



Living Together Committee

Te Komiti noho tahi

Thursday, 7 December 2023
Rāpare, 7 Hakihea 2023

Totara Room, Whakatāne District Council
14 Commerce Street, Whakatāne
9:00am

Chief Executive: Steph O'Sullivan
Publication Date: 1 December 2023

A Membership - *Mematanga*

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Mayor Dr V Luca

Councillor W B James - Chairperson

Councillor G L Dennis - Deputy Chairperson

Deputy Mayor L N Immink

Councillor N S Tánczos

Councillor T Boynton

Councillor A V Iles

Councillor J C Jukes

Councillor T O'Brien

Councillor J W Pullar

Councillor N Rangiaho

B Delegations to the Living Together Committee - *Tuku Mahi ki te Komiti*

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The purpose is to provide governance advice on community wellbeing, facilities, strategies, economic development, and associated policy and bylaws.

To promote and foster social cohesion, connection, and wellbeing.

To ensure facilities and programmes are provided that enhance and support community health and wellbeing.

Specific functions and delegations

- a. Develop, and monitor implementation of, Council's Community Development and other related Strategies
- b. Approve Council submissions to central government, councils and other organisations including submissions to any plan changes or policy statements
- c. Monitor the implementation of Te Toi Waka Whakareī – Council's Māori Relationship Strategy
- d. Approve all new road names in accordance with the Road Naming and Property Addressing Policy
- e. Progress the sale of properties as approved in the Long-term Plan and Annual Plan
- f. Consideration of proposals to change the status or revoke the status of a reserve as defined in the Reserves Act 1977 (including the hearing of submissions)
- g. Receive minutes of Community Boards
- h. Consider any recommendations from Community Boards and make a recommendation to the Council
- i. Develop and review associated bylaws (Note: the Council cannot delegate to a Committee the "make" (adopt) a bylaw)
- j. Develop, review and approve associated strategies, policies and plans (Note: the Council cannot delegate to a Committee the adoption of the policies associated with the Long-term Plan)
- k. To foster and promote strengthening civic engagement
- l. Receive minutes of the:
 - Whakatāne District Youth Council
 - Community Funding Committee
 - Four Community Boards

TABLE OF CONTENTS

1	Apologies - <i>Te hunga kāore i tae</i>	8
2	Acknowledgements/Tributes - <i>Ngā mihimihi</i>	8
3	Conflicts of Interest - <i>Ngākau kōnatunatu</i>	8
4	Public Forum - <i>Wānanga Tūmatanui</i>	8
5	Deputations- <i>Ngā Whakapuaki Whaitake</i>	8
6	Confirmation of Minutes - <i>Te whakaaetanga o ngā meneti o te hui</i>	9
7	Minutes of Other Committees and Community Board Meetings	9
7.1	Minutes of Other Committees and Community Board Meetings	9
8	Reports - <i>Ngā Pūrongo</i>	10
8.1	Rex Morpeth Recreation Hub Master Plan Update- December 2023	10
8.1.1	Appendix 1 – Master Plan Report	19
8.1.2	Appendix 2 – Recommended Master Plan and Staging Plans	52
8.1.3	Appendix 3 – Analysis Report	59
8.1.4	Appendix 4 – Residential Viability Assessment Report	102
8.1.5	Appendix 5 – Option Assessment – Engagement Report	108
8.1.6	Appendix 6 – Estimated Cost, Funding and Revenue Report	134
8.2	Open Spaces Strategy December 2023	155
8.2.1	Appendix 1 - Draft Open Spaces Strategy Actions	161
8.3	WDC Strengthening Iwi and Hapu Relationships	164
8.4	Te Toi Waka Whakareī, WDC Māori Relationship Strategy Year 1 Outcomes.	165
8.4.1	Appendix 1 - Te Toi Waka Whakareī - Maori Relationship Strategy Critical Success Factors	169
8.4.2	Appendix 2 - Toi Kotuīa 2023 Workplan.pdf	171
8.5	Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori	173

8.5.1	Appendix 1 - Community Grants and Funding Policy	177
8.5.2	Appendix 2 - Summary of community responses	188

1 Apologies - *Te hunga kāore i tae*

1 Apologies - *Te hunga kāore i tae*

No apologies have been received at the time of writing the agenda.

2 Acknowledgements/Tributes - *Ngā mihimihi*

An opportunity for members to recognise achievements, to notify of events, or to pay tribute to an occasion of importance.

3 Conflicts of Interest - *Ngākau kōnatunatu*

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they might have.

The Elected Member Register of Interest is available on the Whakatāne District Council website. If you wish to view the information, please click this

4 Public Forum - *Wānanga Tūmatanui*

The Committee has set aside time for members of the public to speak in the public forum at the commencement of each meeting. Each speaker during the forum may speak for five minutes. Permission of the Chairperson is required for any person wishing to speak during the public forum.

With the permission of the Chairperson, Elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by a speaker.

