

(a) Water Supply

The reticulation mains have been installed for these subdivisions, but outstanding is the provision of bulk water supply and water storage, as reported elsewhere, the capacity of these services in the Southern Divisions will be necessary to accommodate that area where the lots are fully developed. Provision needs to be made for the 225 lots both for Bulk Water Supply and Water Storage.

(b) Sewerage

Sewerage reticulation has been provided with connection to the Southern Division, the capacity of the existing sewerage treatment plant has been exceeded and the operation is now at a critical stage. A requirement in the subdivisions for these northern divisions was the provision of sewerage, which has three (3) components being - reticulation, augmentation of sewer carriers (mains) and augmentation of sewerage treatment works. Bonding will be necessary to cover the latter works.

(c) Flood Free Access

A requirement of the Development Area Plan for the residential development of the flood plain is that the lots be filled to above the 1 in 100 year flood level and that the lots be served with a flood free access. The developer has constructed a road formation with a sealed surface leading from Princess Highway to the northern divisions (Shara Boulevard). There is no evidence available that the reserve covering this construction has been dedicated as a public road for the full length, namely that portion westerly from D.P. 46049.

(d) Flood Outlet

The flood level, which appears to have the concurrence of the Public Works Department is 3.4 metres on A.H.D. for a recurrence interval of 1 in 100 years. This flood level is subject to a flood relief structure in the nature of a flood outflow to be constructed through the frontal beach dune with outfall to the ocean. A temporary device by cutting a wide slot through the dune was undertaken in conjunction with the land development works mid 1970's, but for the reasons that vehicular access along the beach road was denied to ordinary vehicles by the destruction of the gravel road and also natural forces were in the process of re-establishing the beach dune, the dune and beach road were re-established. By approving this action Council has accepted the liability for subsequent flooding, not only of the Ocean Shores lots, but also those lots in the adjoining South Golden Beach. The concern of the Public Works Department regarding this matter has been expressed on a number of occasions. Associated with the construction of the permanent outfall structure is the requirement of the Lands Department that a surety be lodged for any necessary restorations. It is noted that Council has accepted liability for the maintenance of this structure.