. The group will meet on a regular basis to assess the various options available. Meetings held to date have discussed beneficial reuse of wastewater and were productive. A site visit was undertaken in August 2017. Potential sites have been narrowed down for the beneficial reuse option and these sites will be investigated further. The team will now move on to look at other disposal options such as disposal to wetlands.

1.6 Te Puna West Wastewater

The physical works for the Te Puna West Wastewater scheme is completed with only minor reinstatement to be fully operational. An assessment of the final cost has just been completed and letters will be sent out to property owners updating them on the Capital/Operational cost. This will be a good news story.

Council will be commissioning a trial with the Te Puna West community at the completion of the wastewater scheme construction. The trial will use information gathered by the new grinder pumps and water meters to help Council to better understand the correlation between water usage and wastewater discharge, and the efficiency's of pressurised systems in reducing inflow into the network. Results will be provided at the end of a 12 month calendar period.

1.7 Comprehensive Stormwater Consents – Central Zone

The Comprehensive Stormwater Consent (CSC) for the Central Zone (including Te Puna and Minden) has been lodged with Regional Council. The central CSC excludes Omokoroa as a CSC was obtained for Omokoroa in 2007. No feedback has been received from Bay of Plenty Regional Council at this stage.

1.8 Review of Waste Minimisation Management Plan (WMMP)

The reviewed WMMP was adopted by Council on 5 December 2017 and came into effect on 12 December 2017. A copy of the plan is available at

<http://www.westernbay.govt.nz/our-council/policies-plans-bylaws/Pages/default.aspx>

The plan allows Council to address four main actions with the biggest priority for action to actively investigate alternative rubbish and recycling collection models to achieve better oversight and management of solid waste in the district. During the months of March and April, feedback from the community will be sought on potential improvements or changes to the current levels of service.

1.9 Trunk Water Main Replacement & Omokoroa Road Construction - State Highway to Railway in Conjunction with New Road Reconstruction

The new trunk water main is installed and operating. The old 200 mm diameter main is now obsolete.

1.10 Youngson Road Water Main

The new water main along Youngson Road from Old Highway, beneath SH2 and connecting to the new main along Omokoroa Road is commissioned and is now operating.

1.11 Two Mile Creek Update -Upstream Dillon Street Bridge

There has been no change since the previous update. We are waiting for feedback from the Regional Council on the Consent that has been lodged. Two parties did not sign in favour of applying for Resource Consent. A meeting with the Regional Council to discuss documents has been held in May 2017.

Regional Council has requested further information be supplied by WBOPDC including; modelling of the effects of the new channel on the 100yr flood and environmental and ecological issues with the new concrete channel. These assessments are now complete and final information has been provided to Regional Council. Currently waiting on Regional Council feedback, which is expected in the first week of March 2018.

1.12 Dillon Street Carpark

Construction of the car park was completed mid-December, including all concrete work, timber rails and bollards. Grass-seeding of the car park and lower area was also completed. A review of the grassed areas will be completed after the hot summer months to ensure that it has taken sufficiently. The final kerb reinstatement has been completed and the carpark is now operational.

1.13 Pongakawa Water Treatment Plant

The Pongakawa Water Treatment Plant is online and in operation.

1.14 Junction Reservoir

The Junction Reservoir is online and in operation. Leaks in the liner have been repaired.

1.15 Waihi Beach Stormwater Model

The Waihi beach flood model is now complete. Council has up to date flood hazard maps for the 50 year flood which take into account the latest information on climate change. This information is being applied to new building Consent and Resource Consents to ensure future dwellings are not affected by flooding for these events. This information will be provided to property owners along with a wider pack of information on natural hazards.

1.16 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

1.17 Te Puke Stormwater Improvements

Stormwater improvements in Beatty Avenue and Brown Terrace commenced on Monday 22 January, due for completion end of March 2018.

1.18 Water Meter Installation Project – WSZ (Western Supply Zone)

The installation of water meters in the Waihi Beach, Pio Shores, Athenree and Katikati towns continues. The work crews are also installing meters and removing cross connections, and upgrading backflow devices in the surrounding rural areas to complete the project. The project is still on track to be completed by the end of May 2018.

Council will be sending letters to approximately 120 individual customers in Waihi Beach and Katikati areas to notify that their connection may be connected to a neighbouring property. These are referred to as cross connections and Council will be sending installation teams to remove these cross connections so that each customer will have their own meter and water supply pipe to their house. There will be no charge to the customer for this work. This work unfortunately will require additional construct time to complete. The aim is to have work completed by 30 June 2018.

