

MEETING - AGENDA -

Ngā Take

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Western Bay of Plenty
District Council

OPERATIONS AND MONITORING COMMITTEE

Komiti Whakahaere



OP20
Thursday, 4 July 2019
Council Chambers
Barkes Corner, Tauranga
9.30am

Notice of Meeting No. OP20 Te Karere

Operations and Monitoring Committee Komiti Whakahaere

Thursday, 4 July 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



Te Kaunihera a rohe mai i nga Kuri-a-Whare 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
 - Rooding Operations
 - Utilities Operations
 - Parks, Reserves, Cemeteries and other council property
 - Customer services, libraries
 - Corporate Property Operations and development
 - Sub Regional Parks
 - Operational service contracts (e.g. swimming pools, community halls)
 - Emergency Management
 - Rural Fire

General Delegations:

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

Financial Delegations:

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

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

Other:

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

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

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

Agenda for Meeting No. OP20

Pages

**Present
In Attendance
Apologies**

Declarations of Interest:

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

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.

OP20.1

Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they may have.

OP20.2	Proposal to Lease – Waihi Beach Community Centre Reserve – Menzshed	8-23
	Attached is a report from the Reserves and Facilities Manager dated 6 June 2019.	
OP20.3	Te Puke Town Centre Project Update	24-34
	Attached is a report from the Roading Engineer (East) dated 12 June 2019.	
OP20.4	C.E. Miller Estate Bequest	35-38
	Attached is a report from the Reserves and Facilities Manager dated 10 June 2019.	
OP20.5	Infrastructure Services Report July 2019	39-51
	Attached is a report from the Deputy Chief Executive dated 18 June 2019.	
	The open section of the Operations and Monitoring Committee Information Pack No. OP20 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 Report July 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:

<i>General subject of each matter to be considered</i>	<i>Reason for passing this resolution in relation to each matter</i>	<i>Ground(s) under Section 48(1) for the passing of this resolution</i>
<i>Infrastructure Services Report July 2019 – In Confidence</i>	<i>THAT the public conduct of the relevant part of the proceedings of the meeting would likely result in the disclosure of information for which good reason for withholding would exist.</i>	<i>To enable the Council to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</i>

Western Bay of Plenty District Council
Operations and Monitoring Committee
Proposal to Lease – Waihi Beach Community Centre
Reserve – MenzShed

Purpose

The proposed Waihi Beach MenzShed Charitable Trust have applied to Council to lease an area of approximately 140m² in Waihi Beach Community Centre Reserve, Waihi Beach, in order to build a MenzShed facility. MenzShed's brings men, and women if they choose to be involved, together in one community space to share their skills and work on practical tasks individually (personal projects) or as a group (for the shed or community) in a social and supportive setting. Waihi Beach MenzShed will be affiliated with MenzShed New Zealand, a registered charity.

The Operations & Monitoring Committee is required to pass a resolution of its intent to grant a lease to the intended Waihi Beach MenzShed Charitable Trust prior to undertaking public consultation.

Recommendation

- 1. THAT the Reserves and Facilities Manager's report dated 6 June 2019 and titled Proposal to Lease – Waihi Beach Community Centre Reserve Menzshed be received.**
 - 2. THAT the Operations and Monitoring Committee approves/does not approve in principle the application by the proposed Waihi Beach Menzshed to lease an area of approximately 140m² on Waihi Beach Community Centre Reserve to build and operate a MenzShed facility.**
 - 3. THAT if approval in principle is given, such approval must not be construed by the applicant as a guarantee that all other consents required by any policy, by-law, regulation or statute, will be forthcoming. The applicant is responsible for obtaining all required consents at its own cost.**
- AND**
- 4. If approval in principle is given, that staff be directed to publicly notify the proposal. Subsequent to public notification, Council will give due consideration to any submissions or objections received.**
 - 5. THAT the report relates to an issue that is considered to be of low significance in terms of Council's Significance and Engagement Policy.**

Date
Subject

6 June 2019
Proposal to Lease – Waihi Beach Community Centre Reserve – MenzShed

Open Session



Peter Watson
Reserves and Facilities Manager



Approved

Gary Allis
Group Manager Engineering Services

1. Background

Council has been approached by the Waihi Beach Menzshed who wish to develop a Menzshed facility. A copy of the design plans for the facility are attached. **Attachment A**

The Menzshed organisation and its branches are run as a not for profit organisation. There are currently 2 other Menzsheds in the WBOPDC district, Te Puke and Katikati, situated on private land. An information sheet is attached outlining the Menzshed concept along with an application for lease of the reserve by the proposed Waihi Beach Menzshed. **Attachment B**

Locally there appears to be strong interest in establishing a Menzshed. At the time of this report an application has been made for Waihi Beach Menzshed to become a Charitable Trust.

The status of the reserve is local purpose (community use). While there is not a requirement under the Reserves Act 1977 to publicly advertise any proposed leases on reserves with a local purpose status, staff suggest it would be prudent for Council to do so given the recent exposure the reserve has had with the controversial siting of the Kiwicamp facility.

Council had previously agreed to a medical centre being established on the site, however, the medical centre is no longer proceeding and Council has rescinded its previous resolution relating to the medical centre.

2. Significance and Engagement

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

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

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

3. Engagement, Consultation and Communication

Interested/Affected Parties	Planned Engagement/Consultation/Communication
Waihi Beach School	Will be contacted as adjoining neighbour to the reserve.
Tangata Whenua	Local iwi will be contacted for comment.
General Public	If the Committee agree to the proposal to lease, then a one month period of public consultation will be undertaken.
Waihi Beach Community Board	The board will be contacted for comment.

4. Issues and Options Assessment

Option A	
<i>THAT the Operations and Monitoring Committee APPROVES in principle the application by the proposed Waihi Beach Menzshed to lease an area of approximately 140m² on Waihi Beach Community Centre Reserve to build and operate a MenzShed facility.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<p>Advantages:</p> <ul style="list-style-type: none"> • Investment is made by the proposed Trust into a new facility. • The Trust will then have its own facility and is not subject to potential commercial lease arrangement and high rental costs • Club is able to meet membership demand with confidence of providing facilities. • Supports the infrastructure in the community. <p>Disadvantages:</p> <ul style="list-style-type: none"> • An area of greenspace will be lost to the new facility.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> • All costs relating to the proposed will be met by the proposed Trust.
Option B	
<i>THAT the Operations and Monitoring Committee DOES NOT APPROVE in principle the application by the proposed Waihi Beach Menzshed to lease an area of approximately 140m² on Waihi Beach Community Centre Reserve to build and operate a MenzShed facility.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach.	<p>Advantages:</p> <ul style="list-style-type: none"> • The existing green space will not be affected by the building of the facility. <p>Disadvantages:</p> <ul style="list-style-type: none"> • The proposed trust would need to continue to seek premises elsewhere. • The community needs for this type of facility will not be met.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses.	<ul style="list-style-type: none"> • An alternative site, if found, may be more costly as potentially subject to a commercial lease arrangement and therefore higher rental costs.

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5. Statutory Compliance

Reserves Act 1977 – Section 61 determines the requirements for community group type leases over local purpose reserves.

District Plan – The facility would be in accordance with the Reserve Management Plan for the Waihi Beach Community Centre Reserve, which was adopted on the 13 December 2018.

The Reserve Management Plan was prepared under the provisions of the Reserves Act 1977. Rule 18.3.1(j) of the Operative District Plan 2012 allows for activities on reserves as provided for in the Reserves Act 1977 as a permitted activity, subject to compliance with the performance standards of the zone.

The performance standards for the reserve (which has an underlying zoning of Rural) are; maximum height 9m, daylighting of 2m + 45 degrees and yards for buildings/structures of 5m. Furthermore, the yard rule provides for the workshop to be located within the 5m yard and up to the side boundary where the written approval of the owner of the immediately adjoining property to a specified lesser distance is obtained. If the workshop complies with the performance standards, it will considered a permitted activity.

Waihi Beach Community Centre Reserve is included in the Waihi Beach Ward Reserve Management Plan **Attachment C**

Below is the relevant policy relating to the establishment of buildings or structures on reserve land.

