

Mā tō tātou takiwā
For our District

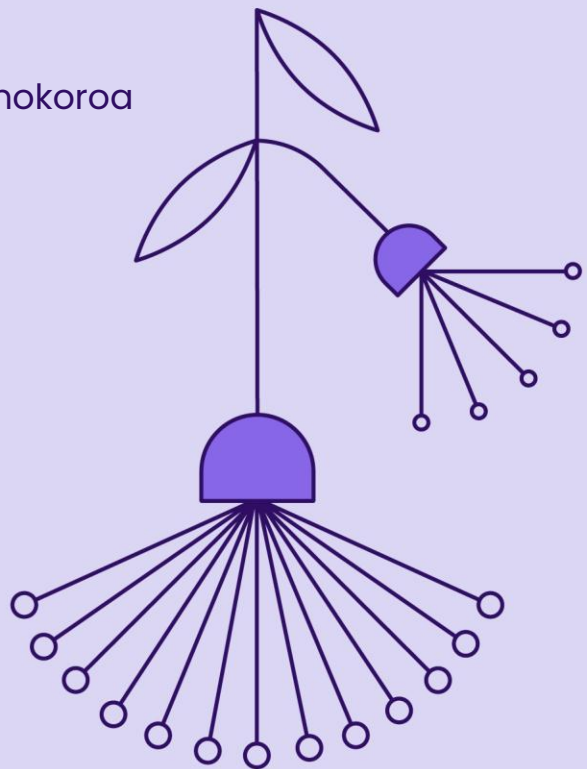
Ōmokoroa Community Board

Poari ā Hapori o Ōmokoroa

OMC25-1

Tuesday, 11 February 2025, 7.00pm

Ōmokoroa Pavilion, 28 Western Avenue, Ōmokoroa



Ōmokoroa Community Board

Membership:

Chairperson	Chris Dever
Deputy Chairperson	Allan Hughes
Members	Ben Bell Peter Presland Councillor Murray Grainger Councillor Don Thwaites
Quorum	3
Frequency	Eight weekly / Workshops as required

Role and Purpose of Community Boards:

- To represent, and act as an advocate for, the interests of their communities.
- To consider and report on all matters referred by Council and its Committees, or any matter of interest or concern to the Community Board.
- To maintain an overview of services provided by Council within the community.
- To prepare an annual submission to the Council for expenditure within the community.
- To communicate with community organisations and special interest groups within the community.
- To undertake responsibilities as delegated by Council or its Committees.

Delegated Functions:

Subject to compliance with Council strategies, policies, plans and legislation:

- To have input into Council and its Committees on issues, services, plans and policies that affect communities within the Community Board Area.
- To provide an effective mechanism for community feedback to Council.
- To receive reports from Council appointees on Council matters relevant to the Community Board.
- To control, expend and monitor funds as allocated by Council.
- To allocate Community Board reserve funds to specific capital non-recurring projects for council assets on council land.

Notice is hereby given that an Ōmokoroa Community Board Meeting will be held in the Ōmokoroa Pavilion, 28 Western Avenue, Ōmokoroa on: Tuesday, 11 February 2025 at 7.00pm

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1 PRESENT**2 IN ATTENDANCE****3 APOLOGIES****4 CONSIDERATION OF LATE ITEMS****5 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.

6 PUBLIC EXCLUDED ITEMS**7 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 Board for up to five minutes on items that fall within the delegations of the Board 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 relationship management system as a service request, while those requiring further investigation will be referred to the Chief Executive.

8 MINUTES FOR CONFIRMATION

8.1 MINUTES OF THE ŌMOKOROA COMMUNITY BOARD MEETING HELD ON 19 NOVEMBER 2024

File Number: A6563813

Author: Pernille Osborne, Senior Governance Advisor

Authoriser: Robyn Garrett, Governance Manager

RECOMMENDATION

1. That the Minutes of the Ōmokoroa Community Board Meeting held on 19 November 2024 as circulated with the agenda be confirmed as a true and correct record.
2. That the Chairperson's electronic signature be inserted into the confirmed minutes.

ATTACHMENTS

1. Minutes of the Ōmokoroa Community Board Meeting held on 19 November 2024

**MINUTES OF WESTERN BAY OF PLENTY DISTRICT COUNCIL
ŌMOKOROA COMMUNITY BOARD MEETING NO. OMC24-6
HELD IN THE ŌMOKOROA LIBRARY & SERVICE CENTRE, WESTERN AVENUE, ŌMOKOROA
ON TUESDAY, 19 NOVEMBER 2024 AT 7.00PM**

KARAKIA

The Chairperson opened the hui with a karakia.

1 PRESENT

Chairperson C Dever, Deputy A Hughes, Member B Bell, Cr M Grainger and Cr D Thwaites

2 IN ATTENDANCE

J Holyoake (Chief Executive Officer) and P Osborne (Senior Governance Advisor)

3 APOLOGIES

APOLOGY

RESOLUTION OMC24-6.1

Moved: Chairperson C Dever

Seconded: Deputy A Hughes

That the apology for absence from Member P Presland be accepted.

CARRIED

4 CONSIDERATION OF LATE ITEMS

Nil

5 DECLARATIONS OF INTEREST

Nil

6 PUBLIC EXCLUDED ITEMS

Nil

7 PUBLIC FORUM

7.1 BRIAN EBBETT – ŌMOKOROA ARTISTS GROUP

Mr Ebbett was in attendance to speak on behalf of the Ōmokoroa Artists Group. He noted the following points:

- Following the Settlers Hall Committee renovations, the shed that the Ōmokoroa Artists Group were using to store their exhibitions needed to be demolished.
- Now that the renovations had been completed, the group wished to have a new shed installed, noting that this was not something that the hall had the ability to fund.
- Permission had been sought from the Hall Committee and Council to have the shed placed on current land that the Hall Committee leased off Council.
- The placement had been approved and it was noted that this placement would help easy access during exhibitions.
- They were seeking funds to help with the purchase of a new shed.

He responded to pātai as follows:

- The group wished to have the entire shed funded, but did acknowledge that should they need to contribute, they had the means to do so.
- Previously the art group had stored equipment in the hall itself, but due to the increase in usage, this was no longer an option.
- The equipment required for the exhibitions would be stored in the shed, not the art itself.

8 MINUTES FOR CONFIRMATION

8.1 MINUTES OF THE ŌMOKOROA COMMUNITY BOARD MEETING HELD ON 24 SEPTEMBER 2024

RESOLUTION OMC24-6.2

Moved: Cr D Thwaites

Seconded: Cr M Grainger

1. That the Minutes of the Ōmokoroa Community Board Meeting held on 24 September 2024 as circulated with the agenda be confirmed as a true and correct record.
2. That the Chairperson’s electronic signature be inserted into the confirmed minutes.

CARRIED

9 REPORTS

9.1 ŌMOKOROA COMMUNITY BOARD – WORKSHOP NOTES – 29 OCTOBER 2024

The Board noted the notes from the workshop held 29 October 2024.

9.2 ŌMOKOROA COMMUNITY BOARD CHAIRPERSON'S REPORT – NOVEMBER 2024

The Board considered a report from the Chairperson. The report was taken as read with further discussion on the below issue.

RESOLUTION OMC24-6.3

Moved: Chairperson C Dever

Seconded: Deputy A Hughes

That the Chairperson's report dated 19 November 2024 titled 'Ōmokoroa Community Board Chairperson's Report – November 2024' be received.

CARRIED

9.2.1 TRALEE STREET AND HAMURANA ROAD – LIGHTING QUERY

The Board raised concern over the 'black hole' on the corner of Tralee Street and Hamurana Road, and Hamurana Road itself. Due to this being a busy intersection, the Board were interested to understand whether the lighting was sufficient and met Councils current Levels of Service.

If the lighting did not meet Councils current Levels of Service, the Board noted that they would like to understand what options were available to address the issue.

The Senior Governance Advisor would raise an SR on behalf of the Board to progress this query.

9.3 ŌMOKOROA COMMUNITY BOARD COUNCILLOR'S REPORT – NOVEMBER 2024

The Board considered a report from Councillor Grainger, who took the report as read. He responded to pātai as follows:

- Council would be considering the final representation arrangements at the hui scheduled 20 November 2024. All the information had been included in the agenda which could be found on Council's website.

RESOLUTION OMC24-6.4

Moved: Cr M Grainger

Seconded: Cr D Thwaites

That Councillor Grainger’s report dated 19 November 2024 titled ‘Ōmokoroa Community Board Councillor’s Report – November 2024’ be received.

CARRIED

9.4 COUNCIL DECISION ON ŌMOKOROA COMMUNITY BOARD RECOMMENDATION - RECOMMENDATION TO LEASE - ŌMOKOROA SPORTS GROUND RECREATION RESERVE BUILDING (RENOVATED EX OLD PAVILION)

The Board considered a report from the Senior Governance Advisor. The report was taken as read.

RESOLUTION OMC24-6.5

Moved: Chairperson C Dever

Seconded: Cr D Thwaites

That the Senior Governance Advisor’s report dated 19 November 2024, titled ‘Council Decision on Ōmokoroa Community Board Recommendation – Recommendation to Lease – Ōmokoroa Sports Ground Recreation Reserve Building (Renovated ex Old Pavilion)’, be received.

CARRIED

9.5 ŌMOKOROA COMMUNITY BOARD GRANT APPLICATION - NOVEMBER 2024

The Board considered a report from the Senior Governance Advisor. The report was taken as read, noting the below points:

- Due to the proposed shed being placed on the Settlers Hall Lease, and Council land, this particular request was eligible to be funded from the Ōmokoroa Community Board Reserve Account.
- Any unallocated operational budgets get transferred to the Reserve Account at the end of the financial year. The Reserve Account then has a stricter criteria to be eligible.

RESOLUTION OMC24-6.6

Moved: Cr M Grainger

Seconded: Deputy A Hughes

1. That the Senior Governance Advisor’s report dated 19 November 2024, titled ‘Ōmokoroa Community Board Grant Applications – November 2024’, be received.
2. That the Ōmokoroa Community Board approves the grant application from the Ōmokoroa Artists Group for \$4,935 (GST inclusive) to contribute towards the purchase of a new fully assembled shed. This grant will be funded from the Ōmokoroa Community Board Reserve Account.

CARRIED

7.24pm Member Bell entered the hui.

9.6 ŌMOKOROA COMMUNITY BOARD - PROJECTS AND OPERATIONS REPORT - NOVEMBER 2024

The Board considered a report from the General Manager Infrastructure Services. The report was taken as read with further discussion on the below points.

The Board noted that they wanted ensure value for money for all their projects going forward.

RESOLUTION OMC24-6.7

Moved: Member B Bell

Seconded: Deputy A Hughes

That the General Manager Infrastructure Services’ report dated 19 November 2024 titled ‘Ōmokoroa Projects and Operations Report – November 2024’ be received.

CARRIED

9.6.1 GANE PLACE URBANISATION FINAL COST

The Board noted that the ‘Gane Place Urbanisation Project’ had disappeared from the Roothing Account, noting that the last time it showed was in November 2023, where it was awaiting final cost. The Board requested to see the final cost and ensure that the financials reflected this correctly.

9.6.2 COONEY RESERVE – BIRD HIDE

Councillor Grainger confirmed that Council had been sent through the Ōmokoroa Environmental Managers Inc (OEMI) draft agreement.

The Board were also advised that the bird hide was now fully operational, nicely painted and louvre windows had been installed. There was still a need to discuss ‘wheel stop’ on boardwalk with the group, which was part of Stage 2.

9.7 ŌMOKOROA COMMUNITY BOARD – FINANCIAL REPORT – OCTOBER 2024

The Board considered a report from the Financial Business Advisor. The report was taken as read.

Councillor Grainger requested for some information regarding the ‘rate income’ numbers, and the rationale for these changes taking place.

The Senior Governance Advisor would raise an SR on behalf of the Board to follow this up.

The Board were informed that the Town Centre Development Reserve was new to the financial report, and that this was a fund that the Board could begin to utilise should the appropriate project come up.

RESOLUTION OMC24-6.8

Moved: Member B Bell

Seconded: Deputy A Hughes

That the Financial Business Advisor’s report dated 19 November 2024 titled ‘Ōmokoroa Community Board Financial Report – October 2024’ be received.

CARRIED

The Meeting closed at 7.36pm.

Confirmed as a true and correct record at the Ōmokoroa Community Board meeting held on 11 February 2025.

.....
Chairperson C Dever

CHAIRPERSON

9 REPORTS

9.1 ŌMOKOROA COMMUNITY BOARD – CHAIRPERSON'S REPORT – FEBRUARY 2025

File Number: A6628034

Author: Chris Dever, Community Board Chairperson

Authoriser: John Holyoake, Chief Executive Officer

EXECUTIVE SUMMARY

The purpose of this report is for the Ōmokoroa Community Board's Chairperson to provide the Board with information and updates on events and matters within the community.