- **Here to Help U - Felicity Beadle**

5 Deputations- *Ngā Whakapuaki Whaitake*

A deputation enables a person, group or organisation to make a presentation to Committee on a matter or matters covered by their terms of reference. Deputations should be approved by the Chairperson, or an official with delegated authority, five working days before the meeting. Deputations may be heard at the commencement of the meeting or at the time that the relevant agenda item is being considered. No more than two speakers can speak on behalf of an organisation's deputation. Speakers can speak for up to 5 minutes, or with the permission of the Chairperson, a longer timeframe may be allocated.

With the permission of the Chairperson, Elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by the deputation.

6 Confirmation of Minutes - *Te whakaaetanga o ngā meneti o te hui*

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THAT the Living Together Committee confirm the minutes of its meeting, held on [12 October 2023](#) as a true and correct record.

THAT the Living Together Committee confirm the minutes of the Property Policy Hearing, held on [6 June 2023](#) as a true and correct record.

7 Minutes of Other Committees and Community Board Meetings

7.1 Minutes of Other Committees and Community Board Meetings

You are able to view the minutes by clicking on the date (link).

1. Recommendation - *Tohutohu akiaki*

THAT the Living Together Committee receive the following minutes:

- Murupara Community Board [9 October 2023](#)
- Whakatāne-Ōhope Community Board [9 October 2023](#)
- Rangitāiki Community Board [11 October 2023](#)
- Community Funding Committee [3 October 2023](#)

8 Reports - *Ngā Pūrongo*

8 Reports - *Ngā Pūrongo*

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023



To: **Living Together Committee**

Date: **Thursday, 7 December 2023**

Author: **S Evans / Senior Reserves Advisor**

Authoriser: **G Fletcher / General Manager Community Experience**

Reference: **A2557188**

1. Reason for the report - *Te Take mō tēnei rīpoata*

The purpose of this report is to provide Council with an update of the Rex Morpeth Recreation Hub Master Plan component of the “Mā Koutou, Mā Tātau - Our People, Our Spaces” project. This update provides detail on community consultation completed to date and provides the recommended Rex Morpeth Recreation Hub Master Plan option.

2. Recommendation - *Tohutohu akiaki*

1. **THAT** the “Mā Koutou, Mā Tātau - Our People, Our Spaces, Rex Morpeth Recreation Hub Master Plan Update – December 2023” report be **received**;
2. **THAT** the Living Together Committee note that the decision to include the Rex Morpeth Recreation Hub Master Plan project in the draft 2024/34 Long Term Plan budget for community consultation will be made by Council as part of the Long Term Plan process.

3. Background - *He tirohanga whakamuri*

The **Rex Morpeth Recreation Hub**, which includes the Whakatāne War Memorial Hall (WWMH), Rex Morpeth Park, Rugby Park, Whakatāne Aquatic and Fitness Centre, and the Whakatāne Arts and Craft Centre, is one of the district’s most loved and used community assets. The Rex Morpeth Recreation Hub is a place where many memories are made and lifelong friendships and skills are developed. It has served us well; however, significant upgrades, expansion, or maintenance investment is now required to respond to changing uses and modern challenges. This is a unique opportunity to ensure that the current and future needs of the community are met throughout the district and to develop a multipurpose facility and recreational activities in Whakatāne to help address social, cultural, and sporting needs across our communities.

Council identified the need for significant upgrades to the WWMH some time ago, and for the past ten years has been in the process of planning its redevelopment. A commitment was made to upgrade the WWMH and the recreation precinct (Rex Morpeth Recreation Hub) in the 2021-2031 Long Term Plan.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

In September 2022, the Rex Morpeth Recreation Hub Master Plan project was put out as an open tender, together with the Whakatāne People and Places Strategy. In November 2022, the tender for both projects was awarded to Veros (led by Adele Hadfield), with partners with DCA Architects (Darryl Church) and GHA (Kererua Savage).

In 2023, a long list of redevelopment options were developed and considered with three master plans shortlisted. These provided redevelopment options which aligned with previous findings and were informed by a new round of community and key stakeholder engagement. The three options and an 'enhance status quo' option were put out for community consultation in October 2023.

The options and consultation process are outlined in further detail in Appendix 1 and 5.

4. Issue/subject – *Kaupapa*

Rex Morpeth Park, Rugby Park and the WWMH are facilities of district importance which also serve the wider Eastern Bay of Plenty communities. The WWMH in particular is critical as it is the district's primary indoor courts space, event/function facility, and theatre.

The Rex Morpeth Recreation Hub Master Plan outlines the future use of the 17-hectare recreational and sporting space of Rex Morpeth Park and Rugby Park. The Master Plan is a 30 year plus vision for this significant community asset and how it may be developed over a ten-year period. The location, infrastructure details, Whakatāne District Plan Zones and existing key facilities within Rex Morpeth Recreation Hub are detailed on the plans attached at Appendix 1.

The last significant upgrade to the WWMH was in the 1970s. The facility is no longer fit for purpose for the growing wider Whakatāne District community and sports group needs. Numerous studies have been undertaken since 2015 with regard to upgrading the WWMH, and this is the short-term investment focus of the recommended master plan.

It is proposed that key investment moves are made under the recommended master plan. It is unaffordable for our community to invest in the full master plan delivery at this time, nor can we fund this alone as a community. It is recommended that Council progress partnership funding discussions with Central Government, Philanthropic individuals and organisations, Community Trusts, Corporate Sponsorship, Community Fundraising, and Trust Funding options. Typically, community facilities such as this can attract a significant portion of funding to match that of the direct ratepayer and community contribution.

