

MEETING — AGENDA —

Ngā Take

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Western Bay of Plenty
District Council

OPERATIONS AND MONITORING COMMITTEE

Komiti Whakahaere



OP19
Wednesday, 22 May 2019
Council Chambers
Barkes Corner, Tauranga
9.30am

Notice of Meeting No. OP19 Te Karere

Operations and Monitoring Committee Komiti Whakahaere

Wednesday, 22 May 2019
Council Chambers
Barkes Corner
9.30am

His Worship the Mayor

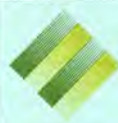
G J Webber

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



Western Bay of Plenty
District Council

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

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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
 - Roading 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. OP19

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.

OP19.1

Presentations

- a) **Proposal for Permanent Closure of the SH2 Te Puna Station Road Right Turn Bay**
- b) **SafeRoads Alliance Project Update from NZTA on SH2 Safety Works**

OP19.2

- Recommendatory Report from Omokoroa Community Board – May 2019**
- **Omokoroa Golf Course and Precious Family Reserve Walkway Erosion and Funding Report**
 - **Project Priority List and Budget Allocations**
 - **Pedestrian bridge over the Railway Line.**

8-13

Attached is a report from the Senior Governance Advisor dated 09 May 2019.

- OP19.3 **Recommendatory Report from Te Puke Community Board – Te Puke Main Street Project – Response to Community Survey**
- A report from the Senior Governance Advisor will be circulated prior to the meeting.
- OP19.4 **Waihi Beach Medical Centre** 14-16
- Attached is a report from the Strategic Property Manager dated 29 April 2019.
- OP19.5 **Wilson Road South (Walter Street) Road Stopping** 17-23
- Attached is a report from the Legal Property Officer dated 30 April 2019
- OP19.6 **Omokoroa Library Budget & Estimate** 24-44
- Attached is a report from the Strategic Property Manager dated 29 April 2019.
- OP19.7 **Infrastructure Services Report – May 2019** 45-58
- Attached is a report from the Deputy Chief Executive Officer dated 7 May 2019.
- The open section of the Operations and Monitoring Committee Information Pack No. OP19 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 – May 2019 - 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:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
<p>Infrastructure Services Briefing – May 2019 – In Confidence</p> <ul style="list-style-type: none"> - Property Negotiations - Contract and Project Updates 	<p>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.</p>	<p>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> <p>Protect the privacy of natural persons, including that of deceased natural persons.</p>

Western Bay of Plenty District Council

Operations and Monitoring Committee

Recommendatory Report from Omokoroa Community Board – May 2019

- **Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report**
 - **Project Priority List and Budget Allocations**
 - **Pedestrian Bridge over the Railway Line**
-

Summary

The Operations and Monitoring Committee is required to consider the recommendations and resolve accordingly. The following options are available to the Operations and Monitoring 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 Omokoroa Community Board

Recommendation from the Omokoroa Community Board - 7 May 2019

OM20.2.3 **Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report**

At the meeting of the Operations and Monitoring Committee held on 11 April 2019, the Committee resolved that the report and subsequent recommendations relating to the Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report be referred to the Omokoroa Community Board for confirmation of their commitment to the project funded from the Omokoroa Community Roading Account.

Date
Subject

09 May 2019
Recommendatory Report from Omokoroa Community Board – Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report – Project Priority List and Budget Allocations – Pedestrian Bridge over the Railway Line

Open Session

Resolved: Member Grainger / Councillor Murray-Benge

THAT the Omokoroa Community Board approve the allocation of \$200,000 toward the proposed joint Omokoroa Golf Club and Council project for the construction of a bund, culvert structures and a walkway/cycleway on the esplanade reserve that bounds the golf course and Precious Family Reserve Walkway funded from the Board's Community Roading Account.

OM20.2.4

Project Priority List and Budget Allocations

At the recent board workshop, the following funding allocations were proposed for approval at this meeting.

Resolved: Members Grainger / T Sage

THAT the projects as listed below be approved for construction funded from the Omokoroa Community Board Roading Account:

	Priority	Budget \$		Fund source
Roading account as at OM19 6.2			380,612	Roading Reserve
Allocation for 2019/20 (Estimate)			95,000	2019/20 AP
Total (approx.)			475,610	
Western Avenue Carpark (2 bays)	1	60,000	(60,000)	Roading
Parking by Point School (up to approx. 83m down towards tennis courts)	2	135,000	(135,000)	Roading
Extra Parking Bay - The Esplanade	3	20,000	(20,000)	Roading
Contribution to golf course walkway	4	200,000	(200,000)	Roading
Contribute extra to Western Ave - Kayelene walkway to enable concrete surface.	5	60,000	(60,000)	Roading
Total (est)			(475,000)	
Balance			610	

Date
Subject

09 May 2019
Recommendatory Report from Omokoroa Community Board – Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report – Project Priority List and Budget Allocations – Pedestrian Bridge over the Railway Line

Open Session

Resolved: Member Grainger / Councillor Murray-Benge

THAT the projects as listed below be approved for construction funded from the Omokoroa Community Board Reserve Account:

Community Board Reserve account			163,221	Board reserve
Two Barbeques, Western Ave	1	25,000	(25,000)	Reserve
Develop passive reserve at Western Ave extn, paths and planting	2	45,000	(45,000)	Reserve
Bus shelters (two) [When Omokoroa Road rehabilitation is undertaken]	3	50,000	(50,000)	Reserve
Total (est)			(120,000)	
Balance			43,221	

Resolved: Councillor Murray-Benge / Member Grainger

THAT the proposed projects listed below funded from Council's Structure Plan funding be noted

Structure Plan Funding				
Pedestrian Bridge over the railway	V high	150,000		Structure plan
Develop Hamurana reserve walkway extn across railway to stormwater pond area in SHA				Structure plan

Pedestrian Bridge over the Railway

Concerns were raised that pedestrians, particularly school children, were seen to be dodging the traffic to cross Omokoroa Road. This was an extremely busy road with high volumes of traffic particular during school start and finish times and was seen as a high risk zone for pedestrians.

The Board requested that the construction of a pedestrian bridge on Omokoroa Road over the railway line linking the new footpaths (as identified within the Omokoroa Structure Plan) be treated with urgency in consideration of the health ad safety risk to children and all pedestrians.

Resolved: Member T Sage / Councillor Murray-Benge

THAT the Omokoroa Community Board recommend to the Operations and Monitoring Committee that the installation of the planned pedestrian bridge over the railway line linking the new footpaths as identified in the Omokoroa Structure Plan be constructed as soon as possible in consideration of the safety of children (and other pedestrians) who try and cross this road.

Staff Comments – Deputy Chief Executive Officer

The recommendations are supported. Note that there is a process to work through for the pedestrian bridge over the railway line and funding may have to occur over two years.

Recommendation

- 1. THAT the report from the Senior Governance Advisor dated 13 May 2019 and titled Recommendatory Report to the Operations and Monitoring Team – May 2019 be received.**
- 2. THAT the Operations and Monitoring Committee confirm approval of the following items:**
 - (i) Omokoroa Community Board allocation of \$200,000 toward the proposed joint Omokoroa Golf Club and Council project for the construction of a bund, culvert structures and a walkway/cycleway on the esplanade reserve that bounds the golf course and Precious Family Reserve walkway funded from the Board’s Community Roding Account.**
 - (ii) Project Priority List and Budget Allocations
- Omokoroa Community Board Roding Account**

Date
Subject

09 May 2019
Recommendatory Report from Omokoroa Community Board – Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report – Project Priority List and Budget Allocations – Pedestrian Bridge over the Railway Line

Open Session

	Priority	Budget \$		Fund source
Roading account as at OM19 6.2			380,612	Roading Reserve
Allocation for 2019/20 (Estimate)			95,000	2019/20 AP
Total (approx.)			475,610	
Western Avenue Carpark (2 bays)	1	60,000	(60,000)	Roading
Parking by Point School (up to approx. 83m down towards tennis courts)	2	135,000	(135,000)	Roading
Extra Parking Bay - The Esplanade	3	20,000	(20,000)	Roading
Contribution to golf course walkway	4	200,000	(200,000)	Roading
Contribute extra to Western Ave - Kayelene walkway to enable concrete surface.	5	60,000	(60,000)	Roading
Total (est)			(475,000)	
Balance			610	

- Omokoroa Community Board Reserve Account

Community Board Reserve account			163,221	Board reserve
Two Barbeques, Western Ave	1	25,000	(25,000)	Reserve
Develop passive reserve at Western Ave extn, paths and planting	2	45,000	(45,000)	Reserve
Bus shelters (two) [When Omokoroa Road rehabilitation is undertaken]	3	50,000	(50,000)	Reserve
Total (est)			(120,000)	
Balance			43,221	

Date
Subject

09 May 2019

Open Session
Recommendatory Report from Omokoroa Community Board – Omokoroa Golf Course and Precious Family Reserve Walkway Erosion Funding Report – Project Priority List and Budget Allocations – Pedestrian Bridge over the Railway Line

3. THAT the proposed projects listed below funded from Council's Structure Plan funding be noted:

Structure Plan Funding				
Pedestrian Bridge over the railway	V high	150,000		Structure plan
Develop Hamurana reserve walkway extn across railway to stormwater pond area in SHA				Structure plan

4. Pedestrian Bridge over the Railway

THAT the installation of the planned pedestrian bridge over the railway line linking the new footpaths as identified in the Omokoroa Structure Plan be constructed as soon as possible in consideration of the safety of children (and other pedestrians) who try and cross this road.