RECOMMENDATION

That the Chairperson's report dated 11 February 2025 titled 'Ōmokoroa Community Board – Chairperson's Report – February 2025' be received.

UPDATES

2025 is election year and we have the pressure on to 'get stuff done' before the end of the triennium. The structure of the Ōmokoroa Community Board may change next year subject to the outcome of the Local Government Commission Hearing for the Representation Review in March 2025. If Councils decision is upheld, it would mean just two Ōmokoroa members on the Kaimai Community Board and the need to collaborate with the other two Community groups in our Kaimai Ward. This brings pressure on the existing board to complete projects and get ready for the new environment.

Over the next few weeks, we should see work commencing on improving the street lighting at the end of The Esplanade near the Boat Club. Geo-tech planning was underway before Christmas, and I understand the project will now start in the last week of January.

In November 2024, the Board requested that the Council review the streetlighting near The Village shopping centre. The review will cover Tralee Street and Hamurana Road (from Owens Place to Tory Way).

It is also great to see the new speed table on Tralee Street to ensure that the Point School students can safely cross this very busy road.

The long awaited stairs at the back of the Sports Pavillion down to the tennis court has commenced and should be completed by the time you read this.

Progress also seems to be good on the bridge from Heartwood Avenue through to Tui Glen. This link will open a walking & cycling path for kids to travel from those suburbs to Ōmokoroa Point School. I have had several discussions with constituents with respect to a pedestrian crossing at Kayelene Place which would make it safer for students from around Kaimai Place to walk/bike to the point school.

Its all go! I was also pleased to see that we have once again attracted lots of holiday makers. It's great to share our little bit of paradise with them and hopefully, the local businesses picked up some holiday revenue.

As chair, I have formally lodged a couple of fairly simple questions regarding Ōmokoroa specific rates. It took 10 weeks for a response to be received. The whole point of having a Community Board is to have a well-informed group in the community that can communicate with the community.

Looks like 2025 is going to be a busy year!

Community Groups

Ōmokoroa Community Response Team – Member Hughes

The Team is going very well, with excellent support from Kurt Waugh and Jo Lynskey from Council's Emergency Management. It is great to see that Kurt is back full time on the job, after a period of time on leave.

The Team ran an emergency exercise at the Library on 25 November – with strong support from Lions, Rotary, and Community Patrol members. The team, with help from these service group volunteers, set up a trial welfare hub on that date, with all of us taking on different welfare hub roles, or playing the part of members of the public impacted by a disaster. It was a great exercise which has helped us to refine and strengthen what we are putting in place. The Team is in the process of setting up a system of surge volunteers to support the core Community Response Team in the event of a disaster.

Lions and Lizard News have generously provided our team with handheld radios to use in the event of a disaster. We are continuing to look at possible purchases of: an emergency generator, needed welfare hub supplies, and the welfare hub having access to potable water in the event of disruption to water supply, plus accessing funding to enable these purchases.

The Team is working to strengthen our engagement with the Community, with a presence at public events (for instance the planned Doggy Day Out, plus a planned public event later in the year), as well as recent meetings with FENZ and Ōmokoroa Country Estate, and organising signage publicising the presence and the role of our welfare hub in the event of a disaster.

All in all, we have a great team bringing a wide range of relevant and significant experience to their task and their roles, with all members working together to do the best for the community in the event that a disaster strikes.

Ōmokoroa Community Policing Group – Member Hughes

There has been a recent change in leadership and membership of the Policing Group Trust. Murray Marshall has taken over from Pat Harrison as the Trust Chair, and Graffiti Busters is in the process of appointing a new coordinator.

The Ōmokoroa Community Response Team has applied for and been accepted as a new member of the Policing Group Trust.

The Trust Team is working on refocussing their direction to have their component subgroups (Neighbourhood Support, Graffiti Busters, Community Patrol, and the Community Response Team) work more closely together, and to also align more closely to each of their parent organisations.

The Community Patrol recently purchased a new vehicle (with funding in part from the Ōmokoroa Community Board) to replace an older vehicle. The older vehicle has been on-sold to another Community Patrol, which then helped fund the purchase of the new vehicle. The Community Patrol are currently working through setting up the new vehicle, including discussions with Community Patrol NZ, regarding an appropriate decal, purchasing and installation of a light bar, setting up an appropriate radio for the vehicle that can link to the Police, setting up dashcams that can do front and back of the car, and working on accessing funding to support what is needed for the community patrol vehicle.

The Policing Group Trust is putting in a lot of valuable work to strengthen what they do in supporting, and connecting with, the Ōmokoroa Community – a real credit to the special talents that their members bring, and to their individual and joint commitment, to this community.

Ōmokoroa Sport and Recreation Society (OSRS) – Member Presland

The OSRS held their AGM on November 11, 2024. Andrew Dallas was elected Chair, Treasurer Joan Wei, Secretary to be confirmed. The Treasurer reported on the Financial Year as being stable, with some non-member Pavilion bookings balancing the increased costs the Society has had to budget for.

9.2 ŌMOKOROA COMMUNITY BOARD – COUNCILLOR'S REPORT – FEBRUARY 2025

File Number: A6628045

Author: Don Thwaites, Councillor

Authoriser: John Holyoake, Chief Executive Officer

EXECUTIVE SUMMARY

The purpose of this report is for Councillor Thwaites to provide the Board with updates on the items listed below.

RECOMMENDATION

That Councillor Thwaites' report dated 11 February 2025 titled 'Ōmokoroa Community Board Councillor's Report – February 2025' be received.

UPDATES

1. The representation arrangements for 2025 – 2028 will be confirmed or amended by Commissioners in March 2025.

This will determine governance at community and districtwide level for the next six years.

2. Waters Done Well will be a big part of Council workload in the period left before the election. Public consultation of the options available will be consulted on in coming months.

One thing that is for sure is “change is coming” with the legislation passed to date.

A decision must be made on:

- Whether an entity covers two waters or how stormwater is to be funded;
- Whether it is WBOPDC alone or partnering with other councils; and
- Whether there will be separate governance established (not elected councillors) – from the most likely scenarios available.

3. The Annual Plan may be released for consultation once representation and waters options are found.

- Community Board financing will be modified if change is confirmed.
- Stormwater charging is most likely to be modified from the Long Term Plan – providing relief to urban Western Bay of Plenty households.

4. Chief Executive, John Holyoake, has decided to step down from his role.

A replacement is likely to be appointed after the election (and the job role determined with impending changes in the waters space).

9.3 ŌMOKOROA DOMAIN SCOUT SHED – REGISTRATION OF INTEREST

File Number: A6623489

Author: Peter Watson, Reserves and Facilities Manager

Authoriser: Cedric Crow, General Manager Infrastructure Services

EXECUTIVE SUMMARY

To provide a recommendation to Council regarding the leasing of the Ōmokoroa Domain Ex- Sea Scouts building to allow a recreationally focused community group to operate in the building.

Staff undertook public consultation as required under Section 119 of the Reserves Act 1977. The public consultation sought expressions of interest for proposals to lease the building and sought any submissions or objections to Council leasing the building as required by the Reserves Act 1977. There were no submissions or objections relating to Council’s intention to lease the building.

The following three organisations applied: Pirirākau Incorporated Society, Ōmokoroa Boat Club Incorporated, and Ngā Hau Whā Whānau Hoe Incorporated.

The Submissions/Expression of interest proposal to lease the building that were received are attached.

RECOMMENDATION TO COUNCIL

1. That the Reserves and Facilities Manager’s report dated 11 February 2025 titled ‘Ōmokoroa Domain Scout Shed – Registration of Interest’ be received.
2. That the report relates to an issue that is considered to be of low significance in terms of Council’s Significance and Engagement Policy.
3. That Ōmokoroa Community Board recommends to Council to exercise the powers conferred on it as the administering body of the reserve by delegation from the Minister of Conservation under the Reserves Act 1977 and grant a lease for up to 10 years for 112.5m² of land and building, more or less, being part of Section 3 SO 506747 (Recreation Reserve) with either:
 - a. Pirirākau Tribal authority – Incorporated; or
 - b. Ōmokoroa Boat Club Incorporated; or
 - c. Ngā Hau Whā Whānau Hoe Incorporated.

BACKGROUND

1. The old Sea Scout building transferred into Council’s ownership when the local division of the Sea Scouts became defunct, and their lease was surrendered. There has been a number of interested groups and organisations wanting to use the

building. However, the building had an outstanding Certificate of Code Compliance that needed to be resolved before it could be made available for another group to use. Staff subsequently arranged for the necessary work required to obtain a code compliance certificate to be done.

2. Given the interest from a number of local groups, staff sought to seek expressions of interest from recreationally focused community groups to lease the building for their activity.
3. The lease term offered will be up to 10 years. The lease will be subject to the Section 54(1)(b) of the Reserves Act 1977 and so requires the area leased to be used for sports, games or other recreational activities (both outdoor and indoor). See **Attachment 4** for site location and application criteria.
4. The building is available for lease to a recreational focused community group as determined by the classification of the reserve or activities permitted on a recreation reserve that align with Council’s Recreation and Open Spaces Strategy outcomes. To apply the applicant must have a recreational and community-based objective to their activity.

SIGNIFICANCE AND ENGAGEMENT

5. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision 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.
6. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
7. The significance of this issue is considered low as there were no submissions received about the lease and there are no adverse affects to ratepayers.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

8. A public advert calling for registrations of interest and advising of Council’s intent to enter a lease for the old Sea Scouts Building was undertaken late last year. There were three formal expressions of interest received about using the building and no submissions/objections relating to the intention to lease.

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication
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Name of interested parties/groups	Groups who had shown an interest in the past were advised about the advertising for registrations of interest.	Planned	Completed
Tangata Whenua	Tangata whenua (Pirirākau Hapū) have submitted a proposal.		
General Public	Public consultation was undertaken pursuant to section 119 of the Reserves Act 1977.		

ISSUES AND OPTIONS ASSESSMENT

9. Staff have assessed the proposals received and provided a summary of the advantages and disadvantages of each proposal received in the options below. More detail is available in the attached proposals that were received.
10. Staff recommend that the application from Pirirākau Hapū Incorporated be granted the lease as this application offers the best use of the building that provides for better community outcomes for the hapu and for a number of existing volunteer groups.

Option A Pirirākau Tribal authority – Incorporated	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • Provides a dedicated space(hub) for cultural, environmental, and recreational activities in Ōmokoroa. • Helps build capacity and capability of hapū members involved in reserve related activities e.g. planting in reserves. • Fosters collaboration with local art group, MenzShed and environmental groups (refer to letters of support). • Fosters Pirirākau’s relationship with volunteer groups, the wider community and Council. • Supports volunteer groups working in Council’s reserves.

	<ul style="list-style-type: none"> • The application offers the best utilisation of the building for a wider community benefit. • Financial ability to meet lease costs. <p>Disadvantages:</p> <ul style="list-style-type: none"> • No clear disadvantages.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>All costs relating to the activity are borne by the applicant.</p>
<p>Option B Ōmokoroa Boating Club Incorporated</p>	
<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • Supports boating safety initiatives provides a space for the club to store and maintain their boats. • Financial ability to meet lease costs. • Would be using the building regularly. • Willing to share building space with the Ōmokoroa Pest Control Group. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Boating Club already leases a large building on the Domain for their activity, therefore their needs are met to some extent. • Community benefit is primarily limited to the boating fraternity. • If successful with this application, they would be leasing all available building space in the Domain.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>All costs relating to the activity are borne by the applicant.</p>
<p>Option C Ngā Hau Whā Whānau Hoe Incorporated</p>	

<p>Assessment of advantages and disadvantages including impact on each of the four well-beings</p> <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	<p>Advantages:</p> <ul style="list-style-type: none"> • Financial ability to meet lease costs. • Provides well being opportunity for at risk youth. • Potential to share building with others. <p>Disadvantages:</p> <ul style="list-style-type: none"> • Waka ama operates eight months of the year.
<p>Costs (including present and future costs, direct, indirect and contingent costs).</p>	<p>All costs relating to the activity are borne by the applicant.</p>

STATUTORY COMPLIANCE

11. The proposal to lease the building to a community group is consistent with the Reserves Act 1977 and Council’s Kaimai Ward Reserve Management Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
	The estimated annual rent under Council’s rental Policy is approximately \$300.00

ATTACHMENTS

1. **Ngā Hau Whā Whānau Hoe Inc Response**  
2. **Pirākau Response**  
3. **Ōmokoroa Boating Club response**  
4. **Site location and application criteria**  

*Nga Hau Wha Whanau Hoe Inc
(Four winds Family Paddlers Inc)*

We are a youth-based organisation that uses waka as a tool for change leadership and success with sites at Jones Landing at Lake Arapuni, Wairoa River Bethlehem, Katikati, Hamilton and Te Awamutu. Our members are mainly students aged from 8 to 18 years and come from low socio-economic backgrounds. Many of our members have behavioural and addiction issues and we are working to use waka ama as a vehicle to enhance their wellbeing, give them interpersonal skills while working in a team and to mentor them when they get into trouble. Working as a team in the waka has given our students a sense of purpose, leadership skills and taught them to care for each other.