4.1. Provision of Residential Development

An assessment of areas of the Rex Morpeth Recreation Hub providing for residential development has been undertaken as an integral part of the master plan options analysis. A memo from Veros is attached at Appendix 3, which outlines the assessment undertaken, residential development options, and the process for changing recreation reserve land to another land use.

The use of the site for housing has been long-listed when finalising three master plan options for engagement with the wider community. There are a number of contributing factors in the long-listing of a housing option, including the significance of green-space and sports fields in this central location being highlighted through the initial community engagement and at key users workshops.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

4.2. Indoor Court Space

As identified by analysis of the type and times of bookings for the WWMH indoor court space, together with feedback from key users, the indoor courts at the WWMH are well booked and generally unavailable weeknights after school and in the evenings. The WWMH is considered a two-court facility, which can support up to eight badminton courts and three volleyball courts.

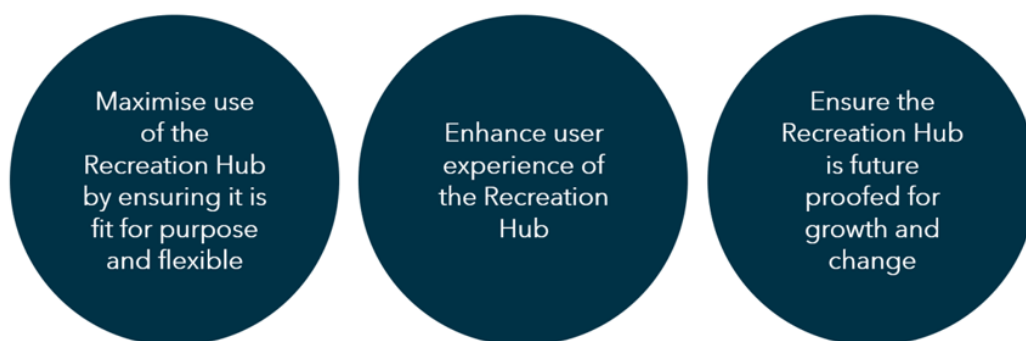
The Sport New Zealand National Indoor Court Facility Strategy 2013 suggests there should be one community court per 9,000 population depending on the specific characteristics of the community. Through community engagement, analysis of Sport New Zealand and Sport Bay of Plenty surveys and consideration of changes in sports demand over the last 10 years, the demand within the Whakatāne District is considered higher than this. The age profile of the community, location, size and availability of other indoor court spaces and the popularity of basketball, badminton and volleyball in particular highlight the need for additional indoor court space.

The ownership, availability and useability of courts is a key consideration in terms of existing and future capacity. In addition, each indoor court is also of differing quality in terms of age, size and facilities. We know that every week many local tamariki and rangatahi travel to Tauranga or Rotorua practice and compete in indoor sports, basketball in particular, or miss out on the opportunity to play as there is not the capacity to cater for all levels outside of school hours. None of the facilities are of a size that can cater for regional or national level tournaments that require multiple courts within the same facility or within close proximity.

The Analysis Report by Veros attached at Appendix 3 details further the availability of indoor court spaces within the district and highlights the demand on the four Council owned indoor court facilities.

4.3. Key Objectives

A set of investment objectives were developed to provide an overarching test for the master plan options. The investment objectives of the master plan project are:



5. Progress

5.1. Community Engagement

Initial key users and wider community engagement, analysis of the engagement and development, testing and refinement of several master plan options has been undertaken throughout 2023. Through this work three draft master plan options have been developed. These master plans were discussed with keys users at a workshop on 17 August 2023. The workshop was attended by 30 community

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

members, together with Elected Members and staff. Attendees included representatives from Theatre Whakatāne Ltd, Creative Strategies, Eastern Bay Community Foundation, Whakatāne Athletic and Harriers Club, Arts Whakatāne, Neighbourhood Support, VEDV Accessible Transport, Whakatāne High School and representatives from rugby, basketball, football, cricket, gymnastics and darts. The response was generally positive in relation to each of the three options with many highlighting the need for some extent of upgrades. A number of positives and negatives for each option were raised and noted to be included as part of the engagement analysis.

Community wide engagement for the three master plans and an enhanced status quo option was carried out for four weeks over September and October 2023. Consultation included the following:

- **Kōrero mai survey**

Community wide feedback was sought throughout September through the online Kōrero Mai survey, with hard copies available at information stands and pop-in sessions. Three hundred and five submissions were received from individuals, clubs and organisations. Full copies of the survey responses are available at Appendix 7.

- **Static information**

Whakatāne Aquatic Centre - Large plans with consultation booklets and survey sheets were on display in the entrance for the duration of consultation.

Whakatāne Library - Kōrero mai pop-up stand.

Whakatāne Civic Centre - Kōrero mai pop-up stand.

Murupara, Edgecumbe and Ōhope Libraries - Consultation booklets and surveys on display.

- **Pop-in sessions**

Two hour long pop-in session were held with Council staff.

