

Please find below some notes as an update on where things are at with the Omokoroa Town Centre Project

- a. Earthworks – Stage 1 earthworks were conducted during the 2022/23 earthworks season (15 Sept – 30 April). Despite the site currently looking the way it does, a considerable amount of money has been invested, primarily in “environmentals” such as erosion and sediment control systems together with the removal of uncontrolled fill from the gully and stabilisation to meet geotechnical building standards. Given the wet summer, we are pleased with the progress to date. The ongoing wet weather limited the number of workable days. The depth and volume of unsuitable material that had been used to fill the gully (during previous orchard development) required additional work and cost to remove and replace with a pumice drainage blanket. The pumice has been clay “capped” and re-grassed to minimise sediment runoff during the winter shut down period. We recently obtained a winter earthworks consent, primarily to provide cover for potential works that may not have been closed off by the summer works deadline (due to the ongoing wet weather). The winter works consent is more restrictive, and we may utilise it to carry out some preparatory work for the 2023/24 season. Stage 2 earthworks are scheduled to commence late September/October 2023 with the objective being to achieve finished landform for the primary commercial area, after which we can make a start on Civils (roading, stormwater, wastewater)
- b. Planning – As previously reported, changes to Omokoroa Rd, including elevating the height of the road and a dual lane roundabout entrance to OTC will impact on our internal roading and finished levels. In response to this (and other factors) we have reviewed our site plans to see if we can accommodate this change. We are currently in consultation with WBOPDC on how this may impact our consented plan which remains the baseline. Subject to favourable feedback from WBOPDC I would then request a meeting with ORRA Executive to provide a briefing.
- c. MOE – Dialogue has continued with MOE in relation to the neighbouring school site, including sharing of information in terms of site layout, finished levels, access points and services. Unfortunately, the MOE project manager

recently resigned and we are in process of re-connecting with his replacement.

- d. Commercial – Our retail consultancy and design agents (RCG) have been busy in the past 12 months working through our stage 1 tenancy arrangements. Confidentiality agreements exist, which limit my comments.
- e. Project Information – Public Updates are available on the OTC website www.omokoroatowncentre.co.nz with the most recent update being 17/04/23. This website also provides opportunity for member of the public to communicate directly with us on any relevant matters.

Regards
Craig Lemon