As a club we are providing a caring, supportive, loving environment. To provide a sense of ownership and pride the uniforms are needed to instil the philosophies above in an outward way – a sense of belonging to a group that awahi's and accepts everyone no matter their issues.

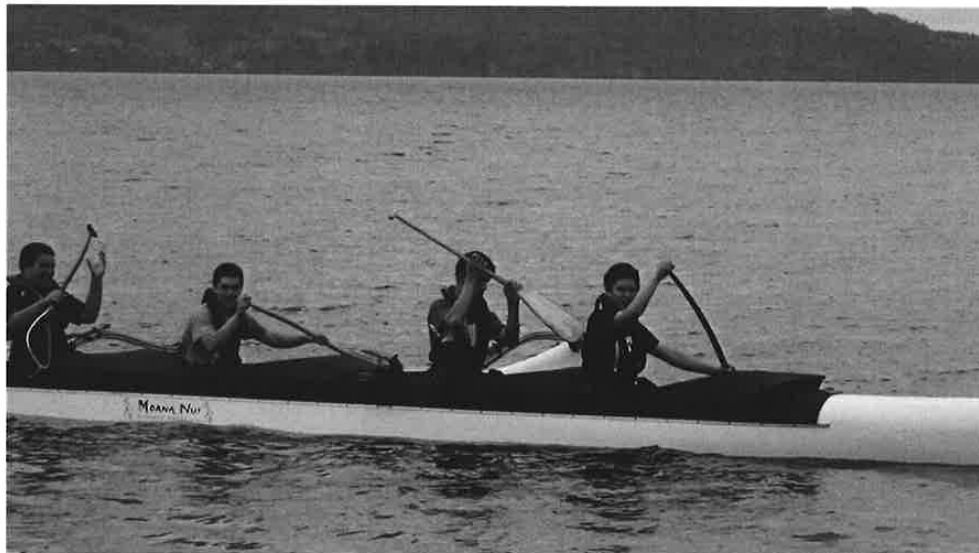
THIS CLUB NOT ONLY FUNCTIONS AS A SPORTS CLUB BUT MEANS TO IMPROVE MEMBERS WELLBEING

WHAT IS THE FUNDING FOR?

To further develop the goals and aspirations for our primary and secondary school teams.

HOW WILL THIS BENEFIT THE COMMUNITY

The community will benefit from this funding by seeing the change in the behaviours of the students by: keeping out of trouble in the community – youth offending, students taking up leadership roles in their schools to benefit others, students are actively engaged in positive activities that will reflect back into the community and influence other students, seeing that being a part of a club can benefit all of the whanau and the thus the community. Success from one spread through the whanau then onto the community as they can see the rewards that happen.





Nga Hau e Wha Whanau Hoe incorporated report on
accounts ending 31st of March 2024

The year:

the club has offered more opportunities to the area via monthly have a go day.

1. The club did not affiliate with waka ama New Zealand due to members not wanting to compete.
2. The club did not apply for any funding for equipment as we have nearly everything we need.
3. The club ran a series of open days in the Katikati, Bethlehem areas and now have multiple crews paddling out of the area.
4. Monthly have a go day to recruit new paddlers in the Katikati area.
5. Looking at alternative towns and sites to offer the experience including Kaiaua, Te Awamutu.
6. Supporting a new club starting up in Arapuni with equipment mentoring and coaching to support the local community.
7. The club continues to focus on community groups throughout the Western Bay and south Waikato.
8. Container unable to be moved due to lack of land so some items remain in Jones Landing Arapuni.

Finance

Volunteering seems to be a great focus for the committee and a great way to raise funds for the club other than membership fees.

No new purchases for the club in this financial year due to the organisation regrouping and deciding and prioritising its focus for the new year.



Certificate of Registration

Nga Hau E Wha Whanau Hoe Incorporated

This is to certify that Nga Hau E Wha Whanau Hoe Incorporated was registered as a charitable entity under the Charities Act 2005 on 14 February 2011.

Registration number: CC46164

Sid Ashton
Chair

Trevor Garrett
Chief Executive

FOR IMMEDIATE RELEASE

November 10, 2016



Waka ama group buoyed by money for new life jackets

Paddlers in a South Waikato waka ama group are safer thanks to a grant to buy 12 new life jackets.

Nga Hau E Wha Whanau Hoe – which translates to “four winds family paddlers” – received \$1000 from the KCE Heartland Community Fund last month to go towards the purchase the life jackets.

“This money was a Godsend to us,” said administrator and coach Sue Conroy. “Safety is a priority for us, and this means we can get more people out on the water paddling.”

The organisation, which is based in Tokoroa, works with vulnerable and at-risk youth teaching them not only how to paddle a waka, but valuable life skills including teamwork, respect and leadership.

Nga Hau E Wha Whanau Hoe has been operating for about six years, the vision of founder and head coach Damian Sutton, who has been doing waka ama since he was 12. “There was nothing like this offered for young people in South Waikato,” said Sutton. “There are no water sports like rowing or sailing here – so other than rugby and netball, there is not a lot else going on for youth.”

Waka ama, known internationally as outrigger canoeing, is a sport that originated in the Pacific Islands, and became popular in New Zealand as a competitive sport since the late 1980s.

In 2010 Sutton approached Putaruru College and Forest View High School in Tokoroa to teach waka ama to at-risk students. “I’ve always had a passion for youth,” said Sutton.

Through word of mouth, interest has grown and now Nga Hau e Wha Whanau Hoe operates across three regions coaching up to 60 people a week. “We have strong relationships with social services and youth providers from Tokoroa, Taupo, Putaruru, Taumarunui and Turangi], and we also work with alternative education students in Tokoroa and Matamata,” said Sutton.

They train at three sites – Jones’ Landing at Arapuni (near Putaruru), Pukawa Bay (at the southern end of Lake Taupo) – for those coming from Taumarunui and Turangi, and Two Mile Bay near Taupo township.

Waka ama is part of the physical education programme for students from Nga Puke School, near Taumarunui.

Many of the students come from troubled backgrounds. “We get suicidal kids, kids who have been kicked out of home, the sons and daughters of gang members, solo parent families, and those with drug or alcohol issues in the family,” said Sutton. “When they come to us they are just themselves. We just accept young people for who they are.”

Learning waka ama helps give young people a focus, new skills and a new way of being. “As a former teacher I see the value – you put these kids into a waka and they get a different perspective on life,” said Conroy.

Adds Sutton: “It gives them options, and they can see a different future for themselves, one that involves training, discipline and focus.”

There are high expectations around behaviour. “There is tikanga and rules around how to behaviour in the waka,” said Sutton. “No eating, no swearing – all the boats represent our ancestors, so there are expectations around the way they need to conduct themselves.”

They see the change in their young paddlers within just a few weeks. “Their behaviour often improves, especially in terms of taking responsibility for their actions and in the ways they support each other,” said Conroy.

“We see benefits in terms of learning about teamwork, developing leadership skills, improved fitness and learning about culture,” said Sutton. “They also learn about nutrition too – we tell them that junk food won’t sustain them on the water, and we have seen that improve – students bringing along fruit instead of fizzy drinks and chips.”

They train eight months of the year, from September until April.

The group tries to keep costs low, so there are no financial barriers to participation. They fundraise for equipment and donate their time for free – coaching and managing the paddlers and driving them around the country for events and training. Sutton works as a quality manager at a kiwifruit pack house when he isn’t volunteering and coaching waka ama.

Nga Hau E Wha Whanau Hoe doesn’t just work with at-risk youth. The group supports around 27 adult and whanau teams including a group of women paddlers called Mana Wahine, made of survivors of domestic violence.

This week November 18 Conroy is off to Rarotonga for Vaka Eiva 2016 with a group of students from Tokoroa High School to compete in waka ama.

KCE Heartland Community Fund is very proud to support Nga Hau E Wha Whanau Hoe. “The hard working volunteers behind this waka ama group do a wonderful job for young people and families in our community,” said Helen Peacock, community relations manager at KCE. “Through their coaching and mentoring they improve the health and fitness of our tamariki and whanau, and improve outcomes for at-risk youth. We hope these life jackets will enable many paddlers to get out on the water and enjoy this fantastic sport.”

Other local businesses also pitched in to help the group, including Trev Terry Marine in Taupo who sold the life jackets at a good price, and YR’s Painters in Tokoroa, who gave discounted services on the KCE branding on the lifejackets.

The next round of KCE Heartland Community Fund closes on November 30. Applicants are invited to submit their grant application forms. For more information see [REDACTED]

MEDIA CONTACT:

Kate Monahan Riddell
HMC Communications

[REDACTED]
[REDACTED]

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

Contact Details:	Pirirākau Tribal Authority – Incorporated		
Group’s Name:	Pirirākau		
Contact People and position within group:	Julie Shepherd - Senior Environmental Planner Graham Cameron – Committee Member		
Address:	[REDACTED]		
Julie Mobile:	[REDACTED]	Graham Mobile:	[REDACTED]
Email:	[REDACTED] [REDACTED] [REDACTED]		
Lease signatory (If the expression of interest is successful)	Pirirākau Tribal Authority – Incorporated Ngawa Hall – Chairperson		

Submissions/ Expressions of Interest Close 5pm Monday, 25 November 2024.

Council decision expected early 2025

Preamble

Size of building 112.5m²

Location: Ōmokoroa Domain

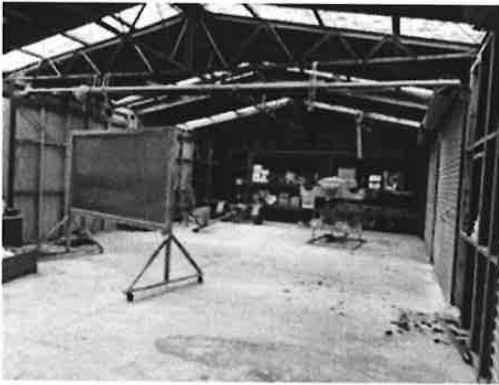
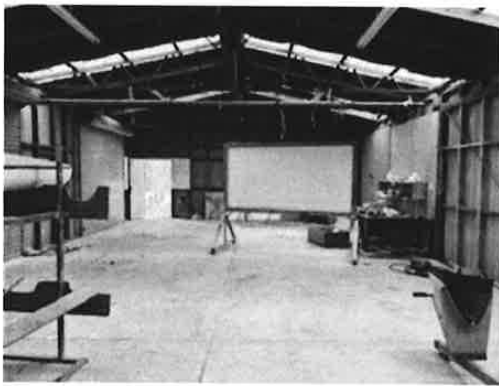
Entrance: Harbour View Road, Ōmokoroa, Section 3 SO 506747 (Recreation Reserve)

Background Information:

Expressions of interest/submissions are being sought on the following basis:

1. Council owns the Ōmokoroa Domain, Ōmokoroa, 2.9390ha.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124



PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

2. The subject area Section 3 SO 506747 (6720m²) is recreation reserve pursuant to gazettal 1981 – Gazette page 3821 (the “Land”). On the Land is situated a 112.5m² shed.
3. The shed was previously used as storage for the Ōmokoroa Pahoia Sea Scouts boats and equipment. The scout group surrendered their lease, and Council has acquired the building. The building has since had repair work undertaken and is now available for use.
4. The building is now available for lease to a recreational focused group as determined by the classification of the reserve (see below) or activities permitted on a recreation reserve that align with Council’s Recreation and Open Spaces Strategy outcomes. To apply the applicant must have a recreational basis to their group.
5. The lease term will be 10 years (4 plus 3 plus 3). The lease will be subject to the Section 54(1)(b) of the Reserves Act 1977:

54 (1)(b) summarised:

“The administering body, in the case of a recreation reserve that is vested in the administering body, may from time to time, in the exercise of its functions under section 40⁽¹⁾, to the extent necessary to give effect to the principles set out in section 17⁽²⁾:

lease to any voluntary organisation buildings or structures already on the reserve, which lease shall be subject to the further provisions set out in Schedule 1⁽³⁾ relating to leases of recreation reserves issued pursuant to this paragraph:

provided that a lease granted by the administering body may, with the prior consent of the Minister⁽⁴⁾ given on the ground that he or she considers it to be in the public interest, permit the erection of buildings and structures for sports, games, or public recreation not directly associated with outdoor recreation.”

6. Council’s ground rental policy for Sport and Recreation Club buildings on Council land is calculated as follows:

Annual fee:	\$250.00
Exclusive ground rental \$0.80/m ²	Exclusive land
rental \$0.10/m ²	

The estimated rental is approximately \$340.00 per annum.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

NOTE: The rental policy is to be reviewed in the next 2 to 6 months so the above estimation may change (increase). The increased amounts are not known at this time.