2. Reserves

2.1 Kauri Point Jetty – Walkway Re-Decking

No change from the previous update. The timing for the completion of the jetty re-decking is dependent on the outcome of the Kauri Point Jetty access road landslip repairs implementation. The unfinished section of the jetty walkway deck replacement is assessed as safe to use in the interim.

2.2 Omokoroa Sportsground Playground

The draft Concept Plan has been widely circulated for community feedback. The project group will affirm the final concept early March, with procurement of equipment and landscaping to follow. Depending on the overall capital cost estimate, the project may be split into two separate stages so that external funding can be obtained.

2.3 Omokoroa to Tauranga Cycleway

Section 1: Omokoroa Boat Ramp to Tinopai Reserve - 120m of boardwalk will be not underway until April due to contractor availability. The remainder of this section is complete.

Since installed, the counter has recorded 36,664 pedestrians and 9,503 cyclists between 28 June and 25 February 2018 - approximately 21% of users are cyclists. Pedestrians average 150 daily and cyclists 39 and the busiest day of the week is Sunday.

Section 3: Lynley Park to railway - No change from the last report. - The Archaeological Authority application to Heritage NZ for construction of a small section of the cycleway over the Mangiwhai Pa has now been lodged. The timing of this affects the construction of this section. In the meantime, users will be required to follow the local street network to connect to other completed sections.

Section 4: Tamihana Park to Kiwirail Bridge – License to occupy application paperwork has been lodged with Kiwirail for the occupancy of the cycle-trail and staff are monitoring kiwirail progress on this closely.

Section 5: Bridge across Mangawhai inlet - waiting Kiwirail approvals "license to occupy", "Deed of Grant" and "permit to enter" before construction can begin. Resource Consent was obtained last year.

Section 6: Plummers Point trail from bridge to Huarua Park. Detailed design, resource consent and archaeological authority process is now underway following Pats Lane residents acceptance of preferred route option which involves earthworks to construct a new bench line along the esplanade in front of their properties. This option is also the most cost effective route option. Construction will begin as soon as archaeological authority and resource consent has been obtained.

2.4 Omokoroa Ferry to Opureora/Matakana Island – Facilities Upgrade

FERRY FACILITIES RAMP UPGRADES: The ramp widening and dredging was completed in 2017. Staff have been working with the community to construct a new weather shelter on the new concrete hardstand adjoining the ramp and road - this is expected to be completed in March.

OPUREORA JETTY RENEWAL: The final concept design is being prepared for community feedback at the end of March. Construction timing is now delayed until the next financial year due to the available funding diverted into the ramp upgrades.

2.5 Omokoroa Jetty and Panepane Wharf Repairs

Repairs to the Omokoroa jetty walkway deck post the storm surge and king tide event of 5 January 2018 have been undertaken. Note that jetty renewal is scheduled for 2020.

Repairs to Panepane wharf at Matakana Island are underway, including the replacement of some timber piles and access stairs. Completion is expected by the end of March and temporary user access is in place. The work is being undertaken for structural and safety reasons for users of the wharf. The contractor is HEB Construction.

2.6 Omokoroa Sportsground – Tennis Courts 3 and 4

Court construction is progressing with the asphalt sub-surface laid. The final top coat will not be completed until April due to contractor other asphalt commitments. The block volley-wall addition is nearly complete. Synthetic turf and floodlights for court three will be the final steps before expected completion in April. The volley wall, turf surface, and floodlights are the responsibility of the tennis club.

2.7 Waihi Beach Cycleways

Both the Archaeological Authority application and the WBOPDC Resource Consent have been approved.

Staff are now waiting for the BOPRC Resource Consent to be concluded following further information requests. In the meantime, detailed design/planning is underway for the section between Plom Road and Wakanoi Place and the Island View Reserve section. Construction timing will depend on contractor pricing and resources.

Development planning for cycleway trails within the water catchment reserve is back underway; the goal is to complete the construction of a shared use cycleway loop circuit and signage, separate to the completed trig trail.

A section of this new trail requires an easement/license from the Department of Conservation and a close working relationship with Tangata whenua to ensure a successful outcome. Subject to Department of Conservation easement process, it is hoped to complete this trail before Christmas 2018.

2.8 Haiku Park to Henry Road Cycleway/Walkway - New Bridge Crossing

An information sign design concept has been prepared by a local Katikati artist and is being reviewed by staff. Final design and installation will be determined by the end of March 2018.

