



**The Ordinary Meeting of the
Kawerau District Council will be held
on Tuesday, 29 June 2021
in the Council Chamber commencing
at 9.00am**

AGENDA

GUIDELINES FOR PUBLIC FORUM AT MEETINGS

1. A period of thirty minutes is set aside for a public forum at the start of each Ordinary Council or Standing Committee meeting, which is open to the public. This period may be extended on by a vote by members.
2. Speakers may address meetings on any subject. However, issues raised must not include those subject to legal consideration, or be issues, which are confidential, personal, or the subject of a formal hearing.
3. Each speaker during the public forum is permitted to speak for a maximum of three minutes. However, the Chairperson has the discretion to extend the speaking time.
4. Standing Orders are suspended for the duration of the public forum.
5. Council and Committees, at the conclusion of the public forum, may decide to take appropriate action on any of the issues raised.
6. With the permission of the Chairperson, members may ask questions of speakers during the period reserved for public forum. Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

**The Ordinary Meeting of the Kawerau District Council
will be held on Tuesday 25 May 2021
in the Council Chamber commencing at 9.00am**

Present: His Worship the Mayor M J Campbell
Deputy Mayor F K N Tunui
Councillor B J Julian
Councillor C J Ion
Councillor D Sparks
Councillor A Rangihika
Councillor W Godfery
Councillor R G K Savage

In Attendance: Chief Executive Officer (R George)
Manager, Operations & Services (H van der Merwe)
Manager, Finance & Corporate Services (P Christophers)
Communications Manager (T Humberstone)
Administration Officer (T Barnett)

Apologies

Resolved

Councillors Ion / Julian

That apologies from Councillor Kingi were received.

Leave of Absence

No leave of absence were received.

Opening Prayer

Pastor Paul Heke opened the meeting with a prayer.

Public Forum

Anne Kubler

Thanked Council for the Long Term Plan Consultation evening in the Concert Chambers
21 May 2021.

Declarations of Conflict of Interest

Councillor CJ Ion declared a Conflict of Interest with item 7 – Monika Lanham Reserve –
Licence to Occupy.

1 CONFIRMATION OF COUNCIL MINUTES

1.1 Ordinary Council – 27 April 2021

Action Item: Office of Treaty Settlement houses be raised with them again.

Resolved

Councillors Sparks / Savage

That the Minutes of the Ordinary Council meeting held on 27 April 2021 is confirmed as a true and accurate record.

1.2 Extraordinary Council Meeting – 11 May 2021

Resolved

His Worship the Mayor / Deputy Mayor Tunui

That the Minutes of the Extraordinary Council meeting held on 11 May 2021 is confirmed as a true and accurate record.

2 CONFIRMATION OF COMMITTEE MINUTES

2.1 Regulatory and Services Committee – 11 May 2021

Resolved

Councillors Ion / Rangihika

That the Minutes of the Regulatory and Services Committee meeting held on 11 May 2021 is confirmed as a true and accurate record.

3 Action Schedule (101120)

Resolved

Councillors Ion / Savage

That the updated Action Schedule of resolutions/actions requested by Council is received.

Action Item:

His Worship the Mayor requested that sanitary disposal units be put in the male toilets at the bus depot.

4 His Worship the Mayor's Report (101400)

Resolved

His Worship the Mayor / Deputy Mayor Tunui

That His Worship the Mayor's report for the period Wednesday, 21 April 2021 to Tuesday, 18 May 2021 is received.

5 Annual Plan Performance for the Nine Months Ended 31 March 2021 (Manager, Finance and Corporate Services) (110400)

Council discussed the report 'Annual Plan Performance for the Nine Months Ended 31 March 2021'.

Resolved

Councillors Ion/ Sparks

1. *That the report 'Annual Plan Performance for the Nine Months Ended 31 March 2021' is received.*

Actions Items:

Capture the Facebook visits statistics.

Manager, Operations and Services to follow up on sewage overflow that occurred between New World and Netball Pavilion.

6 Eastern Bay Road Safety Operations Group: Terms of Reference (Manager, Operations and Services) (401250)

Council discussed the report 'Eastern Bay Road Safety Operations Group: Terms of Reference'.

Resolved

Councillors Ion / Rangihika

Council has deferred this item until additional information is provided.

Councillor Ion left the meeting at 9.33am

7 Monika Lanham Reserve – License to Occupy (Manager, Finance and Corporate Services) (4087005)

Council discussed the report 'Monika Lanham Reserve – License to Occupy'.

Resolved

Councillors Sparks / Savage

1. *That the report "Monika Lanham Reserve – License to Occupy" is received.*
2. *That the request to grant a license to occupy part of the Monika Lanham reserve for a cost of \$1.00 annually is approved.*
3. *That the owner of 125A Onslow Street pay for any legal costs associated with preparing the license to occupy agreements.*
4. *That the term of the license to occupy be 20 years.*
5. *That it be clear to the owner that if at any time during the 20 years Council requires the use of the land for any reasonable purpose, Council will require the fence to be relocated back to the true boundary within one month and that there will be no compensation for the cost of relocating the fence or the inconvenience of not having the land for the full term of the license.*

Councillor Ion was readmitted to the meeting at 9.36am

8 Exclusion of the Public

Resolved

Deputy Mayor Tunui / Councillor Ion

That the public is excluded from the following part of the proceedings of this meeting, namely:

- 1. Confirmation of Minutes of the Ordinary Council Meeting (Confidential) 27 April 2021.*
- 2. Zone 1 Reticulation Replacement Tender.*

The general subject of the matter to be considered while the public is excluded; the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Information & Meetings Act 1987 for the passing of this resolution is as follows:

General Subject of the matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
<i>1. Confirmation of Minutes of the Ordinary Council Meeting (Confidential) – 27 April 2021. 2. Zone 1 Reticulation Replacement Tender.</i>	<i>Maintain the effective conduct of public affairs through the free and frank expression of opinions.</i>	<i>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48 (1) (a) (i)</i>

This resolution is made in reliance on Section 48(1) (a) of the Local Government Official Information & Meetings Act 1987 and the particular interest or interests protected by Section 7 (2) (b) (i) of that Act.

Following the resumption of open meeting.

Meeting closed 9.45am

M J Campbell

Mayor

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**Minutes of the Extraordinary Meeting of the Kawerau District Council
held on Tuesday, 22 June 2021
in the Council Chamber commencing at 9.00am**

Present: His Worship the Mayor M J Campbell (Chair)
Deputy Mayor F K N Tunui
Councillor C J Ion
Councillor B Julian
Councillor S Kingi
Councillor W Godfery
Councillor A Rangihika
Councillor R G K Savage
Councillor D Sparks

In Attendance: Chief Executive Officer (R George)
Manager, Finance and Corporate Services (P Christophers)
Manager, Operations and Services (H van der Merwe)
Iwi Consultant (Te Haukakawa Te Rire)
Communications Manager (T Humberstone)
Administration Officer (T Barnett)

Apologies

No apologies were received

Declarations of Conflict of Interest

Councillor D Sparks declared that he was a member of a group submitting and Councillor B Julian stated she was Councils alternative representative – Item 20 – Seniors Forum.

1 Receipts of Submissions to Consultation Document for Proposed Long Term Plan 2021 - 2031 (Communications Manager) (110553)

The following submitters spoke their submissions:

- Gizella Gleeson
- Ruth Montgomery and John Whitehead
- Alan Blackburn (on behalf of Kowhai Park Body Corp Committee)
- Alan Blackburn (on behalf of Ruth and Bruce Plank, Renay Murfitt, Colleen Clarke, Elaine Homes, and Carole Dean, residents of Kowhai Park)
- Alan Blackburn
- Jenny Reynolds
- Alison Marshall
- Chris Reynolds
- Nat Anderson
- Sneha Gray
- Jade Kent (on behalf of Film Bay of Plenty)
- Karla Akuhata (on behalf of Waiariki Park Region)
- Rev Jonathan Te Rire (via Zoom)
- Tracy-Ann Hill
- Harry Sutcliffe
- Brian Dent

- Brian Dent (on behalf of Seniors Forum)
- Morris Mitchell

Resolved

His Worship the Mayor / Councillor Rangihika

1. *That the report "Receipt of Submissions to Consultation Document for Proposed Long Term Plan 2021 - 2031" be received.*
2. *That the Council received the submissions to the Consultation Document for the Proposed Long Term Plan 2021 – 2031, including any late submissions.*
3. *That Council heard from submitters who wish to speak to their submissions at today's Hearing.*

Meeting closed 12.45pm

M J Campbell

Mayor

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**Minutes of the Regulatory & Services Committee
held on Tuesday, 15 June 2021
in the Council Chamber commencing at 9.00am**

Present: Councillor C J Ion (Chairperson)
His Worship the Mayor M J Campbell
Deputy Mayor F K N Tunui
Councillor B Julian
Councillor S Kingi
Councillor W Godfery
Councillor A Rangihika
Councillor R G K Savage
Councillor D Sparks

In Attendance: Chief Executive Officer (R George)
Manager, Finance and Corporate Services (P Christophers)
Manager, Operations and Services (H van der Merwe)
Manager, Economic and Community Development (G Sutton)
Events and Venues Manager (L Barton)
Communications Manager (T Humberstone)
Administration Officer (T Barnett)

Apologies

No apologies were received

Public Forum

No speakers for public forum.

Declarations of Conflict of Interest

No conflict of interest were declared.

