



Appendix 6 – Active Reserves – Ōmokoroa – Stage 3 Discussion Paper

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- o Discussion Paper Active Reserves –
Ōmokoroa Stage 3



*Western Bay of Plenty
District Council*

Active Reserves Ōmokoroa - Stage 3

Discussion Paper

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1. Introduction

Identification of land for a future active reserve is required within Stage 3 of the Structure Plan. Council has previously consulted with the community on the Structure Plan and has shown possible locations for future sportsfields. The location of the land for sportsfields has changed over time due to development changes within Stage 3. The use of the Jace owned land for future town centre, which is still to be confirmed at the time of writing this discussion paper, would free up Council owned land at 426 **Ōmokoroa** Road (on the basis the application is approved as recommended by Council) and as identified previously in the paper presented to the Policy Committee on 23 March. Council owned land at 426 **Ōmokoroa** Road offers several advantages as a sportsfields site. A further detailed desktop assessment on the site at 426 **Ōmokoroa** road (and surrounds) as well as 6 other sites within Stage 3 is provided below.

2. Purpose of this paper

The purpose of this paper is to provide an update to Council on possible locations for future sportsfields within Stage 3 of **Ōmokoroa**. After a recent workshop with Councillors on 23 March staff were asked to investigate two additional sites for the use of sportsfields. In total 7 sites have been reviewed by way of desktop analysis. Before the final round of informal consultation with the community we would like to ensure that Council is satisfied with a preferred option for the use of sportsfields. The preferred option will then be included in the draft Structure Plan for consultation in late May where we will seek final feedback from the community before formally notifying the Structure Plan either through the Standard Schedule 1 Plan Change Process or the Streamlined Planning Process as previously discussed with Councillors.

3. Background

Structure Plan Development

The Stage 1 Structure Plan was produced in 2002. In 2004 Ōmokoroa was reinforced as an urban growth area through the SmartGrowth Strategy. Council has been working on the current Structure Plan since 2017. Community engagement days were held in November 2017 to get general community feedback, and again in September 2018 where four possible options of how the area could be laid out were presented. Council subsequently selected a preferred option.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments, this includes enabling people and communities to provide for their social, economic and cultural wellbeing. Planning decisions need to contribute to well-functioning urban environments.

As a Tier 1 high growth area the NPS includes specific requirements to facilitate intensification. These include ensuring building heights and density are not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

A discussion paper was provided to Council in December 2020 on the Ōmokoroa Structure Plan and the proposed residential rules. In addition, the infrastructure schedule and the Ōmokoroa Gully Reserve Concept document was discussed.

The Ōmokoroa Gully reserve concept plan provides an indication on how the gully network could be developed. Stage 3 has a substantial network of gullies and river margin. Council and the community view this network as being critical to the development of the area in terms of amenity, recreation, pedestrian and cycling connectivity, biodiversity, cultural purposes and stormwater management.

The Resource Management Team recently (February 2021) reported to Council to seek direction on the use of the Streamlined Planning Process (SPP) for the Plan Change/Structure Plan. The outcome of this was that the Resource Management Team will continue to investigate the use of the SPP while preparing necessary information for either the SPP or the standard Schedule 1 plan change process. The Resource Management Team will report back to Council in May 2021 to confirm which plan change process will be used and to provide a final update prior to lodging an application with the Minister (SPP) or prior to notifying the Plan Change (through the standard Schedule 1 process) to Council on the proposed residential rules and structure plan.

On the 23 of March a workshop was held to discuss updates to the Structure Plan. The report included information on financial contributions, the Jace town centre hearing, the future use of Council owned land at 426 Ōmokoroa Road and an update on open space requirements within stage 3 with a focus on location of future sportsfields. The discussion at the workshop was centred around potential sportsfield locations. Since this workshop staff have reviewed two additional sites for sportsfields and commentary on this is provided in Section 7 below.

4. Recreation and Open Space Strategy

As the population increases demands on our recreation spaces increase too. Council needs to ensure that we keep pace with demand for recreation so that we can continue to meet the needs of the growing district. An open space network within the Western Bay contributes to positive community outcomes including;

- Feeling connected with a sense of belonging
- Being active and healthy
- Getting into the outdoors
- Connecting with the natural environment; and
- Protecting important natural and cultural areas within our District.

The above community outcomes will be achieved through:

- Providing opportunities to access the recreation and open space network through implementing appropriate levels of service
- Connecting spaces and places to each other through an integrated network, within Stage 3 of **Ōmokoroa** this can be achieved through walking and cycling connections within the existing gully network.
- Protecting and enhancing environmental, cultural and heritage values. Within Stage 3 of **Ōmokoroa** these values will be protected and enhanced through the open space network e.g., through planting programmes and acknowledgement of sites of cultural and historical significance in conjunction with hapū partners.
- Providing spaces and places that our community are proud of and that encourage participation. Within Stage 3 Crime Prevention through Environmental Design (CPTED) principles will be applied to the open space network and through providing a range of high-quality open space opportunities within the area that cater for the populations needs.
- Collaborating and partnering with tangata whenua. Within Stage 3 we will continue to work with iwi/hapu to identify potential sites that require protection and identify sites that will protect cultural and environmental values. There is also an opportunity to highlight culturally significant sites (as appropriate) this is being worked on through the **Ōmokoroa** Cultural Overlay report in partnership with Pirirakau.
- Proactively planning for future recreation and open space needs taking into consideration the range of factors that influence growth, current provision, changing trends and environmental factors. Within Stage 3 this is ensured through recreation and open space being included within the development of the **Ōmokoroa** Structure Plan. Agreed levels of service will be implemented through the Structure Plan and through ongoing development.

5. Regional Spaces and Places Strategy

The Bay of Plenty Regional Spaces and Places Strategy provides a high-level strategic framework for regional sport and recreation facilities in the region. The Strategy was developed in conjunction with Sport Bay of Plenty and the regions local authorities. The regional based approach provides consistency across the Bay of Plenty and in particular assists in identifying strategic priority areas.

To help achieve consistent, strategic decision making [the Strategy](#) sets out Decision Criteria and a Facility Investment Decision Making Process (see Section 6). The criteria and process are considered vital to determine the specific types of facilities required and regional and local investment priorities. The evaluation criteria include guiding principles which underpin the strategy, these are; investing strategically (alignment with existing planning), maximising value (matching the projected needs of the community), sustainability (track record of organisation) and accessibility (access to wide ranging community).

6. Levels of Service

The **Ōmokoroa** Sports Ground on Western Avenue currently supports active organised sports on the **Ōmokoroa** peninsula. **Ōmokoroa** Sports Ground is 5.8 hectares in size and has one full size playing field and three junior sized football fields for winter use. These fields are also used during summer for touch, rippa rugby and junior cricket. There are four tennis courts and a further two hardcourts proposed in the reserve concept plan. A recent partnership between Council and the **Ōmokoroa** Sports and Recreation Society has seen the construction of a new pavilion **combined with Council's** area office and library.

The stage three structure plan anticipates an additional 2,400 dwellings (4,800 people). The additional demand on the current facilities from these residents is highly unlikely to be met by the existing **Ōmokoroa** Sports Ground. Consideration needs to be applied to the structure plan process for additional land for active sports.