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

Policy 3 - Buildings and Structures

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

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

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

- The need for the building to be located on reserve land.
The Waihi Beach Menzshed aims to provide a community space to allow men, and women if they wish, to join to share their building, engineering, and other relative

skills in a social and educational setting. This is in keeping with the purpose of the reserve which is community use. Under the Reserves Act 1977 the administering body of a local purpose reserve may lease all or any part of the reserve to any voluntary organisation for a community building or other like purposes.

- The scale of the proposed structure in relation to the reserve and its foreseeable use.
The concept design will cater for current and future demand. The reserve is on rural zoned land and the facility meets the requirements of the district plan as a permitted activity.

The Reserve Management Plan contemplated a medical centre being built on the reserve. The Menzshed has a lesser impact on the reserve land, and is of less scale than the existing Community Centre building.

- The foreseeable need and demand for the recreation facilities to be accommodated.
The proposal aligns with the objective of a local purpose reserve.
- Proposals for joint use of the facility.
The facility is envisaged to be available to other interest groups such as the local school and prospective youth trades. Future joint ventures, such as with WBOPDC with relation to building projects i.e. construction of picnic tables, repair and maintenance work. Potential start up of a coffin club and formation of a relationship with the Hall Friends Group to enable sharing of facilities.
- The siting, design, materials and colour of the proposed building or structure.
The siting of the building is between the hall and tennis courts and is intended to be low profile. The colour scheme will be of neutral tones in consultation with Council Staff.
- The design and development of buildings and structures are energy and water efficient and storm water is managed effectively.
The building will use modern materials.
- The financial position of the applicant to properly construct and maintain the facility, and ongoing associated costs.
Some funds have been raised for the construction of the building. Ongoing contract work undertaken for groups and individuals, along with selling items created by the members will income. The lease will include a clause requiring that sufficient funds are in place prior to any construction.
- The conservation of open space, views, significant vegetation and significant landscape features.
The proposed site is currently a mown reserve.
- The effects of providing access to and parking for the proposed building or structure.
There is an existing carpark which services this area of the reserve. Given the potential number of users of the facility, there may be a need for additional car parking.
- The potential visual or physical effects of the building or structure on neighbouring properties.

The reserve sits between Ministry of Education Land and Broadlands Block. The intended site for the facility is located opposite one of the school's carparks and the boundary with the commercially zoned Broadlands Block is approximately 62 metres away.

The building will be screened from the school and adjoining residential properties by existing trees.

The effects of the proposed shed will be minor when considered against the effects of the existing Community Centre building.

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

Explanation

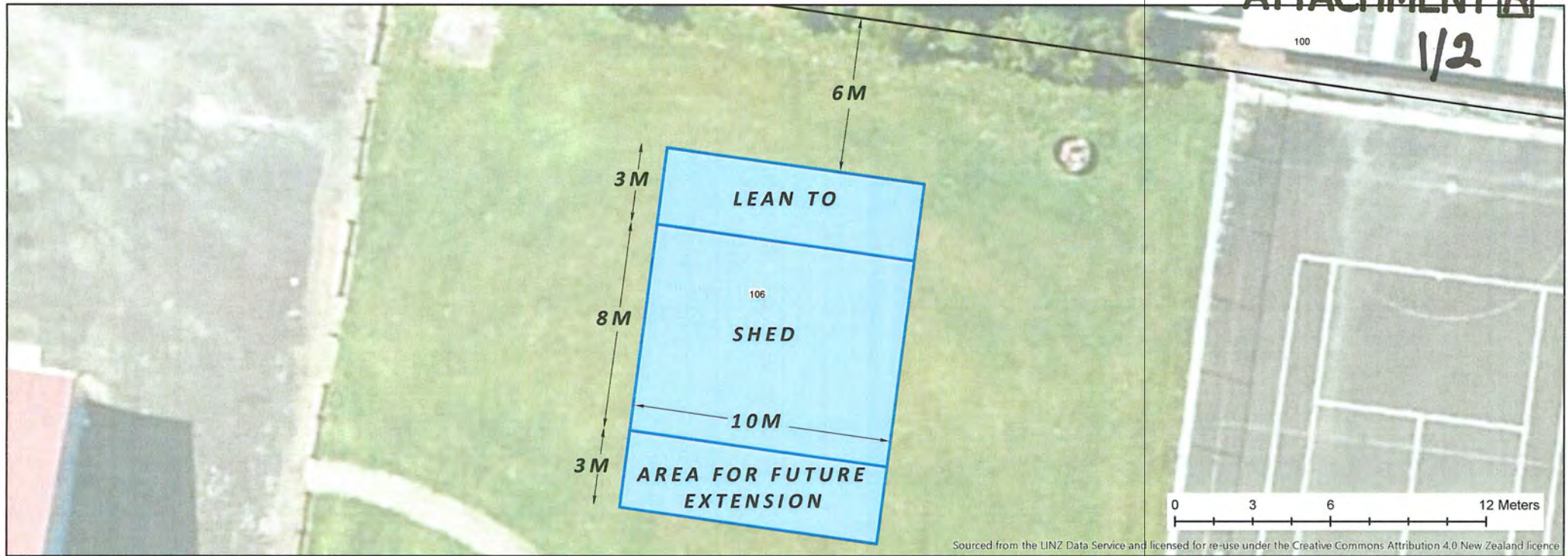
Buildings and structures include facilities such as toilets, changing rooms, club rooms, and bridges, viewing platforms or lookouts and the like. Buildings and structures are necessary to facilitate public use of reserves. They can, however, also reduce the open space character and amenity of reserves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

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

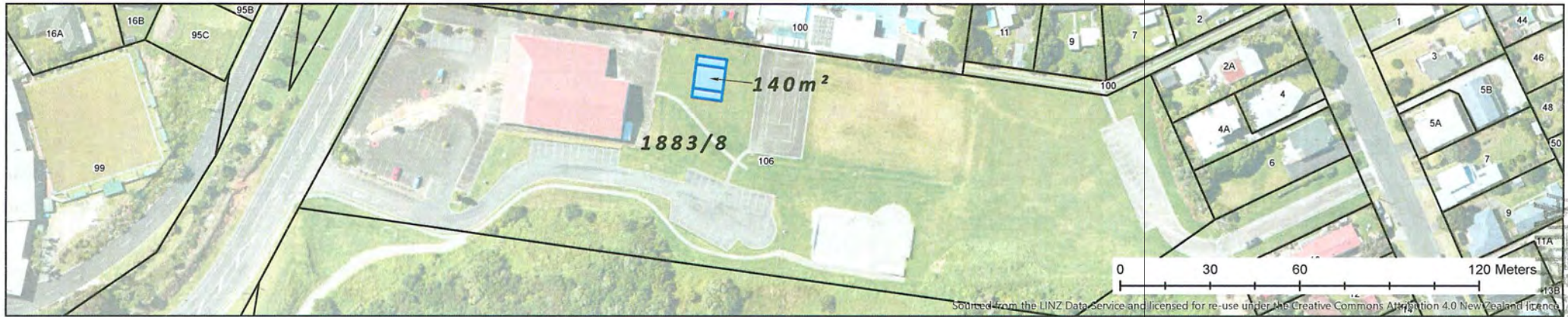
Building Act 2004 - A Building Consent will be required for any building work.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
N/A	All costs relating to the processing of the proposal are to be borne by the intended Waihi Beach MenzShed.