Five pop-in sessions were held over September at the Council Civic Centre (two sessions), Whakatāne Sunday Market, Whakatāne Aquatic Centre and Whakatāne Library.

Over 80 individuals attended the pop-in sessions and lengthy discussions were held in relation to each master plan, associated costs and Council's next steps.

- **Additional meetings**

Ian Molony (Manger Open Spaces Operations) and Sarah Evans (Senior Reserves Advisor) met with members of the Whakatāne Croquet Club at the croquet club.

Vanessa Immink (Arts Development Coordinator) and Sarah Evans met with members of the Art Society at the Arts House.

Sarah Evans met with Committee members of Eastern Bay of Plenty Gymnastics Club

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

- **Petition**

A petition signing was organised by members of the public outside Council's Civic Centre on 9 October 2023. The petition was in relation to Council prioritising a new bridge and halting work on the Rex Morpeth Recreation Hub. The final petition was received by Council in the Kōrero mai submission box and the petition has been counted as one submission.

Council staff discussed with the organisers the positives of the petition and provided more than 30 people in attendance hard copies of the survey.

Prior to this petition, Council had commenced work on a business case to Waka Kotahi New Zealand Transport Agency in relation to additional river crossing options.

Key findings and analysis from community engagement is provided in the Veros report attached at Appendix 3.

5.2. **Consultants Recommended Master Plan Option**

Input from the key users workshops and community engagement in September and October 2023 has been used to refine the recommended master plan option.

The recommended master plan is based on the consulted Option 1, 'Optimising for Now and the Future', and is proposed to be delivered in three stages over a 10-year period. There is some flexibility with certain works, depending on available funding and timing. A full analysis of community engagement, master plan development and costs are provided at Appendices 1, 5 and 6.

The recommended master plan provides for the redevelopment of the existing WWMH to provide for upgraded facilities and four full-sized indoor basketball courts together with improvements over the Rex Morpeth Recreation Hub area. The master plan does not include any changes to the existing tennis courts and club or the Whakatāne Fitness and Aquatic Centre, although an area is left reserved for a future extension to the Aquatics Centre. The Arts House remains as part of the master plan, in the existing location, until such time that a decision is made on an arts hub as part of Councils Arts, Culture and Creativity Strategy.

Full details of the master plan are outlined in Appendix 1 with the recommended master plan and staging plans also provided in Appendix 2.

The stages to complete the recommended master plan are:

5.2.1. **Stage 1**

Stage 1 is expected to be undertaken over four years with a cost of approximately \$7 million. The proposed Stage 1 works include physical works to enhance the functionality and useability of the Rex Morpeth Recreation Hub area together with the design, planning and consenting process and securing funding for Stage 2 works.

Key redevelopment works

- Removing fencing, ticketing and toilet building between Rugby Park and Rex Morpeth Park to open and activate the full hub area.
- Add north/south cycle way and pedestrian path through area.
- Formalise car-parking from Domain Road entrance.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

- Create multi-use hard stand plaza space to support markets, food trucks, events.
- Create multi-use youth space.
- Enhance stage within the theatre area with new seating, signage, lighting and landscaping within the stage.
- New temporary relocatable toilets.
- Upgrade Rugby 1 surface by releveling.
- Relocate Rugby 2 field – slightly (east).
- Removing fencing, ticketing and toilet building between Rugby Park and Rex Morpeth Park to open and activate the full hub area.
- Re-level Rex Morpeth Park and training area - equivalent of four fields.
- Relocate 2x cricket wickets.
- Move cricket nets.
- Relevel and install drainage into athletics area.
- New lights on one sports field to increase capacity and future-proof.
- New children's playground area.
- Relocate and increase car parking around Aquatic Centre and new playground.
- Establish 1x new croquet court.
- Design and consent new sports pavilion.
- Undertake preliminary WWMH design. Fundraising plan for the project.
- Secure funding for Stage 2.

5.2.2. Stage 2

Stage 2 is expected to be undertaken over two years with a cost of approximately \$75 million. The proposed Stage 2 works include the refurbishment and extension of the Whakatāne War Memorial Hall, the demolition of the existing rugby grandstand, construction of a sports pavilion and the provision of additional car parking.

Key redevelopment works

- Undertake War Memorial Hall Refurbishment Project.
- Demolish existing road and carparks.
- Construct carparking and roading around WWMH and down through to Stage 1 works. Enhance Little Theatre with new seating, signage, lighting, and landscaping.
- Demolish rugby grandstand and build new sports pavilion.

5.2.3. Stage 3

Stage 3 works are expected to be delivered over four years with a cost of approximately \$2.5 million. Stage 3 provides for the completion of all works over the master plan area and time for fundraising and installation of an all-weather athletics track.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

Key redevelopment works

- Upgrade cycling and walking through southern part of site.
- Enhance remainder of park with new seating, signage, lighting and landscaping.
- New lights on one additional sports field to increase capacity of Rex Morpeth Park.
- Install artificial athletics track (to be completed by athletics).

5.3. Steering Group

A Steering Group made up of Elected Members, Te Rūnanga o Ngāti Awa representatives and external members, with relevant expertise of projects of this nature and scale, is currently being established. The Steering Group will assess and provide feedback on the recommended master plan option. The Steering Group's feedback will be taken on board to refine the final master plan documents prior to providing a recommendation to Council on adoption of one master plan.