PART A – REGULATORY

1 Monthly Report - Regulatory and Planning Services (340000)

The Committee discussed a report covering Planning, Compliance and Capability activities for May 2021.

Resolved

Councillors Julian / Savage

That the report on Regulatory and Planning Services activities for the month of May 2021 is received.

PART B – NON REGULATORY

2 Monthly Report - Finance and Corporate Services (211000)

The Committee discussed a report from the Manager, Finance and Corporate Services covering activities for the month of May 2021.

Action Item

1. Communications Manager to promote the Bay Hopper 135 bus service's new route and timetable.
2. Page 15 – Item 1.2 – Share the information from the two filing cabinets, which contained maintenance records on many of Tasman's housing stock with the building team to give a timeline of when things were done.

Resolved

Councillors Sparks / Kingi

That the report from the Manager, Finance and Corporate Services for the month of May 2021 is received.

3 Monthly Report - Operations and Services (440000)

The Committee discussed a report from the Manager, Operations and Services covering activities for the month of May 2021.

Action Item

1. Contractors fencing needs to be removed from where work has been completed. An update is required in a fortnights time as to why independent contractors fencing is still up.
2. Markings to be completed on pedestrian crossing in front of 135 River Road urgently.
3. An update to be presented to Council on the recycling shed, which must include a list of delayed works and an explanation as to why work has been delayed.

Resolved

Councillors Rangihika / Kingi

That the report from the Manager, Operations and Services for the month of May 2021 is received.

4 Monthly Report - Economic and Community Development (309005)

The Committee discussed a report from the Manager, Economic and Community Development covering activities for the month of May 2021.

Action Item:

A report to be presented in next Committee meeting on the number of passengers using the new Bay Hopper service. Communications Manager to confirm advertising and public information regards to where the bus stops are.

Resolved

Councillors Julian / His Worship the Mayor

That the report from the Economic and Community Development Manager for the month of May 2021 is received.

5 Monthly Report – Events and Community Activities (Events and Venues Manager) (340000)

The Committee discussed a report from the Events and Venues Manager covering events and community activities for the month of May 2021.

Resolved

Deputy Mayor Tunui / Councillor Julian

That the report from the Events and Venues Manager for the month of May 2021 is received.

6 Funding Applications for Kawerau King of the Mountain and Kawerau Christmas in the Park 2021(Events and Venues Manager) (340000)

The Committee discussed a report from the Events and Venues Manager covering funding applications for Kawerau King of the Mountain and Kawerau Christmas in the Park 2021.

Resolved

Councillor Ion / His Worship the Mayor

1. *That the report from the Events and Venues Manager for funding applications for Kawerau King of the Mountain (KOTM) and Kawerau Christmas in the Park (CITP) is received.*
2. *That Council approves the funding application for these targeted projects to be prepared and submitted to:*
 - *NZ Community Trust (NZCT) for \$90k.*
 - *Trust Horizon for \$10k*
 - *Lion Foundation for \$50k*
 - *Bay Trust for \$15K*
 - *Lotto for \$15K*

The meeting closed at 9.53am

C J Ion

Chairperson

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**Kawerau District Council Minutes of an
Audit and Risk Committee held on 1 June 2021
in the Council Chamber commencing at 1.00pm**

Present: His Worship the Mayor – M J Campbell (Chair)
Councillor F K N Tunui
Councillor C J Ion
Councillor D Sparks
Phillip Jones – P J Associates – via zoom
Councillor A Rangihika – via zoom

In Attendance: Chief Executive Officer (R George)
Manager, Finance & Corporate Services (P Christophers)
Manager, Operations & Services (H van der Merwe)
Health & Safety Officer (P Snook)
Customer Service Officer (C Kinley)

Apologies

No apologies

Declarations of Conflict of Interest

No conflicts of interest were received.

Tabled Item – Minutes of Meeting – 6 April 2021

Resolved His Worship the Mayor / Deputy Mayor Tunui

That the Minutes of the Audit and Risk Committee meeting held on 6 April 2021 is confirmed as a true and accurate record.

1 Occupational Health and Safety Management System Status (Health and Safety Officer) (509500)

The Health and Safety Officer provided an overview of his report.

Resolved Councillors Ion / Sparks

That the report "Occupational Health and Safety Management System Status" is received.

2 Treasury Report to 30 April 2021 (Manager, Finance and Corporate Services) (110551)

The Committee reviewed the Treasury Report to 30 April 2021.

Resolved Deputy Mayor Tunui / Councillor Sparks

That the report "Treasury report to 30 April 2021" be received.

3 Annual Plan Performance for the Nine Months Ended 31 March 2021 (Manager, Finance and Corporate Services) (110400)

The Committee reviewed the Annual Plan Performance for the Nine Months Ended 31 March 2021

Resolved

Chair Jones / Councillor Rangihika

That the report "Annual Plan Performance for the Nine Months Ended 31 March 2021" be received.

4 Review of Council's Fraud Risk Assessment (Manager, Finance and Corporate Services) (201000)

The Committee reviewed the Review of Council's Fraud Risk Assessment.

Resolved

Deputy Mayor Tunui / His Worship the Mayor

- 1. That the report "Review of Council's Fraud Risk Assessment" be received.*
- 2. That the Audit and Risk Committee approves the Fraud Risk Assessment for adoption.*

5 Residential Developments (Central Cove, Te Ariki Place and Porritt Glade) – Progress and Risk Analysis Update (Manager, Finance and Corporate Services) (206700)

The Committee reviewed the Residential Developments (Central Cove, Te Ariki Place and Porritt Glade) – Progress and Risk Analysis Update

Resolved

Councillors Sparks / Ion

That the report "Residential Developments (Central Cove, Te Ariki Place and Porritt Glade) Progress and Risk Analysis Update" be received.

Meeting closed 1.53pm

M Campbell

His Worship the Mayor

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Completed Items

Meeting Date	Action	Comments
R&S 13.04.21	Monthly Report – Events and Community Activities Remaining Youth Councillors to be sworn in as soon as possible.	Swearing in held on 23 June 2021
Council 27.04.21	Ordinary Council Minutes – 30 March 2021 Staff to follow up with Jeanette Tioke in regards to public consultation regarding the Netball Pavilion rebuild.	Feedback provided by CEO and Manager, Operations and Services.
R&S 11.05.21	Monthly Report – Regulatory & Planning Process for dealing with wandering dogs to be circulated to Elected Members.	Circulated by email.
R&S 11.05.21	Monthly Report – Operations & Services The Manager, Operations and Services and the Communications Manager to continue to put waste education information in the newsletter. Provide Elected Members with a breakdown of vandalism costs.	Waste education information will be included in the Council Newsletters. Staff will also work with local schools around waste education. A breakdown was included in the MOS's monthly report for May.
Council 21.05.21	Annual Plan Performance for the Nine Months Ended 31 March 2021 Manager, Operations and Services to follow up on sewage overflow that occurred between New World and Netball Pavilion.	Statistics have been updated for this event.

R&S 15.06.21	<p>3. An update to be presented to Council on the recycling shed, which must include a list of delayed works and an explanation as to why work has been delayed.</p> <p>Monthly Report - Economic and Community Development</p> <p>A report to be presented in next Committee meeting containing the statistics of passengers using the new Bay Hopper service. Communications Manager to confirm advertising and public information regards to where the bus stops are.</p>	ECDM	In progress	An update will be provided at the Council meeting	June 2021
<p>Z:\2021\04\COUNCIL\06 JUNE\21.06.29 Action Schedule.docx</p>					

OC: Ordinary Council EC: Extraordinary Council
MFCS: Manager, Finance & Corporate Services
MPCC: Manager, Planning, Compliance & Capability

A&R: Audit & Risk Committee R&S: Regulatory & Services Committee
MOS: Manager, Operations & Services EM: Engineering Manager
ECDM: Economic & Community Development Manager

Meeting Date	Resolution / Action Requested	Action	Status	Comments	Estimated Completion Date
Council 30.03.21	Public Forum Graham Burke was concerned of the safety of residents living next to the Robinson Street alleyway after an incident that could have resulted in serious harm. He would like Council to investigate options to help keep the residents safe from objects being thrown onto properties from the alleyway. The Manager, Operations and Services to investigate and liaise with Mr Burke.	MOS	In Progress	The alleyway is currently covered by 2 CCTV cameras and lighting was previously improved.	June 2021
Council 21.05.21	Ordinary Council Elected Members would like Office of Treaty Settlement houses to be raised again.	CEO	In progress		June 2021
Council 21.05.21	Action Schedule His Worship the Mayor requested that incontinence disposal units be put in male toilets.	MOS	In progress		June 2021
R&S 15.06.21	Monthly Report - Finance and Corporate Services Communications Manager to promote the Bay Hopper 135 bus service's new route, timetable and B card.	MFCS	Ongoing		
R&S 15.06.21	Monthly Report - Operations and Services 1. Contractors fencing needs to be removed from where work has been completed. An update is required in a fortnights time as to why independent contractors fencing is still up. 2. Markings to be completed on pedestrian crossing in front of 135 River Road urgently.	MOS	In progress Completed	An update will be provided at the Council meeting.	June 2021