Consideration also needs to be given to the future location of the **Ōmokoroa** bowling greens, which, long term, may be affected by coastal erosion at their current location.

The draft Recreation and Open Space Activity Plan and associated levels of service were recently confirmed by way of adoption into the proposed Long Term Plan process (2021/2031). Feedback on the levels of service reviews for active reserves (as well as swimming pools, indoor recreation centres and neighbourhood reserves) has been received through the LTP pre-engagement process.

The level of service (LOS) adopted for the provision and development of active reserves is based on a qualitative assessment process of demand and provision (as opposed to a ha/1000 population ratio).

The Sport and Recreation Park level of Service assessment criteria for the purchase and development of Sport and Recreation Parks is outlined in Attachment 1.

7. Open space requirements

To support the growing Ōmokoroa community it is important that sufficient land is secured in strategic locations for recreational facilities to meet the community's needs. In addition to sportsfields there is an identified need for aquatic facilities and indoor multi-use sports facilities and events space to serve a fully developed **Ōmokoroa and the wider catchment area.** **Neighbourhood reserve requirements also** need to be considered. A significant feature of Stage 3 is the existing gully network which is proposed to be utilised for walking and cycling connections as well as stormwater purposes in some instances. Ideally the gully network and walking and cycling connections will be used to form linkages and connectivity between different areas of open space, active reserve, the school and town centre.

Due to higher density housing proposed within Stage 3 it is important that sufficient levels of open space are provided for. A central area (approximately 10ha in size) of active reserve is proposed. In addition to this a future aquatic centre and indoor stadium are also identified on the Structure Plan. Due to the scale of the reserve it

is necessary to identify the area and specifically include it within the Structure Plan. The purchase of 10ha of land has been included in 2024 and 2026 in the 2021/31 Long Term Plan.

The future active reserve needs to be centrally located, accessible, relatively flat and linked to the wider reserve network. It would be advantageous if the site was in close proximity to the **future school site at 426 Ōmokoroa Road to potentially share** resources and costs of development with the Ministry of Education as identified in the Regional Spaces & Places Strategy.

Various locations for the active reserve have been considered within Stage 3. An assessment of these is provided in the table below. Refer to Attachments 2 and 3 for maps which shows the locations of each of the sites that have been investigated for active reserve purposes.

#	Options for Active Reserves	Topography and soil suitability	Estimated acquisition cost based on capital value, refer to Attachment 4	Strategic alignment	Overall benefit	Overall constraints
1.	452 Ōmokoroa Road (and adjoining land to make up to 10ha)	Soil condition <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system) wet / water logged soils Slope <ul style="list-style-type: none"> - The site is predominately flat to sloping. Towards the north east of the site it slopes away with an approximately 6m fall. This lower portion of this site may be suited to indoor recreation activities, e.g., indoor sports centre. 	\$8,115,000	<ul style="list-style-type: none"> - Good access from existing road network, opportunities for Park and Ride connectivity - Close proximity to proposed future town centre and proposed medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network - Connection with school site, opportunity to partner with MoE for recreation needs of students 	<ul style="list-style-type: none"> - Adjacent to (across the road) the future school site. - Good visibility from Ōmokoroa Road. - Suitable entrance way available from Prole Road and Francis Road extension. - Relatively flat land. - A contiguous rectangle could be configured (through additional land acquisition) that would be suitable for sports field development. - Provide prominent entrance into Ōmokoroa, with views to the north including Kaimais and possibly Bowentown. - Link to open space network through walking and cycling connections via 	<ul style="list-style-type: none"> - Requires approximately 6 willing landowners to sell land to Council to create 10ha. (PWA process or designation could be undertaken).

		<p>Shape</p> <ul style="list-style-type: none">- The site is likely able to be configured to suit large rectangular sportsfields. This would require the acquisition of approximately 6 existing sites.			<p>gully system.</p>	
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2.	Middle of Prole Road (eastern side)	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields 	\$8,725,000	<ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Suitable accessibility - Relatively flat land - Large contiguous sites - Close proximity to school site - Link to open space network through walking and cycling connections via gully system. 	<ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing
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3.	Middle of Prole Road (western side)	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to rear of the site. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields. 	\$9,290,000	<ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Accessibility - Relatively flat land - Large contiguous sites - Relatively close proximity to school site - Link to open space network through walking and cycling connections via gully system. 	<ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing
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4.	K,Francis orchard property	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to east of the site. Raw soil over esplanade area of River (to the west). Young soil with no distinct topsoil development found along braided rivers and tidal estuary locations. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat but slopes down towards the northern aspect. <p>Shape</p> <ul style="list-style-type: none"> - The site is narrow in the 	\$5,540,000	<ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be surrounded by medium / high density development in future - Walking and cycling connection potential through adjoining gully system. 	<ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network - Relatively flat land 	<ul style="list-style-type: none"> - Poor visibility of site with little/no road frontage - Poor shape factor for sportsfield configuration - Not centrally located - Poor transportation access
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		northern portion (approximately 2ha) the remainder of the site could be configured to provide sportsfields however avoiding the poor draining soil in this location would be difficult.				
5.	End of Prole Road	<p>Soil condition</p> <ul style="list-style-type: none"> - Gley (wet) soils over almost entire site. <p>Slope</p> <ul style="list-style-type: none"> - The site is flat. <p>Shape</p> <ul style="list-style-type: none"> - The site is unusual in configuration. Approximately 100m in width 	\$1,965,000	<ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be near medium / high density development in future - Walking and cycling connection potential through adjoining gully system and open space network. 	<ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network 	<ul style="list-style-type: none"> - Poor soil structure and type. - Not centrally located - Natural hazard issue - Potential large scale geotechnical constraints due to fill site

		<p>across the majority of the length of the site.</p> <p>Other</p> <ul style="list-style-type: none"> - The site adjoins the Waipapa River and has been used as a cleanfill site for a number of years. - The site is being investigate for future stormwater wetlands for Prole Road and surrounding residential development 					<ul style="list-style-type: none"> - Poor transportation access
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6.	Prole Francis Link	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system adjoining property on both sides) wet / water logged soils <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is likely able to be configured to support some rectangular sportsfields but the shape is narrow (adjoining Francis Road and to the northern end of the site) 	\$7,940,000	<ul style="list-style-type: none"> - Good access from future road network, - Not in close proximity to proposed future town centre or school site. - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Access via future Francis Road link. - Link to future walkways and cycleways through gully network 	<ul style="list-style-type: none"> - Shape factor is not ideal for sportsfields. - Adjoins wet gully system on either side. - Dissected by future road
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		<ul style="list-style-type: none"> - Site is bisected by future Francis Road link. 				
7.	R and G Francis Property	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately steep to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is not likely to be able to be configured to support sportsfields due to the proposed road by Waka kotahi. 	\$3,139,000	<ul style="list-style-type: none"> - Would provide good access and connectivity with future road network however this depends on future road alignment in partnership with Waka kotahi. 	<ul style="list-style-type: none"> - Access is to be determined. Could have walking and cycling connection opportunities. 	<ul style="list-style-type: none"> - Waka Kotahi interchange utilises a large section of this site. - A small section could be used for sportsfields but it is small and steep in contour.