6. Options analysis - *Ngā Kōwhiringa*

A full analysis of each master plan option and a recommended option is provided in Appendices 1 and 5. A decision to include funding for the delivery of the master plan in the 2024/34 LTP will be made in the first half of 2024. The input from the wider community is essential for considering the Rex Morpeth Recreation Hub as part of Councils LTP process and options will be provided in relation to the extent of works, staging and minimum external funding requirements at that stage.

7. Significance and Engagement Assessment - *Aromatawai Pāhekoheko*

7.1. Assessment of Significance

The decisions and matters of this specific report are assessed to be of low significance in accordance with the Council's Significance and Engagement Policy. However, future decisions in relation to the redevelopment of Rex Morpeth Recreation Hub, particularly regarding budget approval are likely to be of high significance. Assessments of significance will be made and provided to the Council at the time of these decisions. The following criteria are likely to be of particular relevance in future assessments:

- **Community interest:** The level of community interest in relation to the Recreation Hub itself has been high and will continue to be high due to the interest in and use of the existing facilities by many in the community. Community interest is also high in relation to the impact on rates and other Council projects.
- **Level of impact on current and future wellbeing:** providing a useable and well-planned premier reserve space with appropriate facilities enhances community wellbeing.
- **Rating impact:** The expected costs to the community in terms of the development of the Rex Morpeth Recreation Hub Master Plan are provided for within the current LTP. However, costs associated with the physical development works will require consideration as part of the LTP 2024/34 process. Refer to section 7.1 of this report for further information.
- **Financial impact:** refer to section 7.1 of this report, which sets out considerations in relation to the expected financial impact.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

- **Consistency:** the proposal is consistent with the Council's strategic direction, policies and significant decisions already made in relation to master planning and improvements to the WWMH and Recreation Hub.
- **Impact on whānau/hapū/iwi:** The expected level of impact on whānau/hapū/iwi is considered high in relation to their partnership with Council. This is to ensure that the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga is taken into account.
- **Impacts on levels of service:** the rationale for the project is to increase the level of service we provide to our community in terms of accessibility, use and enjoyment of our highly used community spaces and facilities.
- **Impact on strategic assets:** the expected impact on the intended performance of Council's Strategic Assets is considered to be positive for enhancing open spaces area in the long term. This proposal does not seek the sale of strategic assets and has no negative impact on the performance of strategic assets.

For future decisions relating to this project, information will be provided about applicable decision-making requirements under the Local Government Act.

7.2. Engagement and community views

Engagement on this matter is being undertaken in accordance with Section 4.2 of the Council's Significance and Engagement Policy. Engagement has been undertaken to gain an understanding of community views in relation to the use and long-term development of the Rex Morpeth Recreation Hub.

Collaborating with tangata whenua throughout the engagement, planning and design phases is fundamental to the success of the overarching project. Council is working alongside Te Rūnanga o Ngāti Awa in relation to the Rex Morpeth Recreation Hub project. Our other iwi partners are aware of the project but are not actively involved at this stage.

Previous engagement has been undertaken through the Long Term Plan engagement processes, with budget provided for enhancement of the WWMH and surrounding hub.

8. Considerations - *Whai Whakaaro*

8.1. Financial/budget considerations

The master planning costs for the Recreation Hub are met from existing budgets allowed for in our Long Term Plan 2021/2031.

The Long Term Plan budget provides for Council to receive a subsidy (external funding) to assist with the development phase. The purpose of this first stage of planning is to develop a preferred option so that a build price can be obtained and consulted on through our upcoming Long Term Plan process. If Council elects to involve this project in the 2024/34 LTP. There are no budget considerations associated with the recommendations of this report.

The project will require a specific "funding plan" which will include a strategy to attract external funding. The master planning provides for staged development over time, and we will seek community input on the proposed staging, detailed design and development periods.

8.1 Rex Morpeth Recreation Hub Master Plan Update- December 2023(Cont.)

Set out below is the current LTP budget for the Recreation Hub:

	Total budget	2020/21 AP	2021/22 LTP	2022/23 LTP	2023/24 LTP	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP
Capital Expenditure	10,497,002	195,500	50,000	101,900	103,632	3,948,391	6,097,579	-	-	-	-	-
Subsidies & Grants	5,875,607	132,598	25,000	50,950	51,816	2,566,454	3,048,789	-	-	-	-	-

8.2. Master Plan Cost Estimates

A first round of cost estimates was completed by Quantity Surveyors, Kingstons and further reviewed by Veros and Council staff for the four options put forward for community consultation. The costs at this point have been further refined by Veros in relation to their recommended master plan option. The *Estimated Cost, Funding and Revenue* report is attached at Appendix 6. The report outlines:

- Estimated cost to deliver the master plan over three key stages.
- Potential funding opportunities to deliver the project.
- Estimated Operating Costs of the Refurbished and Extended War Memorial Hall.
- Revenue Opportunities of the Refurbished and Extended War Memorial Hall.