2.9 Dotterel Point Reserve – Public Toilet Septic Tank Upgrade

Although the system is operational, water and wastewater monitoring using data-loggers since installation (required by Resource Consent) shows that the daily consented discharge volume is being regularly exceeded. Design improvement involves the installation of a new 5m³ buffer tank so that discharge volumes can be spread evenly over time. This issue is being consulted with BOPRC to confirm solution. Based on the data received, it has been determined that motor-home owners are not contributing to the higher than expected effluent discharge volumes.

2.10 Omokoroa Slips

As a result of the slips in Omokoroa in March-April 2017, reserves were damaged, walkways closed, and a number of homes were either threatened or damaged by the slips.

Complex and frustrating issues remain for all affected home owners, however some progress is being made.

After Council and home owners queried proposed long-term mitigation options of earlier reports, Tonkin & Taylor produced more detailed advice on each of the three affected houses. Council can now conclude there are no practicable options available for the home owners to mitigate the risk and stabilise the slope.

As a result of the reports, Council Building Officers have now red stickered all three cliff side properties (10 Kowai Grove, 37 and 39 McDonnell Street). The red sticker notice is a Dangerous Building Notice under the Building Act. Property owners are now working with their private insurance companies.

Staff continue to work with the affected home owners, offering advice when asked.

2.11 Damaged Walkway Reserve Land - Ruamoana Place to Bramley Drive

Council has accepted an offer by land owners at No's 23, 24 and 25 Ruamoana Place to share the cost of the works to reinstate the walkway and strengthen the cliffs, estimated at \$600,000. Consultants are now working urgently to deliver the works in this summer season.

Ruamoana Walkway

Tonkin & Taylor are progressing with the designs for the walkway repair. Soil testing and test drilling have been undertaken and sampling for soil testing taken.

Designs are under way to determine chimney drain spacing, detailing, and land shaping.

Consents with Regional and District Councils have been applied for.

Three appropriate contractors have been approached to alert them to the proposed work, and speed up the tendering process. (One has just pulled out and will be replaced.)

A draft legal document has been delivered to the funders for presentation to their legal advisors. Our legal team is discussing various aspects with their legal team.

2.12 Omokoroa Sportsground Playground Concept Plan

Following the very successful community engagement approach that produced the Skate Path, the same approach has been taken with the development of the concept plan for the new playground. **Attachment B**

The current status of the project is as follows:

An initial draft concept plan was prepared by the community playground project team and distributed for community feedback via the WBOPDC website, media releases, Facebook feeds through Omokoroa Lizard news, Omokoroa Point School, Omokoroa No1 School, Pahoia School, Omokoroa Cyberlink, Whakamarama Cyberlink, Newspaper items in the Katikati Advertiser, BOP Times, Bay News, Weekend Sun.

The Community Board was not specifically engaged during this process at this point in time, although the Sport & Recreation Society has been.

Council received 32 online survey responses and these responses are informing the final community preferred concept design before seeking adoption from Council.

Playground Concept Plan key points:

- The plan is designed to fit in with the landscape available, noting that the completed and highly successful skatepath facility is quite different to the original concept plan adopted by Council in 2014. Consequently, car-parking is now shown along the grass verge area as there is insufficient remaining space to accommodate the carpark within the reserve as identified in the 2014 Concept Plan. Other mitigating factors (passive open space, tree shade opportunities and landscape value preservation), also discourage the car parking within the reserve and there is plenty of road-side parking space available.
- Shade has been carefully considered within the design (note this is not currently reflected in the attached preliminary draft).
- A new path to connect the playground and skate path to the main carpark
- A staged construction approach is required due to funding (estimated completed cost \$250k, budget currently assigned is \$100k). Stage 1 can be funded by the available budget and Stage 2 through external funding applications.

3. Strategic Property

3.1 Katikati Library

The Hub is almost waterproof at this stage and portal framing for the Library mezzanine floor is complete.

3.2 Dillon Street Road Stopping (Near to Council Owned Land)

Sheet piling work to stabilise private property has been completed. Permission granted for the owners to proceed with this work prior to transfer of title. Settlement due 19 March 2018.

3.3 Te Puna Hall

The Notice of Requirement (NoR) appeal is still pending and subject to Court ordered mediation.

3.4 Kaimai Views – Sales Update

The development continues to progress well. The show home is now complete. It is anticipated that the first houses will be complete in the early second half of 2018.