8. Summary of table

The desktop analysis shows that Option 1 has a high level of suitability for future sportsfields. With the potential decision to approve the JACE site as the future Town Centre within Stage 3, the council owned land at 452 could be considered for active reserve. This site has good access opportunities with **access from Ōmokoroa Road via the future Francis Road extension as well as Prole Road**. The site is also immediately opposite the future school site creating the possibility of shared use and cost sharing of facilities.

The council owned land at 452 Ōmokoroa Road has two distinct levels, both are relatively flat however there is a noticeable distance between the levels. Large structures, such as the aquatic centre could be located on the lower level with sportsfields on the top level. The embankment between the two levels is not too dissimilar to the Western Avenue Sportsground.

The use of this site for sportsfields also provides an additional benefit of **providing a high level of amenity as an entranceway into Ōmokoroa**. The use of this site for sportsfields and active purposes would also mean that Council **doesn't** need to purchase land in the middle of Prole Road from developers who already have preliminary development plans for medium/high density residential housing. Land acquisition will be required from private landowners to enable the development of a contiguous area of 10ha. Informal preliminary discussions have been held with potentially affected landowners. The main concerns that were raised were in relation to landowners being able to secure suitable land elsewhere within **Ōmokoroa** for their business activity.

Both options 2 and 3 are also suitable for sportsfield development given their flat topography, well draining soils and contiguous rectangular shape. However, options 2 and 3 will come at significant cost to Council. Both of these sites are currently being progressed by established land development companies who are preparing development plans and resource consent applications to be lodged when the new residential rules are in place for **Ōmokoroa**.

Option 4 and option 5 are located towards the end of Prole Road adjoining the Waipapa River. The sites do not have good visibility or access for the public when considering the high number of users that will access future sportsfields. The sites are not located centrally and do not have good connectivity to the town centre or future school site. Option 5 is also unsuitable due to the soil type and configuration of the site. In addition, Option 5 is likely to be purchased for the use of stormwater purposes for the development of Prole Road and surrounding residential land.

Option 6 is suitable from a soil type and contour perspective however is limited due to the gully which adjoins the site on either side of the site. In addition, the future Prole to Francis link road will bisect the site which reduces the suitability

of the site for contiguous playing fields. The southern end of the site is also very narrow and visibility from Francis Road is reasonably restricted.

Option 7 is significantly impacted by the Waka kotahi SH2 and **Ōmokoroa** Interchange upgrade and existing designation. There is some land that could be leftover as shown on Map 7, however, it is impacted by steep slopes and is not large enough for sportsfield development.

9. Next steps

Consultation was scheduled for early April (2021) but this has been postponed because of the delay in the Jace town centre hearing decision. The consultation is now likely to be in May. It will comprise of a session with landowners within **stage 3, followed by two events for the wider Ōmokoroa community.**

The purpose of the consultation events is to present the updated Structure Plan and proposed residential rules before Council makes a final decision on what is to be formally notified. We will be seeking feedback from the community to inform any necessary changes that may be needed prior to notification.

Following the completion of upcoming consultation events Council will summarise feedback received and report to Council on any necessary changes to the Structure Plan and proposed residential rules.

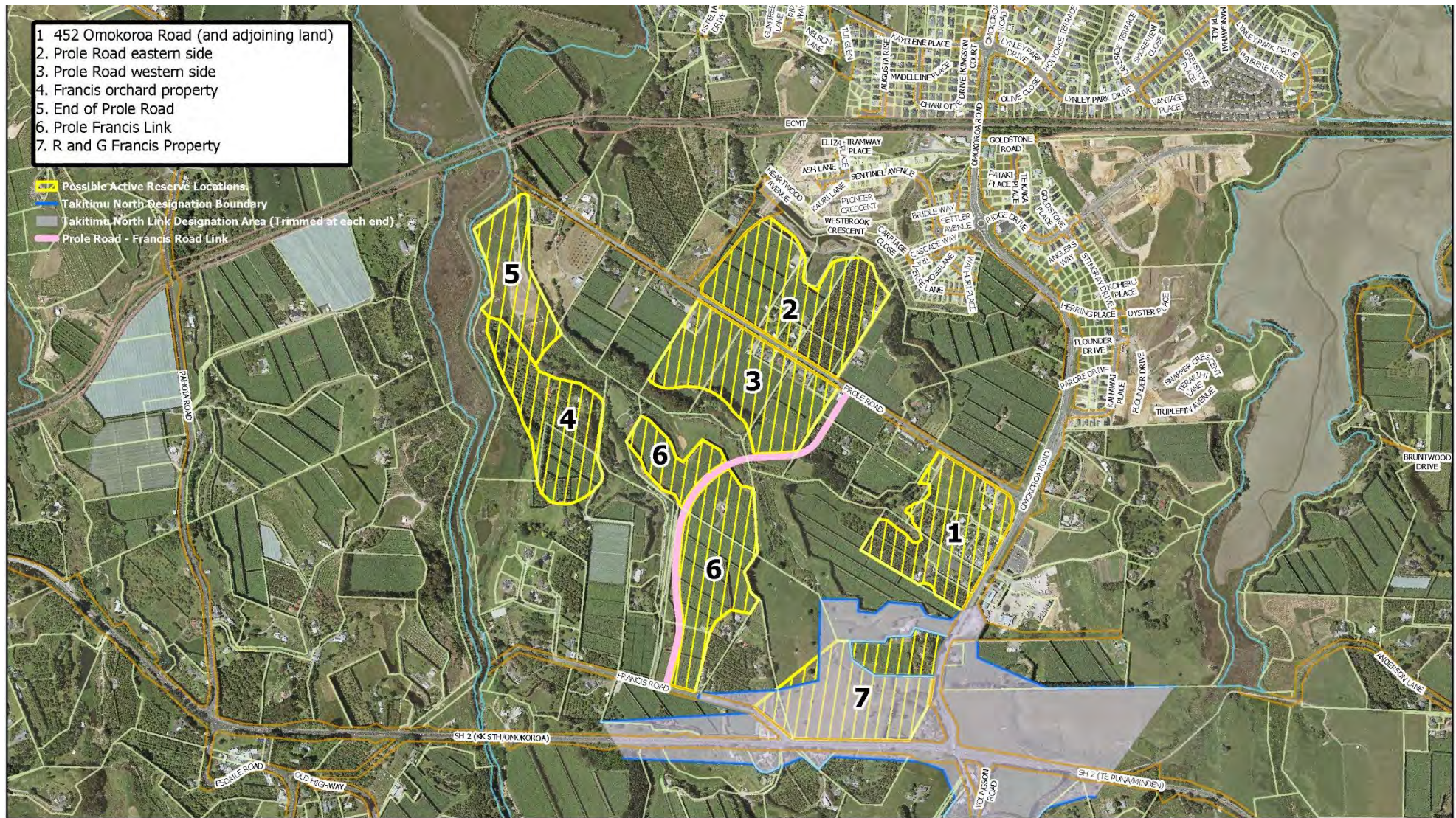
The Resource Management Team will either prepare the formal reporting documentation through the Streamlined Planning Process or the standard Schedule 1 Plan Change Process for Council to adopt. Both processes will require formal notification where the public and key stakeholders will be invited to make submissions on the proposal.