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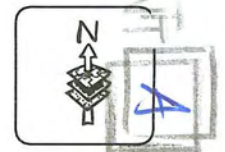
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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 11-Jun-19
 Operator: rro
 Map: Y:\Shape\Robyn\0_Projects 2019\20190531 - Waihi Beach Community Hall\Waihi Beach Community Hall\Waihi Beach Community Hall.aprx

Scale (A3) : 1:7,500



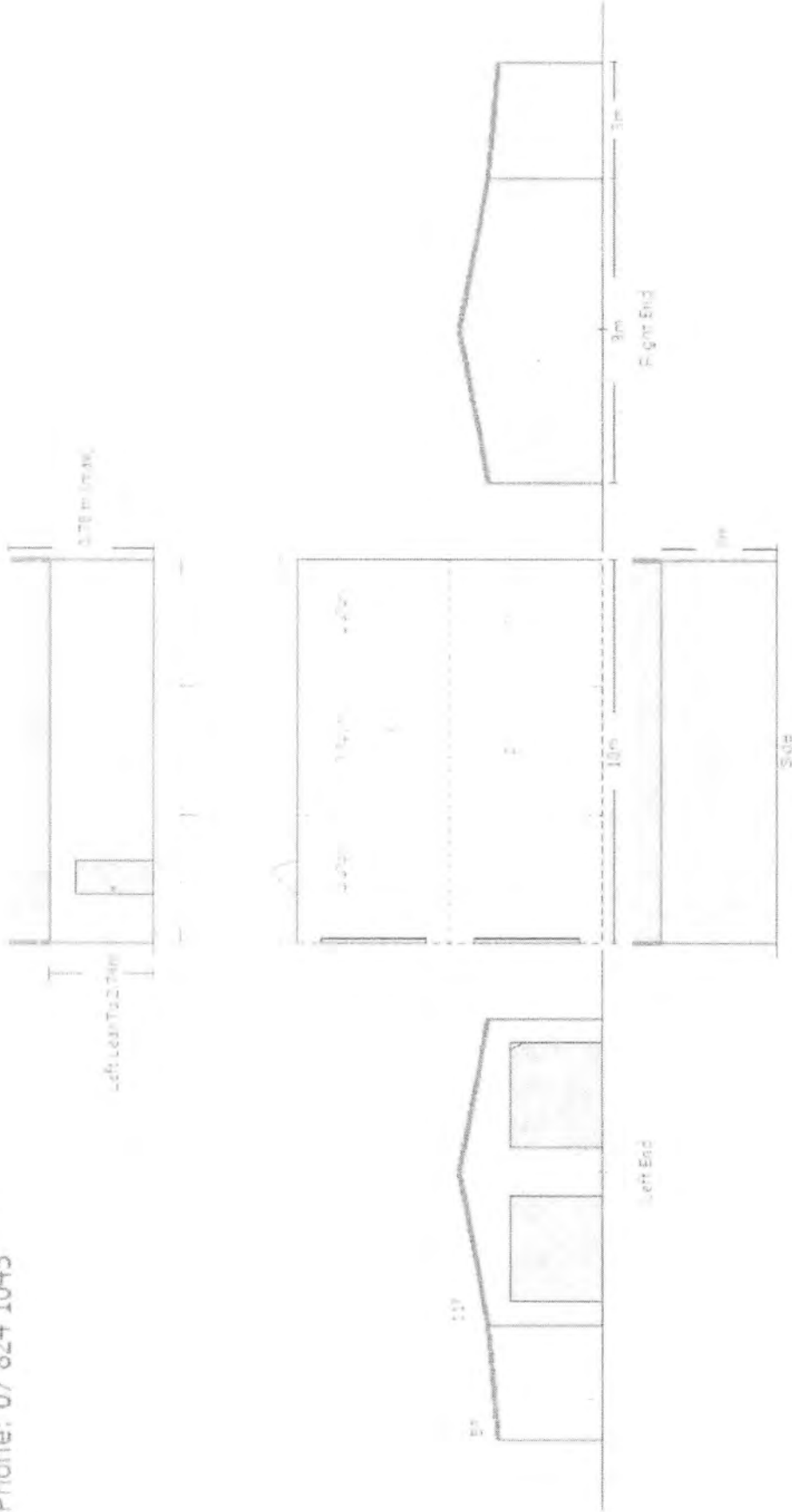
Proposed Menz Shed lease location at Waihi Beach Community Hall Reserve



15

ATTACHMENT A 2/2

Quoting For
 Brian Baynes
 TBC Waihi Beach
 Job Number: 42276
 Provided by
 Waikato Shed Company
 Phone: 07 824 1045



The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

What is a Men's Shed?

We are often asked what a Men's Shed (hereafter simply referred to as a "shed") is, and the answer can be long! But to put it in a rather large nutshell, a shed brings men together in one community space to share their skills, have a laugh, and work on practical tasks individually (personal projects) or as a group (for the shed or community).

The sort of projects a shed tackles is entirely up to the shed concerned, however most sheds around New Zealand take on some community projects, examples of which include building playgrounds for pre-school centres, repairing toy library stock, repairing old bikes for distribution to poorer communities, building planter boxes for the main street of the local central business district, and the list goes on.

The shed is a great place for blokes to learn new skills. We see builders teaching engineers some of their skills and vice versa, we see accountants being shown a plethora of skills they never had the opportunity to learn in their working life. Some sheds have women members or have sessions catering for women who wish to acquire new skills and get involved in personal or community projects.

Many couples find that after retirement, the shock of suddenly being with each other every waking (and sleeping) hour can cause friction, so the shed is a great place to escape the stresses of "underfoot syndrome", and the result is that women are among the most ardent supporters of Sheds.

Men are known to have smaller circles of friends than women, so the Shed offers opportunities to foster new friendships outside the social circles their partners establish. One Sheddie once stated, after 10 months of development of his local Shed with a membership of more than fifty; "Ten months ago none of us knew each other, but now it feels like we all went to kindergarten together!"

On a more serious note, men's sheds are an ideal place for health professionals to gain access to men who may otherwise not take as much care of themselves as they could, and many Sheds invite them to give informational talks and basic health checks at the Shed in the men's own environment where they feel the informality makes for a more relaxed atmosphere.

MENZSHED New Zealand is the body which represents and supports sheds nationwide. We aim to:

- Bring sheds together to enable them to establish relationships and collaborate where appropriate.
- Promote the concept to communities without sheds, and support groups as they go through the establishment phase – and this includes linking new groups with nearby established sheds and our team of regional representatives.
- Establish national sponsor relationships. Sheds often initiate relationships at a local level too.
- Encourage sheds to act autonomously. We encourage sheds to make their own decisions and rules but we have resources to assist.
- Operate at minimal cost to sheds. Member sheds pay a \$25.00 annual fee.

- Organise national conferences, which are currently on a two year cycle.
- Allow sheds to drive the organisation rather than the organisation driving the sheds.



ATTACHMENT

B.

George turning a cipin (drum stick). Note: Safety equipment removed for photo

Application to locate a new building on Council Reserve land, namely behind the Waihi Beach Community Centre, on behalf of the Waihi Beach MenzShed.

1. The need for the building to be located on Reserve land

- The group has been unable to find an existing building or piece of land.
- There is a desire to have the building located centrally because it is intended to be an important link to the community.
- Being able to build will allow us to customize the shed to suit current and future needs and requirements.

2. Structure

- We envision a building 8m x 10m with a 2.7m stud.
- The lean to will be 3m x 10m. • It will be planned so it can be extended should need and demand require.

3. Foreseeable need and demand

- There is a strong, current interest shown by the community and intending members.
- Could be used now.
- Usage is seen as permanent and long term.
- Members.
- Guests - friends, family, interest groups.
- Local school - children who need time out, interest groups working with tools or in the garden.
- Prospective youth trades people can visit and learn.
- Work will be carried out for the community and council. There is huge potential here. Help will be given to individuals and groups within the community. There is great potential for the MenzShed and Council to have joint ventures and activities, especially relating to repairs, construction and maintenance. This would also create an income stream to cater for the ongoing costs of running the shed. Much work will be voluntary as well.
- Proximity to the Community Centre creates a contact opportunity with the Friends Group and help can be given to the hall committee for repairs and maintenance. It has not been discussed yet that the MenzShed folk might share facilities with the Friends Group in the hall. This would save doubling up of building space and could create a social link between the two groups.
- Help will be given to individuals and groups within the community. Members can help local needy people with repairs and maintenance, as an example.
- Food from a vegetable garden can be donated.
- People can participate in a coffin club.
- There would be shared opportunities to invite health professionals to participate and help and inform members to encourage quality of life through information.

5. Siting

- Between the Community Hall and the Tennis Courts. A garden could be there or nearby.

6. Design

- Low profile.
- Simple and economic construction.
- Aesthetically pleasant.
- Steel roof and cladding.
- Concrete floor or piles so easily relocated

7. Colour

- Neutral and in consultation with council.

8. Energy and water efficiency

- In accordance with Council regulations.
- We suggest rather than build separate toilets for the skate park they become part of this building. This increases efficiencies.