In addition to the ground rental, the lessee will also be responsible for:

- building insurance (estimated to be \$620 per annum GST incl) *
- water connection/availability charge (currently \$108.91 GST inclusive) *
- water use of m3 (currently \$1.24 per cubic metre GST inclusive) *
- electricity directly with supplier
- rubbish disposal costs (no rubbish or recycling bins will be provided by Council as Lessor)

*Council charges may change annually

Additionally, the power supply to the building is shared with Council in order for Council to operate a BBQ on the domain (electric starter). Council's use is monitored by a check meter. The lease will stipulate the conditions regarding the costs Council will pay to the lessee for use and line charges associated with the power connection

7. Other things to note:

- The building is a shed and therefore is not insulated and contains a concrete floor
- padlocks for the roller doors will need to be provided by the lessee
- there is no toilet within the building, the nearest toilets are the public toilets in Ōmokoroa Domain, 35 metres away
- there is no internet connection to the building or Wi-Fi available
- there is no heating or air conditioning in the building
- the lessee may make the building available for use by other recreationally focused groups i.e. shared use
- during the period seeking expressions of interest concurrently public submissions will also be sought from the public regarding the leasing of the building. If any submissions against a lease are upheld by Council, then a lease may not progress
- Council reserves the right to seek proposals and applications from other parties in addition to those who respond to this invitation, and at its sole discretion to accept or reject any applications
- applicants must be incorporated as per the Incorporated Societies Act 1908 or 2022; or be a registered trust. If incorporated under the 1908 Act the organisation must be able to meet the 2022 Act requirements going forward.

Expression of Interest

Expressions of interest are sought from recreational groups and organisations interested in utilising the building provided the use by the group meets one of the purposes described in 4. above.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

The attached questionnaire needs to be completed to enable an objective assessment of the suitability of your group's use of the building.

Please complete the questionnaire as fully as possible to ensure that an informed assessment of your group criteria for use of the building can be assessed.

In the event incomplete information is received the assessment could include a request for further information, or the decision not to pursue the matter with that group.

Attachments

Aerial Location Map

Queries

Please contact reserves@westernbay.govt.nz should you have any queries or want to clarify anything in this Expressions of Interest Pack.

Evaluation

Submissions will be evaluated by staff and the Ōmokoroa Community Board. The Community Board will then make a recommendation to Council. Subject to meeting schedules it is envisaged that a decision will be made early 2025.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

*this questionnaire is only to be completed by interested groups

Questionnaire:

1. The group’s purpose and activities must be consistent with the Council’s strategic direction.

**Alignment with the Western Bay of Plenty District Council Strategic Direction
PIRIRĀKAU Needs and Contributions**

1. Provide Appropriate Opportunities to Access the Recreation and Open Space Network:

Council Goal: Maintain service levels for recreation facilities, ensuring community funding for higher service levels.

PIRIRĀKAU Contribution: Lease the Ōmokoroa Sea Scout Hall to provide a dedicated space for cultural, environmental, and recreational activities, fulfilling community needs and enhancing cultural identity.

The PIRIRĀKAU Lease of the Ōmokoroa Domain Building (Shed) ex Sea Scout Hall is to establish a dedicated space for cultural, environmental, and recreational activities. This includes providing a venue for Mahi Toi (Arts) initiatives and Waka Ama, which are essential for fulfilling hapū and community needs, maximising recreation space and enhancing cultural identity. The hall will also serve as a base for the registered PIRIRĀKAU ROHE CARE GROUP, facilitating the storage of equipment necessary for environmental restorative work within the Wai Huri Pa, Mangawhai Pa, Rauhuia Pa, and Puke o Nga Mārama Pa site reserves in Ōmokoroa and Council projects that Pirirākau are engaged with.

PIRIRĀKAU are participants in many Council projects, The Ōmokoroa Domain upgrade, Ōmokoroa Stage 3 Natural Gullies and Open Space, Wahi ō Waipapa, Wairoa River to Pahoia Cycleway (PIRIRĀKAU CULTURAL HERITAGE OVERLAY), Comprehensive Discharge Remediation programmes and more. We have many reasons that would make our participation better organised as a strategic asset to the Western Bay of Plenty District Council and the local community if the Ōmokoroa Sea Scout Hall was prioritised for PIRIRĀKAU.

2. Connect Spaces and Places:

Council Goal: Implement the Walking and Cycling Action Plan with local and governmental collaboration.

PIRIRĀKAU Contribution: Foster collaboration with local arts groups and community environmental arrangements to create for all a connected cultural space that enhances community engagement and participation.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

Collaborate with the Public Arts Ōmokoroa Group, Ōmokoroa Menzshed, Ōmokoroa Environmental Managers Incorporated, and Pest Free Ōmokoroa to establish a culturally and environmentally enriched relationship with PIRIRĀKAU hapū. This collaboration aims to build enduring relationships that provide platforms for environmental enhancement, waka ama and recreational activities, storytelling and cultural tourism, thereby enhancing engagement and participation from both the hapū and the wider community. PIRIRĀKAU enhances collaborative efforts to create an enriched community which will attract visitors to Ōmokoroa to support local businesses.

3. Protect and Enhance Environmental, Cultural, and Heritage Values:

Council Goal: Enhance open spaces to meet environmental and cultural objectives and conduct riparian planting.

PIRIRĀKAU Contribution: Use the Ōmokoroa Domain Building (Shed) as a base for the REGISTERED PIRIRĀKAU ROHE CARE GROUP to restore and enhance Pa sites and increase esplanade riparian margins, contributing to the preservation of cultural and heritage values. PIRIRĀKAU are actively pursuing cultural and eco-tourism within the Wairoa River to Pahoia Cycleway (Pirirākau cultural heritage overlay) as the trail incorporates many of our cultural sites which PIRIRĀKAU carefully considered as part of the cycleway development. PIRIRĀKAU are partners with Bay Conservation in the work they do with all Schools in the PIRIRĀKAU rohe to support education settings, knowledge bases and information regarding PIRIRĀKAU as the mana whenua hapū of our rohe, seen as complimentary. Many school children can identify the PIRIRĀKAU LOGO and what it represents.



PIRIRĀKAU LOGO

The face represents the Pirirākau people.

The four koru represent the four Pirirākau Marae: Tutereinga, Poutūterangi, Paparua and Tawhitinui.

The leaves represent the Ngahere (forest) of Whakamārama and the Kaimai Mamaku

4. Provide Safe, Accessible, and Engaging Spaces:

Council Goal: Apply Crime Prevention Through Environmental Design Principles (CPTED) and support partnerships for affordable access.

PIRIRĀKAU Contribution: Creating a culturally significant and accessible space aligns with the principles of Crime Prevention Through Environmental Design (CPTED). By encouraging participation in cultural, environmental, and recreational activities, PIRIRĀKAU promotes inclusivity and increases the number of people present, enhancing natural surveillance. This increased presence of

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

community members ensures more 'eyes' on the location, deterring criminal behaviour. Additionally, by fostering community ownership through territorial reinforcement and clearly marking boundaries, PIRIRĀKAU helps define and protect the space.

Access control measures guide movement, reducing crime opportunities, while ongoing maintenance ensures the environment remains attractive and supports effective surveillance. Together, these efforts create a safe and welcoming space that aligns with CPTED principles and supports community well-being.

5. Collaboration with Mana Whenua and Community:

Council Goal: Use network and hapū plans to protect cultural and environmental sites and engage with communities on facility development.

PIRIRĀKAU Contribution: Engage with the broader community to ensure the hall serves as a hub for cultural activities and collaboration, fostering strong community ties.

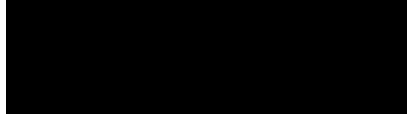
Support Letters and Relationships

- The Pirirākau Hauora have provided a support letter, page 10
- The Public Arts Ōmokoroa have provided a support email, page 11.
- Pest Free Ōmokoroa are seeking storage for its care group materials. If the PIRIRĀKAU EXPRESSION OF INTEREST IS SUCCESSFUL, an area would be provided, and a key would be given to their Lead Coordinator – Jacquie Ashton to store and access materials, page 12.
- Ōmokoroa Environmental Managers Incorporated (OEMI) Chair Roger Goodman has provided a support email and there is a desire to collaborate with PIRIRĀKAU in their arts projects at the Cooney Reserve Kuaka Project and other initiatives, page 13.
- Ōmokoroa Menzshed October-November Newsletter 2024 provides context of collaboration, page 14.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124



Pirirākau Hauora



22 November 2024

To Whom It may concern,

I am writing to express our strong support for the Pirirākau Tribal Authority – Incorporated initiative to lease the Ōmokoroa Sea Scout Hall. This project aims to promote the physical, psychological, and spiritual well-being of Pirirākau and community members, particularly through the integration of cultural, recreational, and environmental activities.

The Ōmokoroa Sea Scout Hall will serve as a vital hub for engaging in activities such as the Arts, Environmental Care and Waka Ama, which are essential for fostering a sense of cultural identity and community cohesion. These activities provide not only physical benefits through active participation but also psychological and spiritual enrichment by connecting individuals with their cultural heritage and the natural environment.

This project aligns perfectly with our mission to support the well-being of our hapū and community. It offers a unique opportunity to create a space where cultural expression, community engagement, and personal growth can thrive. We are confident that the benefits of this initiative will be far-reaching, contributing to a healthier, more connected community.

We look forward to seeing the positive impact it will have on our community.

Nga Mihi

Sylvia Wilson



Registered Social Worker 4344

ICAYS Practitioner

Pirirākau hauora

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

[REDACTED]

23/11/2024 11:38

Letter of Support for Pirirākau

[REDACTED]

Kia ora Julie

Public Art Ōmokoroa strongly supports Pirirākau's application to lease the Ōmokoroa Sea Scout Hall, and to develop this into a Community Arts Space.

We expect that this proposal will facilitate excellent opportunities for a wide variety of arts-related activities, providing a space where local creative people can work with rangatahi and other groups in the local area to grow their arts-related skills and knowledge, with multiple wider benefits for the local community. The proposed Arts Space will also provide the potential for further community collaboration between local community groups and craftspeople.

Public Art Ōmokoroa has worked collaboratively with Pirirākau on a number of art-related projects and we look forward to opportunities for further collaboration in the future.

Ngā mihi nui

Alie

Alie Henderson, Chairperson
Public Art Ōmokoroa Incorporated

[REDACTED]

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

Pest Free Ōmokoroa



24 November 2024

Pirirākau Tribal Authority Inc

For **Julie Shepherd**
Senior Environmental Planner

Letter in Support for Pirirākau Tribal Authority Inc

To whom it may concern

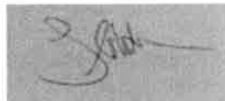
Pest Free Ōmokoroa strongly supports **Pirirākau's** Expression of Interest to lease the old Ōmokoroa Sea Scout Hall.

Our Care Group believes this would serve as an important hub for **Pirirākau** and for locals involved in art, culture, recreational and environmental activities.

Our view is that this will build cohesiveness of our community groups.

Yours faithfully

Pest Free Ōmokoroa

A handwritten signature in black ink on a light grey background.

Jacqui Ashton
Lead Coordinator



PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

25/11/2024 10:41

OEMI Support

Dear Julie, it is a pleasure support the Pirirakau EOI for the Ōmokoroa Sea Scout Hall Lease.
OEMI's Member Operating Group, Pest Free Ōmokoroa, looks forward to creating a shared community space with you.

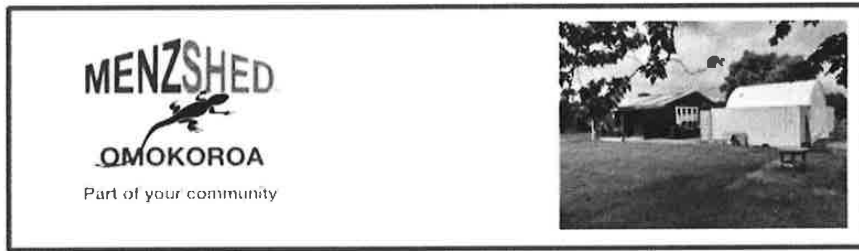
Kind regards

Roger Goodman



Chairman

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124



Issue 32

Oct-Nov 2024

A new community relationship for the Shed.

The MenzShed has been invited to collaborate with the Pirirākau hapū on an installation that will be located at the end of Prole Road, on the cycle way that heads towards and under the railway bridge 48, and across the Waipapa River to Pahoia. There are six cultural designs and ninety panels that will be installed. Three pergola structures will house the six panels, and the balance will be placed on the bridge's metal vertical rails. The details and the design stories of the panels cannot be told yet, as they will first be told at the installation site in a karakia ceremony.

Pirirākau hapū are the mana whenua people of Ōmokoroa – their rohe (area) spans from the Wairoa River to the Aongatete River, and from the Tauranga inner harbour, known as Te Awanui, to Kaimai Mamaku ridgeline. Manu whenua status means that the Pirirākau hapū is recognised as holding ancestral and territorial rights over the area, an arrangement that is understood by other hapū and iwi, which is also helpful to councils.