Consideration	Description	Further Information
Purpose and Function	<p>Across the District, sport and recreation network achieves multiple objectives, including:</p> <ul style="list-style-type: none"> • Outdoor spaces and facilities for organised sport to occur, both training and competition • Outdoor spaces and facilities for informal sport and recreation to occur • Significantly contributing to increased ecological functions and amenity values of the surrounding areas. • Places for the community to interact, connect and attend community events (sport and non-sport) and engage in recreational activities. 	<p>The types of activities and facilities provided by sport and recreation parks include:</p> <ul style="list-style-type: none"> • Organised sport and competitions with specialist's surfaces required • Informal sport and recreation • Community events and infrastructure e.g., clubrooms • Greenspace and amenity • Ecological corridors • Walking and cycling connections • Stormwater management

Consideration	Description	Further Information
Guiding Principles	<p>Across the District, our sport and recreation parks network;</p> <ul style="list-style-type: none"> • Is accessible through endeavoring to ensure a reasonable geographic distribution of parks across the District particularly in larger urban areas and smaller towns. • Is efficient, Council will look for opportunities for making the most of what is available to respond to demand in the first instance • Supports the development of strong communities through providing places for recreation and community activities and events to occur. • Supports the development of successful and sustainable sports clubs that are meeting the needs of the community as a social, training and competition level. • Is developed and managed to primarily respond to the needs and demands of the local community in which the park is located. • Is delivered in partnership with local communities and other organisations 	<p>Council will utilise a range of tools to make the most of current provision including drainage improvements.</p> <p>Council will apply best practice in development of sport and recreation parks in decision making on proposals for parks including provision of multi purpose facilities.</p> <p>Council will utilise Reserve Management Plan and Community Plan processes to understand local community needs.</p>

Consideration	Description	Further Information
Purchase of land for sport and recreation parks	<p>There are a range of factors that need to be considered when identifying the need for the purchase of land for sport and recreation parks.</p> <p>Council should fully explore what options are already currently available.</p> <p>Council will consider one or more of the following factors when identifying the potential to purchase land for sportsfields;</p> <ul style="list-style-type: none"> • Ability to improve the quality and function of existing parks • Ability to provide flexible and multi-use spaces to cater to wider needs • Ability to contribute to a sense of community, increased ecological functions and amenity values in higher density environments. • Where there is an identified equity issue and the access to sports and recreation facilities will provide benefits to the community. 	Councils sports code supply and demand assessment will continue to be reviewed every 3 years to understand growth of codes.

Consideration	Description	Further Information
Development of sport and recreation parks	<p>Councils basic level of service for sport and rec park development is tow own, fund, develop and maintain the following;</p> <ul style="list-style-type: none"> • Carparks • Internal roads • Toilets, change facilities • Basic level of service for grass sportsfields and hardcourts • Pathways • Signage • Playground • Landscaping; tree planting and areas that can add links for ecological corridors. <p>If demonstrated demand is proven</p> <ul style="list-style-type: none"> • Floodlights • Clubrooms • A higher LOS than what Council provides. 	Where clubrooms are provided on Council land Council can enter into a land lease only where the clubrooms can effectively demonstrate multiuse of the facility. Council may fund toiles/changing/storage rooms as part of the facility where this available to the general public.



- 1 452 Omokoroa Road (and adjoining land)
- 2. Prole Road eastern side
- 3. Prole Road western side
- 4. Francis orchard property
- 5. End of Prole Road
- 6. Prole Francis Link
- 7. R and G Francis Property

- Possible Active Reserve Locations
- Takitimu North Designation Boundary
- Takitimu North Link Designation Area (Trimmed at each end)
- Prole Road - Francis Road Link

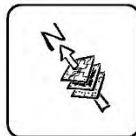
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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

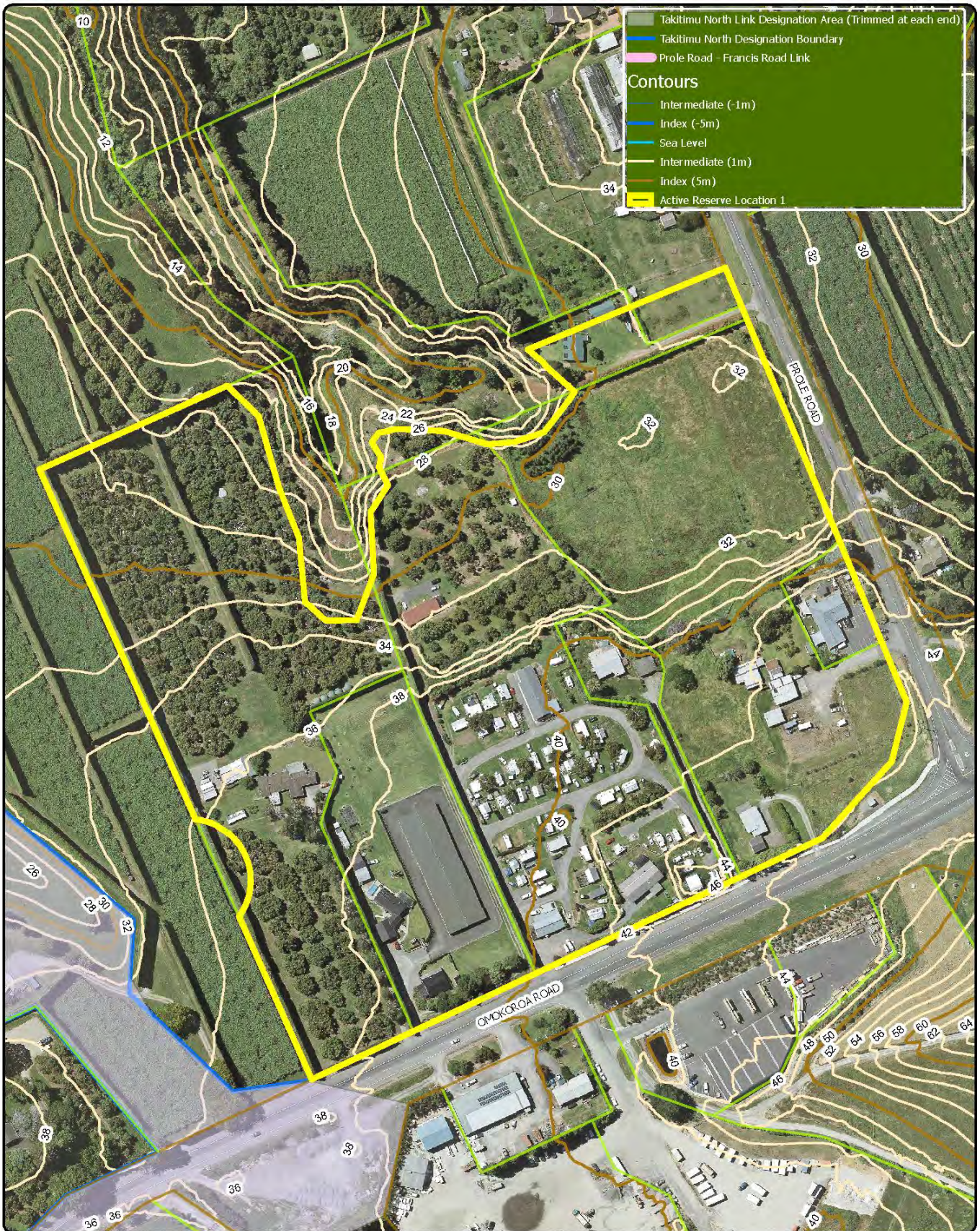
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POSSIBLE ACTIVE RESERVE LOCATIONS INDICATIVE ONLY