The cost associated with implementing the master plan will be staged and a decision will need to be made regarding the percentage of external funding required in order to proceed with the project. It is considered unaffordable for our community to invest in the full master plan delivery at this time. Nor can we fund this alone as a community. Partner funding will be required from a variety of sources in order to deliver the complete master plan.

Typically, community facilities such as this can attract a significant portion of funding to match that of the direct ratepayer and community contribution. Council will progress partnership funding discussions. Partner funding case studies are included at Appendix 6 for examples as how this has been achieved by other Councils.

8.3. Strategic alignment

No inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

8.4. Climate change assessment

The detailed design and development of the master plan will consider Council's Climate Change Strategy. The effects of climate change and natural hazards have already impacted Council's open space network and highlights the need for careful consideration of climate change as part of the development of Rex Morpeth Recreation Hub. A key consideration will be any sustainability initiatives that could be undertaken with any building works, including examples such as the use of solar panels, the disposal or re-use of demolition materials and the types of construction materials used.

Based on this climate change assessment, the decisions and matters of this specific report are assessed to have low climate change implications and considerations, in accordance with the Council's Climate Change Principles. Detailed assessments will be provided in future reports, this will include assessment of any changes to green spaces and building and infrastructure works.

8.1.1 Appendix 1 – Master Plan Report

8.5. Risks

In addition to the risks identified in the options analysis the following key risks have been identified:

- Publicity/public perception of Council undertaking master planning and strategy development for a project that has been consulted on previously but not taken forward into the delivery and build stage.
- Publicity/public perception of costs associated with completing the master plan.
- Publicity/public perception of costs and development timeframes associated with the recommended Rex Morpeth Recreation Hub master plan option. This includes the financial impact of any option and security of obtaining funding to complete the physical site and building works.
- Timing of each stage of development and effects on existing users.
- Timeframes are tight in relation to completing further community engagement on detailed design and ensuring that tangata whenua are involved in the development of the project.

9. Next steps - *Ahu whakamua*

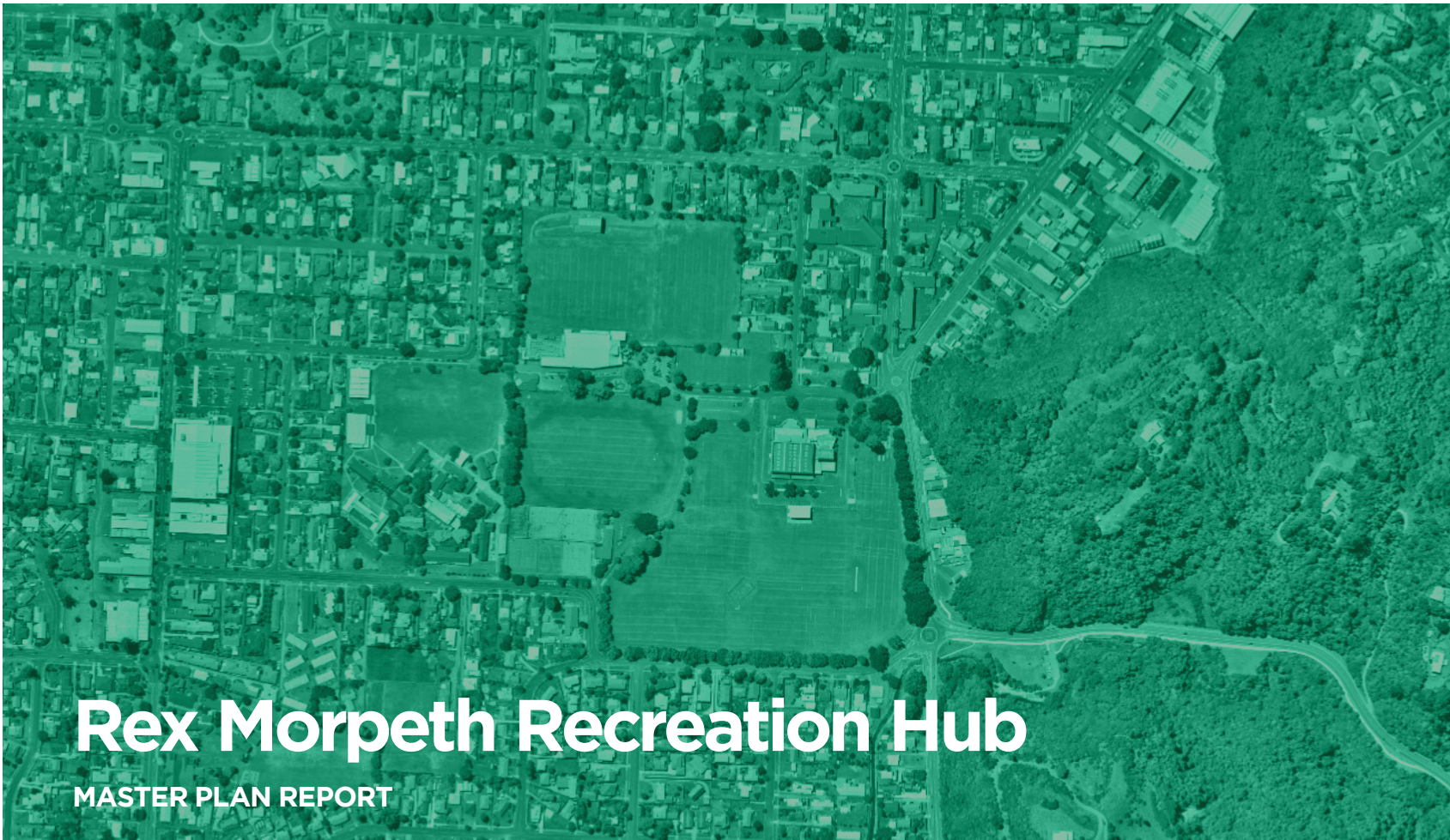
- Council to make a decision on whether the project is included in the draft 2024/34 LTP budget that will go out for community consultation in the first quarter of 2024.
- If included in the draft 2024/34 LTP budget then the preferred redevelopment option will be included in the Long Term Plan suite of projects that go out for community consultation at the beginning of 2024.
- Complete establishment of the Steering Group for the project.
- Seek additional engineering, architectural, planning and urban design input.
- Refine master plan as a result of any Steering Group and specialist review feedback.
- Start detailed design process and consultation plan for Stage 1 projects (excluding the Whakatāne War Memorial Hall extension).
- Development of a funding strategy and start discussions with potential partners, stakeholders and funders.

