

4. Omokoroa Structure Plan

4.1 Infrastructure Schedule

Project	Developer	Funding Source(%)		
		Council Financial Contributions	Council Rates	Other
Water Supply		72.6%	27.4%	
Wastewater	Reticulation	73.0%	11.0%	16.0%
Stormwater	Ponds Reticulation	100.0%	93.4%	6.6%
Transport – refer to detailed schedule following				

4.2 Omokoroa Structure Plan Roding Schedule

Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District Rate (%)
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
F3.1	Francis Road	2 of 4 lanes to service commercial zone	2025	450,000		20	10	45	25
F3.2	Francis Road	4 lanes to service commercial zone	2032	220,000		20	10	45	25
F4	Francis Road	New roundabout	2032	840,000		100			
F5	Francis Road	Roundabout to Shell Station	2032	2,040,000		100			
F6	Francis Road	Shell station to end of Francis road	2040	2,232,000		100			
H-02	Hamurana Road	Cycleway by Developers	2040						
H-03	Hamurana Road	Gully Crossing linkage cycleway	2045	75,000		100			
H-04	Hamurana Road	Cycleway by Developers							
H-06	Hamurana Road	Prole Road to Railway Line: Cycleway	2040	579,040		100			
H-07	Hamurana Road	Railway Bridge: Cycleway	2040	750,000		100			
H-08	Hamurana Road	Ramp to Railway bridge (NE side)	2040	35,000		100			
H-09.1	Hamurana Road	RailwayRamp to Kaylene Place: Land	2003	253,000		100			
H-09.2	Hamurana Road	RailwayRamp to Kaylene Place: Land	2007	122,495		100			
H-09.3	Hamurana Road	RailwayRamp to Kaylene Place: Construction	2040	175,100		100			
H-10	Hamurana Road	Cycleway by Developers							
H-11	Hamurana Road	Gane Place intersection to NE end of Western Ave section	2030	360,000		100			

Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District Rate (%)
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
H12	Hamurana Road	End of Western Avenue section to unnamed road: cycleway land	2007	306,510		100			
H-13	Hamurana Road	Rest of unnamed Road to Anderley Ave: cycleway land	2007	635,980		100			
H-14	Hamurana Road	Anderley Ave section - land	2007	328,909		100			
H-15	Hamurana Road	Anderley Ave to Victoria Keys cycleway	2030			100			
H-16	Hamurana Road	Victoria Keys to End of existing seal SW of Tralee	2008	1,436,404		100			
K-01	Kaylene Place	Omokoroa Rd to Hamurana Rd	2025	1,082,710	0	100			
K-03	Kaylene Place	Hamurana Rd to Links View Drive Urbanise	2025	147,979	0	100			
O-01	Omokoroa Road	SH2 Intersection	2025	7,500,000	0	4			
O-02-1	Omokoroa Road	SH2 to Francis Road 2 lanes (NZTA)	2025	1,774,000	0	0	0	0	0
O-02-2	Omokoroa Road	SH2 to Francis Road-4 laning	2025	800,000	0	20	10	45	25
O-03-1	Omokoroa Road	Francis Road intersection Roundabout Construction	2025	1,165,938	0	20	10	45	25
O-03-2	Omokoroa Road	Industrial entrance intersection: interim Right Turn Bay	2017	600,000	0	20	10	45	25
O-04-1	Omokoroa Road	Francis Road to Prole Road 4 laning	2027	1,157,500	0	20	20	45	15
O-05-1	Omokoroa Road	Prole Road intersection-construct right turn bay, seagull	2032	980,000	0	100			
O-06-1	Omokoroa Road	Prole Road to designated Commercial area roundabout-2 lanes	2027	1,516,715	0	20	10	45	25