Action Schedule

Meeting Date	Resolution / Action Requested	Action	Status	Comments	Estimated Completion Date
R&S 16.07.19	Earthquake Prone Buildings The Committee expressed a desire to understand what was required for Rautahi Marae and then to discuss the issues with Trustees.	CEO	In Progress	A CDEM workshop was held following the June R&S Meeting. Discussion to be held with Trustees of Rautahi Marae.	July 2021
A&R 04.02.20	Council's Risk Maturity – Improvement Programme Arrange KPMG to review Council's Risk Management Maturity profile once the tasks in progress / underway are completed.	MFCS	In Progress	There are still a couple of tasks remaining. Following their completion, a further review will be undertaken.	August 2021
Council 26.05.20	Results of 2020 NRB Survey Elected Members agreed to review the way in which Council engages community satisfaction.	MFCS	Pending	Staff will review how to measure community satisfaction for 2022-2023 and report to Council.	July 2021
R&S 16.06.20	Monthly Report – Operations & Services Elected Members requested a report on the downstairs ladies toilets.	MOS	In Progress	Minor works has commenced. A full report will be provided to the June Council Meeting.	June 2021
R&S 16.03.21	Monthly Report, Operations & Services The Manager, Operations and Services to address the water damage on the ceiling above the steps in Concert Chambers, and also fix the tiles leading into the Concert Chamber as they pose a health and safety risk when it's been raining making them very slippery. The lifting on the low hanging trees in Porritt Drive needed to be completed immediately.	MOS		The ceiling will be repaired in July. The stairs have been relined with non-slip covers. The tree work along Porritt Drive was completed in April.	July 2021 Completed

Meeting Council
Meeting Date: 29 June 2021
Subject: His Worship the Mayor's Report
File No. 101400

1 Purpose

The purpose of this report is to outline meetings, functions and events that I have hosted, attended and/or participated in from the period Wednesday, 19 May to Tuesday, 22 June 2021.

May

- Catch-up with Daniel Henderson, LGNZ
- Monthly Council Meeting
- Monthly catch-up with Koro Boycie
- LGNZ Three Waters Reform Update (Zoom)
- LTP Consultation with Tarawera High School youth

June

- Meeting with Wu Khoo, Mercury
- Mill Managers Meeting
- Audit & Risk Committee Meeting
- 6-monthly meeting with Porritt Glade Lifestyle Village residents
- LTP Consultation Hui - ISK, Industrial and Businesses
- Meet and Greet with FENZ District Manager (Jeff Maunder) and Group Manager (Kevin Cowper)
- Meeting with Tane Cook
- LTP Public Consultation Hui
- LGNZ Rural & Provincial sectors meeting
- Monthly Regulatory & Services Committee Meeting
- MTFJ Core Group Meeting (Zoom)
- Bay of Plenty Mayoral Forum, Taupo
- Kawerau Gravity Sports Prize-giving
- Extraordinary Council Meeting to hear LTP submissions

2 RECOMMENDATION

That His Worship the Mayor's report for the period Wednesday, 19 May to Tuesday, 22 June 2021 be received.



Malcolm Campbell, JP
Mayor

Meeting: Council
Meeting Date: 29 June 2021
Subject: Adoption of Fee for Undertakers' Premises - 2021/22
File No: 110400

1 Introduction

The purpose of this report is to ask members to approve a fee for the registration and licensing of Undertakers' premises now that there is a business operating in Kawerau.

2 Background

Gateway Funerals has recently established a business in Kawerau and as the business uses chemicals, which have to be disposed of appropriately, they are required to be inspected, licenced and registered, similar to the requirement for hairdressers.

Therefore, it is proposed that the registration fee for Undertakers' premises is the same as the fee for Hairdressers (\$90.00 per annum).

3 RECOMMENDATIONS

1. That the report "Adoption of Fee for Undertakers' Premises – 2021/22" be received.
2. That Council adopts an annual registration and licence fee of \$90.00 for Undertakers.



Peter Christophers BBS, ACA
Manager Finance & Corporate Services
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Meeting: Council

Meeting Date: 29 June 2021

Subject: **KDC Office Building Flashing, Spouting and Roof Alterations**

File No.: 407000

1 Background

The Kawerau District Council Office Building has changed over years to meet operational requirements. These changes ranged from refurbishments, additions/alterations and reconfiguration of the floor plan.

Although these changes provided a solution at the time, it did introduce other problems. The subsequent problems arising from these changes include:

- sporadic water, sewer and power connections
- incorrect stormwater/runoff discharge and falls
- weather tightness and water ingress
- inefficient use of space/poor planning

The worst affected areas are the dog control office space (the old District Office entrance) and the women's downstairs toilets. The dog control office space was refurbished in 2020 and the water ingress resolved. The women's toilets are being refurbished, however the root cause of the issues is water ingress into the adjacent area. Works were identified in 2019, however once the structures was opened, it became clear that more significant work will be required to resolve the issues. The currently planned works and allocated 2020/21 budget is insufficient and Council is requested to consider the proposed scope of works.

2 Scope of Works

- Apply waterproofing membranes and replace all roof flashings
- Close the courtyard roof opening on the first floor by:
 - constructing a new timber roof
 - reconfiguring floor levels to allow water to run off towards the side of the building
 - applying waterproofing membranes
- Reconfigure water and wastewater services in the courtyard and on the first floor:
 - Seal off the courtyard sewer manhole and construct a new manhole on the outside of building in the flower bed
 - Seal off gully traps and re-construct it on the outside of the building in the flower bed
 - Reconfigure water pipes and simplify supply into the building
 - Extend air-conditioning ventilation and overflow pipes
 - Relocate the hot water cylinder

- Convert courtyard into a closet by:
 - Installing a timber floor
 - Closing up windows to male and female bathrooms
 - Strapping and lining the walls to enclose water and wastewater services
 - Installing LED light fixtures and light switches
 - Replacing doors, painting and carpeting
- Construct a new roof between the first floor Smoko room and Filing room by:
 - removing one window in the Filing room and recladding the wall
- Remove existing gutters and downpipes in order to change the discharge / fall direction

3 Construction Costs

The estimated costs to undertake the work is as follows:

Applying waterproofing and replacing flashings	\$18,000.00
Close courtyard roof opening	\$17,000.00
Reconfigure water and wastewater services	\$25,000.00
Convert courtyard into a closet	\$14,000.00
Construct a roof between buildings	\$21,000.00
Replace gutters and downpipes	\$11,000.00
Architect / Engineering / Compliance costs	\$13,000.00
Total	\$119,000.00+GST

4 Policy and Plan Considerations

None of the options are contrary to any of Council's Policies and Plans.

5 Legal Considerations

There are no Legal Considerations with approving or declining to approve the additional expenditure.

6 Significance and Engagement

Obtaining the Community's views on any of the options is not required.

7 Financial Considerations

Council will have to ratify the cost, to undertake the alterations for inclusion into the 2021-2022 financial year.

8 Conclusion

The alterations will eliminate the water ingress / weather tightness defects. The alterations will allow for better use of the space. Damage to the building will be exacerbated, if left unresolved.

9 **RECOMMENDATIONS**

1. That the report "KDC Office Building Flashing, Spouting and Roof Alterations" be received.
2. That the necessary funding be approved to perform the repairs/undertake the alterations.



Andre Erasmus

Engineering Manager

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Meeting: Council Meeting
Meeting Date: 29 June 2021
Subject: Netball / Tennis Pavilion Consent Drawings
File No.: 407000

1 Background

The tender to reconstruct the Kawerau District Council's Netball / Tennis Pavilion was awarded by Council to Wren Building Ltd. on 30 March 2021. The tender was awarded as a Design & Build contract based on the initial design approved by Council during a workshop on 10 November 2020.

The design drawings have now been completed and will be submitted for building consent. Once the building consent has been obtained, the physical works will commence. This is therefore the last opportunity for Council to comment on the design.

2 RECOMMENDATIONS

1. That the report "Netball / Tennis Pavilion Consent Drawings" be received.
2. That Council provide any comments to the drawings.
3. That Council allow the drawings to be submitted for consent under the condition that all comments have been considered.



Andre Erasmus, MCM, MBA
Engineering Manager

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Meeting: Council

Meeting Date: 29 June 2021

Subject: **Consideration of Submissions to the Long Term Plan 2021-2031 Consultation Document**

File No.: 110553

1 Background

Council received 80 written submissions to the Long Term Plan 2021-2031 Consultation Document during the submission period from 14 May to 14 June 2021.

These were received at the Extraordinary Council Meeting on 22 June 2021. Twenty submitters spoke to their submissions at the Hearing.

Submissions focused primarily on the three consultation matters outlined in the Long Term Plan 2021-2031 Consultation Document:

1. Replace 48km of the old drinking water pipes over the next six years. Council will borrow \$12 million to complete this (Council's preferred option).
2. Use sales proceeds from the residential developments to keep the rates increase to 5.1% in year one of the Long Term Plan (Council's preferred option).
3. Grow Our District by developing Stoneham Park (the old Soccer Club grounds) (Council's preferred option).

Council propose a range of freehold lot sizes and a variety of housing including multi-generational, single and double-storey in keeping with the aesthetics of the area and landscape. The concept proposes developing 60% of the 5.42 hectares into residential areas, leaving 40% as green space and enhanced recreational areas. If the community supports the concept, Council undertakes to continue consulting with stakeholders and neighbours about the development, including; Development area, lot sizes, variety of housing, roading and traffic management, parks and green spaces, lighting and the layout of the subdivision. In parallel, Council will commence the land reclassification process.

Additional submission points received related to roading and footpaths, playgrounds, cycle and walkway access, economic development, dog parks, the swimming pools, public transport, solid waste, health, well-being and water safety and parks and reserves.

