

## Appendix 7 Structure Plans

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## 2.4 Katikati Industrial Zone Structure Plan Financial Contributions Schedule May 2012

Revisions made to costs R-RD3, and R-RD4

Estimated Consultant Design costs removed

Total net developable area	26.52 ha
West of old railway line	10.688 ha
East of old railway line	15.832 ha

### Roading: Connectivity

Item	Description	Unit	Pavement Width	Length	Cost
R-RD 3	25m centre Roundabout to connect RRD 2, RRD 4, RRD 5.	m	12	100	\$ 670,000
R-RD 4	Carriage way Dual 8m, ie 16m pavement to 2009 Dev Code standard	m	16	130	\$ 780,000
					\$ 1,450,000

<b>Total Cost of Connectivity Roding</b>	<b>\$ 1,450,000.00</b>
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Total Area	ha	26.52	26.52 ha
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<b>Connectivity Roding per square metre rate</b>	<b>\$ 5.47 per m2</b>
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### Roading East of old Railway formation

R-RD 2	Carriage way 12m, alternative to 2009 Dev Code standard	m	12	560	\$ 2,352,000.00
R-RD 3 - 1	12m carriageway constructed prior to full roundabout	m	12	140	\$ 548,000.00
R-RD 5	Carriage way 12m, alternative to 2009 Dev Code standard	m	12	180	\$ 756,000.00
R-RD 6	Roundabout at 12m centre	m	8	100	\$ 450,000.00
					\$ 4,106,000.00

<b>Total Cost of Eastside Roding</b>	<b>\$ 4,106,000.00</b>
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Total Area	ha	15.832	15.832 ha
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<b>Eastside Roding per square metre rate</b>	<b>\$ 25.93 per m2</b>
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Note: The costs of the interim access roads provided for under Rule 12.4.17.5 are included in (i.e. are not additional to) the total costs of the full structure plans road that they will later be upgraded to.

### Utilities

#### Sanitary Sewer

Item	Nominal material	Unit	Quantity	Rate	Cost
NSS1	200 dia UPVC	m	600	\$ 437.00	\$ 262,200.00
NSS2	200 dia UPVC	m	280	\$ 437.00	\$ 122,360.00
Pump stations		No	2	\$ 95,000.00	\$ 190,000.00
Connections		LS	1	\$ 95,000.00	\$ 95,000.00
Sub total					\$ 669,560.00

#### Water Supply

Item	Nominal material	Unit	Quantity	Rate	Cost
NWS 1	150 dia	m	600	\$ 332.50	\$ 199,500.00
NWS 2	150 dia	m	600	\$ 332.50	\$ 199,500.00
NWS 3	150 dia	m	450	\$ 332.50	\$ 149,625.00
NWS 4	150 dia	m	270	\$ 332.50	\$ 89,775.00
NWS 5	150 dia	m	1420	\$ 332.50	\$ 472,150.00
Connections		LS	1	\$ 95,000.00	\$ 95,000.00
Internal Rider main		m	1050	\$ 85.50	\$ 89,775.00
Sub total					\$ 1,295,325.00

<b>Stormwater Item</b>	<b>Nominal material</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Cost</b>
NSW 1	450 dia	m	600	\$ 475.00	\$ 285,000.00
NSW 2	450 dia	m	280	\$ 475.00	\$ 133,000.00
NSW 3	450 dia	m	180	\$ 475.00	\$ 85,500.00
NSW 4	450 dia	m	120	\$ 475.00	\$ 57,000.00
NSW 5	450 dia	m	220	\$ 475.00	\$ 104,500.00
NSW 6	450 dia	m	300	\$ 475.00	\$ 142,500.00
NSW 7	450 dia	m	700	\$ 475.00	\$ 332,500.00
Connections		LS	1	\$ 95,000.00	\$ 95,000.00
Pond 1	Land	m2	3355	\$ 47.50	\$ 159,362.50
	Construction	m2	3355	\$ 28.50	\$ 95,617.50
Pond Stevens	Land	m2	10786	completed	\$ 537,148.05
	Construction	m2	10786	\$ 28.50	\$ 307,401.00
Pond Bolega	Land	m2	8383	completed	\$ 483,614.60
	Construction	m2	8383	\$ 28.50	\$ 238,915.50
Sub total					\$ 3,057,059.15 \$ 3,057,059.15
Power		LS	1	\$ 380,000.00	\$ 380,000.00 \$ 380,000.00
Telecom		LS	1	\$ 190,000.00	\$ 190,000.00 \$ 190,000.00
<b>Total Cost of Utilities</b>					<b>\$ 5,591,944.15</b>