3.5 Omokoroa Cell Phone Tower

It is still anticipated that construction of the cell tower will commence in the first half of 2018.

3.6 Te Puke War Memorial Hall

Work is ongoing and scheduled for completion mid to late March 2018.

4. Development Engineering and Projects

4.1 Te Puke Highways - Town Centre Upgrade

The Town Centre Upgrade is complete except for the main street landscaping contract, which is due to be completed 24 March 2018.

The hard furniture for the Plaza precinct will be installed by the end of March 2018.

Plunket - Queen Street: This was discussed at the last PCG meeting on Monday 26 February 2018. The decision was made not to create any additional carparks due to safety concerns regarding cars reversing on to Queen Street.

4.2 Te Puke Highways - Northern Entrance (Raparapahoe Bridge to old Railway Station)

This is now complete and has been handed over to WestLink to maintain.

4.3 Te Puke Highways - Pavement Works Waitangi

This project is approximately 50% complete. There have been delays due to inclement weather and the expectation is that the sealing work will be completed by March 2018.

The miscellaneous works will be completed after the pavement rehabilitation work is done. Completion is due by end of March 2018.

4.4 Te Puke Main Street Review 2018/2019

Resolution dated 15 February 2018:

"The Te Puke Main Street Plaza between the Heritage Walkway and the pedestrian crossing remain as constructed and be reviewed in the first quarter of 2019 as part of the overall review of parking in the Te Puke CBD."

The parking survey has been scoped

4.5 Waitangi Improvements

4.6 Te Puke Highways - Pah Road Slip Reinstatement

Currently with BOPRC for approval of the Resource Consent. Once the Consent is approved, construction will commence.

4.7 Omokoroa Industrial Road – Investigation / Design

Scoping report for the investigation and design options is currently being confirmed. Once the scoping report is confirmed, the design will be finalised and procurement for the construction work sought.

4.8 Eggabout Roundabouts - Te Puke - Quarry Road and No 3 Road

The minor improvements are currently being designed. Remarking is expected by the end of March 2018.

4.9 Omokoroa Industrial Road – Stormwater Detention Pond

Scoping report also being developed for the southern detention pond to be constructed in conjunction with the Omokoroa Industrial Road.

4.10 Development Engineering: Kayelene Place

The physical work for the urbanisation of Kayelene Place has been completed. The undergrounding of the power lines has been delayed because of the nearby land development work.

5. Emergency Management

5.1 Training

ITF Intermediate training: eight staff from the Western Zone EOC attended training on 13 and 14 February in Tauranga (3 from WBOPDC, 5 from TCC).

CDEM Induction training: ten staff from the Call Centre/Reception at WBOPDC attended CDEM Induction training on 15 February. Two staff from WBOPDC attended CDEM Induction training on 11 January.

5.2 Waihi Beach, Athenree and Bowentown

The Waihi Beach, Athenree and Bowentown Community Response Plan has been reviewed and put into the new Community Response Plan template. This has been returned to the community for final comment.

5.3 Cyclone Gita

Preparation for ex-tropical Cyclone Gita: The Operational Readiness team and the wider EMBOP team undertook pre-event planning for the arrival of Tropical Cyclone

Gita including maintaining regular contact with MetService and the BOPRC Flood Team for information on any potential impacts for our region. We have also distributed an Action Plan and SitReps; worked to ensure Controllers, emergency services and partner agencies are ready to respond; and ensured public awareness through delivery of consistent public messaging.

5.4 Exercise Ruapehu

Exercise Ruapehu focusing on a volcanic ash fall event was held on 7 March, the Western Zone EOC were involved in an exercise focused on managing the response to a volcanic ash fall event originating from Mount Ruapehu.

6. Rooding

6.1 SH2 North – NZTA Te Puna Roundabout

This project is now complete.

6.2 Omokoroa Road Construction - State Highway to Railway

The project includes upgrading nearly 2km of Omokoroa Road with new and widened pavement, safety improvements to the Prole Road intersection, two new intersections for three larger scale housing developments, a new cycleway, undergrounding overhead power lines, relocating a section of the sewer transfer main, installing a new bulk water-main to service the Omokoroa peninsula and new rider-mains running from the bulk main to service all the properties along the project length. The removal of the old decommissioned asbestos cement water main commenced 20 February 2018. The remaining bulk earth works will follow.

Surplus suitable earthworks material will be transported into the Special Housing Area for future road embankment and stormwater pond constructions.