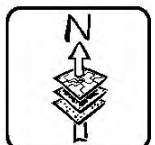


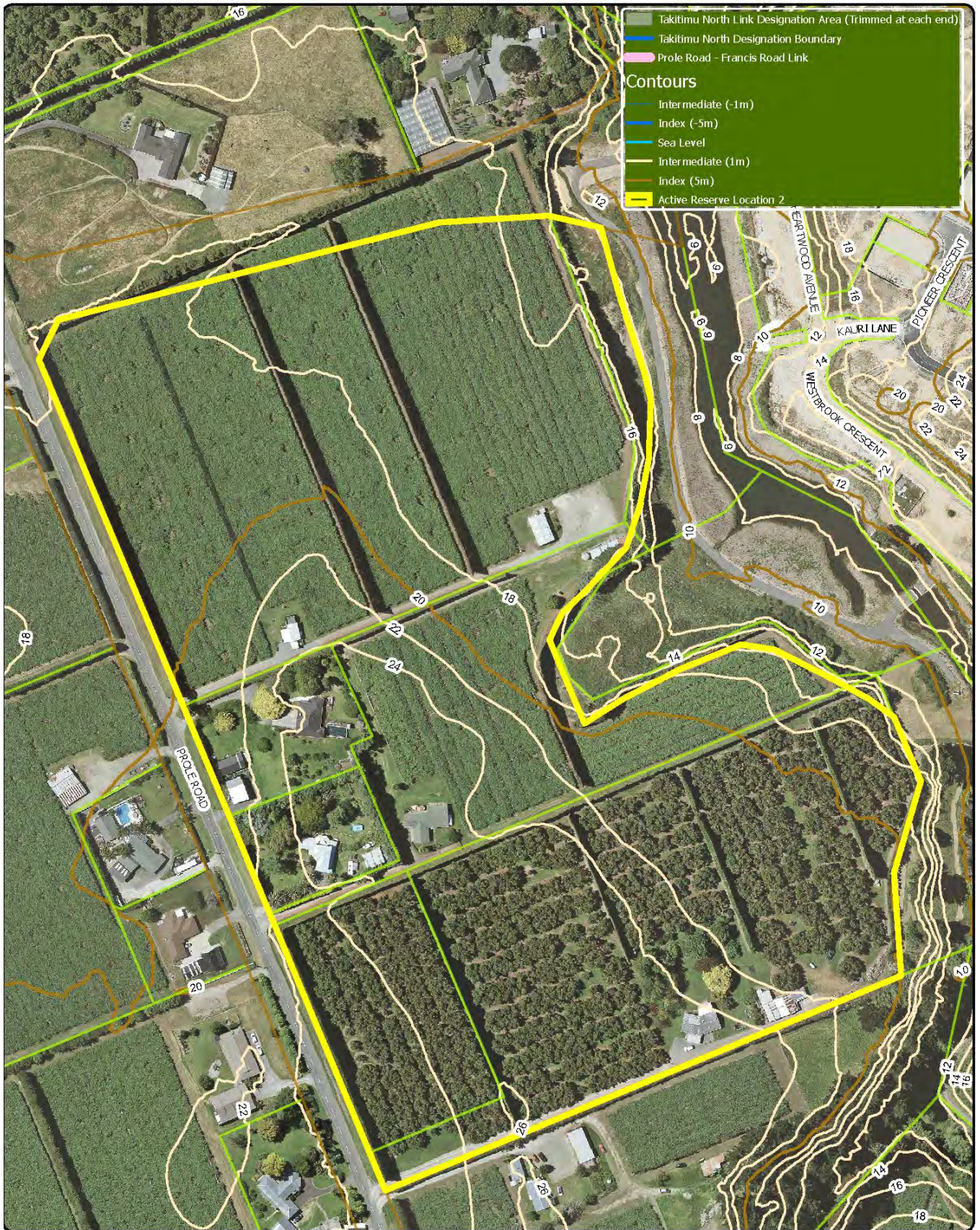
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Email: gis@westernbay.govt.nz
 Date: 31/03/2021
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 1 - AREA 9.26HA





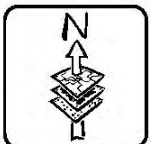
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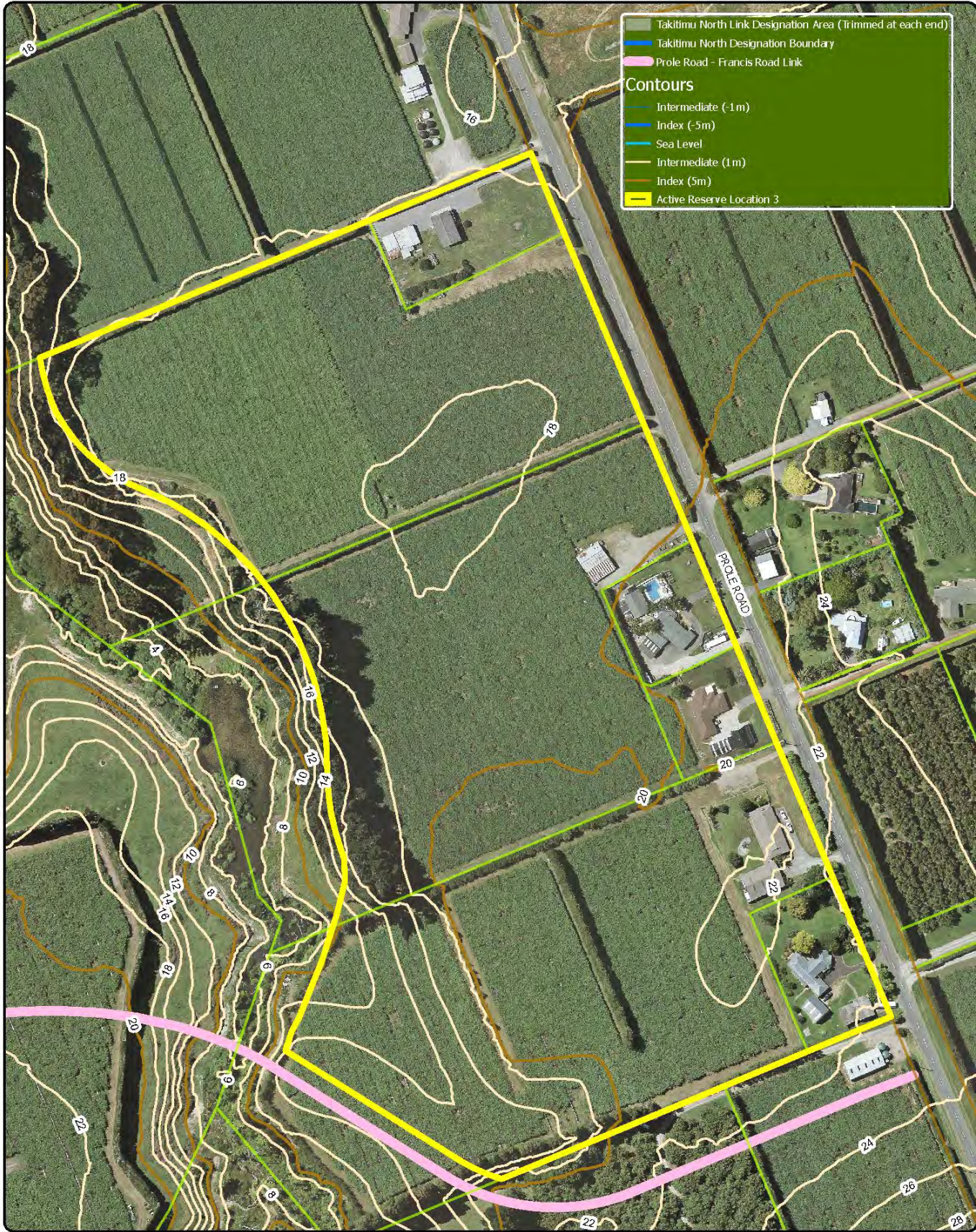
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 2 - AREA 11.62HA