The content of submissions is summarised in section two of this report and shown in the appended table of additional submission points.

The purpose of this report is to advise Council of the numbers and types of submissions and in due course to assist with the decision-making about:

- Whether and how to revise its preferred options for the three proposals in the Consultation Document as a result of submissions received; and
- Whether and how to incorporate the content of additional submission points into the draft Long Term Plan 2021-2031; and

Following today's meeting staff will produce a Long Term Plan 2021-2031 document which will be submitted for audit by Audit NZ and then presented to Council for adoption at the Council Meeting on 27 July 2021.

Following the adoption of the Long Term Plan 2021-2031, Council will respond to all submitters in writing with regard to Council's decisions as they relate to the individual submissions.

2 Considerations

2.1 Consultation Matters

A tally of submissions to the consultation matters is shown in the table below:

Council Proposal	Option One	Option Two	Unclear
(1). Replace 48km of the old drinking water pipes over the next six years by borrowing \$12 million. (Council's preferred option).	49 ⁽¹⁾	2	1
(2). Use sales proceeds from the residential developments to reduce the rates increases in years 1 to 3 of the Long Term Plan 2021-2031 to 5.1%, 3.5% and 3.8%. (Council's preferred option).	39	3	3
(3). Grow Our District by developing Stoneham Park (the old Soccer Club grounds) while continuing to consult with stakeholders and the community and commence the reserve reclassification process. (Council's preferred option).	49 ⁽¹⁾	8	2

- (1) Request from Kowhai Park to gazette their roadways in exchange for Three Waters liability (to replace the pipes).
- (2) Number of submitters agreed with Option 1 with the proviso of affordable and/or social housing such as Papakāinga as part of the development.

2.2 Additional Submission Points

Additional submission points are set out in the appended table attached.

2.3 Responses to Submitters

Many submissions make specific recommendations about the proposals in the Consultation Document which are either ahead of any future development plans or contain a level of detail which is beyond the scope of decision-making by Council at today's meeting.

If Council determines that one or more of its proposed projects will go ahead, it may be preferable to resolve that the details of relevant submissions are forwarded for consideration by the relevant project leaders or groups as part of the design process.

3 RECOMMENDATIONS

1. That the report "Consideration of Submissions to the Long Term Plan 2021-2031 Consultation Document" be received.
2. That Council resolves to consider the submissions to the Long Term Plan 2021-2031 Consultation Document; and
3. Determine which options, if any, it will pursue in relation to the three consultation matters contained in the Long Term Plan 2021-2031 Consultation Document; and
4. For those proposals it determines to pursue, determine to forward detailed proposals for consideration as part of the project planning and to respond to submitters to that effect; and
5. Determine how to respond to the additional submission points raised by submitters to the Long Term Plan 2021-2031 Consultation Document.



Tania Humberstone
Communications Manager

Z:\2021\04\COUNCIL\06 JUNE\21.06.29 R- Consideration of Submissions - Long Term Plan 2021-2031.docx

Appendix: Kawerau District Council Proposed Long Term Plan 2021-2031 Additional Submission Points

Submission Topic	Details of Submission	Proposed response
Town Development	<ol style="list-style-type: none"> 1. Request for Water Feature: as the 'heart of the town' as a focal point to mirror Tarawera Falls. 2. Stage 3 of the Town Development - request for seating and shade. 3. Request for a concept of the Town Centre redevelopment similar to that of Stoneham Park (the old Soccer Club grounds). 4. Comment: Empty shops in Town Centre not attractive. With development and more people hopefully encourage more retail outlets. 5. Request to improve the promenade area. 6. Request for more toilet facilities for mobility access. Also, better facilities in both men's and women's public toilets (i.e., mirrors, disposal bins, door hooks and seating). 	
Roading and Footpaths	<ol style="list-style-type: none"> 1. Better accessibility for people in wheelchairs using footpaths down the kerbs (i.e., reduce the lip so that wheelchairs don't get stuck). In particular at the Fenton/Grey Street intersections. 2. Request for consistency of road marking of the speed humps, signage and lighting. 3. Query whether speed hump outside Mountain View Rest Home should be a raised pedestrian crossing. 4. Request for mobile speed signage indicators and for speed cameras. 5. Request for bylaw to reduce speed around the District. 6. Request for Police enforcement of speeding and dangerous driving. 7. Request for wider footpaths for mobility scooters to pass each other. 	
Playground, Parks and Reserves and Recreation	<ol style="list-style-type: none"> 1. Playground enhancements requested for district including McKenzie Street and Hilldale Reserve. 2. Dog Park -- request for a safe venue to socialise dogs. Suggested areas that may be suitable - Hilldale Reserve, area within Firmin Reserve or Prideaux Park. 	

	<p>Spencer Avenue was also suggested as a short-term measure, while other areas are assessed.</p> <ol style="list-style-type: none"> 3. Request for Parks and Reserves Strategy to include tree replanting strategy. 4. Request for better and easier access to Parks and Reserves for cyclists, people with disabilities and wheelchairs. 5. Request for more seating in district, especially on walkways and beside river. 6. Request for a disabled swing to be installed at the Kawerau Pools. 7. Request for adult exercise equipment to cater for seniors (i.e., as fall prevention). 8. Query whether there will be sufficient sports areas (i.e., for rugby and soccer) to cater for the increased population. 9. Request to charge people from outside the district to use the Maurie Kjar Memorial Swimming Pool complex. 10. Request for a Pet Cemetery. 	
<p>Iwi Relationships</p>	<ol style="list-style-type: none"> 1. Question how Council consults with Tangata Whenua. 2. Request for better ways for Māori to have input to the Long Term Plan 2021-2031. 3. Query regarding the pepeha shared in the Long Term Plan 2021-2031 Consultation Document and how it was shared with Iwi. 4. Request for Local Government that embodies Treat Partnerships (Mana Whenua). 	
<p>Three Waters and Local Government Reforms</p>	<ol style="list-style-type: none"> 1. Request for Council to Opt Out of the Three Waters Reform. 2. Retain a stand-alone District Council for the region. 3. Request for Council to encourage District to stop wasting water. 4. Query regarding water pressure issues at Valley Road area and how Stoneham Park development will impact this. 5. Request not to install water meters. 6. Request for Council to find alternative ways, other than chlorination, to ensure the quality of drinking water. 7. Request to retain the unchlorinated drinking water taps. 	

Council Land	<ol style="list-style-type: none"> 1. Request to review agreements regarding the lease and the Right to Occupy reserves, alleyways and other Council land with a view to selling the land and generating income, rather than rolling over agreements. 2. Request to check title and gifting of land from Tasman Pulp and Paper to the Council at Stoneham Park. 3. Query what will Council do when there is no reserves left to build on? 	
Regional and National Initiatives	<ol style="list-style-type: none"> 1. Film BOP request support from the Council of \$2,500 for ongoing programmes. 2. Wairariki Park Region requests support from the Council as a new entity. Request for \$10,000 although verbal submission acknowledged Council endorsement is what is requested for 2021/2022. 3. Bay of Plenty Regional Council request support of the Spatial Awareness programme. 4. NZ Memorial Museum Trust in France request funding support. 5. Request for a regional bus service that goes to Whakatane more frequently. 	
Health and Well-being Initiatives	<ol style="list-style-type: none"> 1. Request to reduce the number of outlets that sell liquor and to ensure people have the opportunity to oppose the renewals and applications. 2. Request for support and collaboration with Water Safety NZ to raise the profile of Water Safety messaging and event information through the Council network. 3. Request from Toi Te Ora for Council to continue supporting the COVID-19 programme initiatives. 4. Sport BOP thanks Council for their ongoing engagement and commitment to the BOP Spaces and Places strategy. In addition, Sport BOP offers to work with Council. 5. Request to add Vaping to the Kawerau District's Smoke Free Policy. 6. Sport NZ supports and encourages the recreational areas in the new housing development and offers to work with Council in the development. 7. Request for Council to assist with the coordination of social services to reduce violence and domestic violence issues. 	
Solid Waste	<ol style="list-style-type: none"> 1. Request for a recycling centre at the Transfer Station. 2. Request to stop people outside the region using Kawerau facilities such as the Transfer Station. 	

<p>Other</p>	<ol style="list-style-type: none"> 1. Request for bus shelters along the bus routes. 2. Query as to Council staff salaries. 3. Request for Council to also focus on the non-economic drivers and assets of the district such as the unique natural features/recreational areas. 4. Concern that new development will increase crime in the Stoneham Park (the old Soccer Club grounds) area. 5. Request for Council to focus on economic, social and community development. 6. Request for Council to continue the requests to the Office of the Treaty Settlements for action to utilise the derelict homes in the district. 	
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Z:\2021\04\COUNCIL\06 JUNE\21.06.29 Appendix Additional Submission Points and Proposed Responses.docx

**The Ordinary Meeting of the Kawerau District Council
will be held on Tuesday, 29 June 2021
in the Council Chamber commencing at 9.00am**

A G E N D A

Apologies

Leave of Absence

Opening Prayer

Public Forum

Declarations of Conflict of Interest

1 CONFIRMATION OF COUNCIL MINUTES

1.1 Ordinary Council – 25 May 2021

Pgs. 1 - 4

Recommendation

That the minutes of the Ordinary Council Meeting held on 25 May 2021 be confirmed as a true and accurate record.

1.2 Extraordinary Council Meeting – 22 June 2021

Recommendation

Pgs. 5 - 6

That the minutes of the Extraordinary Council Meeting held on 22 June 2021 be confirmed as a true and accurate record.