9. Financial Position

- Some funds have been provided for the construction of the building. There have been promises for contributions and any shortfall would be made up with private debentures.
- It is estimated that an annual income of between \$15 000 and \$25 000 is realistic. This would be raised through contract work for groups and individuals as well as making say games and toys for sale. With subscriptions this will more than cover running costs. Any surplus can be used for local worthy projects.

10. Conservation

- We would landscape in partnership with Council. • We could help with landscaping and maintaining the whole area around and behind the Centre.
- This would minimize effects on neighbours.

11. Access and parking

- There is current parking and we would work in with Council if changes need to be made.
- We envisage between 10 -15 car parks needed on club days. Non club times would require a few car parks.
- If the main door is on the western end near the current hard area there would be ample space for inward and outward goods.

This application is dependent on completion of application for the Waihi Beach MenzShed becoming a Charitable Trust. This is in process.



6.73 Waihi Beach Community Centre Reserve

Location	Beach Road, Waihi Beach	Current Inventory	
Reserve Classification	Local Purpose Community Use	Community centre	High
District Plan Zone	Residential	Car park	High
ID	1251	Hard court	Medium
LTP Category	Community Facilities Reserve	Skate bowl	High
Area	2.0660 Ha	1 Litter bin	
Current State	Community centre, library and recreation area.		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plans	Former Concept Plan adopted in September 2007 RMP. New plan adopted by Council on 5 August 2009- Continue implementation.		
Grass Mowing Standard	(0.8019 Ha) Type D- Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		

Background:

- Waihi Beach Community Centre, library and recreation area.

Reserve Issues:

- Investigate joint use of school & community facilities including hard courts.
- Future walkway/cycleway linkages through Broadlands Block to town centre.
- Consider lighting for skate bowl to reduce vandalism.

Reserve Management Policy:

- 6.73.1 Investigate leasing a portion of the reserve for a new medical centre.
- 6.73.2 Consider creating larger and more useable grassy open space areas.
- 6.73.3 Continue to develop as an active recreational facility for the Community.
- 6.73.4 Undertake appropriate native revegetation planting within reserve.
- 6.73.5 Protect and maintain existing trees and undertake replacement planting as required.
- 6.73.6 Where public recreation, amenity and natural character values are not adversely affected provide for community enhancement and maintenance of reserve land.
- 6.73.7 Continue to manage hall with Hall Committee under existing community partnership agreement.
- 6.73.8 Investigate appropriate classification of reserve.



Katikati Waihi Beach Ward Reserves Management Plan

- 6.73.9 Extend and enhance pedestrian linkage to other walkway/cycleway connections.
- 6.73.10 Continue to review and implement Concept Plan.
- 6.73.11 Establish a community working group to extend/redevelop skateboard facility.
- 6.73.12 Future utilisation and development of adjoining Broadlands Block to compliment development of this site.
- 6.73.13 Freedom camping is permitted within the formed car park subject to Bylaw restrictions.
- 6.73.14 Generic objectives for Local Purpose Reserves and generic policies apply.

Waihi Beach Community Centre Reserve

Some Actions approved in the 5 August 2009 Concept Plan have been completed, some are still outstanding and some have evolved due to changing circumstances;

- a Existing Community Centre;
- b Parking – reconfiguring is ongoing;
- c Existing Hardcourt and extension to be replaced with proposed Medical Centre;
- d Existing Skateboard Ramp and Extension;
- e Broadlands Block walkway/cycleway – reconfiguring is ongoing;
- f Future development of other active recreation and community facilities including possible aquatic centre, medical centre; - Note proposed location of medical centre alters c, d, f and g.
- g Proposed Toilet.

Actions	Cost Estimate	Priority	Project No
Toilet (Proposed)	150,000	2020/21	New/TBC
Skate park Upgrade	50,000	2019/20	345601

ATTACHED
e

Waihi Beach Community Centre Reserve - Waihi Beach

Concept Plan

Scale 1:1000 @ A3

Key



Proposed Feature Trees



Proposed Broadlands Block walkway. Liase with school over appropriate location for school link.

- a** Existing Community Centre
- b** Existing Parking
- c** Existing Hard Court and extension-fenced
- d** Existing Skateboard Ramp and extension
- e** Broadlands Block Walkway
- f** Future development of other active recreation facilities including possible aquatic centre.
- g** Proposed Toilet



Job no. 6823
Date: Sept 2009
Drawing no. A-3b

PO Box 9206, Greerton
36 Glenlyon Avenue, Tauranga
phone & fax 07 577 6444
www.cgclandscapes.co.nz



Western Bay of Plenty
District Council

Design Rationale

Adjacent to the school and residential areas; the aim of this design is to integrate active recreational uses into the site and increase community use. Planning for the future includes potential aquatic centre, extension of skatepark, hardcourts and the Broadlands Block walkway. The site with the Broadlands Block could host community events such as Mardi gras, gypsy fare, etc.

Western Bay of Plenty District Council

Operations and Monitoring Committee

Te Puke Town Centre Project Update

Purpose

To make decisions in relation to the Te Puke Town Centre project, arising from the February review and subsequent recommendation from the Te Puke Community Board.

The February Operations & Monitoring Committee Report was referred to the Te Puke Community Board who undertook a public survey for consultation and has provided a recommendation to the Operations and Monitoring Committee.

In response to the Te Puke Community Board recommendation, this report recommends decisions on the following items:

- Town Centre Landscaping and Vegetation
- Additional Car Parking Spaces and mobility parking spaces at Te Puke Town Centre Plaza Area
- Central Plaza Area

Recommendation

1. THAT the report from the Road Engineer (East) dated 12 June 2019 titled Te Puke Town Centre Project Update be received.

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

3.a THAT the Te Puke Community Board proposal to construct two new car parking spaces on Jellicoe Street, Te Puke be declined.

OR

3.b THAT the garden adjacent to the plaza be altered to install one additional carpark at an estimated cost of \$25,000 (Carpark 1 - Attachment B).

4. THAT the Te Puke Community Board proposal to change the mobility parking at the eastern end of the Plaza be declined.

5. THAT the Te Puke Main Street Plaza remains as constructed.


Date: 12 June 2019
Subject: Te Puke Town Centre Project Update

Open Session



Stuart Harvey
Roading Engineer (East)

Approved



Gary Allis
Deputy Chief Executive Officer

1. Background

Town Centre Landscaping and Vegetation

On Monday 18 March, a town centre walk over was carried out by the Te Puke Cllrs, Te Puke Community Board and Road Engineer (East) to discuss the Te Puke Town Centre Landscaping.

There is a general lack of agreement from the elected members on the Town Centre landscaping approach, therefore it was agreed at the meeting that the Road Engineer (East) meet with a known permaculture designer, Trish Waugh, who provided an initial assessment. **Attachment A**

The report provides some general information about landscaping selection by Boffa Miskell, some initial recommendations for change and also expresses an interest in learning more about the positive and negative comments received from the general public about the new landscaping works as a representation of the town.

The report concludes by requesting Council fund a more in-depth study by Trish Waugh to provide a detailed overview of existing and proposed changes to Te Puke Town Centre Landscaping. This work is proceeding and will be managed by the Road Engineer (East).

As detailed in the report "Review of Te Puke Main Street Project" presented to the Operations and Monitoring Committee on 28 February 2019, the general focus of service requests from the public was overgrown vegetation and obscuring of sight lines at some intersections and pedestrian crossings.

To support this, the Road Engineer (East) has already started discussion with West Link and smaller contractors regarding pricing and work start dates for visibility and sight line improvements at some of the key intersections around Te Puke Town Centre.

Additional Car Parking Spaces and mobility parking spaces at Te Puke Town Centre Plaza Area

On 17 May 2019, the Te Puke Community Board presented a report to the Operations and Monitoring Committee titled "Recommendatory Report from the Te Puke Community Board - Te Puke Main Street Project – Response to Community Survey".

The Community Board recommended that:

- 1. "THAT the Operations and Monitoring Committee consider increasing car parking on Jellicoe Street by reducing the garden area at the western end of Jellicoe Street Plaza to reinstate two car parks".***
- 2. "THAT the Operations and Monitoring Committee consider reducing the mobility parks at the eastern end of the plaza to one park".***

The Community Board made no recommendation in relation to the Plaza Area.