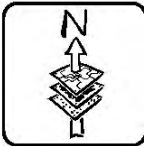


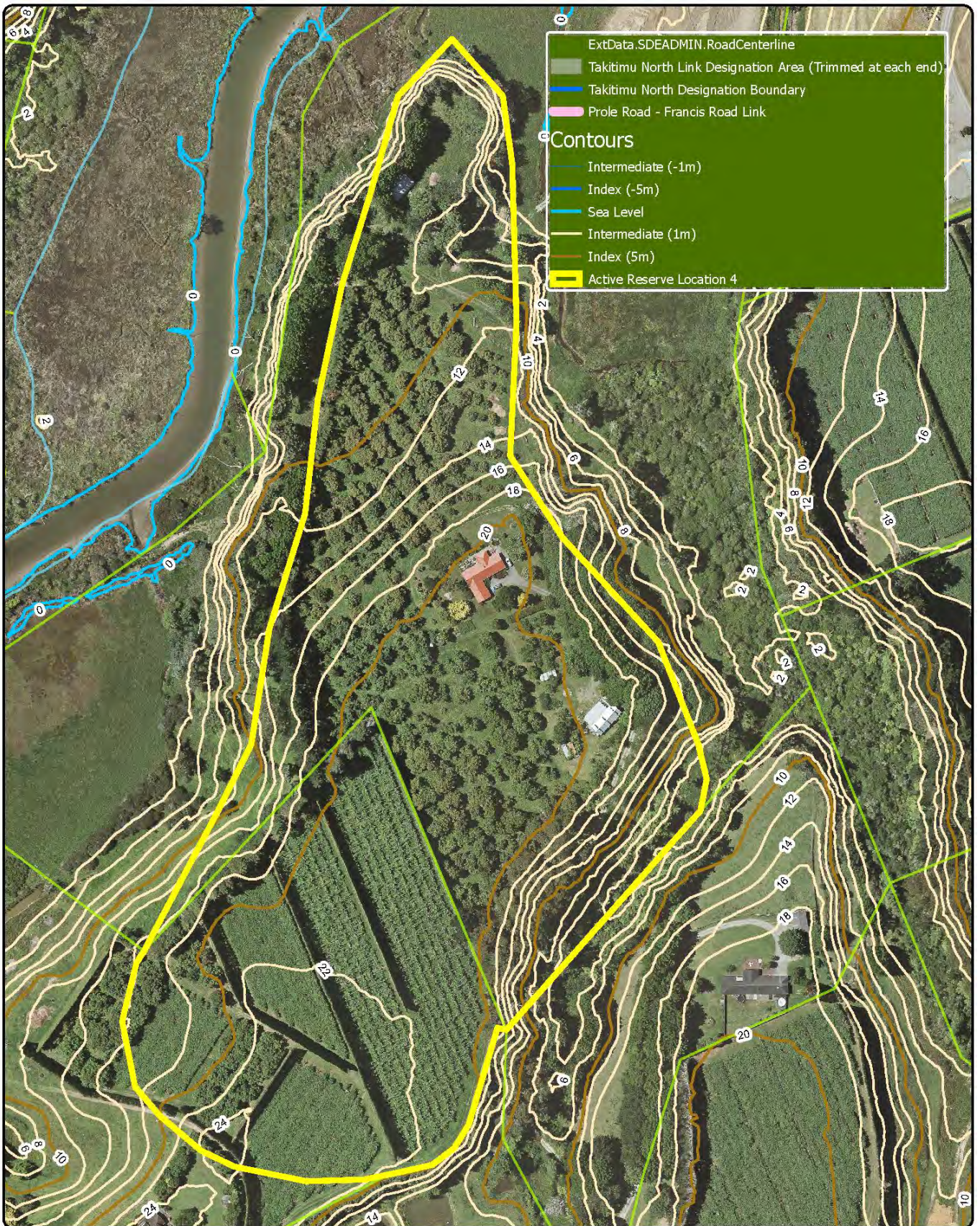
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 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 31/03/2021
 Operator: mlb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 3 - AREA 10.50HA





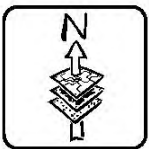
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 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