Co-ordination between WestLink, Council, Council's designers, adjoining landowners, Seeka, three sets of developers, their technical service providers, utility providers and sub-contractors is an essential component of the project and is ongoing.

Completed activities include; asbestos removal from the old house site, most of the archaeological investigations, the relocation of a length of the existing sewer transfer main, the new Omokoroa bulk water-main as well as connections to the existing properties along the road, the undergrounding of overhead power lines, the overhead power line relocation works and the relocation of the existing underground property connections, the fibre optic telecommunications cable installations, new stormwater and gravity sewer mains for adjoining developments. Two sections of new gravity sewer are still to be installed as well as the bulk earthworks at Prole Road and the special housing access road. The new roundabout will be constructed in conjunction with the road pavements. The project has been delayed further due to the redundant asbestos water main trench decontamination requirements affecting the outstanding earthworks.

The project designers (Opus) have been asked to complete the new park and ride design near Prole Road. This will utilise the old road pavement and provide a new safer facility for school and commuter bus users. A letter with the updated park and ride design has been sent out to adjoining land owners and the Community Board. No feedback has been received to date.

The adjoining developers are raising their concerns over ongoing delays that have affected their services and access connections. The weather delays over the past 6 months have increased the roading projects cost risk to Council as well.

6.3 Te Puke Highway / Welcome Bay Road Intersection Improvements

The NZTA contractor has been requested to remove the weeds that have rapidly grown due to the higher than usual summer rainfall.

6.4 Maketu Road Cycleway

A site tour / meeting has been scheduled with the Community Board, staff and local residents to reassess route options, the confirmed date is 16 March 2018.

6.5 Omokoroa Footpath Repairs

WestLink are undertaking footpath maintenance repairs in Omokoroa and approximately 95% of the identified repairs have now been completed. Two remaining sites are No. 50 Kayelene Place and Beach Grove including drainage affecting the footpath.

6.6 Waihi Beach Road 0.1-1.1km

The physical works are complete. A number of the relocated memorial trees, which had died, have been replaced by WestLink. The land acquisition surveying will be required to finalise the new land boundaries. Property owners have signed off the survey plans. Sale and Purchase Agreements are to be prepared.

6.7 Community Roading Maketu - Town Point Road Footpath

The Town Point Road footpath project is 95% complete. The remaining section has been scheduled for construction within the coming months, subject to unforeseen events.

6.8 Community Roading Katikati

Fairview Road kerb and channelling and Stewart Street widening are currently being designed and priced by WestLink for Community Board consideration. This has been delayed by current high workloads.

6.9 Katikati Town Centre Improvement

NZTA have recently sent letters and plans to affected residents along the bypass designation.

The Government expects to release its Government Policy for Transportation by the end of March 2018. This statement gives funding direction to NZTA.

6.10 Seal Extension

The seal extension projects are still proceeding. As approved by Council, the order of construction is affected by land and Consent issues and accordingly, some of the easier shape and seal sites have been constructed ahead of more highly trafficked roads.

Consultation and iwi engagement in the east is still having an ongoing impact on the programme.

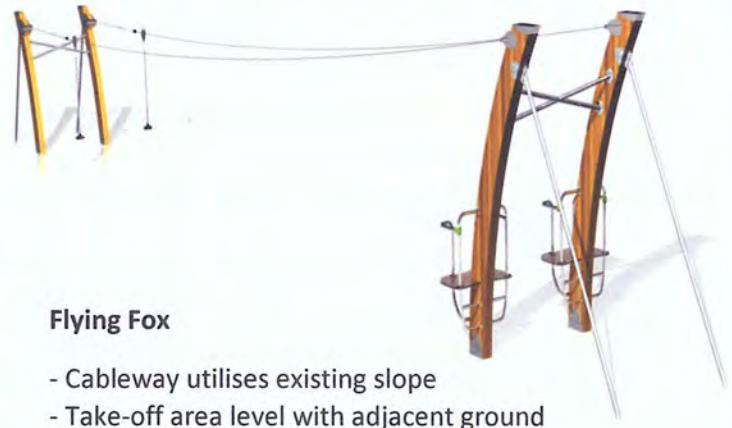
6.11 One Network Maintenance Contract (ONMC)
Refer to OP10 Information Pack.