Total Area ha 26.52 26.52 ha

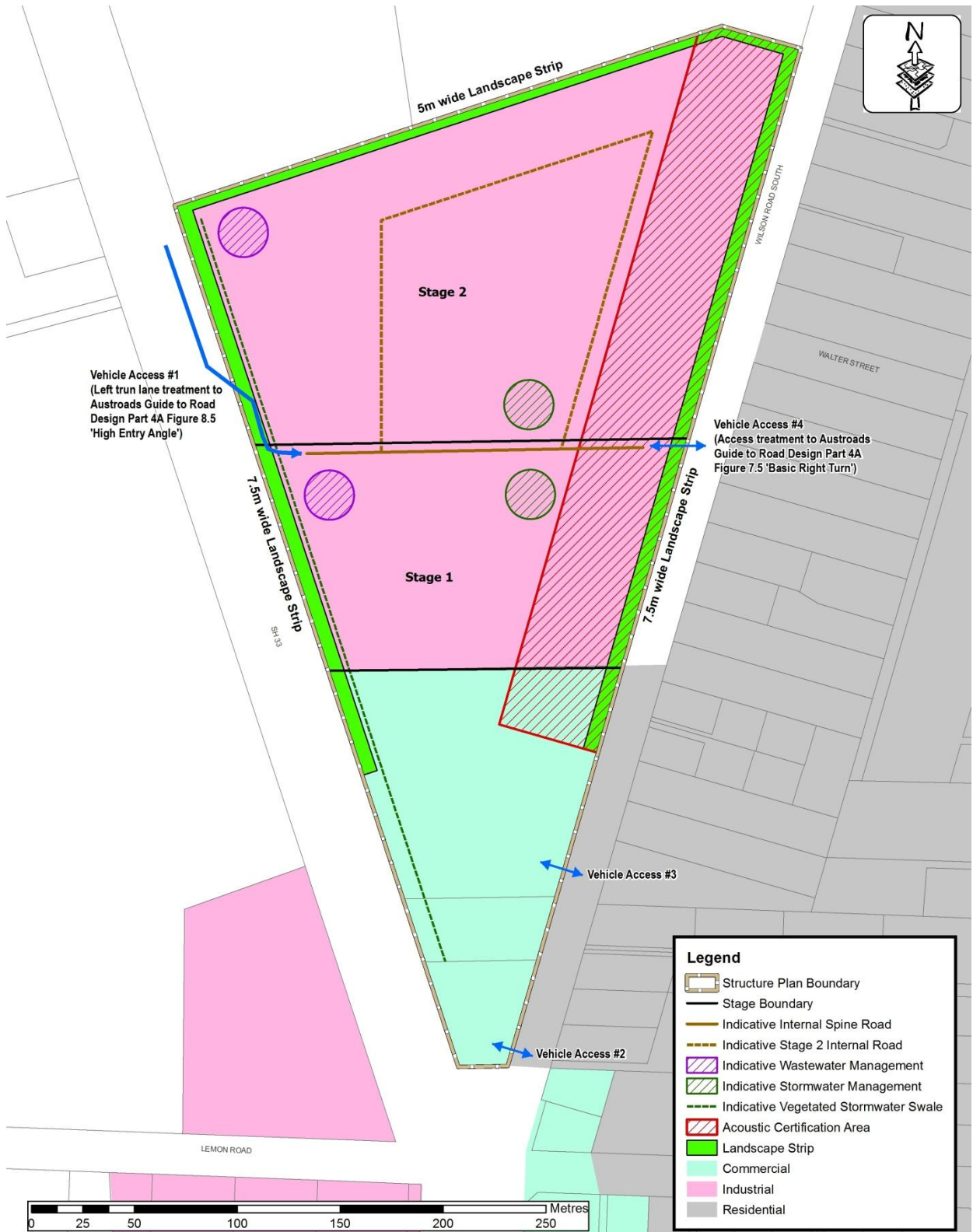
**Utilities per square metre rate \$ 21.09 per m2**

<b>Summary</b>		<b>Per square metre</b>
<b>West side of old Rail embankment</b>		
Roading Connectivity		\$ 5.47
Utilities		\$ 21.09
<b>Westside Total</b>		
<b>Infrastructure Costs</b>		<b>\$ 26.55</b>
<b>East side of old Rail embankment</b>		
Roading Connectivity		\$ 5.47
East side Roding		\$ 25.93
Utilities		\$ 21.09
<b>East side Total</b>		
<b>Infrastructure costs</b>		<b>\$ 52.49</b>

**Important Note:** The per square metre Financial Contribution in the revised Financial Contributions Schedule – May 2012 relates only to the costs of the infrastructure required within the structure plan area and is exclusive of catchment wide Financial Contributions that would generally be payable by a development per household equivalent e.g. district roading and water (western supply zone). The catchment wide Financial Contributions will not be payable by any development within the structure plan area until Council reviews the catchment related impacts through the annual plan process for effect in the 2013/2014 financial year.

## 12. Comvita Campus

### 12.1 Comvita Campus Structure Plan



## **12.2 Comvita Campus Landscape Strip Cross Section**



**Note:**

Landscape strip to comprise either existing shelterbelt planting or landscape planting in accordance with "Landscape Strip Cross Section" as indicated. Mature plants are to be used in the landscape strip to reduce the growth period required to achieve optimal amenity screening in accordance with Rule 4C.5.3.2(g).