Attached to this report:

- Appendix 1 – Master Plan Report
- Appendix 2 – Recommended Master Plan and Staging Plans
- Appendix 3 – Analysis Report
- Appendix 4 – Residential Viability Assessment Report
- Appendix 5 – Option Assessment – Engagement Report
- Appendix 6 – Estimated Cost, Funding and Revenue Report

8.1.1 Appendix 1 – Master Plan Report

8.1.1 Appendix 1 – Master Plan Report (Cont.)



Issue Date: 22nd of November 2023
Revision: C

8.1.1 Appendix 1 – Master Plan Report(Cont.)

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CONTENTS

BACKGROUND AND CONTEXT 3
PROBLEM STATEMENTS AND
INVESTMENT OBJECTIVES 7
SITE ANALYSIS REGIONAL CONTEXT. 8
SITE ANALYSIS LOCAL CONTEXT 9
CONTEXT PHOTOS10
SITE CONSTRAINTS AND OPPORTUNITIES . . .12
DESIGN PRINCIPLES.16
EXISTING PLAN18
PROPOSED MASTER PLAN - OPTION 1.19
PROPOSED MASTER PLAN - OPTION 2.20
PROPOSED MASTER PLAN - OPTION 3.21
PROPOSED MASTER PLAN - OPTION 4.22
PROPOSED MASTER PLAN - SUMMARY23
MASTER PLAN OPTION ASSESMENT24
REX MORPETH RECREATION HUB
PREFERRED MASTER PLAN25
PREFERRED MASTER PLAN - STAGING.26
WALL MEMORIAL BUILDING - SCHEMATIC. . . .29
WAR MEMORIAL HALL 30
REFERENCE IMAGES 31
DEVELOPMENT ROADMAP.32

8.1.1 Appendix 1 – Master Plan Report(Cont.)

BACKGROUND AND CONTEXT

EXECUTIVE SUMMARY

The Rex Morpeth Recreation Hub, which includes the Whakatāne War Memorial Hall (WWMH), Rex Morpeth Park and Rugby Park, is a well-loved and well used facility in Whakatāne town. The WWMH now requires upgrade, expansion, and maintenance investment in response to its condition, changing uses and modern challenges. Rex Morpeth Park is the premier sporting and events precinct located close to Central Business District and supporting infrastructure.

This master plan report explores how space can be used for the greatest benefit going forward. It advocates for a shared facility model, recognising that many sports clubs and community groups have complimentary activities and replication of supporting infrastructure is not essential. While parking growth is required, these have been pushed into spaces without impacting on the functional accommodation of open spaces and sports fields.

Overlays of pedestrian and cycle friendly routes, environmental guardianship, heritage, cultural narratives ensure the uniqueness of Whakatāne are considered for generations to come.

This is a unique opportunity to ensure that the current and future needs of the community are met throughout the district and develop a multipurpose facility and recreational activities in Whakatāne over the next 30 years, addressing social, cultural, and sporting needs across the community.

As Whakatāne region expands, spaces like Rex Morpeth Recreation Hub will become increasingly important as places of respite for people to stay fit and healthy. The development of Aquatics and WWMH will cater for foreseeable needs of the community for aquatics, indoor sports, events space, arts, culture and theatre. This master plan helps to ensure that this hub and park continues to serve the local community – now and into the future.

HISTORY OF SITE

Rex Morpeth Park, which includes the area known as Rugby Park, was initially gazetted in 1881 as the Whakatāne Domain. Since 1881 further areas were added to the park in 1937 and 1943 with the Whakatāne Domain being declared a Recreation Reserve in 1975. In 1982 the Whakatāne Domain was renamed to Rex Morpeth Park by the Whakatāne District Council to give recognition to the contribution Solicitor, former mayor and councillor Rex Morpeth made to the Whakatāne District.