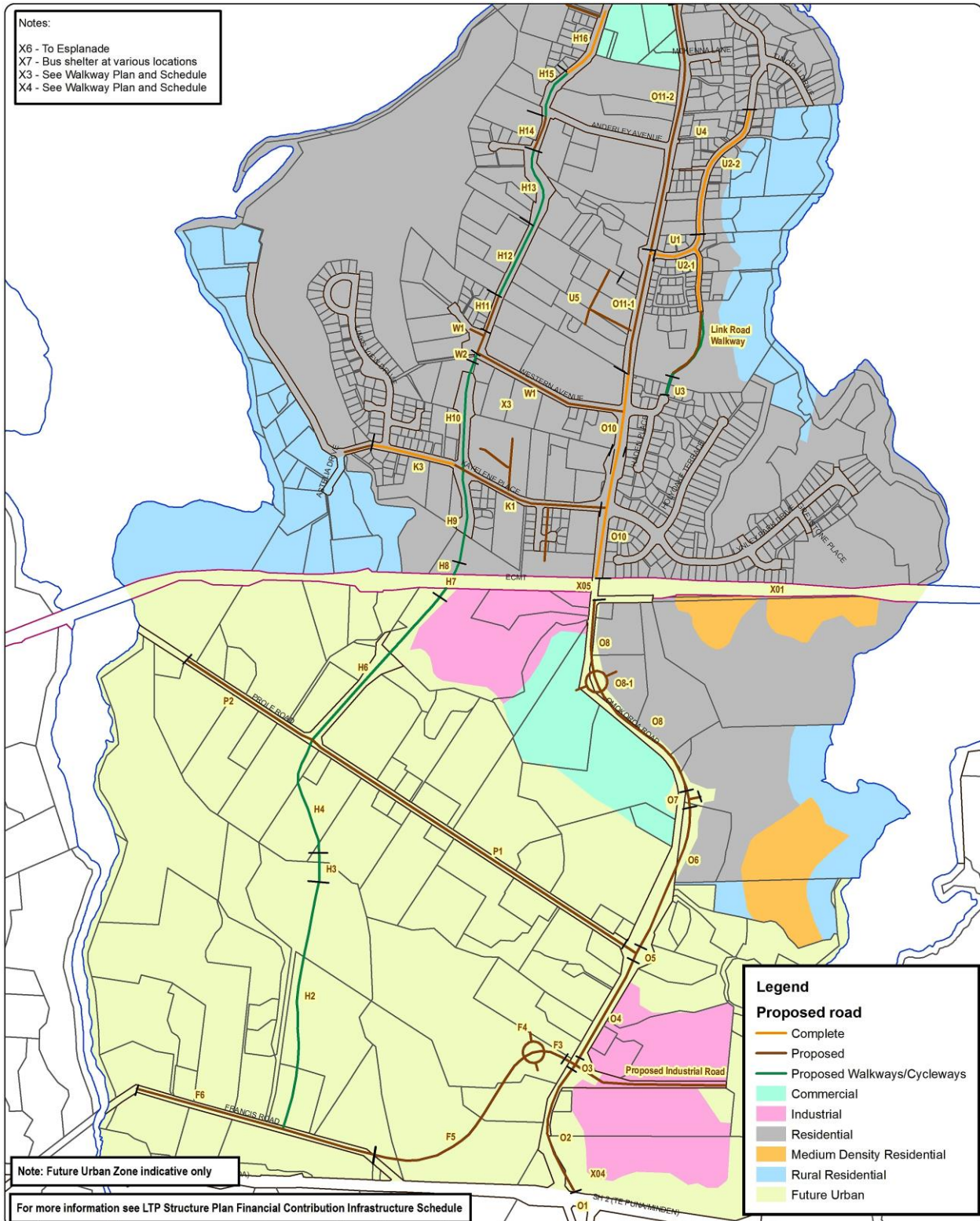
Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District Rate (%)
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
O-07-1	Omokoroa Road	Seagull Right Turn Bay entrance to residential on east side	2018	400,000	0	20	10	45	25
O-07-2	Omokoroa Road	Roundabout construction: single lane	2032	620,000	0	20	10	45	25
O-08	Omokoroa Road	Commercial area roundabout to Railway line: 2 lanes	2028	2,963,200	0	20	20	45	15
O-08-1	Omokoroa Road	Special Housing Area Roundabout	2026	600,000	0	20	20	45	15
O-10	Omokoroa Road	Railway Line to Lynley Park boundary	2008	2,163,479	0	20	20	45	15
O-11-1	Omokoroa Road	Lynley Park to Margaret Drive	2024	1,413,677	0	20	20	45	15
O-11-2	Omokoroa Road	Margaret Drive to Tralee Street	2024	2,590,000	0	20	20	45	15
P-01	Prole Road	Omokoroa Road to Hamurana Cycleway	2032	3,604,000	0	100			
P-02	Prole Road	Hamurana Cycleway to end	2032	1,612,000	0	100			
U-01	Midblock Connection	Mid block connection Margaret Place extension to Omokoroa Road, plus Link Road walkway	2011	2,200,000	100				
U-02-1	Link Road access	Access to Link Road by selected properties	2011	600,000	100				
U-02-2	Margaret Pl Extension	From Margaret Place to mid block connection (U01)	2011	2,794,010	100				
U-03	Walkway Link	From Link Road to Lynley Park	2009	112,000	0	100			
U-04	Access to Margaret Drive	Access to Margaret Drive by selected properties	2010	290,400	100	0			
U-05	Access to Omokoroa Rd	Developer responsibility			0	0			
W-01	Western Ave	Omokoroa Road to Hamurana Road and to Gane Place	2028	1,302,000	0	100			

Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
W-02	Western Ave	Hamurana Road land cost only	2006	639,583	0	100			
X-01	Pedestrian Bridge	Lynley Park Railway lane to stage 2 area	2027	400,000	0	100			
X-03-1	Walkways/Cycleways	Stage 1 - walkways and cycleways on schedule A867061	2014-2025	1,976,000	0	100			
X-03-2	Walkways/Cycleways	Stage 2 - walkways and cycleways to be determined	2035	1,000,000	0	100			
X-04-1	Park & Ride Facility	Omokoroa Road-land purchase	2035	1,000,000	0	95			5
X-04-2	Park & Ride Facility	Omokoroa Road-construction	2045	2,000,000	0	95			5
X-05	Pedestrian Bridge	Omokoroa Road Railbridge	2035	750,000	0	100			
				57,994,629					
Southern Industrial Zone									
Industrial Zone	Proposed Industrial Road	Land Costs	2011	506,400	100				
	Proposed Industrial Road	Construction	2020	1,520,000	100				
				2,026,400					

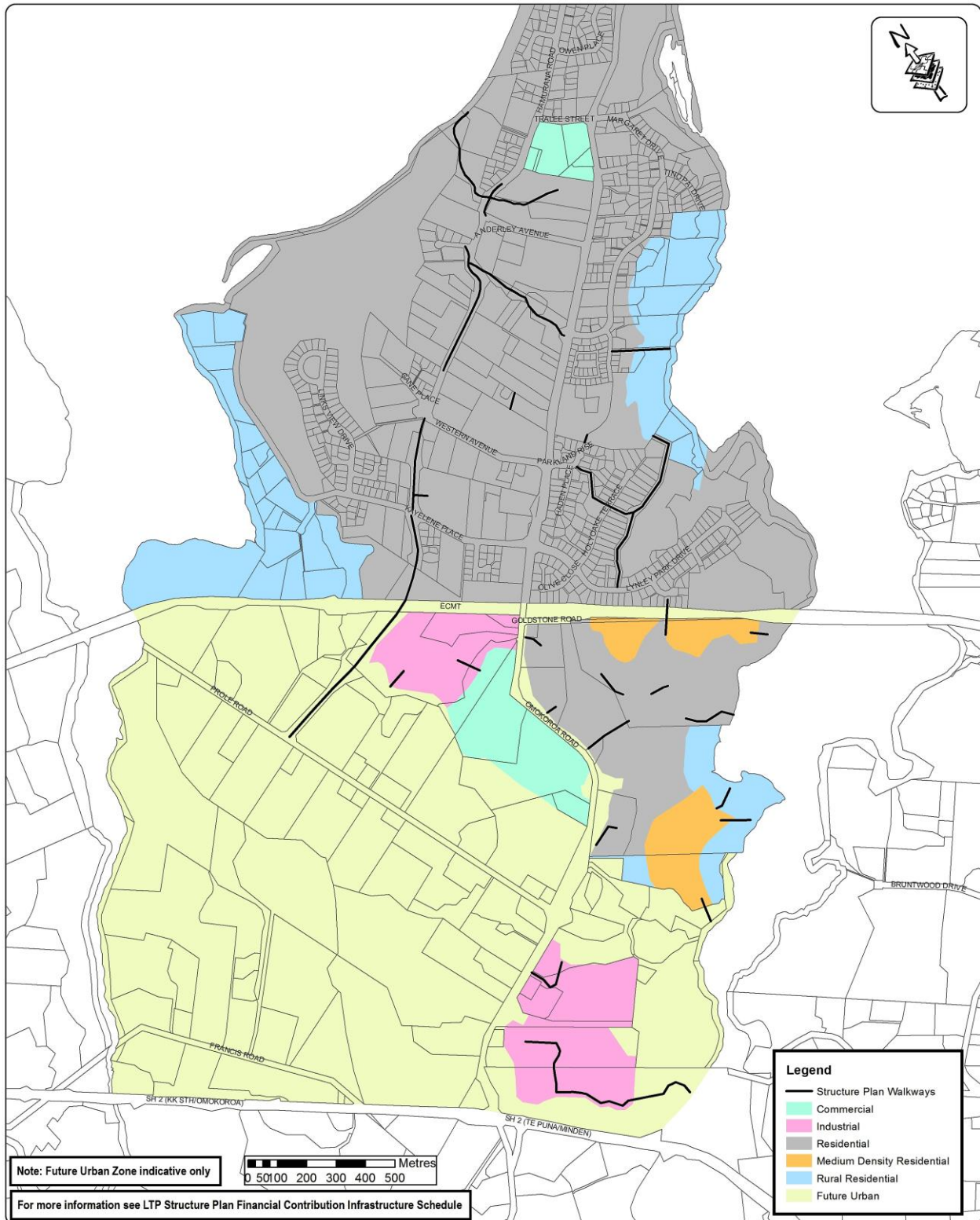
Note:

Annual updates of costs and timing for contributions are shown in the *Long Term Plan* in accordance with Rule 11.3.3. The Development Code provides details of timing for payments, reimbursement, and development standards.

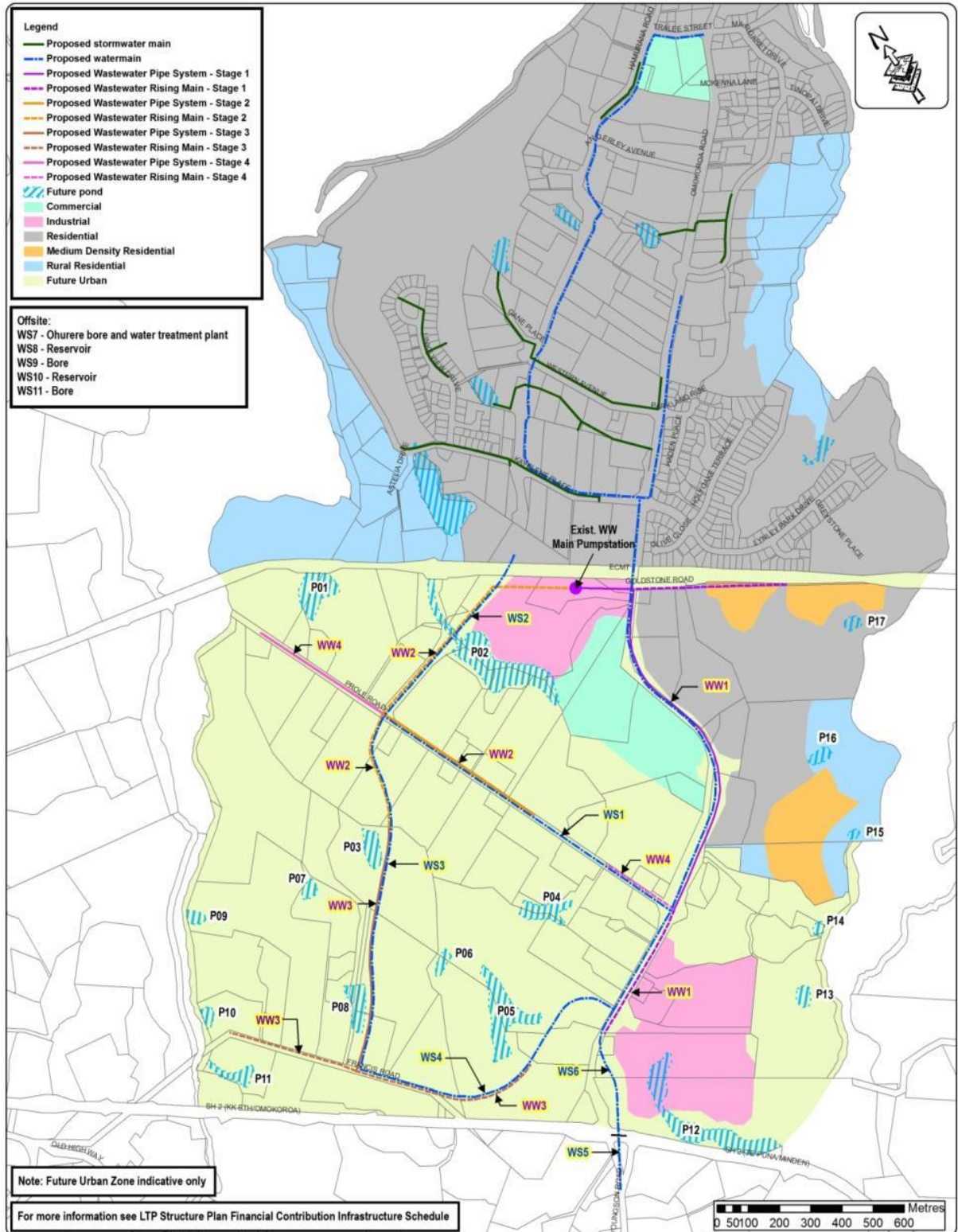
4.3 Omokoroa Roding Projects Plan



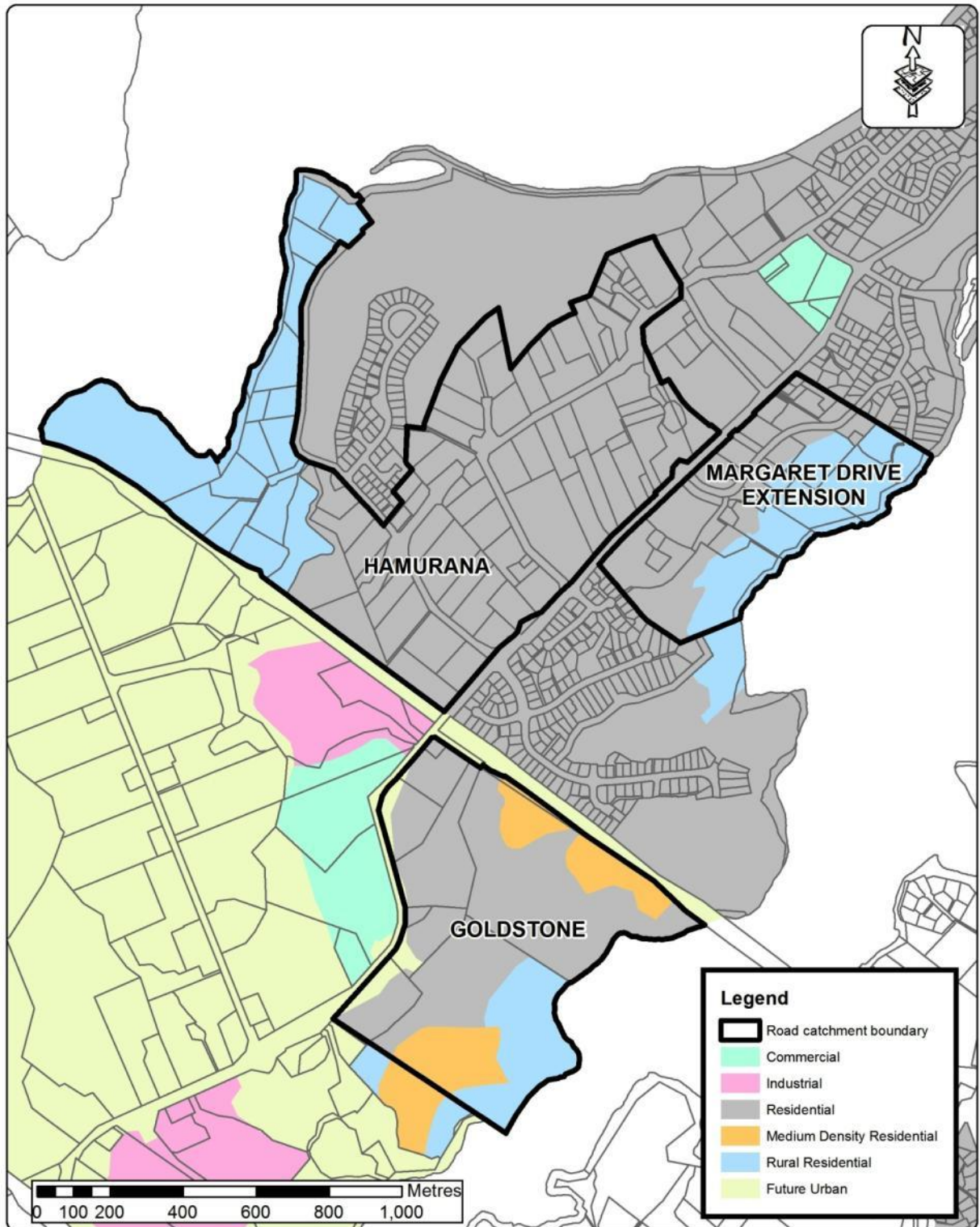
4.4 Omokoroa Walkway Plan



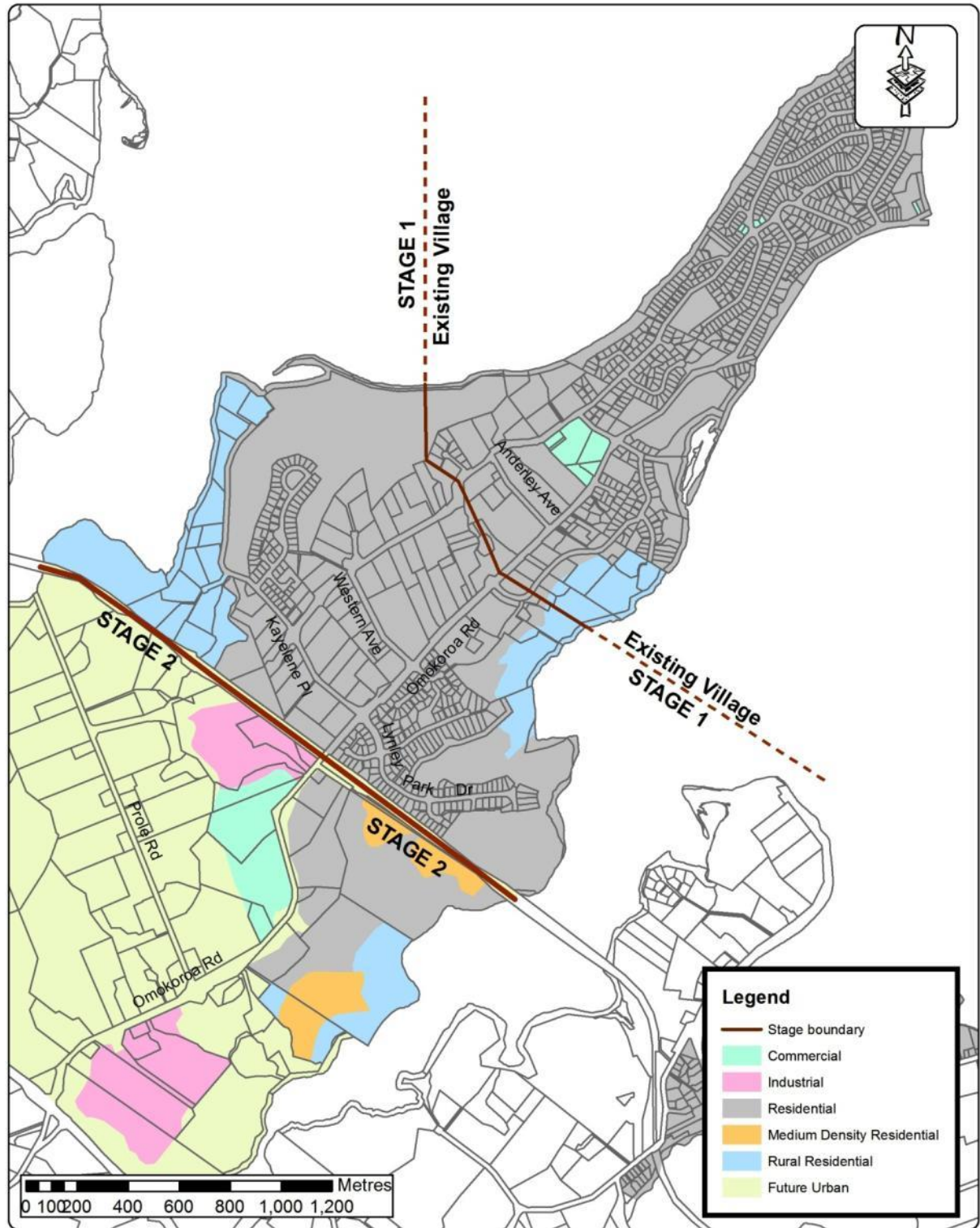
4.5 Omokoroa Services



4.6 Structure Plan Specific Road Catchment



4.7 Structure Plan Boundaries



4.8 Earthworks Procedures

The following information is provided to give land developers information on good *earthworks* practice in the Omokoroa Stage 2 Structure Plan area.

Generally

1. Contractors involved in earthmoving or who disturb earth as part of their *development* need to consult with Pirirakau so all parties are aware of protocols surrounding archaeological sites.

Consultation

2. Specifically, at least four weeks prior to significant *earthworks* on site Pirirakau is to be informed of the upcoming *earthworks*.

Earthworks

3. Prior to the works starting Pirirakau should be invited to carry out a blessing of the site.