2 RECEIPT OF COMMITTEE MINUTES

2.1 Regulatory and Services Committee – 15 June 2021

Pgs. 7 - 9

Recommendation

That the Minutes of the Regulatory and Services Committee meeting held on 15 June 2021 be confirmed as a true and accurate record.

2.2 Audit and Risk Committee – 1 June 2021

Recommendation

Pgs. 11 - 12

That the minutes of the Audit and Risk Meeting held on 1 June 2021 be confirmed as a true and accurate record.

3 Action Schedule (101120)

Pgs. 13 - 16

Recommendation

That the updated Action Schedule of resolutions/actions requested by Council be received.

4 His Worship the Mayor's Report (101400)

Pg. 17

Recommendation

That His Worship the Mayor's report for the period Wednesday 19 May 2021 to Tuesday 22 June 2021 be received.

5 Adoption of Fee for Undertakers' Premises – 2021/22 (Manager, Finance and Corporate Services) (110400)

Pg. 19

Attached is a report requesting adoption of registration fee for Undertakers.

Recommendation

- 1. That the report "Adoption of Fee for Undertakers' Premises – 2021/22" be received.*
- 2. That Council adopts an annual registration and licence fee of \$90.00 for Undertakers.*

6 Kawerau District Council Office Building Flashing, Spouting and Roof Alterations (Engineering Manager) (407000)

Pgs. 21 - 23

Attached is a report "Kawerau District Council Office Building Flashing, Spouting and Roof Alterations".

Recommendations

- 1. That the report "Kawerau District Office Flashing, Spouting and Roof Alterations" be received.*
- 2. That the necessary funding be approved to perform the repairs / undertake the alterations.*

7 Netball / Tennis Pavilion Consent Drawings (Engineering Manager) (407000)

Pg. 25

Attached is a report on "Netball / Tennis Pavilion Consent Drawings"

Recommendations * plans attached separately

- 1. That the report "Netball / Tennis Pavilion Consent Drawings" be received.*
- 2. That Council provide any comments to the drawings.*
- 3. That the Council allow the drawings to be submitted for consent under the condition that all comments have been considered.*

8 Consideration of Submissions to the Long Term Plan 2021-2031 Consultation Document (Communications Manager) (110553)

Attached is a report on "Consideration of Submissions to the Long Term Plan 2021-2031 Consultation Document" for Council to discuss.

Recommendations

Pgs. 27 - 34

1. *That the report "Consideration of Submissions to the Long Term Plan 2021-2031 Consultation Document" be received.*
2. *That Council resolves to consider the submissions to the Long Term Plan 2021-2031 Consultation Document; and*
3. *Determine which options, if any, it will pursue in relation to the three consultation matters contained in the Long Term Plan 2021-2031 Consultation Document; and*
4. *For those proposals it determines to pursue, determine to forward detailed proposals for consideration as part of the project planning and to respond to submitters to that effect; and*
5. *Determine how to respond to the additional submission points raised by submitters to the Long Term Plan 2021-2031 Consultation Document.*

9 Exclusion of the Public

Recommendation

That the public is excluded from the following part of the proceedings of this meeting, namely:

1. **Confirmation of Minutes of the Ordinary Council Meeting (Confidential) – 25 May 2021**
2. **Maurie Kjar Swimming Pool Complex Office Building – (Engineering Manager) (404000)**

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Information & Meetings Act 1987 for the passing of this resolution is as follows:

General Subject of the matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
<i>1. Confirmation of Minutes of the Ordinary Council Meeting (Confidential) – 27 April 2021.</i>	<i>Maintain the effective conduct of public affairs through the free and frank expression of opinions.</i>	<i>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.</i>

2. Maurie Kjar Swimming Pool Complex Office Building. (Engineering Manager) (404000).		Section 48 (1) (a) (i)
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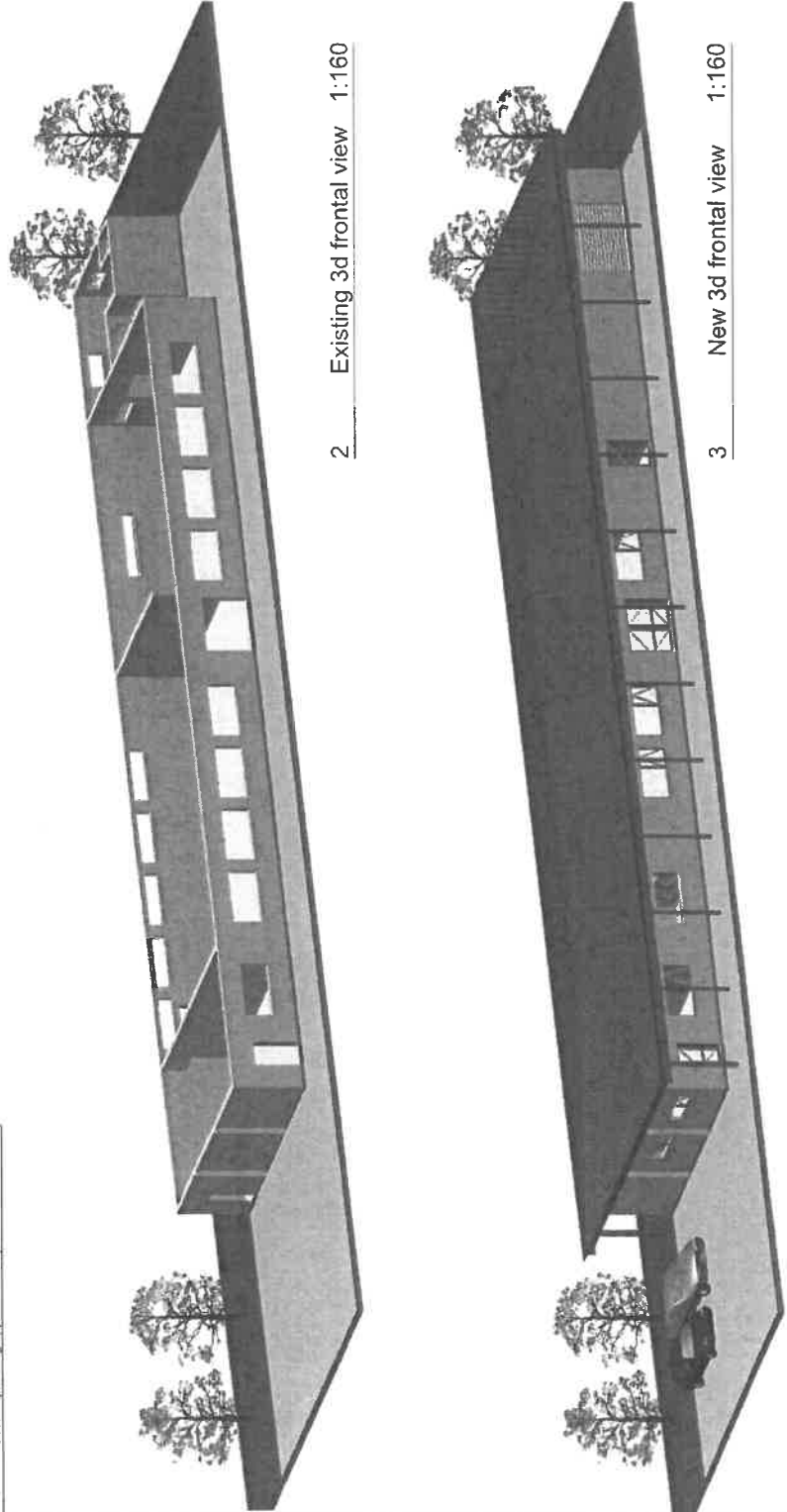
This resolution is made in reliance on Section 48(1) (a) of the Local Government Official Information & Meetings Act 1987 and the particular interest or interests protected by Section 7 (2) (b) (i) of that Act.

R B George
Chief Executive Officer

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Architectural drawings to be read in conjunction with the engineering documentation

Council planning approved stamp



2 Existing 3d frontal view 1:160

3 New 3d frontal view 1:160

Artistic visualisation only

Kawerau District Council

Design & Drafting by:
Murray Weatherly,
 Architectural Design BOP Ltd.

Site address:
 No 7
 Kawerau
 Lot 7 DP?
 Site size = 7m²

Council = Kawerau District,
 Wind zone = High
 Earthquake zone = 2
 Durability zone = geo/ D

CONSTRUCTION NOTE. These drawings are for building consent lodgement only, where a contractor/ builder notes a significant variance in these drawn plans from the original plans or onsite physical construction or from NZS3604 then the designer needs to be informed immediately & you must stop construction until the issue is rectified. Verify all dimensions onsite before proceeding with any work required, design changes may be required including onsite variations, or amendments and all costs may change, the designer is not liable for these variances in any way or has any financial liability to it. All construction is to be based on **BUILDING CONSENT COUNCIL-APPROVED PLANS**, do not start construction or place orders until these are received, plans are not to form part of a fixed price building/ construction contract, a variation clause must be in place to cover any variations what so ever if required in any building/ construction contract.