(NOTE: If an alternative recommendation based on staff comments is received the following format should be included, in addition to the original recommendation)

Aileen Alty
Senior Governance Advisor

Western Bay of Plenty District Council
Operations & Monitoring Committee
Waihi Beach Medical Centre

Purpose

To advise Councillors that the application for the lease of reserve land to the rear of the Waihi Beach Community centre, by the Waihi Beach Medical Centre Trust, for Medical Centre purposes, has been withdrawn (Annexure 1).

To request that Council decision C27.12 be rescinded, as it relates to the granting of a lease to Trust.

Recommendation

- 1. THAT the Manager Strategic Property report dated 29 April 2019 and titled Waihi Beach Medical Centre Report 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.***

RECOMMENDATION TO COUNCIL

- 3. THAT it be recommended to Council that Council resolution 27.12 dated 17 December 2015, approving the entering into a lease with the Waihi Beach Medical Centre Trust be rescinded.***



Blaise Williams
Strategic Property Manager

Approved



Gary Allis
Deputy Chief Executive

1. Background

Councillors will recall that an application by the Waihi Beach Medical Centre Trust for use of land to the rear of the Waihi Beach Community Centre, for the purpose of a medical centre was received in 2015.

Council approved the leasing of the site to Waihi Beach Medical Centre Trust at its meeting C27.12 dated 17 December 2015.

Motion: Webber / Williams

1. *THAT the Strategic Property Manager's report dated 18 November 2015 and titled "Waihi Beach Medical Centre – Proposed Lease of Land" 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.*
- 3a. *THAT, after consideration of submissions in support of the land being leased for Medical Centre purposes, Council agree to lease a portion of reserve, for the construction of a medical centre as outlined in the aerial diagram attached to the agenda report; and*
- 3b. *THAT Resolution 3a be subject to a Memorandum of Agreement being entered into with the Trust that confirms that:*
 - i. *the Trust agree to the relocation and construction of equivalent tennis courts at a location agreed by Council should the tennis courts adjacent to the proposed site need to be relocated.*
 - ii. *the Trust agrees to co-location of a public toilet within the new building, operational maintenance to be for the Trust's account;*
 - iii. *the Trust provides 50% of the car parking required in terms of Council's District Plan;*
 - iv. *the Trust be advised that Council will grant a lease on a commercial basis on the understanding that the commercial rental will be forgiven subject to annual presentation of the Trust's accounts to Council. Council will then determine the appropriateness of forgiving the commercial rental for the following year.*
 - v. *the Trust agree to the provisions of section 61 of the Reserves Act requiring improvements to be returned to the Council without compensation, in the event that the Trust is wound up.*

Advice has been received from the Chair of the Waihi Beach Medical Centre Trust advising that due to circumstances beyond the Trust's control they wish to relinquish use of the site set aside for them.

This now allows the site to be used for other community use.

2. Significance and Engagement

In terms of the Significance and Engagement Policy this decision is considered to be of low significance because it frees up the land initially set aside for the Trust.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	Council and Community Board and Hall Committee
Tangata Whenua	Yes
General Public	Yes

4. Issues and Options Assessment

Given the site is no longer required by the Trust it would be nugatory for Council to retain its resolution to lease the land in place.

5. Statutory Compliance

The recommendation(s) meets:

- Legislative requirements/legal requirements
- Current council plans/policies/bylaws
- Regional/national policies/plans.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
No budgetary implications	The proposed recommendation has no financial implication

Western Bay of Plenty District Council**Operations and Monitoring Committee****Wilson Road South (Walter Street) Road Stopping****Purpose**

This report seeks a recommendation from the Operations and Monitoring Committee to Council to rescind their previous resolution to proceed with the stopping an unformed section of road, adjoining Wilson Road South, Paengaroa.

The proposal is now considered impractical due to the requirement for services easements. It also provides a future walkway link between Wilson Road South and Conway Road.

Recommendation

1. THAT the Legal Property Officer's report dated 30 April 2019 and titled Wilson Road South (Walter Street) Road Stopping 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.

RECOMMENDATION TO COUNCIL

3. THAT it be recommended to Council that resolution C15.10 dated 17 May 2018, proposing to stop the Wilson Road South (Walter Street) be rescinded.

Corey Stevens
Legal Property Officer

Blaise Williams
Strategic Property Manager

Approved:

Gary Allis
**Deputy Chief Executive
Officer**

1. Background

1.1 Council owns a section of unformed road adjacent to 44 and 46 Wilson Road yellow on **Attachment A**. The area of land is approximately 0.2023 hectares, subject to survey.

1.2 On 17 May 2018 the Council met and resolved:

"Resolved: Marsh / Scrimgeour

1. *THAT the Legal Property Officer's report dated 2 May 2018 and titled Road Stopping and Sale Report - Wilson Road South, Paengaroa 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 pursuant to Section 342 of the Local Government Act 1974, Council continues the Road Stopping process set out in Schedule 10 of the Local Government Act 1974 for that area of unformed road outlined in yellow on*
4. *Attachment A.*
5. *THAT a right of way easement be granted over the stopped area of road in favour of the landowners at 46A and 46B Wilson Road South*
6. *THAT if no objections to the road stopping are received within the statutory timeframe set out in Schedule 10 of the Local Government Act 1974 then the*
7. *Council declares that the road adjacent to 44 and 46 Wilson Road is stopped.*
8. *THAT an easement in gross be granted over the stopped area of road in favour of PowerCo outlined in red on Attachment A.*
9. *THAT provided the Road Stopping process is successful, Council approves the development and sale of the unformed road once a fee simple title is issued."*

1.3 No further physical work has been completed on the road stopping since the Council resolution was made.

1.4 If the road was stopped, the adjoining land owners, and PowerCo would require a right of way easement and easement in gross respectively. The approximate locations of these easements are shown on **Attachment A**.

1.5 The existence of the above easements limits the development area to approximately 10-15 metres in width.

1.6 An internal review of the proposal has indicated that whilst Council does not have any specific requirement for the land, it would be advantageous to retain the opportunity to put a walkway through the unformed road to an adjoining drainage reserve.

A walkway or cycleway would create a direct link from Wilson Road South to Conway Road via the Local Purpose (Drainage) Reserves which adjoin the unformed road. This link is shown in yellow on **Attachment B**.

- 1.7** Internal staff discussions conclude that at this point in time it is best kept for strategic purposes. As such, a recommendation, from the Operations and Monitoring Committee to Council, to rescind the Council resolution to stop the road is sought.

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 because the report related to a small section of Unformed Road and the decision to recommend rescinding the resolution will not have any impact on the public.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	Two adjoining landowners: <ol style="list-style-type: none"> 1. 46A and 46B Wilson Road South <ul style="list-style-type: none"> - Right of way was to be provided for their access. These property owners were initially consulted regarding the possibility of stopping the road. They should be updated if Council rescinds their decision.
Tangata Whenua	Consultation not required.
General Public	No consultation required if road stopping is not proceeding.

4. Issues and Options Assessment

Option A	
RECOMMENDATION TO COUNCIL	
3. THAT it be recommended to Council that resolution C15.10 dated 17 May 2018, proposing to stop the Wilson Road South (Walter Street) be rescinded.	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages</p> <ul style="list-style-type: none"> • Strategic retention of road for possible recreation (walkway/cycleway) route. • No requirement to grant easements to PowerCo and adjoining property owners. • The land is currently being maintained at no cost to Council. • Land will remain available for public use. <p>Disadvantages</p> <ul style="list-style-type: none"> • No proceeds received from sale of the Unformed Road.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	No costs to Council.

Option B	
Status Quo – to proceed with road stopping as per Council Resolution	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages</p> <ul style="list-style-type: none"> • Council may be able to develop some of the land and generate a profit. • May reduce dumping of rubbish on the land and therefore reduce recovery costs. <p>Disadvantages</p> <ul style="list-style-type: none"> • Council will be required to grant easements to PowerCo and adjoining property owners. • If Council chooses to create link in future it will need to buy land back or acquire land for alternate route.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	Council will need to maintain the land in the short term, and provide funds for development incl. relocation of the existing storm water pipe.