4. All *earthworks* are to be monitored by a representative of Pirirakau and to this end an agreement between Pirirakau and the developer should be formed to enable site access for monitoring. It will be the developers responsibility to ensure all Occupational Safety and Health requirements and other legal obligations are able to be met by the Pirirakau representative.
5. On discovery of any unrecorded sites of archaeological importance work shall cease immediately until an assessment can be made by a hapu representative. Pirirakau will retain an archaeologist for further opinion or recommend when or if one is required.

Archaeological

6. On discovering any archaeological find the following process will be instigated:

Koiwi (human remains)

- Site work will stop, and the designated Pirirakau representative will be notified and an inspection/assessment carried out.
- Rahui will be imposed on the site and immediate surrounds.
- Pirirakau and contractors will meet and assess implications and constraints.
- Pirirakau to notify relevant authorities.
- Koiwi site and location to be recorded and inspected by archaeologist.
- Site to be registered as waahi tapu where appropriate and practicable.
- Exhumation to be carried out according to tikanga and kawa.
- *Construction* work may continue in another area until the site has been made safe to continue works.

Stone Artefacts

- Work in the immediate area will stop and the Pirirakau representative will be notified.
- Rahui will be imposed for duration of the assessment.
- Location will be recorded.
- Relevant authorities will be notified.
- Artefacts will be dated and removed from site by Pirirakau.
- Taonga will be vested under mana of Pirirakau.
- Investigation of immediate vicinity will be carried out.
- Work may continue in another area until the site has been made safe to continue works.

Wooden Artefacts

- Work in immediate area will stop and the Pirirakau representative will be notified.
- Rahui will be imposed for duration of assessment.

- Location will be recorded.
- Relevant authorities will be notified.
- If dry, artefact will need to be vacuum-packed and protected from deterioration.
- If wet, artefact will need to be submerged at the site. The artefact cannot be removed until a safe curing process is confirmed.
- Investigation of immediate vicinity will be carried out.
- Work may continue in another area until the site has been made safe to continue works.

Habitation/Midden/Cooking Sites

- Work in immediate area to stop and the Pirirakau representative will be notified.
- Rahui will be imposed for duration of the assessment.
- Location will be recorded.
- Relevant authorities will be notified.
- Surface investigation/excavation to determine extent of the site.
- Archaeological investigation will be carried out because of the number of artefact remains which may be found.
- If wet, artefact will need to be submerged at the site. The artefact cannot be removed until a safe curing process is confirmed.
- Any significant find will be stored and recorded.
- Work may continue in another area until the site has been made safe to continue works.

Naming Rights

Pirirakau, as Tangata Whenua of the area, retains the right to suggest names to *Council* and reasons for such suggestions for any areas or roads resulting from *earthworks* and/or *construction* of roads.