Attachment A

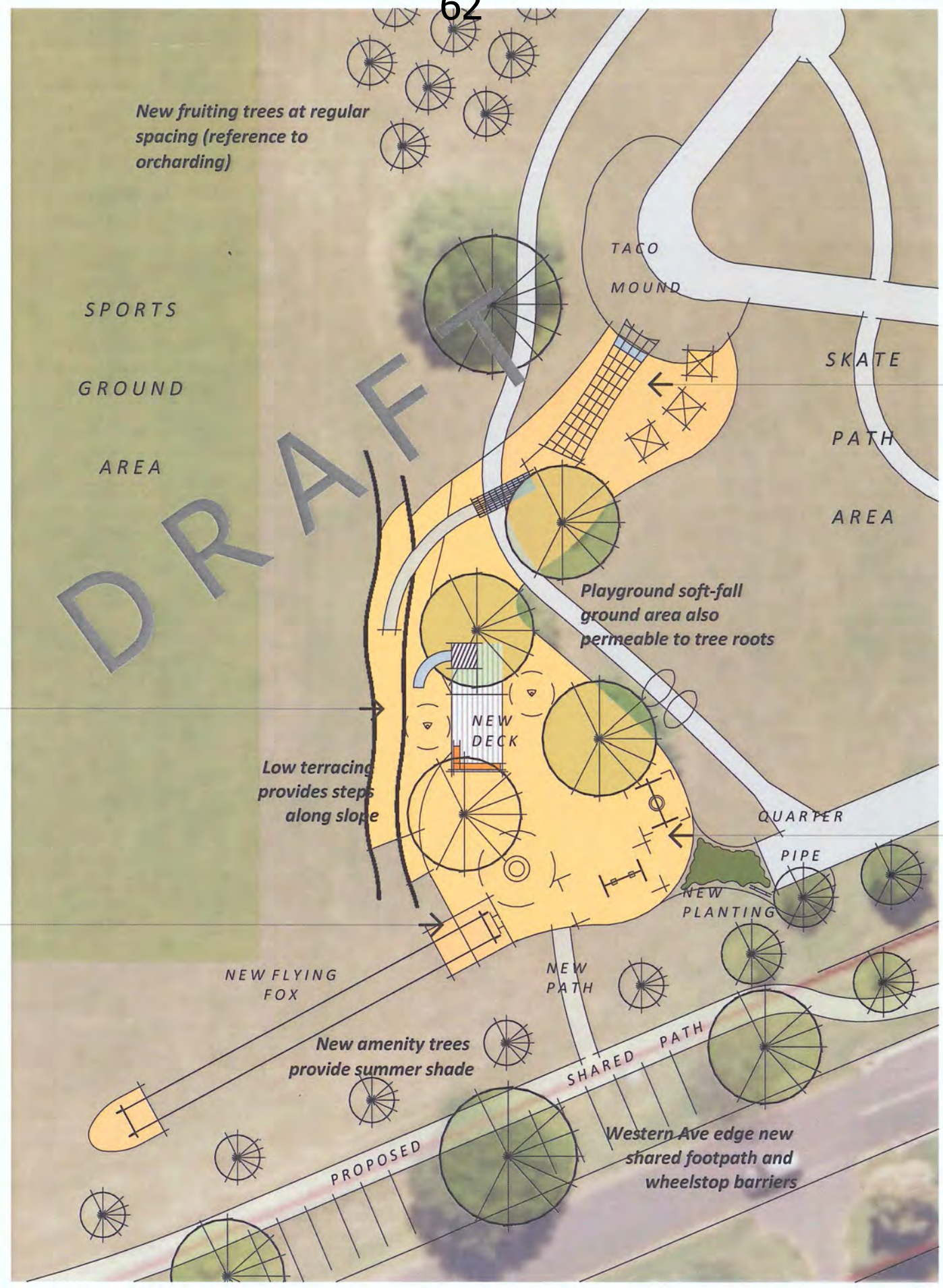


Deck Seating + Junior Treehouse (images indicative)

- Junior slide & hut 'treehouse' theme
- Decking and seating for gathering beneath existing trees (at crest of existing slope)
- New low terraces for equipment (along existing slope)
- Rotating spin equipment
- Drinking fountain



Flying Fox
 - Cableway utilises existing slope
 - Take-off area level with adjacent ground



Big Slide (images indicative)

- Bridging over existing skatepath
- Tension-net climbing from skate taco-mound area
- Mini-tramps
- Slide exits at existing slope with new terracing



Swings, Rotating equipment, Planting (images indicative)

- Swing sets including traditional + basket swing
- 'Supernova' rotating ring
- New low planting (adjacent Skate quarterpipe)



DRAFT