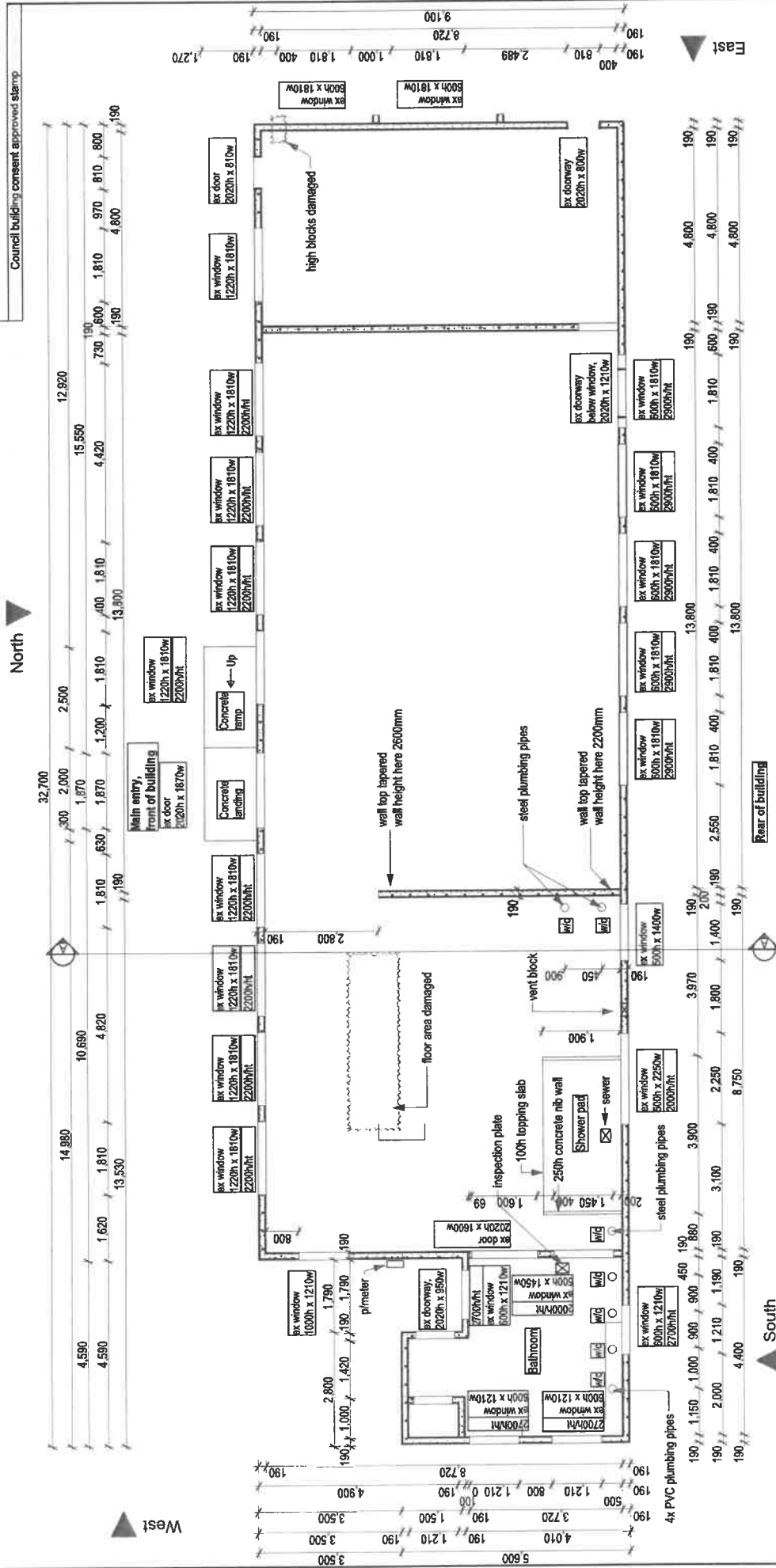
Council building consent approved stamp

Preliminary design, June 2021

Drawing Index	Revision
01	FRONT PAGE SCHEDULE
02	SITE PLAN
03	SITE PLUMBING & DRAINAGE
04	FOUNDATIONS
05	EXISTING FLOOR PLAN
06	NEW FLOOR PLAN
07	EX & NEW NORTH ELEVATIONS
08	EX & NEW EAST ELEVATIONS
09	EX & NEW SOUTH ELEVATIONS
10	EX & NEW WEST ELEVATIONS
11	EXISTING SECTION A
12	NEW SECTION A
13	
14	
15	
16	
17	
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Notes:

- Some openings have rebates some are straight through.
- Opening lead height vary.
- Walls are 200 series part filled concrete masonry block generally 3120mm high



Council building consent approved stamp

Job Title		Architectural Design	
Netball building		Bop Ltd	
For Kaverau district council		Preliminary design	
At Kaverau		Drawn Murray W	
Council = Kaverau District,		Print Date 18/06/2021	
Wind zone = High		Drawing Number 05	
Earthquake zone = 2		Scale @ A3	
Durability zone = geo/ D		1:100	
CONSTRUCTION CONDITIONS ON FRONT PAGE APPLY.			

Architectural drawings to be read in conjunction with the engineering documentation

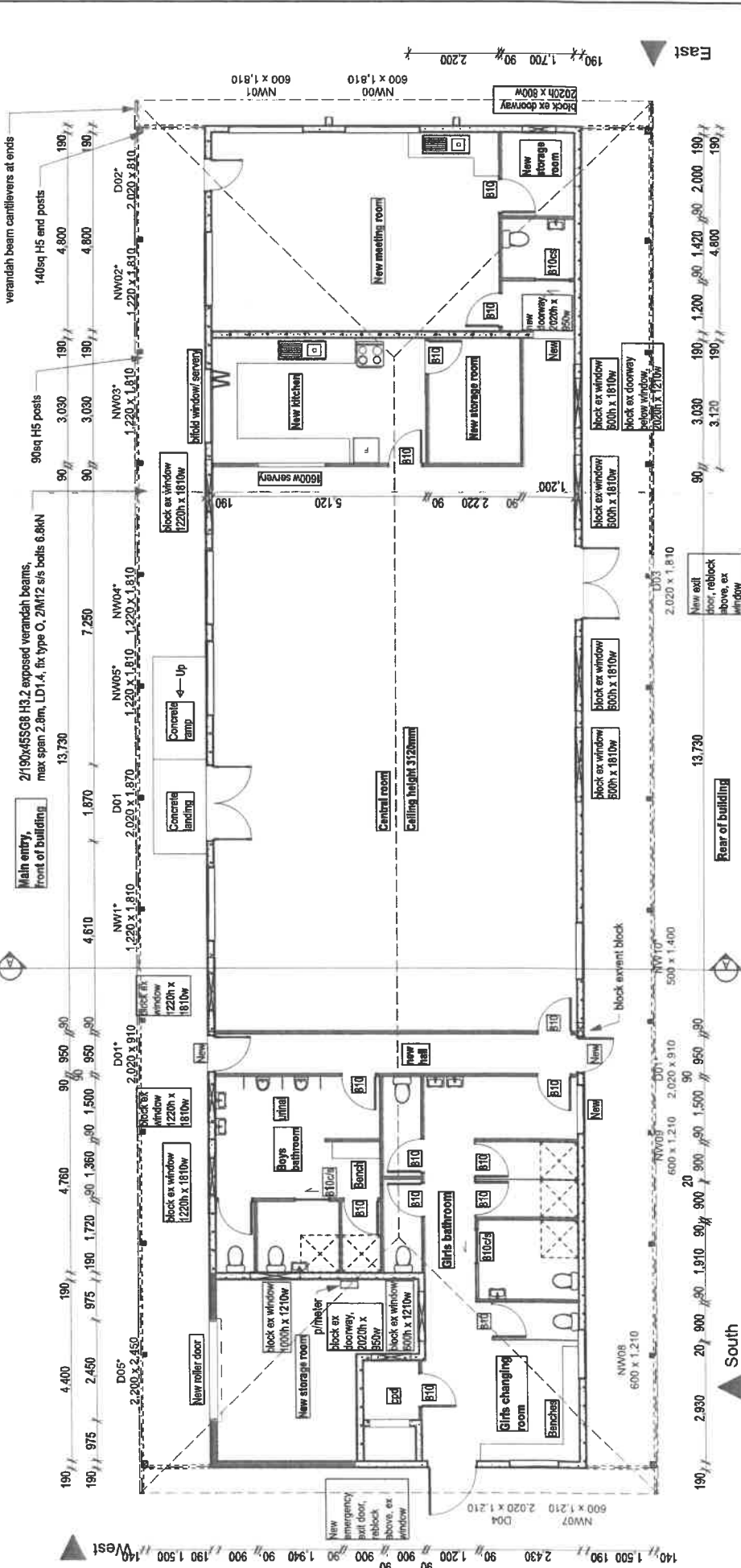
Notes:

- Some openings have rebates some are straight through.
- Opening head height vary.
- Walls are 200 series part filled concrete masonry block generally 3120mm high

Notes, Suggested:

- Parent room/ space, baby change table ?
- Hose taps
- 2 urinals

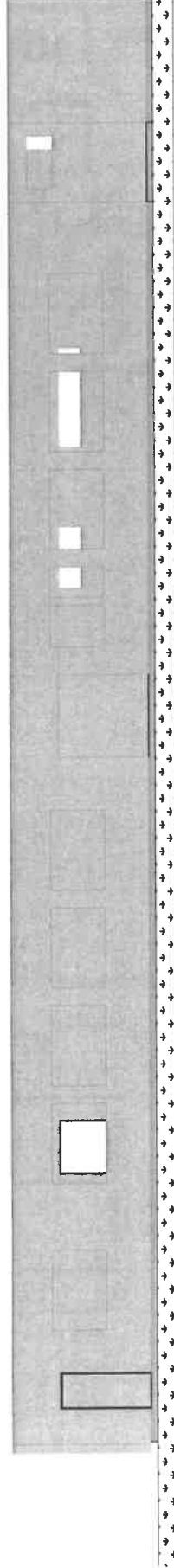
Note geothermal area, use Stainless steel fittings.