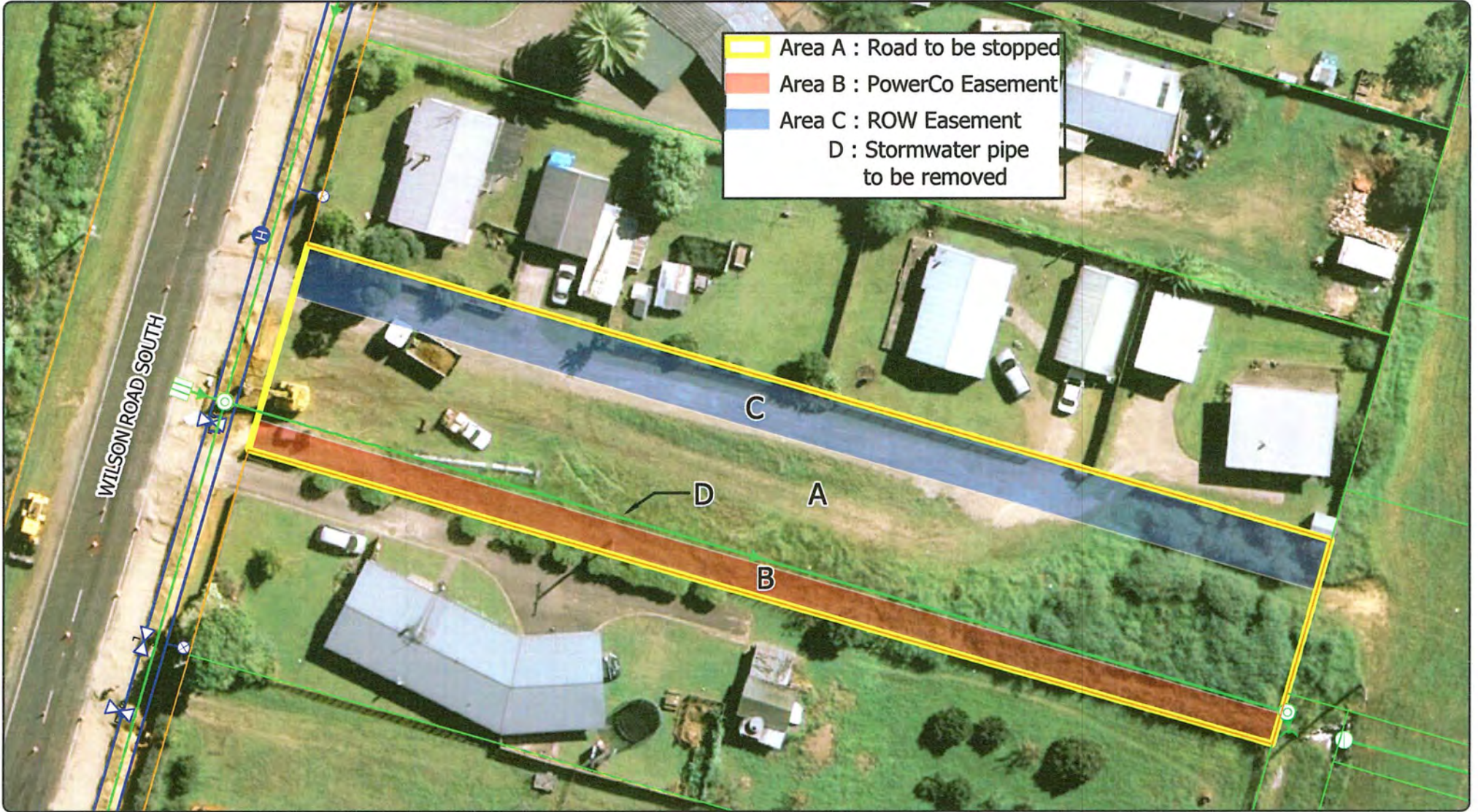
5. Statutory Compliance

The recommendations in this report do not have any statutory implications. No current Council plans, bylaws or policies are affected.

Strategic Area	Managing Growth (See Rooding Network Control Manual Section 1.14 Parts 1 & 2).
Strategic Outcomes	To manage growth in a way that is lawful, consistent, and gives consideration to all relevant management plans.

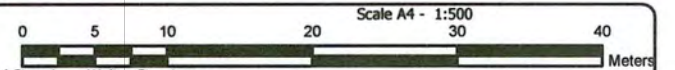
6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
No funding required.	



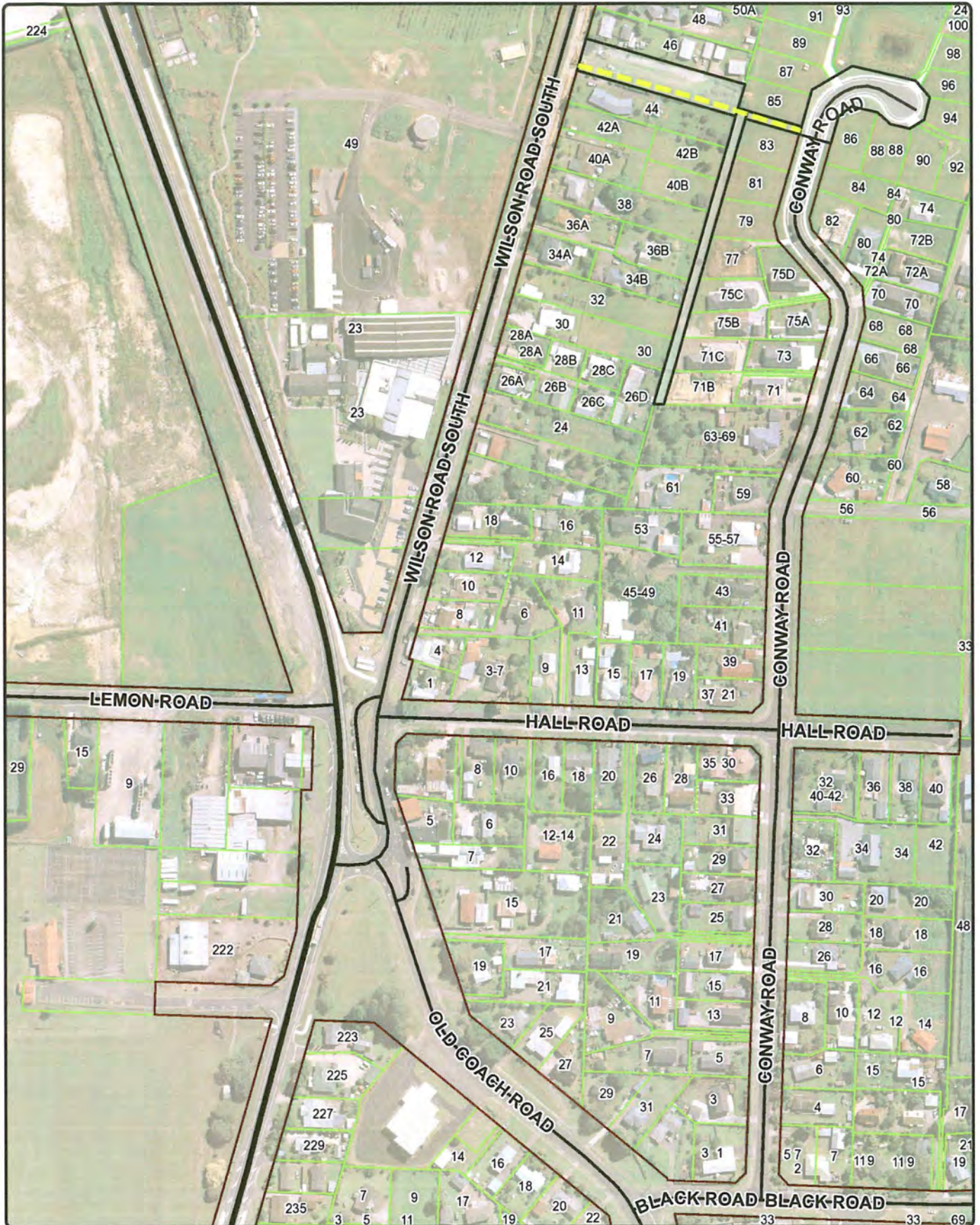
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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 5/4/2018
 Operator: mib
 Map: E:\Shape\MLB\2018\Projects\Proposed Road Stopping - Walter Street.aprx



PROPOSED ROAD STOPPING
 WALTER STREET
 PAENGAROA





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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 30/04/2019
 Operator:
 A4 Scale 1: 3,100
 0 155 Meters



Potential Walkway/Cycleway Link



Western Bay of Plenty District Council

Operations & Monitoring Committee

Omokoroa Library Budget & Estimate

Purpose

To advise Council of indicative budget increases required for construction of a new library and offices on Western Avenue reserve. These increases are due to increased area required to meet community aspirations (300m² to 355m²) and landscaping requirements to tie into the Sports Pavilion.

To request provision of budget for the construction of the Library/office be made for 2019/2020 financial year. The decision is required prior to the Annual Plan adoption in order to be able to meet the expected Sports Club timetable for their tender process.

Recommendation

1. ***THAT the Strategic Property Manager report dated 29 April 2019 and titled Omokoroa Library Budget & Estimate Recommendatory Report 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.***

RECOMMENDATION TO COUNCIL

3. ***THAT it be recommended to Council that budget provision, for construction of the Omokoroa Library and Office on Western Avenue sportsfields be increased from \$1.2 million, to \$1.5 million, for the 2019/2020 financial year.***
4. ***THAT funding for the project be from:***
 - ***The sale of the existing library/office: \$600,000***
 - ***The Reserves Financial Contributions: \$540,000***
 - ***The Property & Assets Reserve: \$360,000***



Blaise Williams
Strategic Property Manager

Approved



Gary Allis
Deputy Chief Executive

1. Background

The initial estimate for construction of Omokoroa Library and Offices was \$1.2 million to be funded from sale of the existing library and office \$600 000 and balance funding from financial contributions \$600 000. This was based on a 300m² area at a rate of \$4000 per m², and an associated concept plan.

At its meeting OP13.7 in August 2018 it was resolved:-

Resolved: Palmer / Webber

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

AND

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

AND

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

Refer Attachment A

The latest design which accommodates some community aspirations, as required in terms of resolution 3.1 above, is 355m² and is estimated to cost of the order of \$1.4-1.5 million. This includes preliminary investigative costs, consultant costs furniture and fittings as well as construction costs.

Please note this is still an estimate and will be subject to a tender process.

The proposal does not form part of the Annual Plan process as staff are aware that the Omokoroa District Sport and Recreation Society Incorporated are anxious to proceed with the project and Council could be requested to commit to the construction at very short notice.

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 as the concept has already been consulted on and the report is to request additional funding for the project.

3. Engagement, Consultation and Communication

Interested/Affected Parties	Consultation through the provisions of consent for construction on a reserve
Name of interested parties/groups	Council, Community Board and Omokoroa Community
Tangata Whenua	
General Public	

4. Issues and Options Assessment

Option 1

This report is to request additional funding for a project that has been already approved so the options available are either to decline the additional funding, in which case the project will not proceed or proceed at a reduced level, or to approve recommendation to Council for an increase in budget from \$1.2 million to \$1.5 million.

Option 1 is to recommend to Council an increase in the budget.