Review of Reinstatement of 2 Additional Car Park Spaces

Council road technical staff have carried out a review of the proposed location for the new spaces and established 2 main criteria which should be considered:

1. The eastern edge of space 2 would be positioned within 1m of the vehicle stopping line at the pedestrian crossing.

This would almost certainly create a reduced level of visibility for drivers and pedestrians at this point as vehicles reverse from the space. Therefore space 2 is not recommended to be constructed.

Space 1 is possible and construction cost is estimated at \$25,000 however, this work is not recommended due to the effects on the general public cost, little benefit will be achieved and the crossing aesthetics will become un-symmetrical.

Attachment B

2. The space required to construct two additional spaces would mean modification to the paving on the approach to the pedestrian crossing resulting in an irregular look to the plaza area.

Review of Alteration to Mobility Parking

Council road technical staff have also reviewed the option of reducing one mobility space at the eastern end and believe there is very little community benefit as the reduction of one mobility space will only create one additional car parking space. The mobility spaces are well located by the pedestrian crossings and provide an important service to the community. Therefore, this change is not recommended.

These mobility parking spaces were discussed and agreed between the Te Puke Community Board and the Engineering and Special Projects Manager in 2018. The marking out of these mobility spaces was carried out less than 12 months ago.

The Road Engineer (East) has reviewed all the public survey feedback and established that more car parking on Jellicoe Street is a popular request however; over 60% of the responses do not support further public spending in this area.

The February report demonstrated that sufficient public parking already exists in Te Puke.

Central Plaza Area

On 15 February 2018, the Operations and Monitoring Committee made a resolution to retain the Te Puke Town Centre plaza area and review in the first quarter of 2019.

At the February meeting, the Operations and Monitoring Committee referred the plaza to the Te Puke Community Board for comment. The Board did not recommend any change to the Plaza, therefore it is recommended that the Plaza remain as constructed and status quo prevails.

An option of public sculpture or exhibition has been discussed however; no assessment has been made as to the cost, construction details or ownership and maintenance of such a structure or exhibition.

The Te Puke Economic Development Group (TPEDG) are now moving forwards with constructing a Kiwi Fruit Structure in an alternate location, by removing the information kiosk by the Railway Station opposite Oroua Street.

It should be noted that Question 5 of the Community Board survey "If the Te Puke Main Street Plaza remains as constructed, should we recommend using pavers or timber decking at a cost of \$70,000-\$100,000" received an overwhelming response of 82% stating No.

Council also recently undertook consultation on its Traffic and Parking Enforcement Bylaw. Whilst not directly related to this matter, we received feedback from 8 submitters about the Te Puke Main Street and the Plaza. This feedback has been considered as part of forming the recommendations in this report.

2. Significance and Engagement

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

The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities. In terms of the Significance and Engagement Policy this decision is considered to be of low significance.

3. Engagement, Consultation and Communication

Public consultation regarding the Te Puke Town Centre Revocation Project has been extensive reaching back to the original project scope and design ideas created by Boffa Miskell.

More recently, the Te Puke Community Board have also consulted with:

- EPIC Te Puke and Te Puke EDG and asked for a response to the Board survey
- The Board Chairperson met with the Te Puke Times – Thursday, 4 April 2019
- The Community Board utilized its Facebook page to set up a survey and 84 people responded to this.
- Through the newspaper article residents were encouraged to record their thoughts re the plaza and put them in a box at the Te Puke Library and Service Centre. A copy of the three options, together with the suggestion of the kiwifruit themed piece of artwork was also on display behind the response box. 13 residents took the opportunity to respond to this item.

- A reminder notice about the survey was placed in the Te Puke Times issue of 18 April and 25 April 2019 clearly indicating the closing date for responses.
- An "In Brief" note also appeared in the Te Puke Times reminding residents of the deadline for comments.
- The Board also noted a submission from Te Puke Business Strategies that was signed by 12 retailers in the immediate vicinity of the Jellicoe Street Plaza.

4. Issues and Options Assessment

Resolution 3a & 3b - Car Parking Spaces Option A Status Quo <i>3.a THAT the Te Puke Community Board proposal to construct two new car parking spaces on Jellicoe Street, Te Puke be declined.</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> • This option would result in no construction works occurring • No disruption to drivers passing through town or general pedestrians and public • No additional parking spaces created
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> • No capital construction costs for project • No on-going road maintenance costs for area • No additional regulatory cost for legalisation of parking enforcement
Other implications	<ul style="list-style-type: none"> • Funding could be used on other road safety and improvement projects
Option B <i>3.b THAT the garden adjacent to the plaza be altered to install one additional carpark at an estimated cost of \$25,000 (Carpark 1 - Attachment B).</i>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> • This option allows the construction of 1 new car parking space to proceed • The works will create short term disruption to the general public and passing traffic
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> • The project cost has been estimated at \$25,000

Other implications	<ul style="list-style-type: none"> Funding cannot be used on other road safety and improvement projects
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<p>Resolution 4 - Mobility Spaces Status Quo <i>4. THAT the Te Puke Community Board proposal to change the mobility parking at the eastern end of the Plaza be declined.</i></p>
--

Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> This option would result in no construction works occurring No disruption to drivers passing through town or general pedestrians and public
--	--

Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> Nil cost
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<p>Mobility Spaces <i>Reduce the mobility parks at the eastern end of the plaza to one park.</i></p>
--

Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> This option will change the character and look of the Main Street Plaza The project construction period will cause disruption to the community. The creation of steps in a public area could create a trip hazard on a busy footpath
--	--

Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> Estimated at \$1000
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<p>Resolution 5 – Plaza Reconstruction Status Quo <i>The Te Puke Main Street Plaza remains as constructed.</i></p>
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Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> This option to leave the Main Street Plaza as it is will not disrupt the community and no costs involved.
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Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> • Nil cost
<p>Plaza Re-Construction</p> <p><i>A level platform is constructed on the eastern side of the plaza in either pavers or timber decking at an estimated cost of \$70-100,000.</i></p>	
Assessment of option for advantages and disadvantages taking a sustainable approach	<ul style="list-style-type: none"> • This option will change the character and look of the Main Street Plaza • The project construction period will cause disruption to the community. • The creation of steps in a public area could create a trip hazard on a busy footpath
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	<ul style="list-style-type: none"> • \$70 - 100,000

5. Statutory Compliance

The recommendation(s) meets:

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

6. Funding/Budget Implications

The financial implications of the proposed changes can be summarised:

Plaza:	\$70,000 - \$100,000
1 Additional Space	\$25,000
2 Additional Spaces:	\$50,000
Mobility Parking:	\$1000

The project would be funded from the balance of the TEL JOG Funding, which was used in the Te Puke Main Street upgrading.



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Mr Stuart Harvey,
Roading Engineer,
Barkes Corner,
Greerton,
Tauranga.

May 30th 2019

Dear Stuart,

Further to our meeting in Te Puke on May 15th I am pleased to provide you with a brief summary of our discussions regarding the improvement of the Main Street landscape plantings and an outline of my proposed involvement in planning these improvements.

Notes of Meeting May 15th

A walk through Te Puke Mainstreet to look at current landscaping in the town and issues with some plant species used in the landscaping.

Current Dwarf Green Flax species vary markedly in size and larger cultivars should be identified and removed, (approx. 5% of the Flax plantings). These larger Flaxes could be resited elsewhere in the town centre, away from foot traffic and lawn edges.

Large areas of ornamental grasses to be accented with a few vertical species (not obstructive of sightlines/safety).

Some inappropriate planting at the bases of the large Puriri trees and other native trees in the centre of the main street to be reassessed.

Some plants in beds show signs of either waterlogging or soil contamination. These areas will need remediation of soil and possibly drainage to improve health and vigour of these plantings.

The main street links in with a civic area leading to a park and stage for public performances, plant selection links these two areas.

Further, older street plantings on Jocelyn street and Oxford Street require renovating to link with the main street.

Changes were originally initiated because of the cost of maintenance of the original plantings and it seems that the current landscaping is generally fulfilling this requirement however there has been a lot of negative feedback from the Te Puke community about the plantings. It would be helpful for me to be provided with details of specific complaints to ensure a satisfactory outcome for all.

Overall there is a general lack of uniqueness and sense of place to be seen in the Te Puke Main Street landscaping. The key feature is the avenue of mature native trees in the centre of the street and the plantings at the base of these trees don't seem to reflect their prominence.