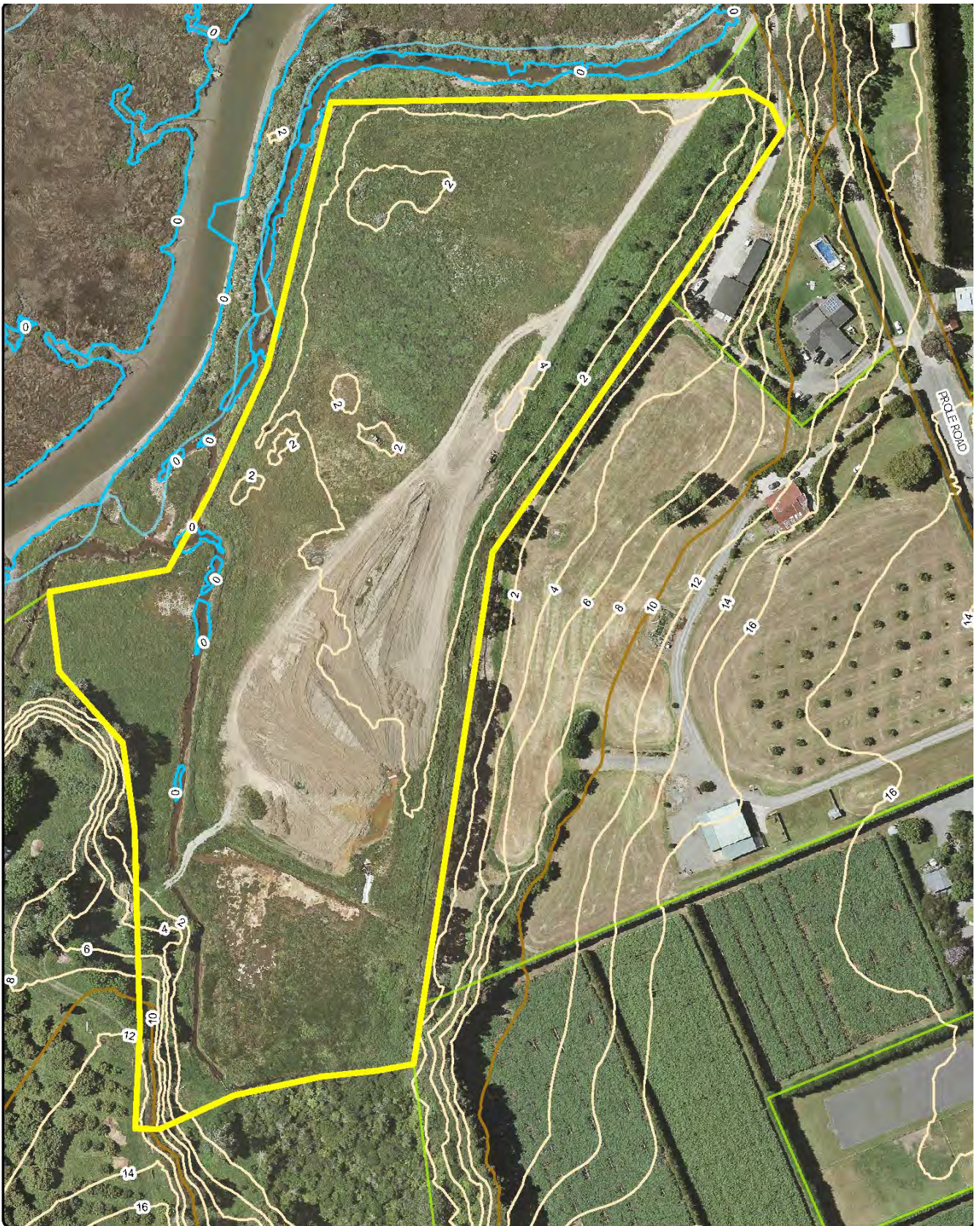
Email: gis@westernbay.govt.nz
 Date: 31/03/2021
 Operator: mlb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve

Scale A4 - 1:2,500
 0 10 20 40 60 80 100 Meters



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 4 - AREA 7.95HA





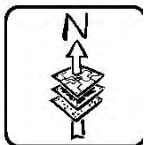
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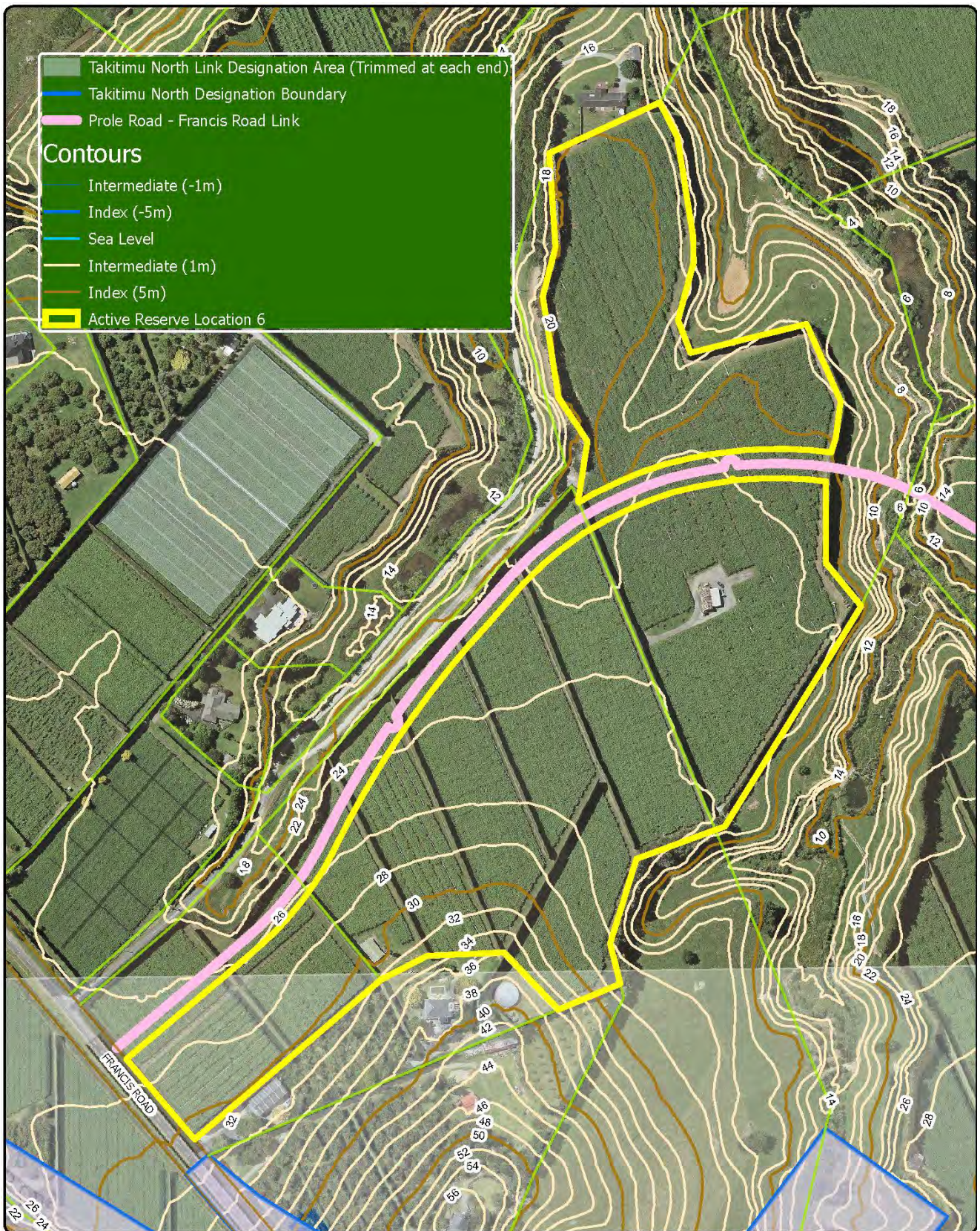
Email: gis@westernbay.govt.nz
 Date: 31/03/2021
 Operator: mlb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve

Scale A4 - 1:2,000
 0 10 20 40 60 80 Metres



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 5 - AREA 5.37HA





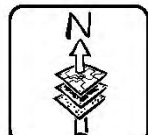
Takitimu North Link Designation Area (Trimmed at each end)
 Takitimu North Designation Boundary
 Prole Road - Francis Road Link
Contours
 Intermediate (-1m)
 Index (-5m)
 Sea Level
 Intermediate (1m)
 Index (5m)
 Active Reserve Location 6