<p>3. THAT it be recommended to Council that budget provision, for construction of the Omokoroa Library and Office on Western Avenue sportsfields be increased from \$1.2 million, to \$1.5 million, for the 2019/2020 financial year.</p> <p>4. THAT funding for the project be from:</p> <ul style="list-style-type: none"> • The sale of the existing library/office: \$600,000 • The Reserves Financial Contributions: \$540,000 • The Property & Assets Reserve: \$360,000 	
Assessment of option for advantages and disadvantages taking a sustainable approach	Approval of funding would result in meeting of community aspirations regarding an enlarged library/office in the Omokoroa Community, together with meeting some specific community requirements.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	There will be additional operational costs relating to the building construction. These would include insurance, cleaning and general maintenance charges as the building ages.

Option 2

Council may wish to consider reduction in area of the building which would reduce construction costs should it wish to remain within the \$1.2 million envelope agreed to.

Effectively this would reduce the gross floor area of the construction by approximately 55m²

<p><i>THAT the budget for the project not be increased from \$1.2 million to \$1.5 million.</i></p>	
Assessment of option for advantages and disadvantages taking a sustainable approach	Declining additional funding would result in community aspirations not being met. Require additional consultant expenditure to re develop an alternative design and possibly slow the Pavilion construction.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	There will be redesign costs. Capex will be reduced.

5. Statutory Compliance

The recommendations meet:

- Legislative requirements/legal requirements
- Current council plans/policies/bylaws
- Regional/national policies/plans.

6. Funding/Budget Implications

Proposed funding for the proposed new library is to be from the sale of the existing library property (\$600k) and from financial contributions either 600k or \$900k depending what option the committee choose. Financial contribution funding is used given the key driver for the Library/Office proposal is growth related. Funding from the reserves financial contributions will be factored into the reserves financial contributions model.

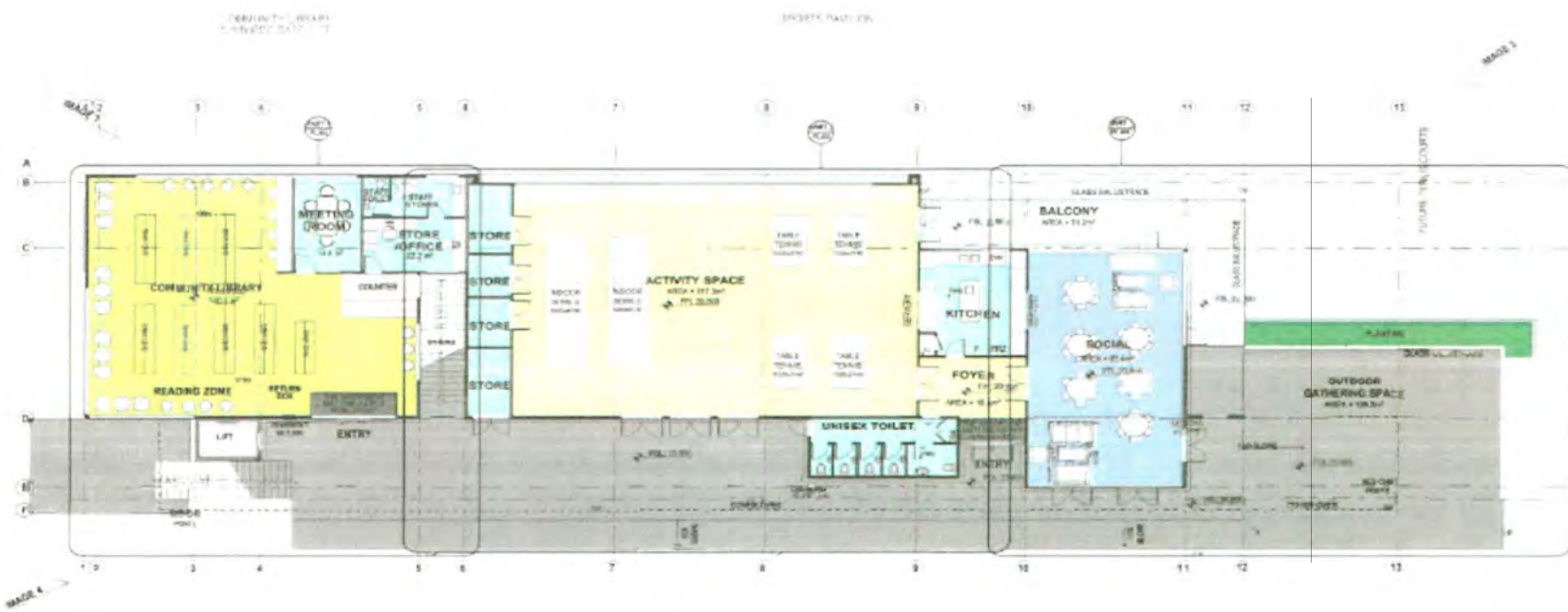
Budget Funding Information	Relevant Detail
Sale of existing building \$600,000	The existing Library/Office would become surplus and would be sold. Currently estimated at \$600,000.
Financial Contributions \$540,000	Funding from financial contributions given the key driver for the project is around population growth and catering for the growing community over the ne 10-15 years. The 10-year reserves financial contributions budget will need to be amended as part of the Annual Plan approval process.
Property & Assets Reserve \$360,000.	Reserve funding for the balance of the project.

Comments to users: All dimensions in this plan are approximate and are for information only. They are not to be used for construction purposes. The client is responsible for checking and verifying all dimensions and quantities before construction.



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**STUFKENS+
CHAMBERS**
architects

considered spaces
Design services by consent of Council (Section 224)
LIBRARY PROJECT: 15/15/15/001
DESIGNER: STUFKENS+CHAMBERS
DATE: 15/04/19

PROPOSED SPORTS PAVILION
WESTERN AVENUE OMOKOROA
3177

**OVERALL FLOOR PLAN
- FIRST**

BUILDING CONSENT

SCALE:	1:200
CRS NO:	15A/1525
DESIGN:	C.W. & J.T.
CHECKED:	S.C.
DATE:	15/04/19

FLOOR AREA:	WBuPDC	SPORTS PAVILION
GROUND	147.9m ²	286.8m ²
FIRST	207.7m ²	407.9m ²
TOTAL	355.6m ²	694.7m ²

NOTE:
AREAS ARE MEASURED TO THE OUTSIDE OF EXTERNAL FRAMED WALLS.
ALL AREAS ARE APPROXIMATE ONLY.
FURNITURE AND FURNISHINGS ARE INDICATIVE ONLY.

DATE: 15/04/19
A2.02

29

Construction is shown in green. All dimensions are in millimetres unless otherwise stated. All areas are approximate only. All areas are measured to the outside of external framed walls. All areas are approximate only. Furniture and furnishings are indicative only.



REVISIONS

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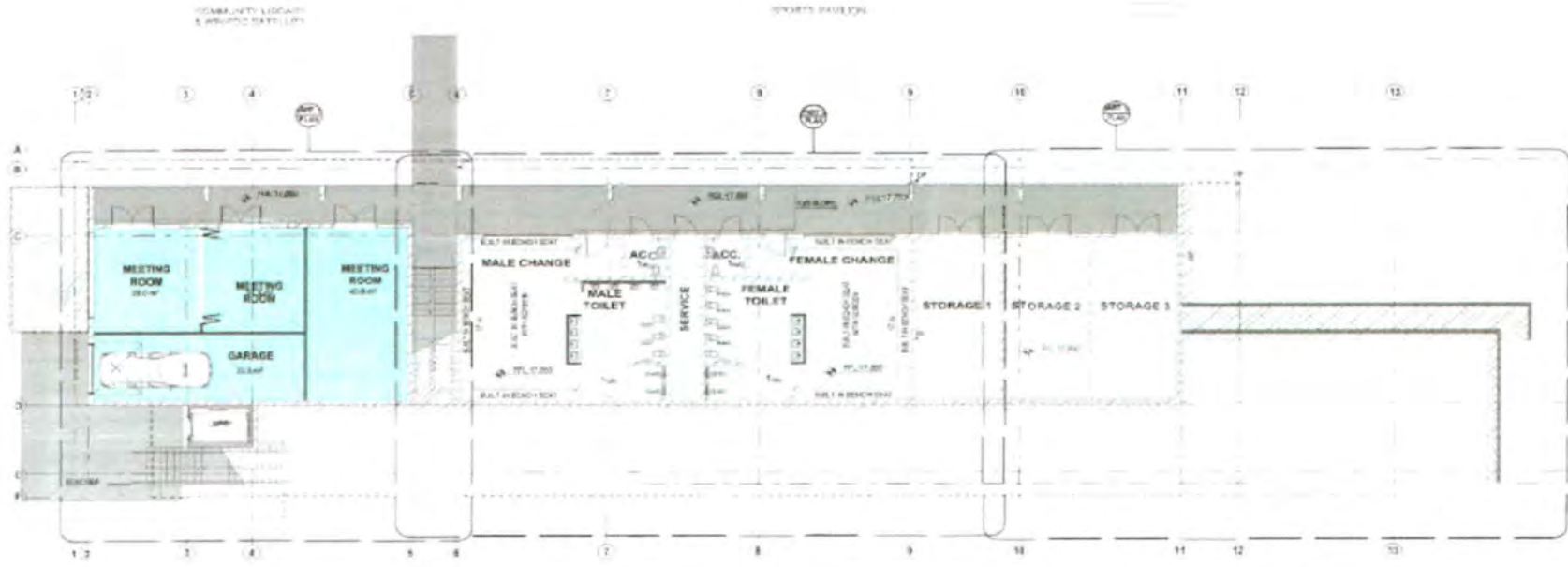
**STUFKENS+
CHAMBERS**
architects

PROPOSED SPORTS PAVILION
WESTERN AVENUE OMOKOROA
3172

**OVERALL FLOOR PLAN
- GROUND**

BUILDING CONSENT
SCALE 1:200
JOB NO. TGA 1623
DRAWN: C.W. & J.V.
CHECKED: S.C.
DATE: 28 Feb 18

REVISION NO. **A2.01**



FLOOR AREA	WBoPDC	SPORTS PAVILION
GROUND	147.9m ²	286.8m ²
FIRST	207.7m ²	407.9m ²
TOTAL	355.6m ²	694.7m ²

NOTE:
- AREAS ARE MEASURED TO THE OUTSIDE OF EXTERNAL FRAMED WALLS
- ALL AREAS ARE APPROXIMATE ONLY
- FURNITURE AND FURNISHINGS ARE INDICATIVE ONLY

30

Date 7 August 2018
Subject Proposed Interim Omokoroa Library and Service Centre

**Western Bay of Plenty District Council
Council**

Proposed Interim Omokoroa Library and Service Centre

Purpose

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

Recommendation

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

Date 7 August 2018
Subject Proposed Interim Omokoroa Library and Service Centre



Blaise Williams
Strategic Property Manager



Approved

Gary Allis
Deputy Chief Executive

Date 7 August 2018
Subject Proposed Interim Omokoroa Library and Service Centre

1. Background

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

Funding Proposal

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

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

2. Significance and Engagement

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

3. Engagement, Consultation and Communication

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

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

Date 7 August 2018
Subject Proposed Interim Omokoroa Library and Service Centre

4. Issues and Options Assessment

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

5. Statutory Compliance

This report meets all statutory and legal requirements.