A review of all species selected is needed to identify a simple, long term and low maintenance solution to these issues.

My proposed involvement

I understand we will be focusing on specific areas systematically over time. If you are agreeable, I would firstly like to put together a Detailed Overview of existing and proposed plantings so that we

get consistency throughout the main street. This would require a further site visit and four to five hours of design work. My hourly rate is \$80.00 plus 75c per km travel and \$40.00/hour travel time; estimated cost for Detailed Overview - \$850.00. Deliverables are a written report with photos of specific areas.

At this point feedback from council and the community would be important.

It is difficult to estimate a total cost for this contract, it could be in the vicinity of \$3000.00, over a period of 12 months or more.

My experience of landscape design in New Zealand spans 40 years and my area of expertise is working with indigenous plants in garden design that sensitively sites plants in places similar to their naturally found environment. This not only creates a harmonious collection of plants that thrive but to the trained eye a strong link is established with the place. I realise in respect to Te Puke Mainstreet we are dealing with a mix of exotics and native plants, but I believe by starting with the central mature native trees, that are indigenous to lowland forest, as our guide, a stronger sense of place can be achieved.

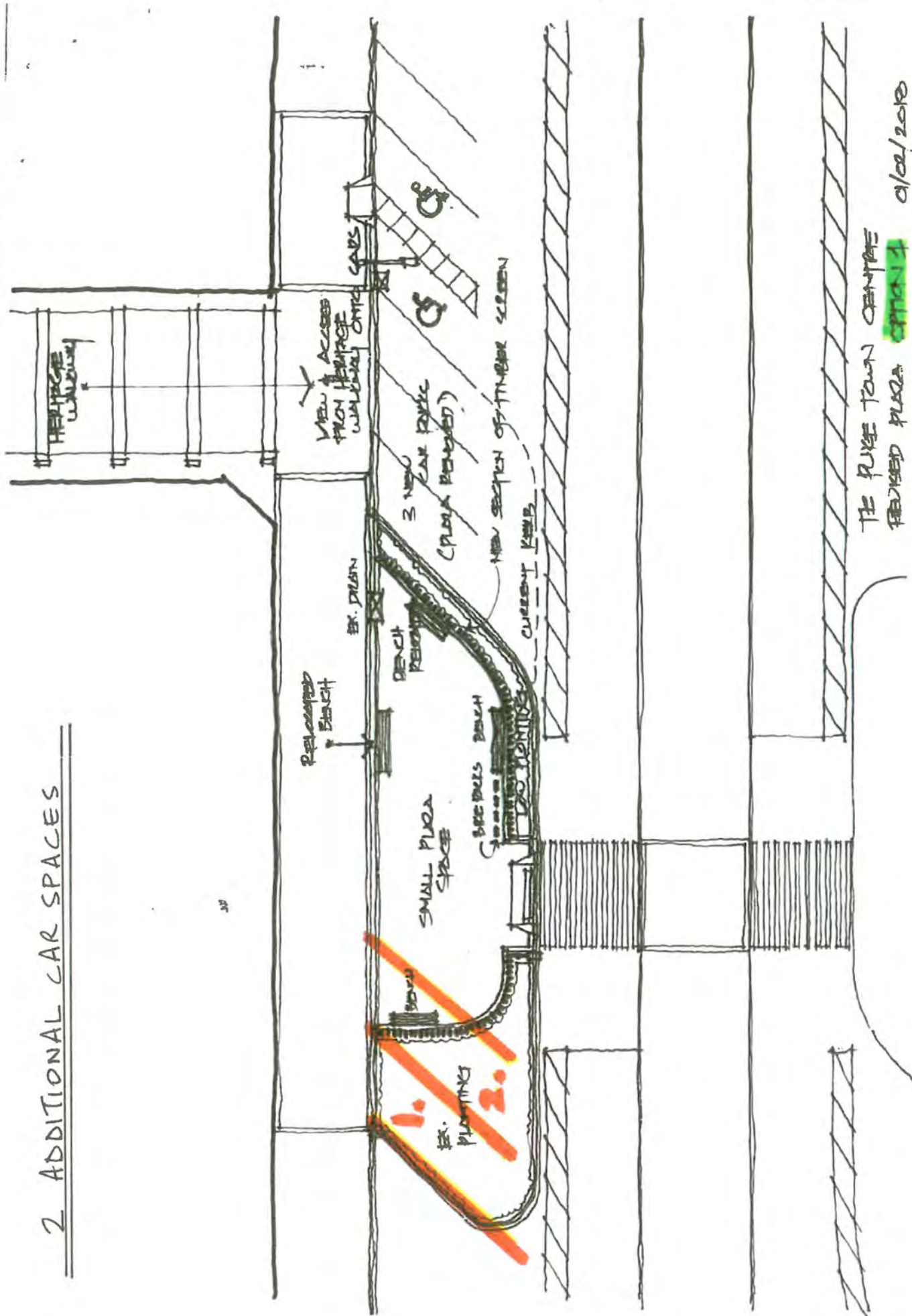
My account for our site visit is attached.

Best regards,

A handwritten signature in black ink, appearing to read 'Trish Waugh', written in a cursive style.

Trish Waugh
0212425169

2 ADDITIONAL CAR SPACES



Western Bay of Plenty District Council
Operations and Monitoring Committee
C.E. Miller Estate Bequest

Purpose

To consider a recommendation to Council, to delegate the administration and distribution of the C.E. Miller Estate bequest funds to the Katikati Community Board, thereby allowing the local community to invest the funds for the intended purpose within the Katikati Community.

Recommendation

- 1. THAT the Reserves & Facilities Manager's report dated 10 June 2019 and titled C.E. Miller Estate Bequest be received.**
- 2. THAT the report relates to an issue that is considered to be of low in terms of Council's Significance and Engagement Policy.**
- 3. THAT the Operations and Monitoring Committee recommends to Council that the administration and distribution of the C.E. Miller Estate funds be delegated to the Katikati Community Board.**
- 4. That subject to resolution 3 above, the delegation includes either;**
 - a) The principle sum of \$9,763 plus accrued interest to date of \$6,245 (Total \$16,008) or;**
 - b) The accrued interest only (\$6,245) and future interest received.**



Peter Watson
Reserves & Facilities Manager

Approved



Gary Allis
Deputy Chief Executive Officer

1. Background

Miss Catherine Miller who lived in Katikati passed away on 15 June 2005. The Public Trust was the executor of Miss Miller's last Will. After making a number of bequests to her family and friends, she requested that half of the residual funds left over be given to Council to be used for the beautification of the Katikati township and the other half be distributed to the Katikati Open Air Art Incorporated for the same purpose.

6.3 To transfer the residue equally between KATIKATI OPEN AIR ART INCORPORATED and THE WESTERN BAY OF PLENTY DISTRICT COUNCIL. Without creating a binding trust, I request that the benefit which they receive be used for the beautification of the Katikati township.

Staff have recently received an inquiry as to how the fund can be accessed and used for its intended purpose.

It became evident that there was no set process and/or criteria to draw down from the fund.

On the basis that the fund can only be used in Katikati, staff are of the view that the fund should be administered by the Katikati Community Board, similar to the Board's Discretionary grants process.

Council's share of the residual amount available after all other aspects of the Will had been satisfied equated to **\$9,763** being the principle amount bequeathed.

Interest accrued to date is **\$6,245**, making a total amount available of **\$16,008**.

The 2017/18 Annual report (Chapter 3 - Notes to the Financial Statements, page 162), states that the following for CE Miller Estate;

"The interest on the capital of \$9,763 is available for the beatification of Katikati."

The above mentioned statement refers to spending of the interest, however, it is unclear as to the origins to the reference to only spending the interest.

Council when considering this report will need to determine if the principle amount is to be delegated, or only the interest earned component.