Pirirākau values the importance of our community, and felt it was meaningful to offer a collaboration opportunity to have the MenzShed involved in the pergola structure they are building to house the panels and stories of their cultural design.

As many MenzShed members live in Ōmokoroa, Pirirākau considered that we have Mokopuna and Whānau, and giving us a role in the project would also enable our story telling of how the arrangement came to be. This is a good story of collaboration and will be a great place to visit with our families when the wetland reserve is also completed at the end of Prole Road, to the left. The name of the wetland reserve is Wahi o Waipapa, which means the place of Waipapa.



Shedder Michael Galloway working on the pergola uprights which will have the six panels inset into them.

1

¹ https://menzshedomokoroa.org/wp-content/uploads/2024/11/oct-nov-24_compressed-4.pdf

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

6. Plan for Future Needs:

Council Goal: Update Reserve Management Plans and develop open space network plans.

PIRIRĀKAU Contribution: Secure the Ōmokoroa Domain Building (Shed) as a flexible space that can adapt to the PIRIRĀKAU and community evolving cultural, environmental and recreational demands, ensuring long-term sustainability and relevance.

PIRIRĀKAU BACKGROUND: Pirirākau were successful in leasing the Old Scout Hall at Māramatanga Park, Te Puna in 2022. The lease was intended to provide a space for cultural arts projects. At that time the Western Bay of Plenty District Council were investigating building compliance of the two storey Te Puna Community Centre which was a long term base for Te Puna Tennis, Te Puna Bridge, Te Puna Ju Jitsu and Pirirākau users. The old community centre was demolished and a smaller temporary building which is more likely to be semi-permanent was erected in place of the demolished building in 2024.

Due to the demolition, the Ju Jitsu users which includes more than 30 families were left without space. Pirirākau surrendered the use of the Old Scout Hall to the Ju Jitsu Club. Pirirākau have four Marae, but these are reserved for Tangihanga as the priority and are unsuitable for arts, environmental work efforts, storage facilities and waka ama bases.

Pirirākau are highly active and have established community relationships in Ōmokoroa. We seek support from the Western Bay of Plenty District Council and local community to realise our collective aspirations based in Ōmokoroa. We are highly motivated and invested in opening the potential.

2. The group must be an incorporated society or registered charitable trust.

Pirirākau Tribal Authority – Incorporated (PTAI) formerly known as Pirirākau Incorporated Society was first registered in 1993. PTAI are currently consulting (November 2024) with Pirirākau hapū through a series of organised meetings to amend and update its constitution to be compliant with the Incorporated Societies Act 2022.

3. The group must be in a financial position to fulfil its lease obligations for the term of the lease, including but not exclusive to, rent, insurance, outgoings, building and maintenance

Pirirākau Tribal Authority – Incorporated (PTAI) is a not for profit organisation that is mandated to represent Pirirākau hapū maintaining a growing register of more than 6000 members. Pirirākau hapū maintains four Marae:

- Tutereinga,
- Poutūterangi,
- Paparua
- Tawhitinui.

PTAI are mandated to represent the Pirirākau hapū on social, economic, cultural, and environmental matters. PTAI maintains a strong environmental unit where business,

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

contracting and social outcomes are secured to facilitate ongoing growth and development for the Pirirākau hapū. Annual general meetings provides transparency and accountability through audited accounts that are available online. PTAI can meet its financial obligations associated with this Lease and the activities that are proposed, funding applications can also be made for a variety of activities in addition to in kind contributions.

Copies of annual financial statements are publicly available online as the appropriate source to ensure true and correct access.

PIRIRĀKAU TRIBAL AUTHORITY - INCORPORATED

NZBN:

9429042810773

Company number:

564120

<https://app.businessregisters.govt.nz/sber-businesses/viewInstance/view.html?id=229a78e05307b6d8bf1b29667f00cb1791affe18a3b54bd8& timestamp=5694100532686585>

If any building upgrades are required such as lining of the building, no works will be undertaken unless approved by the Western Bay of Plenty District Council. If additional fixtures are necessary for the success of the activities a funding strategy to raise or spend finance will be determined by PTAI.

PTAI has Public Liability (\$2,000,000) and Professional Indemnity (\$1,000,000) Insurance.

PTAI are Health and Safety SHE Pre Qual (Contractor Reference Number D7I6555Q8L) approved and registered on the local authority.

PTAI is not a trade competitor.

4. The building must be utilised to its maximum potential

The building will be used to;

- Store Care Group materials for work on Western Bay of Plenty District Council – Ōmokoroa Pa site reserves.
- Storage for waka ama.
- Undertake Arts projects for Western Bay of Plenty District Council - Ōmokoroa open space reserves.

It is proposed to share the building with Ōmokoroa Community Groups through coordinated projects and where appropriate a key will be given for direct access such as the Pest Free Ōmokoroa Lead Coordinator.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

5. The activity cannot have the potential to adversely affect open space values or other legitimate activities

The outdoor open space will be utilised regularly as per public use for;

- gathering spaces to share kai,
- gathering spaces to share storytelling,
- planning outdoor care group work, toolbox meetings
- access to Wai Huri Pā,
- waka ama meet,
- mau rākau,
- fishing from the wharf
- setting fishing nets
- Pirirākau Hauora school holiday and rangatahi programmes
- Whānau picnic days

Overall, the Pirirākau proposed activities for the Lease compliment the Western Bay of Plenty District Council Open Space Values in a way that provides Pirirākau with space in our Mana Whenua Rohe to integrate cultural identity positivity in a complimentary way in Ōmokoroa. A Pirirākau Lease for these activities will be a strategic asset to the Western Bay of Plenty District Council and local community.

PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL 251124

Attachment 1

Building outlined by blue dashed line



PIRIRĀKAU EXPRESSION OF INTEREST FOR THE ŌMOKOROA SEA SCOUT HALL ZS1124

⁽¹⁾ 40 Functions of administering body

(1) *The administering body shall be charged with the duty of administering, managing, and controlling the reserve under its control and management in accordance with the appropriate provisions of this Act and in terms of its appointment and the means at its disposal, so as to ensure the use, enjoyment, development, maintenance, protection, and preservation, as the case may require, of the reserve for the purpose for which it is classified.*

⁽²⁾ 17 Recreation reserves

(1) *It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.*

⁽²⁾ Schedule 1

Lease under section 54(1)(b)—Lease of recreation reserve for stands, pavilions, etc

	Provisions of lease
Term	Not exceeding 33 years
Renewal	May include a provision that further similar terms may be granted if the administering body is satisfied that the terms and conditions of the lease have been complied with and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority
Freeholding rights	Nil
Rent	Such rent, including periodic reviews of rent, as the Minister approves
Admission charges	(Refer to other terms and conditions)
Termination	The land leased shall be used solely for such sports, games, or other recreational activities as are specified in the lease, and, if at any time the lessor is of the opinion that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, the lessor, after making such enquiries as the lessor thinks fit and giving the lessee an opportunity of explaining the usage of the land leased, and if satisfied that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, may terminate the lease on such terms as the Minister approves in any case where an administering body is the lessor, and as the Minister thinks fit in any other case
Compensation for improvements	On termination of the lease under the termination clause of the lease or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor without compensation payable to the lessee or otherwise
Erection of buildings	The lease shall prohibit the erection of any building without the prior consent in writing of the Minister
Other terms and conditions	Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he or she may— <ul style="list-style-type: none"> (a) include an allocation of the use of a portion of the reserve, to be specified from time to time by the lessor, for the playing of specified sports, games, or other recreational activity. Such allocation may be for a whole year, part of a year, or for certain days in a year; (b) grant the exclusive use of the land in the lease or allocated in terms of the lease on a specified number of days in each year during the term of the lease, but subject to the limitation imposed by section 53 as to the number of days on which a charge for admission to the ground and to any stands, pavilions, gymnasiums, or other buildings or facilities may be made; (c) include a condition requiring the lessee to allow the use of playing facilities by non-members, on the payment of reasonable fees, on any occasion when playing facilities are open for play and the lessee is not exercising any right of exclusive use of the land; (d) include a condition requiring the lessee to make the whole or part of any stands, pavilions, gymnasiums, or other buildings or structures available from time to time at reasonable charges to such other voluntary organisation using the reserve or part of it for outdoor sports, games, or recreational activities, or in special circumstances for recreation not directly associated with outdoor recreation; (e) provide that, notwithstanding anything to the contrary in the compensation for improvements clause of the lease, the lessor may require the lessee to remove the whole or some of his or her improvements; may provide that, where improvements are of value to the lessor, the lessor may pay to the lessee the value of the improvements as determined by the Minister; or may provide that an incoming lessee shall pay to the outgoing lessee the value as determined by the Minister of specified improvements

⁽⁴⁾ The Minister of Conservation has delegated this power under the Act to the territorial Authority (in this case Western Bay of Plenty District Council)

Contact Details:			
Group's Name:	Omokoroa Boat Club Incorporated (+ Pest Group)		
Contact Person and position within group:	Janet Cantlon, Secretary		
Address:	[REDACTED]		
Phone:		Mobile:	[REDACTED]
Email:	[REDACTED]		

**Submissions/ Expressions of Interest Close 5pm
Monday, 25 November 2024.**

Council decision expected early 2025

Preamble

Size of building 112.5m²

Location Ōmokoroa Domain
Entrance Harbour View Road, Ōmokoroa
 Section 3 SO 506747 (Recreation Reserve)

Background Information:

Expressions of interest/submissions are being sought on the following basis:

1. Council owns the Ōmokoroa Domain, Ōmokoroa, 2.9390ha.
2. The subject area Section 3 SO 506747 (6720m²) is recreation reserve pursuant to gazettal 1981 – Gazette page 3821 (the “Land”). On the Land is situated a 112.5m² shed.
3. The shed was previously used as storage for the Ōmokoroa Pahoia Sea Scouts boats and equipment. The scout group surrendered their lease and Council has

acquired the building. The building has since had repair work undertaken and is now available for use.

4. The building is now available for lease to a recreational focused group as determined by the classification of the reserve (see below) or activities permitted on a recreation reserve that align with Council's Recreation and Open Spaces Strategy outcomes. To apply the applicant must have a recreational basis to their group.
5. The lease term will be 10 years (4 plus 3 plus 3). The lease will be subject to the Section 54(1)(b) of the Reserves Act 1977:

54 (1)(b) summarised:

"The administering body, in the case of a recreation reserve that is vested in the administering body, may from time to time, in the exercise of its functions under section 40(1), to the extent necessary to give effect to the principles set out in section 17 (2):

lease to any voluntary organisation buildings or structures already on the reserve, which lease shall be subject to the further provisions set out in Schedule 1 (3) relating to leases of recreation reserves issued pursuant to this paragraph:

provided that a lease granted by the administering body may, with the prior consent of the Minister (4) given on the ground that he or she considers it to be in the public interest, permit the erection of buildings and structures for sports, games, or public recreation not directly associated with outdoor recreation."

6. Council's ground rental policy for Sport and Recreation Club buildings on Council land is calculated as follows:

Annual fee:	\$250.00
Exclusive ground rental	\$0.80/m ²
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The estimated rental is approximately \$340.00 per annum.

NOTE: The rental policy is to be reviewed in the next 2 to 6 months so the above estimation may change (increase). The increased amounts are not known at this time.

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- building insurance (estimated to be \$620 per annum GST incl)*
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Additionally, the power supply to the building is shared with Council in order for Council to operate a BBQ on the domain (electric starter). Council's use is monitored by a check meter. The lease will stipulate the conditions regarding the costs Council will pay to the lessee for use and line charges associated with the power connection

7. Other things to note:

- The building is a shed and therefore is not insulated and contains a concrete floor
- padlocks for the roller doors will need to be provided by the lessee
- there is no toilet within the building, the nearest toilets are the public toilets in Ōmokoroa Domain, 35 metres away
- there is no internet connection to the building or wifi available
- there is no heating or air conditioning in the building
- the lessee may make the building available for use by other recreationally focused groups i.e. shared use
- during the period seeking expressions of interest concurrently public submissions will also be sought from the public regarding the leasing of the building. If any submissions against a lease are upheld by Council, then a lease may not progress
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Expression of Interest

Expressions of interest are sought from recreational groups and organisations interested in utilising the building provided the use by the group meets one of the purposes described in 4. above.

The attached questionnaire needs to be completed to enable an objective assessment of the suitability of your group's use of the building.

Please complete the questionnaire as fully as possible to ensure that an informed assessment of your group criteria for use of the building can be assessed.

In the event incomplete information is received the assessment could include a request for further information, or the decision not to pursue the matter with that group.

Attachments

Aerial Location Map

Queries

Please contact reserves@westernbay.govt.nz should you have any queries or want to clarify anything in this Expressions of Interest Pack.