Date 7 August 2018
Subject Proposed Interim Omokoroa Library and Service Centre

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

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

6. Funding/Budget Implications

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

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

Western Bay of Plenty District Council

Operations & Monitoring Committee

Possible Construction of Service Centre on Western Avenue Reserve

Purpose

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

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

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

Recommendation

1. THAT the Strategic Property Manager's report dated 17 July 2018 and titled Possible Construction of Service Centre on Western Avenue Reserve be received.

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

3. THAT the Strategic Property Manager be requested to proceed with preliminary investigations with regard to the construction of a Service Centre within the Sports Pavilion precinct

AND/OR

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

AND/OR

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

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



Blaise Williams
Strategic Property Manager



Approved

Gary Allis
Deputy Chief Executive

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

1. Background

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

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

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

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

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

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

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

Current building

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

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

Extend proposed new pavilion

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

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

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

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

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

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

Extend new pavilion and retain existing pavilion

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

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

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

2. Significance and Engagement

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

3. Engagement, Consultation and Communication

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

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

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

4. Issues and Options Assessment

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

5. Statutory Compliance

This report meets all statutory and legal requirements.

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

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

6. Funding/Budget Implications

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

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



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INFO@STUFKENS+CHAMBERS.CO.NZ

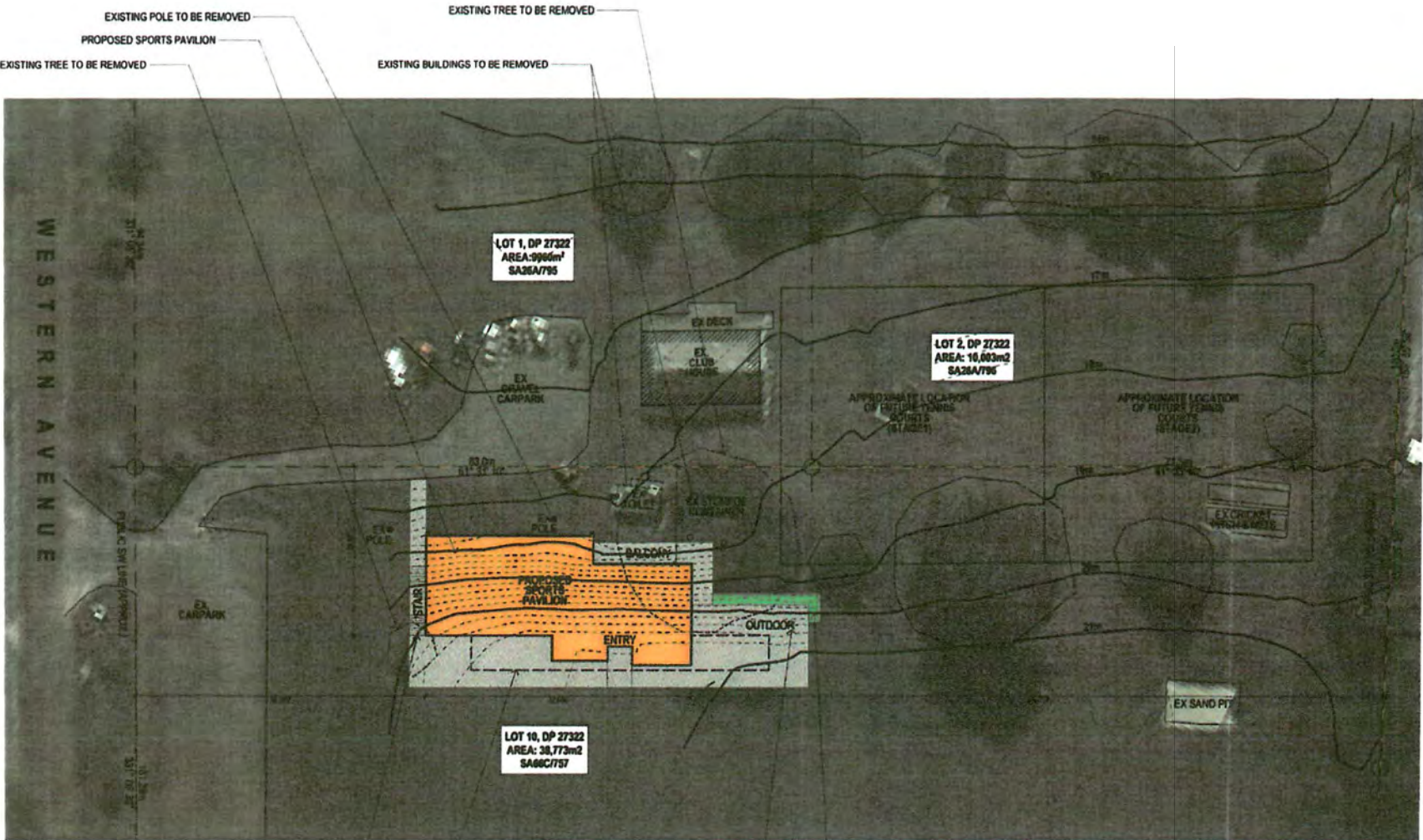
PROPOSED SPORTS PAVILION

WESTERN AVENUE OMOKOROA 3172

LOCALITY PLAN

CONCEPT	TOPOGRAPHICAL SURVEY SUPPLIED BY LYSAGHT CONSULTANTS LTD
SCALE	1:500
JOB NO.	10/15/16
DRAWN	C.W.
CHECKED	
DATE	31/03/2016
DRAWING NO.	A1.02

ATTACHMENT A



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

NOTE INFORMATION

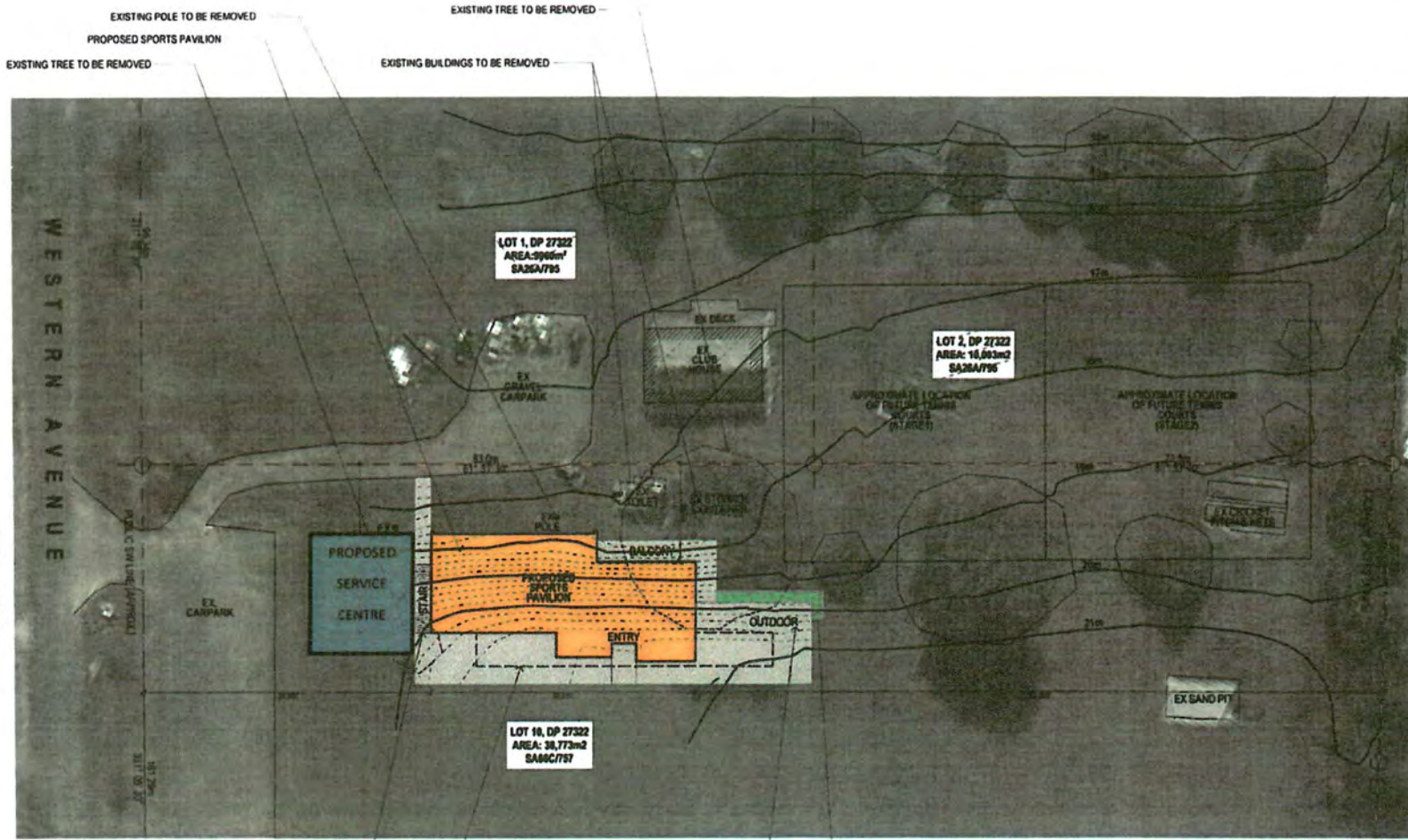
PHYSICAL ADDRESS: WESTERN AVENUE OMOKOROA 3172
 PLANNING ZONE: RESERVE
 WIND ZONE: VERY HIGH
 EXPOSURE ZONE: 0
 EARTHQUAKE ZONE: 1
 CLIMATE ZONE: 2