2. Significance and Engagement

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

3. Engagement, Consultation and Communication

- 3a. The CE Miller Estate is included in Council's Long Term Plan and annual plan, therefore has been subject to consultation through the review of these documents.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
Name of interested parties/groups	N/A
Tangata Whenua	N/A
General Public	N/A

4. Issues and Options Assessment

Option A	
<p>3. THAT the Operations and Monitoring Committee recommends to Council that the administration and distribution of the C.E. Miller Estate funds be delegated to the Katikati Community Board.</p> <p>4. THAT subject to resolution 3 above, the delegation includes either;</p> <p>a) The principle sum of \$9,763 plus accrued interest to date of \$6,245 (Total \$16.008) or;</p> <p>b) The accrued interest only (\$6,245) and future interest received.</p>	
Assessment of option for advantages and disadvantages taking a sustainable approach	The delegation of the administration of the fund would include both principle and accrued interest.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	Over time, the draw down of both the principle and accrued interest would diminish, however, there would be a corresponding benefit to the community with the funds having been spent on beautification of the Katikati township
Other implications	N/A

Option B	
<p>3. THAT the Operations and Monitoring Committee recommends to Council that the administration and distribution of the C.E. Miller Estate funds be delegated to the Katikati Community Board.</p> <p>4. THAT subject to resolution 3 above, the delegation includes either;</p> <p style="padding-left: 40px;"><i>a) The principle sum of \$9,763 plus accrued interest to date of \$6,245 (Total \$16,008) or;</i></p> <p style="padding-left: 40px;"><i>b) The accrued interest only (\$6,245) and future interest received.</i></p>	
Assessment of option for advantages and disadvantages taking a sustainable approach	The delegation of the administration of the fund would include accrued interest and future interest only. The lesser amount of funds may result in only smaller projects being completed.
Costs (including present and future costs, direct, indirect and contingent costs) and cost effectiveness for households and businesses	The principle would remain and the interest accrued would be spent. Option B, would mean that ongoing interest would be available for future beautification projects
Other implications	N/A

5. Statutory Compliance

Council has statutory powers under the Local Government Act 2002 to administer the CE Miller Estate.

6. Funding/Budget Implications

Budget Funding Information	Relevant Detail
CE Miller Estate	<p>Council's share of the residual amount available after all other aspects of the Will had been satisfied equated to \$9,763 being the principle amount bequeathed.</p> <p>Interest accrued to date is \$6,245, making a total amount available of \$16,008.</p> <p>If the fund is delegated to the Katikati Community Board, the annual interest accrued would sit in the Community Board's account, therefore the benefit would not be lost to the Katikati community.</p> <p>The funds are restricted in use to the purpose of beautification projects within the Katikati township. There is no specific criteria identifying what a 'Beautification project' is. It is recommend that the Community Board due diligence and discretion when determining and allocating the use of the fund.</p>

Western Bay of Plenty District Council
Operations & Monitoring Committee
Infrastructure Services Report July 2018

Purpose

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

Recommendation

- 1. THAT the Deputy Chief Executive's Report dated 18 June 2019 and titled Infrastructure Services Report July 2019 be received.*
- 2. THAT the Open Section of the Operations & Monitoring Committee Information Pack No. OP20 dated 4 July 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>

All bookings are now made through www.eventfinda.co.nz

1.3 Katikati Alternative Options Assessment

The Katikati Wastewater Consent renewal was approved on 24 August 2018 and the Consent conditions require 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 in depth 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 early June 2019.

1.4 Highfields Pond

This project is due to commence in the new financial year.

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.

1.5 Western Supply Zone Water Main Improvements

Improvements involved 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. Work is nearly complete with final finishing works to be undertaken.

1.6 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 that 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 has been received from the BOPRC and draft Consent conditions have been finalised. BOPRC has provided the Resource Consent, so now 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 under negotiation. The Consent was expected to be granted in September 2018.

Direction is 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 21 June, 2019. No further activities planned other than design alignment for 2 Mile Creek to be firmed up.

1.7 Comprehensive Stormwater Consents - Central Zone

There has been little change to this project since the previous update. 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 that the application be publicly notified.

1.8 Comprehensive Stormwater Consents - Eastern Zone

There has been little change to this project since the previous update. 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.

1.9 Te Puke Wastewater Treatment Plant Resource Consent Renewal

The Resource Consent for the Te Puke WWTP was granted on the 17 May for a 35 year term. The consent is currently in an appeal period with all appeals to be submitted by 7 June.

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.

1.10 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. Contract has been awarded and work is due to be completed early June 2019.

1.11 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 held be with Council staff in attendance to confirm programme of works dates and closure of this section of the cycleway dates.

2. Reserves

2.1 Kauri Point Jetty – Walkway Re-Decking

There has been no significant change since the previous report: 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) continues (i.e. part of a Resource Consent).

Progress for April

- Preparation of Assessment of Environmental Effects (AEE) 95% complete - Awaiting feedback from Iwi to complete cultural affects assessment
- Liaison with Brigid Gallagher for archaeology assessment (MishMish). Draft report received 6.05.19
- Variation for stormwater design approved
- Completed consent level stormwater design

Planned works for May

- Finalise AEE and lodge for consent - Planning for 8 May 2019 pending feedback from Iwi.
- Commence detailed design works

Programme

- Approximately a week behind programme as additional time has been spent investigating stormwater disposal options and waiting for feedback from Iwi groups. (Meeting held with Tiki on-site and he has given his approval of the works)
- Detailed design work can commence following consent lodgement (8 weeks). Could potentially start designing some aspects during the consent processing time to bring programme forward.
- Depending on tender period, post tender negotiations and approval for winter earthworks, physical works could commence in September 2019.

Risks / Opportunities

- Risk of delays to consenting due to Iwi Consultation. BOPRC may request additional Iwi groups are consulted with.
- 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

Project Control Group Update.

Attachment B

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

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 and PowerCo and Ultra Fast Fibre infrastructure is in place. The trail remains closed until the embankment repairs at the bridge are complete (works are expected to begin in June 2019, subject to Kiwirail permits). The steep section is to be sealed.

NOTE: The official opening of this section will be coordinated with the Plummers Point section to Huharua Park so that a route destination is enabled. Opening date subject to Kiwirail permits / 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 construction from bridge to Huharua Park is almost completed with minor landscaping, signage and planting activities to complete. Its opening will be coordinated with section 4.

NOTE: The commuter route section proposed to connect between Bridge 1 and Plummers Point Road is also almost complete in liaison with the private property owners. The opening of this will also be timed with sections 4 & 6 to provide a trail loop and 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 now scheduled for mid June 2019.

Wairoa Bridge

The bridge tender has been let to Brian Perry Civil for a single side "clip-on". Site establishment is expected in June 2019 and completion currently scheduled for early December.

SH2 Wairoa – Carmichael Road Section

Design and consultation is 95% complete. Site works are expected to commence in June with construction occurring through to September / October 2019.

2.4 Omokoroa Sportsground Playground

The playground is being well used. The shade sail has been removed for winter storage and a minor repair. Final shrub garden planting around the playground is soon to begin.

2.5 Omokoroa Ferry to Opureora/Matakana Island – Facilities Upgrade

No change since previous report. The bulletin board (confirmed by the Island community) purchase and installation will be coordinated with the jetty replacement project - the 12 week construction period is expected to begin late June 2019.

2.6 Omokoroa Slips

The proposed works at No 69 Omokoroa Rd has been submitted for consents. Building consent is expected shortly, with works ready to commence shortly thereafter.

No further reports have been received from EQC. Three options being assessed for the property includes, full demolition, remove house only, sell house in situ for removal by others. Each option also requires additional works to remove the basement, paths, stairs, fencing and ground restoration. A short report will be made available shortly. A submission has been sent to the EQC Inquiry being managed by Dame Sylvia Cartwright.

2.7 Opuereora Marae Public Toilet

Downer is currently on site undertaking repairs and refurbishment to the toilet.

2.8 Rotoiti to Paengaroa Cycle Trail

The trail has been completed and signage is being procured for the route, including at Paengaroa. The official opening has been set for 6 June 2019.

NOTE: This project is fully funded by NZTA.

2.9 Waihi Beach Cycleways

There has been little change since the previous update in May 2019. The planning processes continue to progress a shared use loop trail through the water catchment reserve and Council is working with Ngai Tara Tokunui within the forestry area. Construction timing is dependent on an Archaeological Authority application (which has recently been lodged) and funding.

The new clip-on cycleway bridge at 3-Mile Creek (Seaforth Road) site works are expected to begin by mid June 2019.

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 and motorhomes - staff are planning to complete the missing concrete path section. Also and 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. 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. Water and waste-water services for the connection of the toilet have been installed adjacent to the old depot building and we are now waiting for the return of the refurbished exeloo (that has been relocated from Wilson Road).