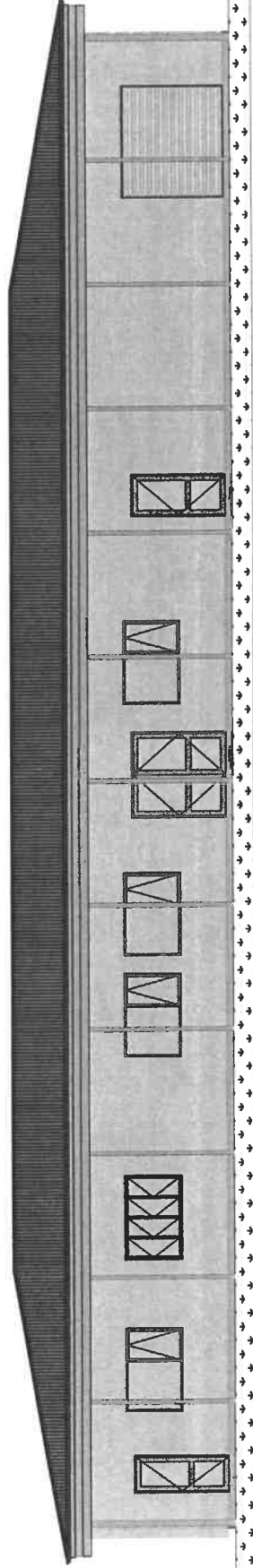
Job Title		Architectural Design		Drawing Title	
Netball building		Bop Ltd		New floorplan	
For Kaverau district council		Preliminary design		Drawing Number	
At Kaverau		Murray W		Scale @ A3	
Council = Kaverau District,		Print Date		18/06/2021	
Wind zone = High		18/06/2021		A 06	
Earthquake zone = 2		18/06/2021		1:100	
Durability zone = geol D		18/06/2021		CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.	

Architectural drawings to be read in conjunction with the engineering documentation

Council building consent approved stamp



1 Existing north elevation 1:100



2 New north elevation 1:100

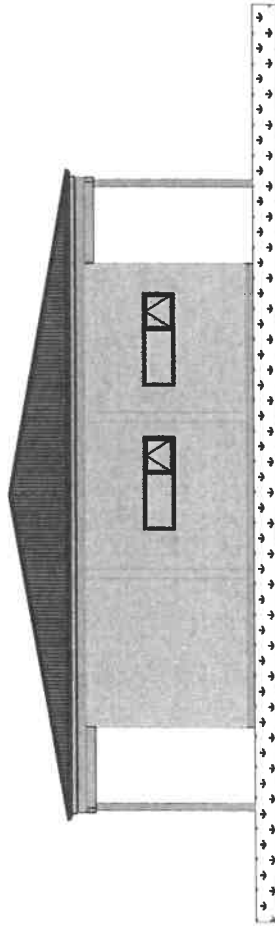
Job Title Netball building		Architectural Design Bop Ltd		Drawing Title Existing & new north elevations	
For Kawerau district council		Preliminary design		Drawing Number	
At Kawerau		Drawn Murray W		Scale @ A3	
Council = Kawerau District, Wind zone = High Earthquake zone = 2 Durability zone = geo/ D		Print Date 18/06/2021		Drawing Number A 07	
Architectural drawings to be read in conjunction with the engineering documentation				Scale @ A3 1:100	
				CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.	



Existing east elevation

1:100

1



New east elevation

1:100

2

Job Title Netball building		Architectural Design Bop Ltd		Drawing Title Existing & new east elevations	
For Kawerau district council		Drawn Murray W		Drawing Number A 08	
At Kawerau		Print Date 18/06/2021		Scale @ A3 1:100	
Council = Kawerau District, Wind zone = High Earthquake zone = 2 Durability zone = 30yr/D					
Architectural drawings to be read in conjunction with the engineering documentation					
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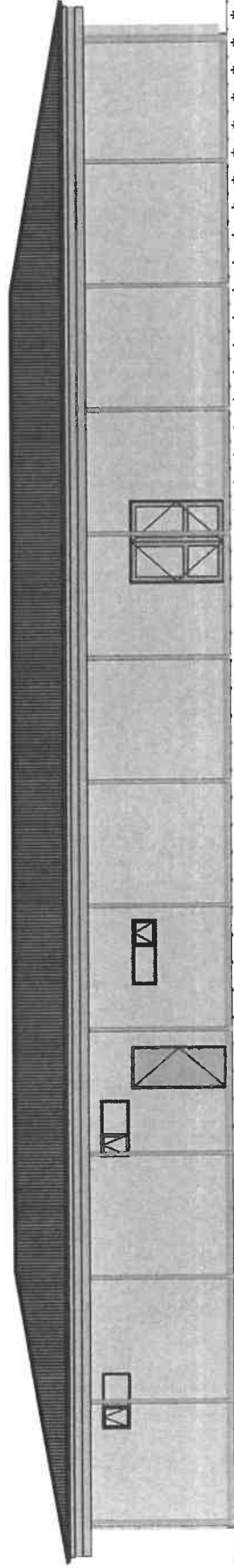
Council building consent approved stamp



1:100

Existing south elevation

1



1:100

New south elevation

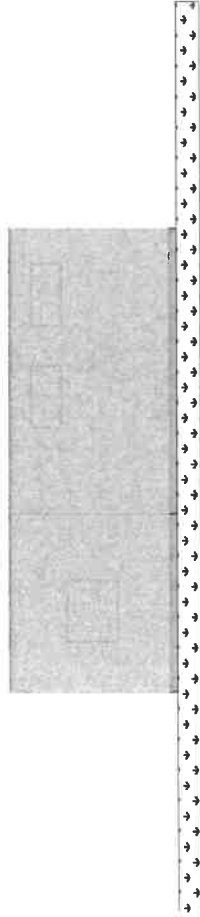
2

Job Title	Netball building	Architectural Design	Drawing Title
For	Kawerau district council	Bop Ltd	Existing & new south elevations
At	Kawerau	Preliminary design	Drawing Number
		Drawn	A 09
		Print Date	18/06/2021
			Scale @ A3
			1:100
			CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.

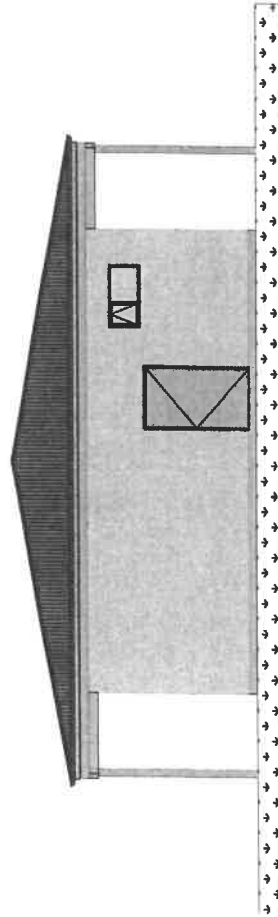
Council = Kawerau District,
Wind zone = High
Earthquake zone = 2
Durability zone = geol D

Architectural drawings to be read in conjunction with the engineering documentation

Council building consent approved stamp



1 Existing west elevation 1:100



2 New west elevation 1:100

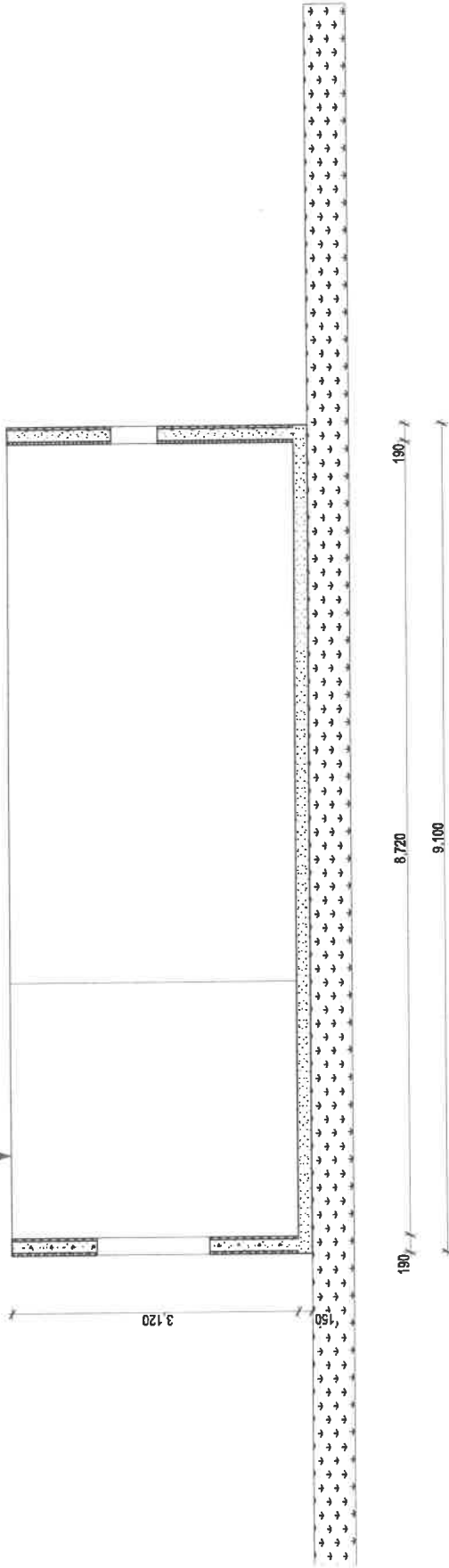
Job Title	Netball building	Architectural Design	Drawing Title
For	Kawerau district council	Bop Ltd	Existing & new west elevations
At	Kawerau	Preliminary design	Drawing Number
		Drawn	A 10
		Drawn	Murray W
		Print Date	18/06/2021
			Scale @ A3
			1:100
			CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.