NOTES

- TOPOGRAPHICAL SURVEY SUPPLIED BY LYSAGHT CONSULTANTS LTD
- EXISTING PUBLIC DRAINAGE INFORMATION IS FROM COUNCIL'S GIS MAP LINES INDICATIVE ONLY
- FUTURE TENNIS COURTS INFORMATION IS BASED ON THE CONSTRUCTION ISSUED DRAWINGS BY TOWNKIN & TAYLOR (PROJECT NO. 81/182)
- COORDINATES IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR (NZTM)
- SURVEY LEVELS IN TERMS OF MOTRIK VERTICAL DATUM 1953 (CRONIN OF LEVELS IS AQ 4848M) RL 38.5621m
- AERIAL PHOTO COPYRIGHT 2011 BOPASS LTD AND ITS LICENSORS

PUBLIC SS LINE (APPROX)

WESTERN AVENUE



PUBLIC SS LINE (APPROX)

EXISTING POLE TO BE REMOVED
PROPOSED SPORTS PAVILION
EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED
EXISTING BUILDINGS TO BE REMOVED

LOT 1, DP 27322
AREA: 3965m²
8236A/795

LOT 2, DP 27322
AREA: 18,803m²
8236A/796

LOT 16, DP 27322
AREA: 38,773m²
8268C/797

PROPOSED CONCRETE HARDSCAPING
WITH EXTERNAL STAIR ACCESS

PROPOSED CONPY ROOF

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

PROPOSED PLANTING WITH
0.6m HIGH BLOCK RETAINING
WALL

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

SITE INFORMATION

PHYSICAL ADDRESS WESTERN AVENUE OMOKOROA
PLANNING ZONE 3172
WIND ZONE REBELS
EXPOSURE ZONE D
SEISMOLOGICAL ZONE 1
CLIMATE ZONE 2

NOTES

TOPOGRAPHICAL SURVEY SUPPLIED BY LYSAGHT CONSULTANTS LTD

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

FUTURE TENNIS COURTS INFORMATION IS BASED ON THE COURSE PROJECTION ISSUED DRAWINGS BY TOWN & FACILITY PROJECT NO. 15190

COORDINATES IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR (ACTM)

SURVEY LEVELS IN TERMS OF MEAN SEA LEVEL DATUM 1937 (CRUCIAL LEVELS IS AS SHOWN IN 3.5.90TM)

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



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PROPOSED SPORTS PAVILION

WESTERN AVENUE OMOKOROA
3172

LOCALITY PLAN

CONCEPT	
SCALE	1:500
JOB NO	TGA 1623
DRAWN	C.V. & J.Y.
CHECKED	S.C.
DATE	31/09/2018

DRAWING NO.	REVISION NO.
A1.02	

ATTACHMENT 5



OMOKOPIUA SPORTS GROUND Reserve Concept Plan
 Date: 04 November 2014 Revision: 1
 Adopted 21/10/2014

44

ATTACH I

Western Bay of Plenty District Council
Operations & Monitoring Committee
Infrastructure Services Report May 2019

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 7 May 2019 and titled Infrastructure Services Report May 2019 be received.*
- 2. THAT the Open Section of the Operations & Monitoring Committee Information Pack No. OP19 dated 23 May 2019 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 Ongare Point Wastewater Scheme Preliminary Investigations

This project is largely completed with some minor reinstatement works still to be undertaken.

1.2 Home Worm Composting Workshops

Dates for upcoming workshops for 2019 have been set. The information is available on Council's website at:

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

1.3 Katikati Recycling Centre Opening Hours Trial

The Katikati Recycling Centre is operating under the proposed extended opening hours on Thursday afternoons. The proposed extended hours were approved by Council in April's Operations & Monitoring Committee.

1.4 Te Puke Recycling Centre Extended Opening Hour Trial

The Te Puke Recycling Centre extended its opening hours during September 2018 for a three month trial. The extended hours were continued in December. There is proven support for extended opening hours. Approval for the increased level of service was approved at Council's Operations and Monitoring Committee in April 2019.

1.5 Katikati Alternative Options Assessment

(NOTE NAME CHANGE FROM WW CONSENT RENEWAL) There is nothing further to report on this item for this month.

The Katikati Wastewater Consent renewal was approved on 24 August 2018 and the Consent conditions 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 has been meeting on a regular basis to assess the various options available. Meetings held to date have discussed beneficial reuse of wastewater and were productive. Potential sites have been narrowed down for the beneficial reuse option and these sites are currently undergoing in-depth engineering assessment by technical consultants.

The indepth engineering assessment has been broken into three stages. Stage one looks at refining the sites selected for further investigations. It includes undertaking a planning assessment, technical assessment on appropriate disposal methods and developing success criteria to help determine the best method. Stage 1 is complete and was reported to the working group on the 22 January 2019. The engineering team is now looking at developing concept designs for the different disposal methods. These will be presented to the working group in May.

1.6 Highfields Pond

The final ground water monitoring report has been received. It indicates that the water level in the pond can be raised, initially on a trial basis for recreational purposes with some risk.

Council has approved funding the trial of raising the water level in the 2019/20 Annual Plan. The trial includes charges to the outlet structure and further ground water and embankment monitoring along with resident monitoring of pond condition, insect life and odour. A report was presented to the Operations and Monitoring Committee on 28 February 2019, outlining various pond levels for the trial and the risk. The Committee agreed to raise the pond level to a reduced level of 2.55 for the trial. This level can be achieved with minor modifications to the outlet structure.

The trial is expected to begin in October 2019.

1.7 Kiwirail Bridge 91 ECMT Replacement – Access to the site

Kiwirail have confirmed that they intend to replace the complete bridge that is located between the Council owned land of the Te Puke wastewater treatment plant and the existing Council Reserve.

The Physical works tender is going out end of January 2019 and at this stage no works will commence on site until the end of April 2019.

The cycleway section that passes under the bridge will need to be closed off for approximately 10 week period while works are undertaken. The contractor will have large machinery on site including a piling rig and large earth moving equipment / plant as such the area will be a high risk site with stringent Health and Safety procedures in place.

Works includes:

- Piles and new concrete abutments being constructed
- Erosion protection works under the bridge area where the current stream passes under
- The existing embankment formations will be widened along the entire length
- New bridge deck
- New railway track installed.

Kiwirail have confirmed more detailed information will be provided closer to the construction phase once the contractor has been chosen. It is likely the works will be completed in two separate stages.

Kiwirail project manager has contacted Council to confirm and update progress of Bridge replacement. Contract documents have been prepared and registrations of interest to bid on the works are underway. Outcome of process may not be available until early April 2019.

Once the successful contractor has been announced a meeting will be held with Council staff in attendance to confirm programme of works dates and closure of this section of the cycleway dates. As of 10 April, 2015 no change to current status.

1.8 Western Supply Zone Water Main Improvements

Upgrade to water mains along Beach Road, Waihi Beach and replacement of water mains attached to Tuapiro Stream Bridge and Waitekohe Bridge on State Highway 2. Also a replacement of a short section of cross country water main between Lund Road and Hot Springs Road. Work is underway and is expected to be completed end April 2019.

1.9 Two Mile Creek Update - Upstream Dillon Street Bridge

The Bay of Plenty Regional Council Resource Consent was lodged in June 2017. Two parties did not sign in favour of applying for the Consent.

BOPRC requested further information be supplied by WBOPDC including modelling of the effects of the new channel on the 100-year flood and environmental and ecological issues with the new concrete channel. These assessments are now complete and final information has been provided to BOPRC. Feedback received from the BOPRC and draft Consent conditions have been finalised. BOPRC has provided the Resource Consent, so ready to go from this perspective.

Due to the creek being located in a floodable zone, a separate Resource Consent is required from WBOPDC. The Consent has been lodged and Council staff have been working with two property owners regarding submissions. One submission has been resolved, the other is still in negotiation. The Consent was expected to be granted in September 2018.

Direction being given to WBOPDC resource consent manager to proceed with arranging a Commissioner to hold a hearing to deal with the one party who is objecting to the proposal based on other development issues with their land.

The property owner who objected to the Consent has entered into discussions with the Strategic Property Manager to see if a solution can be found to his existing development and the adjoining Two Mile Creek Project. We are awaiting the outcome of this discussion.

The decision has been taken to appoint Hearing Commissioner, Alan Withy, with the date set for 18 June, 2019. No further activities planned other than design alignment for 2 Mile Creek to be firmed up.

1.10 Comprehensive Stormwater Consents - Eastern Zone

The Catchment Management Plan for the Eastern Catchment was lodged with the Bay of Plenty Regional Council prior to Christmas. The Eastern Zone includes the urban areas of Maketu, Te Puke, Pukehina and Paengaroa. The plan will form the basis for the Comprehensive Stormwater Consent Application. Consultation with the community was held on the Catchment Management Plan prior to it being lodged. Positive feedback was received. This application is currently being processed by the Bay of Plenty Regional Council.