The old Depot building lean-to with concrete pad and footpath connections to Ocean view Drive now provides a great trail-head rest stop for trail users. Overflow car-parking space onto the grass area opposite the depot building has been enabled with relocatable bollards that can be removed during summer. Bike racks, seating and signage for the lean-to have yet to be arranged but are part of the overall project to complete before summer.

It is also proposed that community artists may wish to paint artworks onto the building as a community led project.

Council has made a Tourism Infrastructure Fund application for a carpark extension and a bridge to connect with the loop trail over the dam spillway.

2.11 Dotterel Point Reserve Capital Development (Pukehina)

There has been little change since the previous update. 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

Work on a draft scheme for the proposed new Hot Springs Road cemetery near Sapphire Springs is progressing with further geotechnical works and analysis progressing.

2.13 Omokoroa Golf Course and Precious Reserve

Consent from Regional Council has been received. The Funding applications are being prepared, seeking up to \$600,000 to cover full cost of the works.

A refined estimate of the works has now been received, with costs now approaching \$1.3M.

2.14 Matahui Reserve

Works by private owners on the reserve are substantially complete. Final planting by Council contractor is programmed for June/July 2019.

2.15 Waihi beach Top 10 Retaining Wall

Redesign and documentation completed. Works are now out for tender, closing in early June 2019. Good interest has been shown by the contracting community at a tenderers site inspection visit. The tenders are currently being evaluated.

2.16 Surf Club Carpark Rock Revetment

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

The Operations and Monitoring Committee has approved the additional cost required to take it to Resource Consent Hearing. A hearing date is expected from 16 September 2019 (to be confirmed).

3. Strategic Property

3.1 Kaimai Views – Sales Update

There are currently 28 houses under construction. Sale of lots is still progressing well. Classic Builders have now purchased Stage 4 from Council.

3.2 Omokoroa Library & Service Centre

The building consent application has now been approved. Council have been advised that there is a shortfall in funding available to the Sports Society that could delay the commencement of the project. This delay could have a significant affect on Council funding for its portion of contribution. It is understood that funding applications have been made by the Society to address this shortfall.

3.3 Te Puna Hall

The new lease is in place and the building consent for the new Te Puna Memorial Hall has been approved.

3.4 Te Puke Animal Shelter

The shelter is complete and the contractor undertaking defect corrections. Pound will be semi operational from Monday 24 June 2019.

3.5 Katikati Animal Shelter

Work on the shelter has commenced and weather permitting the concrete floor will be laid week ending 28 June 2019.

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 for the stormwater pond. Once land issues are sorted, tenders will be invited for the construction work with the expectation to complete this project in 2019/20 financial year.

4.2 Omokoroa Road Urbanisation – Western Avenue to Tralee Street

The design for the Omokoroa Road from Western Avenue to Tralee Street including the Tralee Street intersection is almost complete.

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 the 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 timing and funding will be reviewed by the Council.

4.3 Omokoroa Stormwater PO2 Construction

The construction of the Omokoroa stormwater pond is being undertaken by Map Projects for the \$3.04M. The project works (the HAF area and the dam) is almost complete with the minor civil works expected to be completed by mid June 2019.

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 is being undertaken by a separate contractor.

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.

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

4.5 Review of Te Puke Main Street – Refer Separate Report

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 Committee meeting on 28 February 2019. The Operations and Monitoring 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 Operation and Monitoring Committee at a future meeting.

In the meantime, the Operations and Monitoring 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.

The option to re-install two additional carparks at the Western end of the Te Puke Main Plaza was discussed at the Operations and Monitoring Committee meeting on 22 May 2019. The Operations and Monitoring Committee has requested that staff undertake a safety assessment and costs for reinstating the two additional carparks and for Council's consideration.

4.6 Western Avenue to Kayelene Place Cycleway

The design for the cycle and pedestrian link between Western Avenue and Kayelene Place is almost complete.

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 consultants are currently undertaking an archaeological and contamination assessment of the site so these can be included in the resource consent application. Construction can not proceed until resource consent has been granted by the Council.

The concrete section is based on the approved Omokoroa Community Roading contribution of \$60,000.

5. Emergency Management

5.1 Waihi Beach

Community Response Team meeting to be attended on 23 May 2019. Community Response Team has been liaising with Bowentown on their Community Response Plan.

5.2 Athenree

Community Response Team has finalised their Community Response Plan.

5.3 Tanners point

Civil Defence and Emergency Management (CDEM) presentation was provided to the Tanners Point Rate Payers Association AGM. New Community Response Team members have been appointed. Progress continues with the Community Response Team on the draft Community Response Plan.

5.4 **Bowentown**

Community Response Team continues to update their plan, meeting three times over the last quarter (4th). Community Response Team continues to develop their Community Response Plan. Community Response Team has been liaising with Waihi Beach on their Community Response Plan.

5.5 **Omokoroa**

The Community Response Team Plan is currently being updated. EMBOP is awaiting confirmation that their plan is finalised.

5.6 **Katikati**

Community Response Plan was completed in Quarter 2. Awaiting confirmation from the Community Response Team on how they want to promote the team and their plan. Community Response Team meeting to be conducted in August 2019.

5.7 **Maketu**

Presentation to Maketū Rotary (17 April 2019) has resulted in an increase to the Community Response Team. The Maketū Community Guide is almost complete and the team is working on a draft of their Community Response plan.

The Maketu Community Board meeting was attended on 14 May 2019. Maketū tsunami sign has been printed and installed. A second sign has been ordered.

5.8 **Te Puke**

Awaiting Community Response Team identification of opportunity to conduct a desktop exercise to test their updated Community Response Team.

6. **Roading**

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 investigate the option of developing the bypass to a local road standard.

6.2 **One Network Maintenance Contract (ONMC)**

Refer to OP20 Information Pack.

Attachment A

6.3 **Omokoroa Road Construction - State Highway to Railway**

The duplicate sewer main running from Omokoroa Road, adjacent to the fire station, to the transfer station is the one remaining construction item.

This work is expected to be undertaken in the coming months as resources become available.

6.4 Maketu Road Proposed Cycle Trail

Initial design work is now complete. The Roading Engineer will be attending the Maketu Community Workshop on 4 June 2019 to consult with Maketu Community Board and the general public on cycleway plans. Archaeological Authority is also underway by WestLink.

6.5 Maketu Road Culvert Adjacent to Spencer Avenue

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

6.6 Wilson Road Footpath Bridge, Waihi Beach

As a result of additional investigations the flat deck bridge option was proposed to the Waihi Beach Community Board at the recent Community Board Workshop. The Board indicated that the flat deck bridge option is an ideal choice. The contractor has completed on site investigations. The flat deck option is not considered suitable as its span is too short. Alternatives are now being investigated including a FRP Clip-on.

6.7 Henry Road

The Henry Road footpath with kerb and channel project is currently underway and expected to be completed by mid to late June.

6.8 Middlebrook Drive Bus Shelter

The Katikati Community Board have requested a bus shelter be constructed on Middlebrook Drive to encourage people to use the park and ride bus service. A supplier has now been instructed to manufacture the shelter and Westlink have been instructed to form the concrete floor slab.

6.9 Wilson Road Pedestrian Diversion and Kerb Extension

This project was on hold after a design fault was identified with the stormwater. Further to onsite discussions with the Waihi Beach Community board Chair and Deputy Chair, an alternative buildout concept design has been discussed and presented to WestLink for detailed design and costings.

6.10 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 option of the truck waiting bay on the northern side of Earl Drive being agreed and approved by the Community Board. Costings were received from WestLink in the order of \$366,807. However, WestLink have confirmed they are happy to offer to construct the Kerb & Channel and footpath using the lump sum quantity. This will reduce the price by \$37,000 to \$329k.

6.11 Beach Road Intersection Kerb & Channel

There has been no changes to this item since the previous update. The design work is complete. To minimise costs, Archaeological Authority application will be carried out in conjunction with Maketu Cycleway. Estimated project start May 2019.

6.12 Te Puna Station Road Industrial Zone

Staff are working with the landowners to implement the traffic calming on Clarke Road that is required. This includes installation of traffic calming measures to reduce the likelihood of heavy through traffic