Council = Kawerau District,
Wind zone = High
Earthquake zone = 2
Durability zone = spec/D

Architectural drawings to be read in conjunction with the engineering documentation

Council building consent approved stamp

existing 200 series masonry block walls
are the only building component remaining above slab level



Job Title	Architectural Design	Drawing Title
Netball building	Bop Ltd	Existing section A
For Kawerau district council	Preliminary design	Drawing Number 11 Scale @ A3
At Kawerau	Drawn Murray W	A 11 1:50, 1:100
	Print Date 18/06/2021	CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.
Council = Kawerau District, Wind zone = High Earthquake zone = 2 Durability zone = geol D		

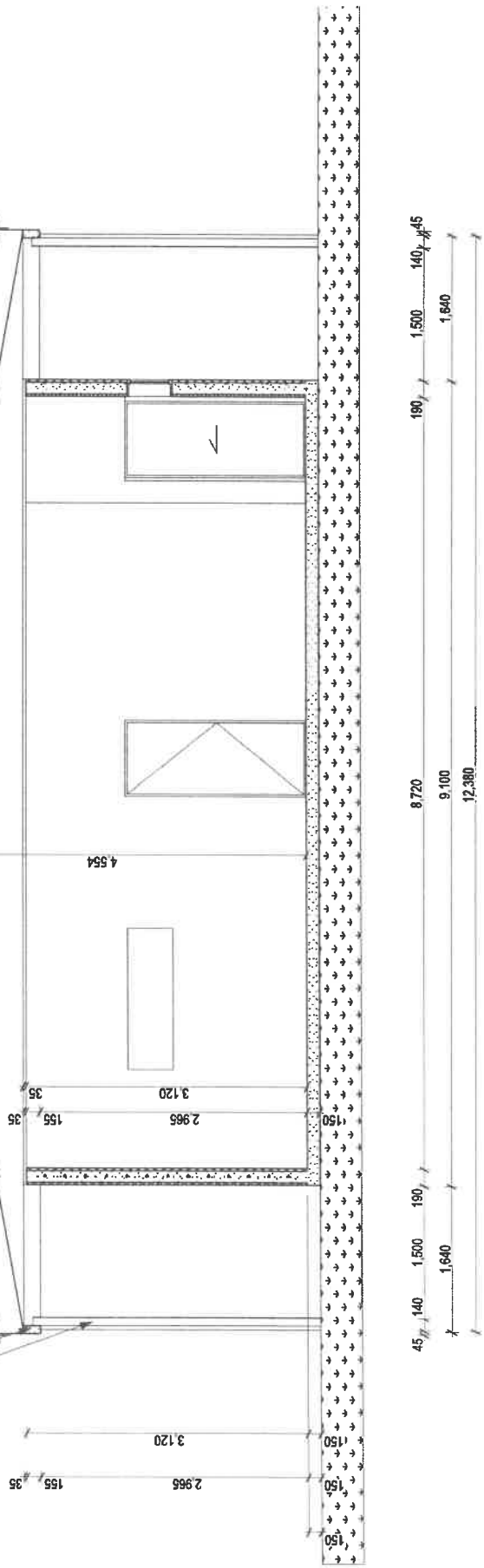
Architectural drawings to be read in conjunction with the engineering documentation

Council building consent approved stamp

2/190x45S08 H3.2 exposed verandah beams, max span 2.8m, LD1.4, fix type C, 2/M12 s/s bolts 6.8kN

90sq H5 posts, central, 140sq at ends

10 degree colorsteel roof, min 600 eaves
Timber tusses span to verandah beams



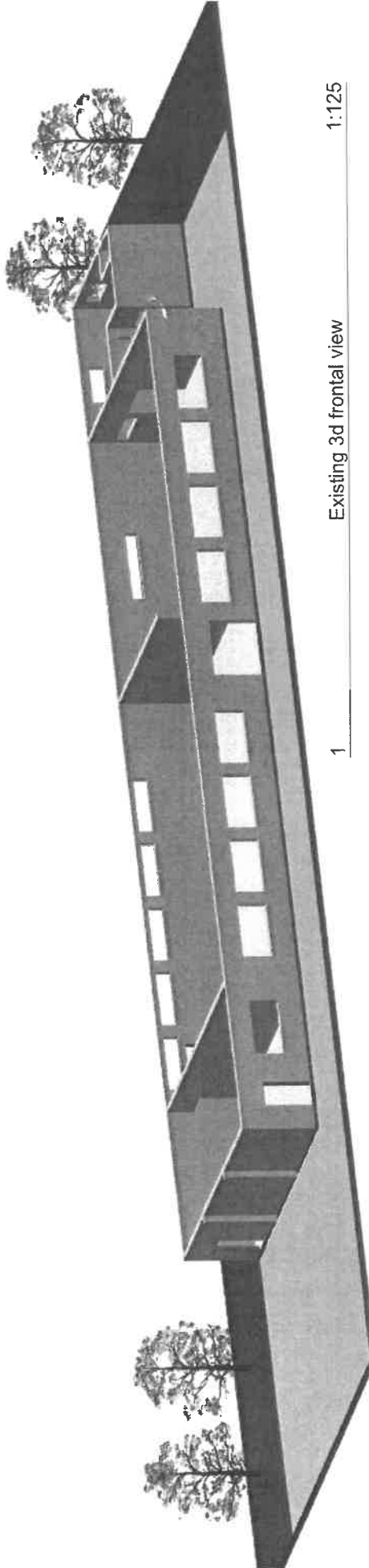
45 140 1,500 190 8,720 1,500 140 45
1,640 9,100 12,380

Job Title	Architectural Design	Drawing Title
Netball building	Bop Ltd	New section A
For Kawerau district council	Preliminary design	Drawing Number A 12
At Kawerau	Drawn Murray W	Scale @ A3
	Print Date 18/06/2021	1:50
		CONSTRUCTION CONDITIONS ON FRONT PAGE A01 APPLY.

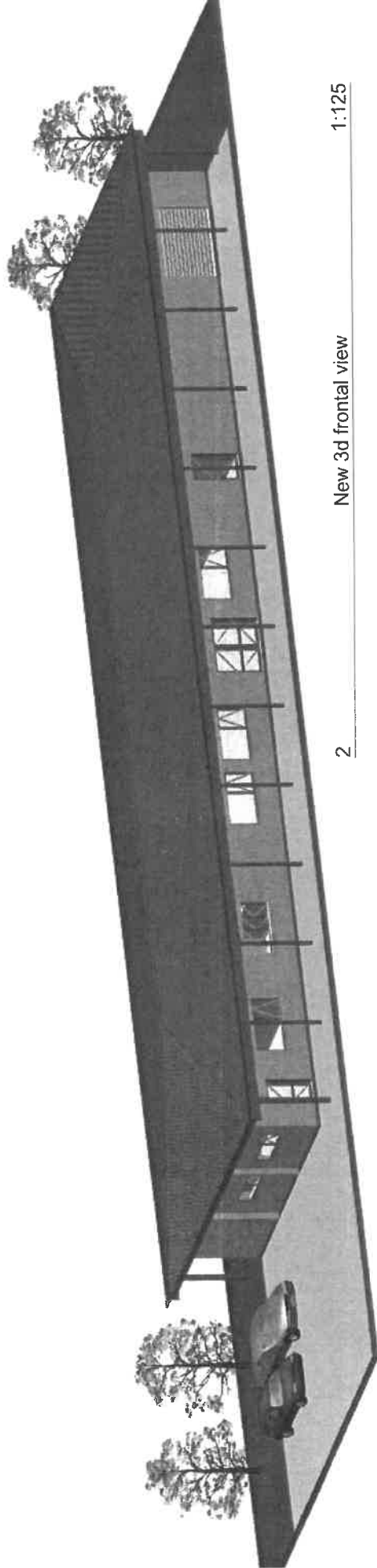
Council = Kawerau District,
Wind zone = High
Earthquake zone = 2
Durability zone = geo/D

Architectural drawings to be read in conjunction with the engineering documentation

Council building consent approved stamp



1 Existing 3d frontal view 1:125



2 New 3d frontal view 1:125

Job Title Netball building		Architectural Design Bop Ltd		Drawing Title Existing & new 3d frontal view	
For Kawerau district council		Drawn Preliminary design		Drawing Number A 36	
At Kawerau		Print Date 18/06/2021		Scale @ A3 1:125	
CONSTRUCTION CONDITIONS ON FRONT PAGE APPLY.					

Council = Kawerau District,
 Wind zone = High
 Earthquake zone = 2
 Durability zone = geo/D

Architectural drawings to be read in conjunction with the engineering documentation