Evaluation

Submissions will be evaluated by staff and the Ōmokoroa Community Board. The Community Board will then make a recommendation to Council. Subject to meeting schedules it is envisaged that a decision will be made early 2025.

*this questionnaire is only to be completed by interested groups

Questionnaire:

1. The group's purpose and activities must be consistent with the Council's strategic direction.

Does the group have a recreation focus as determined by the classification of the reserve?

The Omokoroa Boat Club (hereafter called "OBC") has been operating from its' current site since the 1980's. The OBC provides opportunities for residents to go fishing and sailing (including 25 years of Junior Sailing tuition) as well as social activities for the local community.

What is the group's purpose?

The Club, in its' Articles of Incorporation aims to promote and foster protect and advance the interests of pleasure boat owners; to encourage high standards of seamanship and safety at sea, to promote and undertake training, educational and social activities related to safe pleasure boating and other community events.

How does the group align with Council's Recreation and Open Spaces Strategy westernbay.govt.nz/recreation-open-spaces-strategy

OBC is part of and welcoming to the community. OBC provides access to Junior Sail Training plus adult sailing and fishing events. The Club also, when called on, supplies an inshore rescue or search response. The current boat shed on a site leased from Council provides dry and secure storage for the OBC rescue craft (3), sailing dinghies and equipment (12 in total)

What additional benefits will the proposal bring to the community?

All our sailing equipment is stored in the current boat shed. When repairs and maintenance are required there is little space, and boats on trailers have to move into the car park. As Omokoroa has grown and is growing the car park is, at times, very crowded. Leasing the former Scout Shed would provide a useful space for R & M to be carried out in a dry environment and avoid crowded areas. Using the Scout Shed as a base for Club members' R & M would relieve pressure on off street parking and create a 'tidy' solution.

2. The group must be an incorporated society or registered charitable trust.

If an incorporated society, will the group meet the Incorporated Societies Act changes as per the new 2022 Act by 5 April 2026? i.e. have consistently at least 10 members. (Refer the incorporated societies website for further detail).

Will the group's membership numbers and trends justify and necessitate the proposal?

OBC is an incorporated society (NZBN: 9429042797777) and is in the process of rewriting its constitution to comply with the 2022 Act due to commence on 5 April 2026. We expect to submit this to the Companies Office in time to have the new constitution ratified at the Club's AGM in June 2025. We have a healthy membership and with the anticipated growth in Omokoroa we believe we can maintain strong membership interest.

3. The group must be in a financial position to fulfil its lease obligations for the term of the lease, including but not exclusive to, rent, insurance, outgoings, building and maintenance

How does the group fund its activities?

OBC receives funds from members' annual subscriptions, bar sales, restaurant lease payments, sponsorship and fundraising.

Can the group meet the financial obligations as stated?

OBC committee is confident we can meet our payments to WBOPDC as stated.

Will the group be able to sustain a scheduled maintenance programme and can the group afford implementation of the programme?

We have shown that our Club House and Boat Shed are well maintained and meet all legislative requirements for health and safety.

Will there be changes required to the building such as adding fixtures and can the group afford these?

Without looking at the building we can't be completely sure what extra fittings we may need but it is unlikely that major expense will be involved. We can make provision within our existing annual budget.

■ Please provide a set of Financial Accounts for your organisation

4. The building must be utilised to its maximum potential

How often will the building be used and what range of activities are planned?

OBC plans to use the building to maintain and repair sailing and other club vessels as needed (as with the Sea Scouts). The minimum use would be weekly but depending on the volume of work needed, could be several days a week especially in the winter - non sailing - period.

Is there potential for the group to share the building with others? If so, how do you see this working?

OBC has been approached by the Omokoroa Pest Control Group (OPCG) - in conjunction with the Omokoroa Environmental Managers. Several club members are part of this group and by agreement there would appear to be no problem with a shared use.

5. The activity cannot have the potential to adversely affect open space values or other legitimate activities

Would the group need / use outdoor space? (What for? How would you use it?)

It is not envisaged that any outdoor space beyond the Scout Shed site footprint would be used or required.

Other information you may wish to supply in support of your expression of interest.
Please use another sheet of paper if you need to.

(1) Recreation Focus: Club purpose and Activity - The Club also provides an emergency rescue service when called upon.

Alignment to Council's Recreation and Open Space Policy - Over the past 25 years over 1,200 children have attended learn to sail sessions.

Additional Benefits - OBC would continue its junior sailing operation from the existing Boat Shed as well as using the Club house for off water education.

(2) Will the group's membership numbers justify the proposal? We believe expanding the sailing and boating operations will attract new membership as well.

Please see attached:

- our original expression of interest that was sent to Jessyca Bernard, Reserve Team Leader with minor amendments/corrections after discussions with our Vice Commodore.
- letters/statements of support from existing Club Boat R & M crew
- letters/statements from some of the existing Club sail tutors
- letter from the Omokoroa Pest Control group
- our latest annual financial statements

Attachment 1

Building outlined by blue dashed line



Memo to Western Bay of Plenty District Council
 Attention Jessyca Bernard – Reserve Team Leader

Re: Unused Scout Hall Omokoroa

Further to discussions with Clarrie Beardsmore, former Commodore, Omokoroa Boat Club, and Ian Blunt, current Acting Commodore, we would like to express interest in utilizing the building above. Omokoroa Boat Club has been operating in its' current site since the 1980's. The Club's aim is to promote, foster, protect and advance the interests of pleasure boat owners and other members. Currently the Club provides a low key emergency rescue service.

We own a boat shed on the Esplanade which houses several vessels, the junior sailing boats and a range of equipment. We pay a lease to the Council for the land. The current Club Shed is ideally located for not only the Club's Junior Sailing programme but for rapid response to an emergency.

In terms of rescue, there is no facility between Sulphur Point Tauranga and Bowentown to help a vessel in distress in the inner harbour, and Bowentown would struggle to get down here at low tide. The population of Omokoroa currently is 5,427 and predicted to grow to 9,534 by 2034 – there will be more up to date figures from the census due on the 3 October 2024 (source Chloe Thynes, Research and Monitoring Analyst, WBOPDC). The beaches and harbour are being utilized more by swimmers, boaties, fishermen, kayakers and jet skiers with all the associative risks and likelihood of the need for support. As part of ongoing population growth more children, teenagers and adults will want to learn to sail, learn about water safety and safe boating practices.

The Scout Shed will, if leased by the Club, provide an ideal repair and maintenance facility for the OB boating and sailing activities.

The Omokoroa Fire Service has water rescue facilities, and we have had an assurance from Ian Blunt, Chief Fire Officer, that they will be willing and able to assist our Club with a rescue service. Ian is a committee member of the Omokoroa Boat Club.

We believe the ongoing development will support not only the Omokoroa Boat Club but the wider community as well, and we look forward to your consideration. Please feel free to contact us with any questions or if you need further information.

Omokoroa Boat Club Incorporated

Ian Blunt, Acting Commodore
 John Budden, Vice-Commodore
 Marcus Annan, Treasurer
 Janet Cantlon, Secretary

From: Peter McCrea [REDACTED]
Sent: Friday, 15 November 2024 12:11 pm
To: [REDACTED]; Matthew Farrell [REDACTED]
Cc: Jacquie Ashton <[REDACTED]>
Subject: Old Sea Scouts Shed - Expressions of Interest

Hi OBC Committee

I know from my time on the OBC committee that the club has previously approached the WBOPDC about getting access to the old sea scouts shed – so I assume that you’re aware that the Council are now calling for expressions of interest to lease the shed – closing on 25th November.

Assuming that you are planning to submit an EOI, I was wondering whether you may be interested in a joint application with Pest Free Omokoroa (PFO), with OBC to have two sections of the shed and PFO one section – with a partition between.

Pest Free Omokoroa is a not for profit volunteer organization with a number of associated volunteer groups looking after the environmental issues and reserves around Omokoroa (<https://www.facebook.com/search/top?q=pest%20free%20omokoroa>). Between the groups, we have quite a lot of tools and equipment, and desperately need somewhere to store them.

An advantage of a joint application is that PFO works closely with the Council and receives a lot of support from them – they are also very supportive of us finding a storage facility – but the whole scout shed is too big for us. It is likely that a joint application could solve the issue of a PFO storage area, plus may significantly increase the attractiveness and chances of an OBC application.

I’m aware that you have a committee meeting next Monday – it’d be great if you could please put this issue on your agenda and get back to us regarding whether you want to pursue the matter further.

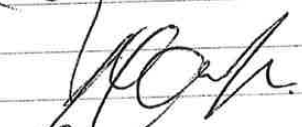
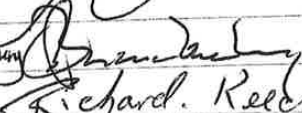
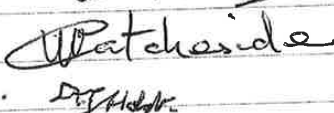
Thanks and kind regards

Peter McCrea

To Western Bay of Plenty District
Council,

Re Former Scout Shed.

We, the undersigned members of OBC
maintenance group that maintains
the Club's sailing assets, support the
OBC application to lease the former
Scout Shed as a base for OBC
to maintain its sailing dinghies
and other Club vessels.

(J. Kemp)  Joe Sudder
A Brackenbury  B. Mc Kenzie
Richard. Keech.  AIF Holst

20/11/24


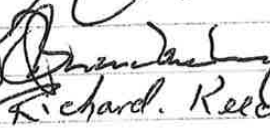
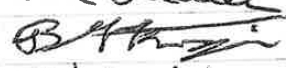
Junior Sailing Tutors - Email support from
Richard Keech* Lee + Serena Moreton, Jo and Paul
Uttinger Adrian Brackenbury*, Gerrit Bahlman.

PTO

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maintenance group that maintains
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J. Kemp)		Joe Sudder	
+ Brackenbury			B. McKenzie
	Richard Keech	Watcheside	AIF Holst

20/11/24

Junior Sailing Tutors - Email support from
Richard Keech, Lee + Serena Moreton, Jo and Paul
Uttinger Adrian Brackenbury, Gerrit Bahlman.

From: Serena Moreton [REDACTED]
Subject: Re: Junior Sailing - Future and Location
Date: 7 Nov 2024 at 1:05:27 PM
To: John Sydney Budden [REDACTED]
Cc: Gerrit Bahlman [REDACTED] Sebastian and Susanne
Ammer [REDACTED] Adrian Brackenbury
[REDACTED] Winston Ordish-Benner
[REDACTED] Louise Turner
[REDACTED] Richard Keech
[REDACTED] Jo.uttinger

Hi John,

Serena and I agree with all the other feedback already put forward. It would be great to have the extra space of the scout shed for maintenance, but junior sailing should stay operating out of the current shed, as the area by the scout shed is not suitable and would make junior sailing too difficult to operate.

Regards

Lee and Serena

Sent from my iPad

On Nov 6, 2024, at 7:37 PM, Jo.uttinger <[REDACTED]>
wrote:

PTO

From: Gerrit Bahlman [REDACTED]
 Subject: Re: Junior Sailing - Future and Location
 Date: 6 Nov 2024 at 7:12:03 PM
 To: John & Sydney Budden [REDACTED]
 Cc: Lee / Serena Moreton [REDACTED] Sebastian and
 Susanne Ammer [REDACTED] Adrian Brackenbury
 [REDACTED] Jo and Paul Uttinger
 [REDACTED] Winston Ordish-Benner
 [REDACTED] Louise Turner
 [REDACTED] Richard Keech

Dear John,

I applaud the Club's initiative to obtain the Scout Club as additional space to support sailing at the club.

I agree that this space could represent an opportunity to expand the Repairs and Maintenance capability of the club which currently suffers from space compression.

I also consider the operation of junior sailing from the Scout Club to be insufficient and less satisfactory than the current location. That area of the beach has a number of hazards which would require the boats to be taken back to their current operating location. Moving the trailers and related equipment would be problematic with existing access paths. The manual labour to move the equipment is just one of the reasons why I hold this view.

I am in support of increasing the rescue capabilities of the club especially in view of the unwillingness of the Coastguard to operate in this area of the Tauranga Harbour. As a Coastguard member I was disappointed with their unwillingness to operate within the harbour. Our club could provide a significant service to the community by considering how to pick up on this need.

Consideration would need to be given to the organisation and use of the current shed in the event of a more fluent rescue boat operation. The adhoc use of parking at the front of the shed by Boat Club staff represents an obstruction to the easy access to rescue craft for example. There will be other

yachts simpler and easier.

Consequently, I find the prospect of extending the Repairs and Maintenance capability by use of the Scout Club and the extension of rescue services to be positive initiatives while recognising that the junior sailing and rescue operations would be best located within the current location.

Thank you for alerting me to the opportunity to consider these options.