1.11 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 the Bay of Plenty Regional Council. The application seeks a 35-year term. Submissions on the Consent application closed prior to Christmas. Sixty seven submissions were received on the application with the majority of the submissions in opposition to the application. Hearings have been set for the 15th – 18th April 2019.

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 been working to narrow down suitable sites for different disposal options including wetlands, pasture, forestry and reserve land. They have reduced the lists based on a set of criteria to a short list for each option. These will now be used for a high level engineering feasibility assessment. The engineering feasibility is underway.

1.12 Te Puke Water Main Improvements

Installation of new water mains in Moehau Street and Edgehill Place completed. New water mains to be installed in Station Road / Washer Place as well as Bayliss Road and part of No 3 Road. Due to start end April for completion early June 2019.

1.14 Comprehensive Stormwater Consents - Central Zone

The Comprehensive Stormwater Consent (CSC) for the Central Zone (including Te Puna and Minden) was lodged with the Regional Council in 2017. A request for further information was received in February 2019 and a response was sent back to Regional Council. The central CSC excludes Omokoroa as a CSC was obtained for Omokoroa in 2007. This application is currently sitting with the Bay of Plenty Regional Council for processing. Western Bay has requested the application be publicly notified.

2. Reserves

2.1 Kauri Point Jetty – Walkway Re-Decking

Minor repairs are being undertaken until complete walkway decking renewal can occur post landslip / road reinstatement access. This delay will extend into to 2019/2020.

2.2 Kauri Point Slip Repairs

The design has been broadened to improve storm water control which currently discharges in an uncontrolled manner in several locations near the slip zone. A preferred option has been abandoned due to significant archaeological sites. Work on the Assessment of Environmental Effects (AEE) i.e. part of a Resource Consent continues.

Progress to date:

- Concept design geotechnical and slope stability modelling completed
- Concept design presented to WBOPDC and agreed.
- Initial resource consent requirements scoping completed
- Commenced preparation of Assessment of Environmental Effects (AEE)

Planned works:

- Additional investigation and design for stormwater management of the full Kauri Point reserve area
- Prepare consent issue drawing set
- Prepare Assessment of Environmental Effects
- Iwi consultation to underway
- Engage Archaeologist to prepare Archaeological Authority: advice received.

Programme:

- Currently on programme
- Proposed consent lodgement date delayed after advice on stormwater arch sites.
- Rescoping of works is required.
- Most likely construction start time remains October 2019

Risks & Opportunities:

- Risk of delays to consenting due to consultation requirements
- Risk of future landslips occurring elsewhere in the reserve and affecting the access road. Mitigation of this risk by expanding the stormwater management scope to include the full reserve area.

Concept Design Notes

Design includes a rock buttress with the replacement road constructed above the buttress in the same alignment as the previous road.

Stormwater scope to include full Kauri point reserve area to try and minimise uncontrolled flows down the steep slopes. Current discharge sites considered unacceptable. New alignment still to be confirmed.

Discussed modification of the existing stormwater inlet sump on the road opposite the landslip. Tonkin & Taylor to include in design.

Also discussed installation of a culvert across Chelmsford Street to divert water from the grassed reserve area into the council road reserve to the west.

Landslip debris shifted during the earthworks to be shaped at the base of the rock buttress and hydro seeded initially. Council will then plant with Pohutukawa.

2.3 Omokoroa to Tauranga Cycleway

Sections 1 & 2 (through to Lynley Park) have been completed.

Attachment B

Section 3:

NO CHANGE: Lynley Park to railway - The archaeological authority application remains delayed while further information required by Heritage New Zealand is provided. This will be resubmitted soon.

Section 4:

Tamihana Park to Kiwirail Bridge – No change since last report - Final surfacing along this section is completed although the track remains closed until railway embankment repair, Kiwirail approvals, & lease agreement in place. PowerCo and Ultra Fast Fibre have finished installing buried ducting along this section to provide services for future Omokoroa growth. The steep section is to be sealed.

The official opening of this section will be coordinated with the Plummers Point section to Huharua Park so that a route destination is enabled. Completion now expected by July 2019 - delays due to Kiwirail design approvals.

Section 5:

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

Section 6:

Plummers Point trail from bridge to Huharua Park is almost completed but its opening will be coordinated with section 4.

Note: The commuter route section proposed to connect between Bridge1 and Plummers Point Road is being constructed in liaison with the private property owners. Completion of this will also be timed with sections 4 & 6 to provide a trail loop & commuter connection.

Lockhead Road – Te Puna Station Road

This section is complete apart from the section under the rail bridge. Delays are being experienced with KiwiRail approvals.

Te Puna Station Road Carpark

The carpark area is complete.

Te Puna Station Road

The cycleway is under construction by WestLink with completion scheduled for late May to early June.

Wairoa Bridge

The bridge tender has been let to Brian Perry Civil for a single side "clip-on". Site establishment is expected in June. A final programme and expected completion is expected shortly.

SH2 Wairoa – Carmichael Road Section

Design and consultation is 95% complete. Site works are expected to commence in May/June with construction occurring through to September / October.

2.4 Omokoroa Sportsground Playground

The playground is being well used and final additions involving shrub garden planting and additional trees will be planted during autumn.

2.5 Omokoroa Ferry to Opureora/Matakana Island – Facilities Upgrade

The bulletin board (confirmed by the Island community) purchase and installation will be coordinated with the jetty replacement project scheduled for May - July 2019

2.6 Omokoroa Slips

The proposed works at No. 69 Omokoroa Road has been submitted for consents.

No further reports have been received from EQC. However the owner of No 37 McDonnell St approached Council and offered his house for sale to Council. The house has now been purchased and secured. Staff are now following up with a house relocation business with a view to remove the house and return the land to open grass reserve. Three options being assessed include, full demolition and ground restoration, remove house and re-site on Council property (with demolish basement and ground restoration), sell house in situ for removal by others (with demolish basement and ground restoration).

2.7 Rotoiti to Paengaroa Cycle Trail

Construction of this trail is nearing completion and an official opening is being planned for June 2019 - date to be advised. A multi-counter has been installed to provide user statistics.

Note: This project is fully funded by NZTA.

2.8 Opuereora Marae Public Toilet

Staff met with the Marae Committee on 25 January 2019 to discuss contract issues and the planned toilet building upgrade through the maintenance contractor.

An asbestos inspection was undertaken and there is no asbestos present. Co-ordination of repairs is being prioritised.

2.9 Waihi Beach Cycleways

There has been little change since the previous update. Planning processes continue to progress a shared use loop trail through the water catchment reserve. Construction timing is dependent on Archaeological Authority application processing timeframe and funding.

A new clip-on cycleway bridge at 3-Mile Creek (Seaforth Road) is underway.

It is noted that the recently completed section through Island View Reserve has not been located as originally intended, instead, it connects to a much narrower gravel path alongside the carpark - which can conflict with overhanging parked cars & motorhomes. To improve the user experience, it is proposed that the carpark fence is removed, which will then allow for the widening and resurfacing of the gravel path.

The detailed design is underway for the Emerton Road shared path, this will be located on the harbour side of Emerton Road.

Land owner discussion is continuing for the Waihi to Waihi Beach Cycle Trail. Council is working with Ngati Tara Tokanui on route options in the forest areas. This route has been affected by the Overseas Investment Office decision not to approve the purchase of the farm by Oceana Gold (NZ) Ltd. The farm and our agreement with Oceana Gold was a key section of the route.

2.10 Waihi Beach Dam – New Toilet & Site Improvement Concept Plan

Good progress is being made. Contractors have been engaged to install water & wastewater services for the connection of the Exeloo toilet that has been relocated from Wilson Road, adjacent to the old depot building.

This toilet has been returned to the Exeloo factory for a "make-over" prior to being installed and will be returned in May, to install.

Other features will be completed during this development including footpath connections, converting the buildings "lean to" into a recreation space trail head (undercover table/ seating, signage, potential BBQ facilities, bike racks).

It is also proposed that community artists may wish to paint artworks onto the building as a community led project. Overflow car-parking space is also being reviewed to see if a gravel car-park could be constructed on the other side of the driveway prior to the dam itself. Completion for all of these is expected late April to mid May.

Council has made a Tourism Infrastructure Fund application for the carpark and bridge over the dam spillway.

2.11 Dotterel Point Reserve Capital Development (Pukehina)

There has been little change since the previous report. The monitoring of the upgraded septic tank system will remain ongoing and likely to remain this way until the Surf Club begin construction of their new facilities, the timing of which is subject to their funding being secured.

2.12 Katikati Cemetery

Offer of service accepted to confirm if the site in Hot Springs Road is suitable for use as a cemetery.

2.13 Omokoroa Golf Course and Precious Reserve

Awaiting the final consent from Regional Council. The funding report is with the Operations & Monitoring Committee for discussion and resolution.

2.14 Matahui Reserve

Works by private owners are underway. Estimated completion by mid June 2019.

2.15 Ruamoana Walkway Restoration

Completion documents and refunds are underway, the project is fully complete.

2.16 Surf Club Carpark Rock Revetment

The consultation on this project has concluded without sign off from all effected parties.

The Operations & Monitoring Committee has approved the additional cost required to take it to Resource Consent Hearing.

3. Strategic Property**3.1 Kaimai Views - Sales Update**

Classic Builders are preparing the development site for a ministerial visit on 15 May. They currently have 28 houses under construction. It is estimated that they will purchase stage 4 from the Council in June 2019.

3.2 Katikati Library

This project is complete.