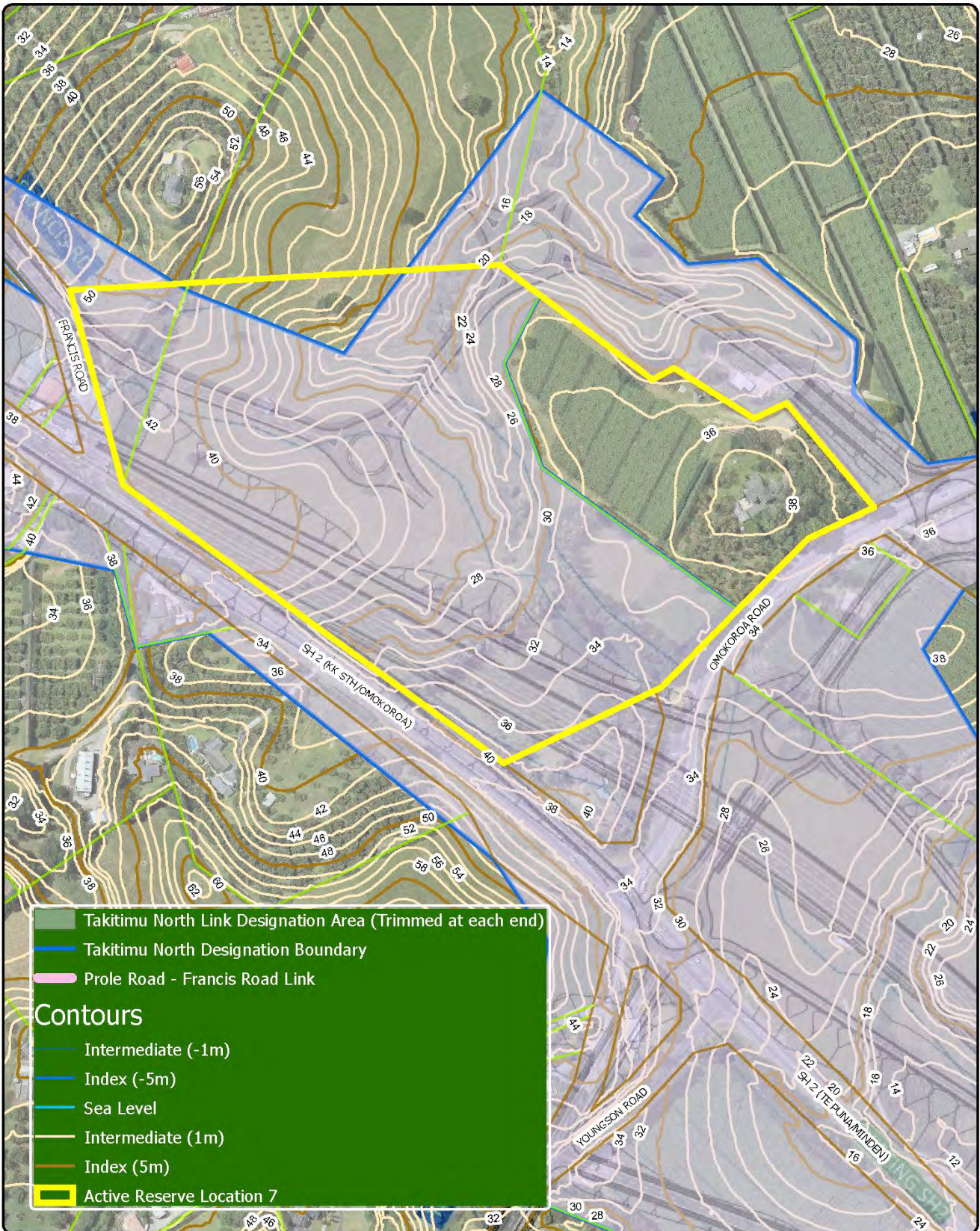
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Email: gis@westernbay.govt.nz Scale A4 - 1:3,500
 Date: 31/03/2021
 Operator: rmb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve
 0 25 50 100 150 200 Metres



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 6 - TOTAL AREA 11.50HA





Takitimu North Link Designation Area (Trimmed at each end)

Takitimu North Designation Boundary

Prole Road - Francis Road Link

Contours

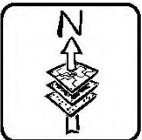
- Intermediate (-1m)
- Index (-5m)
- Sea Level
- Intermediate (1m)
- Index (5m)
- Active Reserve Location 7**

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Email: gis@westernbay.govt.nz Scale A4 - 1:3,500
 Date: 31/03/2021
 Operator: mb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 7 - AREA 10.99HA



Omokoroa Capital Values of proposed sportsfield sites										
Area on Map	Parcel Numbers	Address	Land Value	Improvement Value	Capital Value					
1	1206/46	7 PROLE ROAD	375,000	605,000	980,000					
	1207/304	452 OMOKOROA ROAD	925,000	255,000	1,180,000					
	1207/593	454 OMOKOROA ROAD	515,000	235,000	750,000					
	1207/491	468 OMOKOROA ROAD	920,000	920,000	1,840,000					
	1207/371	474 OMOKOROA ROAD	685,000	905,000	1,590,000					
	1207/365	476 OMOKOROA ROAD	1,000,000	775,000	1,775,000					
			4,420,000	3,695,000	8,115,000					
2	1206/25	88 PROLE ROAD	1,170,000	1,170,000	2,340,000					
	1206/8	62 PROLE ROAD	650,000	130,000	780,000					
	1206/3	86 PROLE ROAD	570,000	505,000	1,075,000					
	1206/5	76 PROLE ROAD	540,000	490,000	1,030,000					
	1206/32	74 PROLE ROAD	820,000	765,000	1,585,000					
	1206/48	62 PROLE ROAD	985,000	930,000	1,915,000					
			4,735,000	3,990,000	8,725,000					
3	1206/18	PROLE ROAD	1,500,000	1,570,000	3,070,000	Adjoining Parcels				
	1206/45	85 PROLE ROAD	1,500,000	1,570,000	3,070,000					
	1206/17	105 PROLE ROAD	550,000	305,000	855,000					
	1206/19	83 PROLE ROAD	520,000	420,000	940,000					
	1206/593	65 PROLE ROAD	530,000	525,000	1,055,000					
	1206/669	69 PROLE ROAD	1,060,000	1,080,000	2,140,000					
	1206/44	75 PROLE ROAD	510,000	720,000	1,230,000					
			4,670,000	4,620,000	9,290,000					
4	1205/23	50D FRANCIS ROAD	2,120,000	3,420,000	5,540,000	Only small part of this parcel is on map and the rest of 4 is part of number 5 on map				
5	1205/16	42 FRANCIS ROAD	1,330,000	635,000	1,965,000					
6	1205/272	28 FRANCIS ROAD	2,110,000	3,130,000	5,240,000					
	1205/10	42 FRANCIS ROAD	1,400,000	1,300,000	2,700,000					
			3,510,000	4,430,000	7,940,000					
7	3002/2	SH 2 (KK STH/ OMOKOROA) 6 HARBOUR VIEW ROAD	1,470,000	29,000	1,499,000	Parcel bigger as on map				
	1207/165	492 OMOKOROA ROAD	915,000	725,000	1,640,000					
			2,385,000	754,000	3,139,000					