Regards

Gerrit W Bahlman

Personal Email: [REDACTED]
Mobile Phone: [REDACTED]

On Wed, 6 Nov 2024 at 17:58, John & Sydney Budden

<[REDACTED]>

The Commodore of OBC, Clarrie Beardsmore, has asked that I seek your opinion on the following proposals:

- (1) Should OBC be successful in obtaining the lease from Council, the

From: Adrian Brackenbury [REDACTED]
Subject: Re: Junior Sailing - Future and Location
Date: 7 Nov 2024 at 4:47:28 PM
To: Serena Moreton [REDACTED] m
Cc: John Sydney Budden [REDACTED], Gerrit Bahlman
[REDACTED], Sebastian and Susanne Ammer
[REDACTED], Winston Ordish-Benner
[REDACTED], Louise Turner
[REDACTED], Richard Keech
[REDACTED], Jo.uttinger
[REDACTED]

Hi John

I agree with all the comments made regarding junior sailing operating from the old scout shed. Sailing from the current position of the beach is a must for the safety of boats and people.

Regards

Adrian Brackenbury

On Thu, 7 Nov 2024 at 13:05, Serena Moreton [REDACTED] wrote:

Hi John,

Serena and I agree with all the other feedback already put forward. It would be great to have the extra space of the scout shed for maintenance, but junior sailing should stay operating out of the current shed, as the area by the scout shed is not suitable and would make junior sailing too difficult to operate.

Regards

Lee and Serena

Sent from my iPad

[REDACTED]



Ōmokoroa Domain Building (Shed)

Expressions of Interest to lease Information Pack





Contact Details:			
Group's Name:			
Contact Person and position within group:			
Address:			
Phone:		Mobile:	
Email:			

Submissions/ Expressions of Interest Close 5pm Monday, 25 November 2024.

Council decision expected early 2025

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7. Other things to note:

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- padlocks for the roller doors will need to be provided by the lessee
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The attached questionnaire needs to be completed to enable an objective assessment of the suitability of your group's use of the building.

Please complete the questionnaire as fully as possible to ensure that an informed assessment of your group criteria for use of the building can be assessed.

In the event incomplete information is received the assessment could include a request for further information, or the decision not to pursue the matter with that group.

Attachments

Aerial Location Map

Queries

Please contact reserves@westernbay.govt.nz should you have any queries or want to clarify anything in this Expressions of Interest Pack.

Evaluation

Submissions will be evaluated by staff and the Ōmokoroa Community Board. The Community Board will then make a recommendation to Council. Subject to meeting schedules it is envisaged that a decision will be made early 2025.

*this questionnaire is only to be completed by interested groups

Questionnaire:

1. The group’s purpose and activities must be consistent with the Council’s strategic direction.

Does the group have a recreation focus as determined by the classification of the reserve?

What is the group’s purpose?

How does the group align with Council’s Recreation and Open Spaces Strategy westernbay.govt.nz/recreation-open-spaces-strategy

What additional benefits will the proposal bring to the community?

2. The group must be an incorporated society or registered charitable trust.

If an incorporated society, will the group meet the Incorporated Societies Act changes as per the new 2022 Act by 5 April 2026? i.e. have consistently at least 10 members. (Refer the incorporated societies website for further detail).

Will the group’s membership numbers and trends justify and necessitate the proposal?

3. The group must be in a financial position to fulfil its lease obligations for the term of the lease, including but not exclusive to, rent, insurance, outgoings, building and maintenance

How does the group fund its activities?

Can the group meet the financial obligations as stated?

Will the group be able to sustain a scheduled maintenance programme and can the group afford implementation of the programme?

Will there be changes required to the building such as adding fixtures and can the group afford these?

Please provide a set of Financial Accounts for your organisation

4. The building must be utilised to its maximum potential

How often will the building be used and what range of activities are planned?

Is there potential for the group to share the building with others? If so, how do you see this working?

- | |
|--|
| 5. The activity cannot have the potential to adversely affect open space values or other legitimate activities |
|--|

Would the group need / use outdoor space? (What for? How would you use it?)

Other information you may wish to supply in support of your expression of interest.
Please use another sheet of paper if you need to.

Attachment 1

Building outlined by blue dashed line



(1) 40 Functions of administering body

- (1) *The administering body shall be charged with the duty of administering, managing, and controlling the reserve under its control and management in accordance with the appropriate provisions of this Act and in terms of its appointment and the means at its disposal, so as to ensure the use, enjoyment, development, maintenance, protection, and preservation, as the case may require, of the reserve for the purpose for which it is classified.*

(2) 17 Recreation reserves

- (1) *It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.*

(2) Schedule 1

Lease under section 54(1)(b)—Lease of recreation reserve for stands, pavilions, etc

	Provisions of lease
Term	Not exceeding 33 years
Renewal	May include a provision that further similar terms may be granted if the administering body is satisfied that the terms and conditions of the lease have been complied with and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority
Freeholding rights	Nil
Rent	Such rent, including periodic reviews of rent, as the Minister approves
Admission charges	(Refer to other terms and conditions)
Termination	The land leased shall be used solely for such sports, games, or other recreational activities as are specified in the lease, and, if at any time the lessor is of the opinion that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, the lessor, after making such enquiries as the lessor thinks fit and giving the lessee an opportunity of explaining the usage of the land leased, and if satisfied that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, may terminate the lease on such terms as the Minister approves in any case where an administering body is the lessor, and as the Minister thinks fit in any other case
Compensation for improvements	On termination of the lease under the termination clause of the lease or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor without compensation payable to the lessee or otherwise
Erection of buildings	The lease shall prohibit the erection of any building without the prior consent in writing of the Minister
Other terms and conditions	Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he or she may— <ul style="list-style-type: none"> (a) include an allocation of the use of a portion of the reserve, to be specified from time to time by the lessor, for the playing of specified sports, games, or other recreational activity. Such allocation may be for a whole year, part of a year, or for certain days in a year: (b) grant the exclusive use of the land in the lease or allocated in terms of the lease on a specified number of days in each year during the term of the lease, but subject to the limitation imposed by section 53 as to the number of days on which a charge for admission to the ground and to any stands, pavilions, gymnasiums, or other buildings or facilities may be made: (c) include a condition requiring the lessee to allow the use of playing facilities by non-members, on the payment of reasonable fees, on any occasion when playing facilities are open for play and the lessee is not exercising any right of exclusive use of the land: (d) include a condition requiring the lessee to make the whole or part of any stands, pavilions, gymnasiums, or other buildings or structures available from time to time at reasonable charges to such other voluntary organisation using the reserve or part of it for outdoor sports, games, or recreational activities, or in special circumstances for recreation not directly associated with outdoor recreation: (e) provide that, notwithstanding anything to the contrary in the compensation for improvements clause of the lease, the lessor may require the lessee to remove the whole or some of his or her improvements; may provide that, where improvements are of value to the lessor, the lessor may pay to the lessee the value of the improvements as determined by the Minister; or may provide that an incoming lessee shall pay to the outgoing lessee the value as determined by the Minister of specified improvements

⁽⁴⁾ The Minister of Conservation has delegated this power under the Act to the territorial Authority (in this case Western Bay of Plenty District Council)

9.4 ŌMOKOROA COMMUNITY BOARD - PROJECTS AND OPERATIONS REPORT - FEBRUARY 2024

File Number: A6627763

Author: Cedric Crow, General Manager Infrastructure Services

Authoriser: John Holyoake, Chief Executive Officer

EXECUTIVE SUMMARY

The purpose of this report is to provide the Ōmokoroa Community Board with an overview of the Infrastructure Projects currently being undertaken in the Ōmokoroa area, as well as to provide an overview of the operational matters from across Council that relate to the Ōmokoroa area.

RECOMMENDATION

That the General Manager Infrastructure Services' report dated 11 February 2025 titled 'Ōmokoroa Community Board - Projects and Operations Report - February 2025' be received.

ROADING ACCOUNT

Ōmokoroa Community Board Roding Current Account		\$
Current Account Opening Balance 1 July 2024		\$136,321
Allocation for 2024/25		-
Interest for 2024/2025		-
Subtotal		\$136,321
Completed Projects	Status	\$
Goldstone Road Car Park	Complete	\$11,067
Gane Place Urbanisation (Confirmed Final Cost)	Complete	\$250,000
Ōmokoroa Boat Club Embankment Fencing	Complete	\$4,864
Ōmokoroa McDonnell Cycle Racks	Complete	\$4,978
Bollards installation at end of Esplanade	Complete	\$3,601
Subtotal Completed Projects 2025		\$24,510
Forecasted Current Account Closing Balance 30 June 2025		\$111,811

PRIORITY PROJECTS

Projects	Priority	\$	Funding
Esplanade Street Lighting (Stage 1+2)	1	\$80,000	Reserve
Sports Pavillion Steps	1	\$35,530.50	Reserve

PROJECT UPDATES – ROADING

BOAT CLUB ADDITIONAL STREET LIGHTING		
Project Description	Staff Comment/Update	Progress Level
<p>That staff investigate and provide indicative costings for a lighting solution in the vicinity of the Ōmokoroa Boat Club and report back to the Board.</p> <p>At the meeting held 24 September 2024 the Board resolved to fund Stage 1 & 2 of the project (being \$80,000) from the Reserve Account.</p>	<p>Physical works are projected to commence first week of February 2025.</p>	<p>In progress.</p>

MINUTE ACTION SHEETS – ROADING

TRALEE AVENUE AND HAMURANA STREET – LIGHTING QUERY		
Meeting Date	Description	Latest Update
<p>November 2024</p>	<p>The Board raised concern over the ‘black hole’ on the corner of Tralee Avenue and Hamurana Street and Hamurana Street itself. Due to this being a busy intersection, the Board were interested to understand whether the lighting was sufficient and met Councils current Levels of Service.</p>	<p>Staff advise that the lighting in this area met Councils current Levels of Service. It was noted that Councillor’s accepted Central Government funding to replace all the halogen heads across the district, which was implemented.</p>

	<p>If the lighting did not meet Councils current Levels of Service, the Board noted that they would like to understand what options were available to address the issue.</p>	<p>This was to reduce energy use as well as reduce the light spill/light pollution. The LED lights provide very direct areas of illumination, resulting in dark spots in between.</p> <p>If Council was developing this area, then they would likely see an enhanced street lighting arrangement. There is no current funding set aside for streetlight enhancement in established areas.</p> <p>The Board could fund through their roading account if they were concerned about safety.</p>
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GANE PLACE URBANISATION – FINAL COST		
Meeting Date	Description	Latest Update
November 2024	<p>The Board noted that the ‘Gane Place Urbanisation Project’ had disappeared from the Roothing Account, noting that the last time it showed was in November 2023, where it was awaiting final cost. The Board requested to see the final cost and ensure that the financials reflected this correctly.</p>	<p>The works have been undertaken and will be reflected accordingly in the Roothing Account Summary above.</p>


ESPLANADE PARKING – BYLAW QUERY		
Meeting Date	Description	Latest Update
September 2024	<p>A Public Forum Member noted that there were serial offenders whose parking in the esplanade area were affecting local business owners and</p>	<p>Council is pleased to advise that we are currently reviewing the Traffic and Parking bylaw which</p>

	<p>those with boats. Photos had been submitted through Antenna, however responses received noted that action could only be taken if the compliance officer was there at the time of the offence.</p> <p>Staff advised that they would look into the Parking Bylaw down by the Esplanade to see if there was any time limits that could be implemented in this area.</p>	<p>governs the placement of “no parking” and time restricted parking areas across the district.</p> <p>We have made note of this concern and will add this location to the database of locations that will be considered as part of the bylaw consultation process.</p> <p>All “ no parking” sign location requests will be considered on their own merits by a panel of Engineers and planners who will consider safety merits and general benefits for each site.</p> <p>The recommendations are then forwarded to the elected members for their approval and sign off.</p> <p>initial public consultation will run in February 2025 to seek any other parking restriction requests to consider for inclusion in the draft bylaw. The formal public consultation period is then expected to commence in May or June 2025, which will outline proposed changes and seek any additional feedback. Please keep a look out on Councils Have your say engagement hub Your Place Western Bay of Plenty or the other media forums for details. We expect that the final bylaw will be adopted by Council August 2025 and the changes implemented over a brief time period there after.</p>
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PROJECT UPDATES - RESERVES

COONEY RESERVE – BIRD HIDE		
Project Description	Staff Comment/Update	Progress Level
<i>Installation of board walk, and bird hide at Cooney Reserve.</i>	<p>Written agreement is still being finalised. The ‘fall height’ of the boardwalk is less than one metre so meets the standard without a ‘wheel stop’. Consideration still under discussion, no decision made yet.</p> <p>Issues with public vandalism, graffiti, defecation and evidence left of sexual activity in the hide is requiring further consideration of how to combat these inappropriate behaviours for this site.</p>	In progress.

LEASING THE ŌMOKOROA-PAHOIA SCOUT DEN		
Project Description	Staff Comment/Update	Progress Level
<i>There are multiple groups interested in leasing the Ōmokoroa-Pahoia Sea Scout Den. However, since the building lacks necessary facilities such as toilets and running water, it does not meet current building code standards for club meetings.</i>	A report in relation to the Expressions of Interest to lease the Ōmokoroa-Pahoia Sea Scout Den building has been included in this agenda.	In progress.