3.3 Omokoroa Library & Service Centre

The Building Consent application is with Council for approval. Several requests for information have been received and are being responded too. At this stage the estimated construction commencement date will be June 2019.

3.4 Te Puna Hall

Staff are working with the Hall Committee to develop a new lease between the Council and Hall Committee.

4. Engineering & Special Projects

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

The design is well advanced and landowner discussions are occurring. Once land issues are sorted, tenders will be invited for the construction work and completion in 2019/20 financial year.

4.2 Omokoroa Road Urbanisation – Western Avenue to Tralee Street

The section of Omokoroa Road from Western Avenue to Tralee Street including the Tralee Street intersection is currently being designed for construction in the 2018/19 and 2019/20 financial years subject to NZTA funding approval.

Omokoroa Road will be widened from 7.0m to 11.5m with provision for one lane of traffic in each direction with right turning facilities at several intersections. The road will include a 1.5m footpath on the western side and a 2.5m shared pedestrian and cycle path on the eastern side. There will be several bus stops placed at strategic locations on both sides of Omokoroa Road. Two bus stops opposite the Fresh Choice supermarket on Tralee Street will be installed.

Lighting will be included to illuminate both on and off road traffic, pedestrian and cycle traffic.

Power will remain as overhead and space between kerb, channel and road boundary will be grassed and planted similar to the section south of Western Avenue.

The Tralee Street intersection will include a roundabout to facilitate traffic movements and improve safety of the intersection.

Please note timing of the work is subject to NZTA subsidy approval. If subsidy approval is not approved the project will be reviewed.

4.3 Omokoroa Stormwater PO2 Construction

The construction of the Omokoroa stormwater is being undertaken by Map Projects for the \$3.04M. Despite heavy rainfall during November/December 2018, the contractor is making good progress in carrying out the earthworks for the HAF area and forming the dam. It is expected that a substantial proportion of the contract work will be completed by the end of this financial year and the remaining work associated with the SHA area will be completed in the following financial year.

The stormwater retention pond when completed, will accommodate the stormwater runoff from the residential development of the special housing area, Goldstone block, Neil Group block and areas beyond the currently zoned urban land. The planting in the gully and access tracks will be undertaken by a separate contractor in the 2018/19 financial year.

4.4 Te Puke Highways – Pah Road Slip Reinstatement

While the Resource Consent has been granted by Bay of Plenty Regional Council for the reinstatement of the Pah Road slip, New Zealand Transport Agency has not confirmed the timing for commencement of this project. It is likely that this project will be delayed and now constructed in the next four years when funding is made available by NZTA.

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

The design is well advanced and landowner discussions are occurring. Once land issues are sorted, tenders will be invited for the construction work and completion in 2019/20 financial year.

4.6 Review of Te Puke Main Street

The Te Puke Main Street upgrade was reviewed after 12 months of operation and a report dealing with the parking, vegetation, plaza and traffic was presented to the Operations and Monitoring (O&M) Committee Meeting on 28 February 2019. The O&M committee received the recommendations of the report however, agreed to refer the report to the Te Puke Community Board for their comment and for further consideration by the O&M Committee at a future meeting.

In the meantime, the O&M Committee agreed to replace the vegetation at several intersections to improve visibility and safety for motorists and pedestrians. The staff are currently reviewing the roadside plantings with the Te Puke Community Board representatives with the view to replace the plantings in autumn.

Staff are waiting on NZTA to formalise the agreement made between WBOPDC and NZTA for a future timeline and obligation for completing this project.

4.7 Western Avenue to Kayelene Place Cycleway

The cycle and pedestrian link between Western Avenue and Kayelene Place is currently being designed for construction in the 2019/20 financial year.

The project includes 2.5m concrete/metalled pedestrian/cycle path on the future Hamurana Road alignment. The project will also include piping the existing two gullies which flow across the Hamurana Road reserve with 1600mm and 1200mm diameter pipes and filling to enable the construction of the pedestrian /cycleway. It is intended to use the existing fill material placed on the Hamurana Road reserve at the Kayelene Street end of the project to reduce the cost of this project.

The concrete section is based on the planned Omokoroa Community Rooding contribution of \$60,000 being confirmed.

5. Emergency Management

5.1 Waihi Beach

The Waihi Beach CRT Plan has been updated and finalised last quarter (final months of 2018). Interaction was facilitated between Waihi Beach and Waihi CRTs. Focus over this last quarter (January-March 2019) has been on recruiting new members for the CRT.

5.2 Omokoroa

The Community Response Team has undergone leader change. Community Response Plan is in final stages of being updated by the Team.

5.3 Katikati

No additional progress from last quarter; Community response Team seeking to promote the team at a local event.

Students from Katikati College and Te Puke High School attended the CDYAP – raising awareness of CD and increasing personal preparedness in schools and the community.

5.4 Maketu

The Community Response Team is finalising their plan.

A lesson was facilitated for students in Maketū on the YES Programme; focus on awareness of CD and increasing personal preparedness.

Presentation provided to 30 people of the Maketū community (rotary) about personal preparedness; the Community Response Team was also promoted.

5.5 Te Puke

The Community Response Plan has been finalised. The Community Response Team are now looking into practising/ exercising their plan through a desk top exercise.

Presentation provided in support of Fonterra to farmers in Te Puke about local hazards & personal preparedness.

Students from Te Puke High School attended the CDYAP – raising awareness of CD and increasing personal preparedness in schools and the community.

6. Roding

6.1 Katikati Bypass Update

There has been no further change since the previous update – this is still pending further announcements from the New Zealand Transport Agency, we have not yet been advised of a date.

NZTA will set a meeting for the SH2 Katikati interim upgrade. Reference Group to review the concepts that were provided last year. There currently is not any funding for implementation. The Council as part of the Annual Plan deliberations will consider funding a review of the bypass to a local road standard.

6.2 One Network Maintenance Contract (ONMC)

Refer to OP19 Information Pack.

Attachment A

6.3 Omokoroa Road Construction - State Highway to Railway

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

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

Underground services installed during the construction have included new water mains, a new gravity sewer main, a new storm water main, new road culverts, communications and power cables, Ultrafast broadband fibre optic cabling and the relocation of sections of the Omokoroa sewer transfer main. The sewer transfer main air value, which was situated under the road shoulder, has now been relocated during an overnight shutdown.

The remaining construction works have included the street light installations, sections of the cycleway, berm top soiling, second coat surfacing and final pavement markings. A section of the cycleway will not be surfaced with concrete in the area adjacent to the planned industrial road intersection because its final level will be determined by the new kerbing levels when they are designed and constructed. The roads chip seal surfaces have got their second coat seals and asphalt surfacing has been applied to the Omokoroa Carriers entranceway intersection to accommodate the heavy traffic turning requirements.

The timing of the sewer main duplication into the transfer station will depend on suitably qualified drain layers being available to undertake the work in the New Year. The vegetation maintenance requirements and levels of service for this area are being developed. In the short term this will include berm mowing and after the developers maintenance period ends the planted embankments requirements

6.4 Maketu Road Proposed Cycle Trail

All survey work is now complete. Detailed design and Archaeological Authority are underway by WestLink. The Roding Engineer will be reviewing the designs with WestLink and discussing pricing, and project commencement dates.

6.5 Wilson Road Footpath Bridge.

As a result of additional investigations the flat deck bridge option was proposed to the Community Board at the recent Community Board Workshop. The Board indicated that the flat deck bridge option is an ideal choice. Investigating and locating a suitable deck is now underway.

It must be noted that the flat rack bridge may not be consented by Regional Council, hence will be considered a temporary structure.

6.6 Waihi Beach CCTV request.

The CCTV Policy is currently being reviewed internally by Council staff.

6.7 Kotahi Tree Rationalisation

The Katikati Community Board have requested that the Kotahi Lane berm side parking be reassessed and improved to make parking more accessible in this area. This improvement includes removing nine of the seventeen cherry trees within the northern side berm. The current tree arrangement on Kotahi Lane is considered cluttered. Nine of the seventeen trees have never "taken" and add little aesthetic value to the area. The owners of Cherry Lane have been notified and approved this felling as have the adjacent retailers. Works will be undertaken between during May.

It is expected the tree clearance and maintenance work will create additional car park spaces in addition to reducing the amount of detritus from falling blossom, leaf, branches and bird droppings onto the parked cars.

The remaining eight cherry trees are considered to provide sufficient beatification to the retail and light industrial area of Kotahi Lane.

6.8 Henry Road

The Henry Road footpath option 3 (2.5 metre wide footpath with kerb and channel) has been approved by the Katikati Community Board. The Contractor has been requested to complete the works as agreed. Contractor is currently awaiting resources to become available prior to commencement.

6.9 Middlebrook Drive Bus Shelter

The Community Board have requested a bus shelter be constructed on Middlebrook Drive to encourage people to use the park and ride bus service. This has now been resolved and discussions have commenced with the manufacturer as well as other suppliers.

6.10 Wilson Road Pedestrian Diversion and Kerb Extension

This project is now on hold after a design fault was identified with the stormwater. The fix may push this project beyond financial viability. Needs further discussion with the community board.

6.11 Earl Drive Loading and Parking Restructure

Further to discussions with the Katikati Community Board and Earl Drive businesses, a review of the parking and loading arrangement has been requested. The three concept design options have been considered by the community board with Option 1 - Truck waiting bay on the northern side of Earl Drive being agreed and approved by the Community Board. Design discussions have commenced with Westlink.

6.12 Omokoroa Road Western Avenue to Tralee Street

The design is 95% complete and tender documentation is being prepared. Timing of the construction is subject to approval of a subsidy application to NZTA.

6.13 Maketu Road Culvert Adjacent to Spencer Avenue

The culvert upgrading options are being reviewed along with discussion with BoPRC regarding culvert capacity.