ŌMOKOROA PAVILION – CONCRETE STEPS AND HANDRAILS		
Project Description	Staff Comment/Update	Progress Level
<p><i>At the 21 November 2023 hui, the Board approved to fund \$30,530.50 to construct the concrete steps with stainless steel handrails, on the north side of the Ōmokoroa Pavilion.</i></p> <p><i>At their June 2024 hui the Board approved an additional \$5,000 due to the increase in costs.</i></p>	<div style="text-align: center;">  </div> <p>The steps have now been completed. Note that we have created a new garden area between the steps and the building, which will match the entrance area garden off the main carpark.</p> <p>Reserve budget is funding the installation of a handrail to assist users of the steps.</p>	<p>Completed.</p>

SERVICE REQUESTS

This section is to provide an overview of Service Requests for the Ōmokoroa Community Board area since the last meeting.

There has been one of each of the following subtypes of Service Requests raised and **completed**.

<ul style="list-style-type: none"> • Animal Services - Dog attacked (and made contact) • Consents Administration - Resource Consents • Customer Service Planning - Minor dwellings • Local Roads - ALL Cesspit/Grill/Gutters & Drains (sealed road) - Replacement/Maintenance Asset Requests • Reserves and Facilities - General enquiry/Call-back • Reserves and Facilities - Reserve Buildings/Roads/Tracks/Furniture • Road Network Management - Lighting - New Asset Requests • Wastewater - Pumpstation Issue or Blockage • Water - Hydrant/Valve issue (not leak) • Water - No Water • Water - Reinstatement after works • Water Revenue - Water leak remission application 	<ul style="list-style-type: none"> • Building Act Compliance - Swimming Pool Enquiries • Customer Service Planning - Certificate of Compliance applications • Customer Service Planning - Resource Consent Enquiries • Customer Service Planning - Subdivision • Properties - General Enquiry • Reserves and Facilities - Erosion/Damage to Grounds • Reserves and Facilities - Harbour Structures • Road Network Management - Bridges/Structures - New Asset Requests • Stormwater - Flooding open drain/culvert-raining only • Water - Meter/Toby issue (not leak) • Water - No Water Known Issue • Water Revenue - General enquiry/call back
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There has been one of each of the following subtypes of Service Requests raised, which are **under investigation**.

<ul style="list-style-type: none"> • Building Act Compliance - Certificate of Compliance applications 	<ul style="list-style-type: none"> • Animal Services - Dog Aggressive/Rushed towards
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<ul style="list-style-type: none"> Water - Water General 	<ul style="list-style-type: none"> Reserves and Facilities - Plumbing: Toilets/Taps/Waitui/Irrigation
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The table below shows Services Request's that are higher in numbers and have a mix of statuses.

Service Request Subtype	Notes	Completed	Under Investigation/ Scheduled for Completion
Animal Services – Dog Barking	Reports from across Ōmokoroa	4	0
Animal Services – Dog Roaming	Reports from Ridge Drive and The Esplanade	2	0
Animal Services – Other Enquiries	Enquiries from Prole Road and Harbour View Road	2	0
Building Act Compliance – General	Enquiries from Hamurana Road and Astelia Drive	2	0
Building Admin – General Enquiry	Enquiries and Callback from across the Ōmokoroa Community	10	0
Building Counter Enquiry	Enquiries and Callback from Snapper Crescent and Margaret Drive	2	0
Building Processing	Multiple enquiries from Prole Road	8	0
Compliance and Enforcement – Abandoned Vehicles	Reports from The Esplanade	2	0
Compliance and Enforcement – Bylaw Issues Smell/Smoke/Vermi n/Insect	Reports from Heartwood Avenue and Lakeside Terrace	3	0

Compliance and Enforcement – Freedom Camping	Complaints about freedom Camping affecting roads or reserves across Ōmokoroa	5	0
Noise Complaint	Complaints made across the Ōmokoroa Area	3	0
Customer Service Planning	General enquiries or callback requests from across the Ōmokoroa Community	22	0
Health – Liquor Licenses	Request for a liquor license across Ōmokoroa	3	0
Application For Food Business Registration	Requests from Ōmokoroa Road and Lakeside Terrace	0	2
Kerbside Collective – Damaged Bin	Repair or Replace requests from across Ōmokoroa	10	1
Kerbside Collective – General	Enquiries from across the Ōmokoroa Community	6	1
Kerbside Collective – Lost/Stolen	Reports from across Ōmokoroa	6	0
Kerbside Collective – Missed Collection	Reports from across the Ōmokoroa Community	9	0
Land Development Engineering	General enquiries from Western Avenue and Harbour View Road	1	1
Legal Property	General Enquiry from across the Ōmokoroa Community	2	2
Local Roads – Detritus	Reports of Loose Chips/Sand/Dead Animal across Ōmokoroa	2	2
Footpaths on Local Road	Replacement or Maintenance Requests from Ruamoana Place and Harbour View Road	2	0
Local Roads – General	General enquiries and reports across the Ōmokoroa Community	12	0

Local Roads – Lighting	Replacement or Maintenance Requests from Harbour View Road and Vista Close	1	1
Local Roads – Tree Request	Request for trimming or removal of fallen tree/branch from across the Ōmokoroa Community	6	1
Local Road Signs – Damaged/Graffiti	Replacement or Maintenance Requests from across the Ōmokoroa Community	4	0
Road Surface Defects	Reports from Prole Road, Ōmokoroa Road and Western Avenue	3	0
Local Roads – Vegetation/Mowing	Reports from across the Ōmokoroa Community not including trees	20	0
Rates – General	Enquiries from across the Ōmokoroa Community	7	2
Refuse – Illegal Dumping / Carcasses	Reports from Ōmokoroa Road and Hamurana Road	1	1
Reserves and Facilities – Cycleways on Reserves only	Reports from across the Ōmokoroa Community	2	1
Reserves and Facilities – Graffiti in Reserves only	Reports from Ōmokoroa Road, Magaret Drive and Anderley Avenue	3	0
Reserves and Facilities – Litter/Litter Bins or dumping in Reserve	Reports from across the Ōmokoroa Community	10	0
Reserves and Facilities – Mowing and Vegetation/Gardens	Reports from across the Ōmokoroa Community	8	5

Reserves and Facilities - Park and Playground Equipment	Reports from Western Avenue and The Esplanade regarding replacement or maintenance	3	3
Reserves and Facilities - Public Toilets	Reports from The Esplanade	2	0
Reserves and Facilities - General	Enquiries and reports from across the Ōmokoroa Community	10	0
Reserves and Facilities - Trees Only	Reports from across the Ōmokoroa Community	9	1
Stormwater - General	Enquiries and reports from Links View Drive and Anderley Avenue	2	0
Wastewater - Odour Complaint	Complaints from Stingray Drive and Ōmokoroa Road	3	0
Wastewater - General	Enquiries and reports from Snapper Crescent and Sentinel Avenue	1	1
Water - Leak	Reports from across the Ōmokoroa Community	17	2
Water - Known Leak	Reports from Ruamoana Place	2	0
Water - Emergency Shutdown	Shutdown reports from Ruamoana Place, Ōmokoroa Road and Links View Drive	3	0
Water Revenue - Application	Request for water connection applications from Western Avenue	2	0

MINUTE ACTION SHEETS

This section related to any Minute Action Sheets that are currently outstanding, as well as completed Minute Action Sheets since the last Community Board meeting.

Date raised	Issue	Comment
24 September 2024	Anna Kingston and Peter Goad followed up the proposal for a Community	The draft proposal has been received and is being assessed to enable staff feedback.

	<p>Fruit Tree Garden at the Bramley Neighbourhood Reserve that they had provided the Board at the hui on 13 February 2024.</p> <p>It was acknowledged that this action was missed during a change over in staff but would be followed up to ensure Ms Kingston was put in touch with Reserves and Facilities Team Leader Operations to understand the next steps.</p>	
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9.5 ŌMOKOROA COMMUNITY BOARD – FINANCIAL REPORT – DECEMBER 2024

File Number: A6629473

Author: Allan Carey, Finance Business Partner Lead

Authoriser: Sarah Bedford, Finance Manager

EXECUTIVE SUMMARY

This report provides the Community Board with a two-monthly monitoring of its operational budget. Attached are the financial statements for the period ended 31 December 2024 (**Attachment 1**).

Total operational costs are over budget year to date for 2024/25 by \$608 (but still within the full year budget). Noted that all conference expenses have now been grouped and reported under Conference Expenses (some was previously split into Contingency).

RECOMMENDATION

That the Finance Business Partner Lead’s report dated 11 February 2025 titled ‘Ōmokoroa Community Board Financial Report – December 2024’, be received.

Grant payments made to date:

Resolution	Description	\$
OMC24-5.9	Ōmokoroa Football Club for \$1,505.43 (plus GST) to contribute towards the purchase of a new line marker and battery for the club.	1,505
OMC24-5.10	Ōmokoroa Policing Group for \$5,000 to contribute towards the purchase of a new patrol vehicle.	5,000
	2024/25 Grants to date	6,505

Committed – Operational expenditure:

Resolution	Description	\$
	<i>No current outstanding commitments</i>	0
	2024/25 Outstanding operational commitments	0

2024/25 Reserve analysis:

Resolution	Description	\$
	2024/25 Opening Balance	253,163

OMC24-2.7	Approve the grant application from the Ōmokoroa Settlers Hall Incorporated for \$40,650 to contribute to the building of a large deck area at the back of the hall.	(26,370)
	2024/25 Closing reserve balance	226,793

Committed - Reserve expenditure:

Resolution	Description	\$
	Opening balance before committed expenditure	226,793
OMC23-7.6	Approve \$30,530.50 to fund the construction of concrete steps with stainless steel handrails, on the north side of the Ōmokoroa Pavilion, to link the top and bottom fields.	(35,531)
OMC24-3.6	Approve an additional \$5,000 toward the 'Ōmokoroa Pavilion Concrete Steps and Handrail' project (OM23-7.6), from the Ōmokoroa Community Board Reserve Account.	
OMC24-2.7	Approve the grant application from the Ōmokoroa Settlers Hall Incorporated for \$40,650 to contribute to the building of a large deck area at the back of the hall. (Spent: \$26,370)	(14,280)
OMC24-5.11	Approves \$80,000 from the Ōmokoroa Community Board Reserve Account for the Ōmokoroa Esplanade Street Lighting Project – Stage 1 and Stage 2 (as shown in Attachment 2 of this report).	(80,000)
OMC24-6.6	Ōmokoroa Community Board approves the grant application from the Ōmokoroa Artists Group for \$4,935 (GST inclusive) to contribute towards the purchase of a new fully assembled shed. This grant will be funded from the Ōmokoroa Community Board Reserve Account.	(4,291)
	2024/25 Balance after the committed expenditure	92,691

ATTACHMENTS

- Ōmokoroa Community Board Financial Statements period ended 31 December 2024**  

Western Bay of Plenty District Council Income and Expenditure Statement For the period ended 31 December 2024						
Ōmokoroa Community Board						
	Year to Date				Full Year	Last Year
	Actual	Budget	Variance (Unfav)/Fav		Budget	Actual
	\$	\$	\$		\$	\$
Direct Costs						
Conference Expenses	3,014	1,284	(1,730)	⊗	2,568	0
Contingency - [see breakdown below]	108	1,002	894	☑	2,004	4,497
Grants	6,505	6,324	(181)	⊗	12,645	6,000
Mileage Allowance	0	252	252	☑	504	0
Salaries	10,923	11,082	159	☑	22,164	20,476
Inter Department Charges	16,694	16,692	(2)	⊗	33,384	34,992
Total Operating Costs	37,244	36,636	(608)	⊗	73,269	65,965
Total Direct Costs	37,244	36,636	(608)	⊗	73,269	65,965
Total Costs	37,244	36,636	(608)	⊗	73,269	65,965
Income						
Rate Income	37,084	36,636	448	☑	73,272	94,782
Total Direct Income	37,084	36,636	448	☑	73,272	94,782
Net Cost of Service	(160)	0	(160)	⊗	3	28,818
				☑	<i>Favourable Variance</i>	
				⊗	<i>Non Favourable Variance</i>	
Contingency - breakdown						
Advertise in Lizard News for upcoming meetings	108					
Year to date contingency costs	108					
Community Board Reserves						
Opening Balance - Surplus (Deficit)	253,163					
OMC 24-2.7 Ōmokoroa Settlers Hall Incorporated for \$40,650 to contribute to the building of a large deck area at the back of the hall.	(26,370)					
(Decrease) Increase in year	(26,370)					
Closing Balance - Surplus (Deficit)	226,793					
Town Centre Development Reserves						
Opening Balance - Surplus (Deficit)	118,227					
No transactions to date	0					
(Decrease) Increase in year	0					
Closing Balance - Surplus (Deficit)	118,227					