The Rex Morpeth Park site (excluding the Art House and 7 Russell Street properties) continues to be classified as a Recreation Reserve under the Reserves Act 1977.



HISTORIC IMAGE

Section 17 (1) of the Reserves Act 1977 notes that recreation reserves are *‘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.’*

The WWMH opened in 1955 with extensive alterations and extensions completed in 1978. Over the last 45 years Council has continued to maintain the building as deemed necessary and earthquake strengthening works were carried out in 2020. Areas of the WWMH require significant upgrades, a building assessment report is currently being completed to outline the extent of work currently required for the facility to be somewhat modernised and satisfy health and safety requirements.

8.1.1 Appendix 1 – Master Plan Report(Cont.)

BACKGROUND AND CONTEXT

PROCESS AND BRIEFING

As part of these projects the assessment of field space, needs of different users and any upgrades required are being assessed. A full assessment will be provided as part of the final master plan options analysis and reporting.

The development of the Rex Morpeth Recreation Hub Master plan provides for an exciting opportunity in the development of the district's central premier reserve space.

The key design principles, determined through engagement and analysis, are:

- Functionality
- Accessibility
- Flexibility
- Community
- Leverage

Within the Whakatāne town area the only Council owned fields are those at Rex Morpeth and Rugby Park, Red Conway and at Cutler Crescent. The fields currently used by junior football at Warren Park are leased by Council and other field spaces are located within school properties (owned by Ministry of Education or the Proprietors for integrated school).

Rugby and football are currently played at a number of Council owned fields to a varying extent. Some are used for training or junior level games only with senior games primarily being played at Rex Morpeth and Rugby Parks.

As identified by analysis above and in feedback, the indoor courts at the War Memorial Hall are well booked and generally unavailable weeknights after school and in the evenings. The War Memorial Hall is a two court facility with one full size & two undersized basketball courts which can support up to eight badminton courts.

The National Indoor Court Facility Strategy suggests there should be one community court per 9,000 population depending on the specific characteristics of the community. Through community engagement and analysis of SportNZ surveys the demand within the Whakatāne District appears to be higher than this due to the age profile of the community, popularity of basketball, badminton and volleyball in particular.



AERIAL VIEW OF WHAKATANE & SITE LOCATION

BACKGROUND AND CONTEXT

Two substantive previous reports were reviewed as part of the project establishment. Key findings are summarised below:

GIBLIN AND APR REPORTS

Review of Giblin Group Report: July 2015.

BACKGROUND SUMMARY

Report commissioned by Whakatāne District Council (WDC) to assist with scoping options to:

- Identify a need for investment in Redevelopment of Whakatāne War Memorial Hall (WWMH)
- Determine the strategic fit with Council, regional and national strategies and
- Provide high level outline of potential funding for a redevelopment.

Original Long Term Plans for WWMH redevelopment deferred due to funding major Arts and Culture projects in the Library and Museum (now completed).

The 2025-25 LTP had a budget allocation of circa \$10.5M.

The original building was constructed in 1950's and subsequent additional alterations occurred during the 70's to add a theatre and sports hall.

Current offering is a Multi-use venue for;

- Sport Stadium
- Reception Hall, Lounge
- The Little Theatre

KEY FINDINGS SUMMARY

Thirty-one organisations were part of the consultation process covering users, potential users and neighbours. Also included consultation with selected council staff, Mayor and Councillors. This consultation found that:

- A valued community asset. No other venue on offer in Whakatāne or nearby.
- Strongly supported for a redevelopment. Only one organisation out of 31 was not supportive.
- Facility use is by a variety of groups for a range of activities.
- Issues/problems raised about operation of building and actual building condition.
- Disability access needs to be addressed.
- Collective view that Whakatāne is missing out on opportunities, local, regional and national events and tournaments.
- Split opinion over conference market. Local conference organisers felt there was a need for larger facilities. Tourism BoP felt Whakatāne already well served and did not have supporting infrastructure such as a hotel.
- Whakatāne Soccer not currently located at Rex Morpeth park, but could be included.
- Civil Defence facility. Needs to have an appropriate level of safety. IEP in 2014 identified it as an EQ risk.
- Increased costs for facility cost a concern for most user groups.

FUNDING STREAMS

- Central Government Funding
- Corporate Sponsorship
- Trust Funding (Community, Private and Gaming)
- Community Fundraising

CONCLUSIONS

WDC should consider a development of the WWMH. There are no other venues and there is strong support from the community to be improved.

Lack of redevelopment will see it fall further into disrepair, becoming increasingly less supported by the community and users.

Review of operational strategy recommended.

A redevelopment has the potential to have a significant positive impact on the well-being of the people of Whakatāne.

NEXT STEPS

- IEP EQ Assessment. (Since completed and works undertaken)
- Leaks and other Health and Safety items addressed
- Operational management. Create a single contact for users, bookings and maintenance
- Proceed with Feasibility Study
- Establish Project Control Group
- PCG to view other facilities around the country focusing on components and operating models
- Stakeholder consultation
- Concept development and Rough order cost.
- Develop Revenue Generation Strategy to inform Feasibility Study
- Preferred option presented

User groups consulted

- NZ Ballet
- NZSO
- Theatre Whakatāne
- Whakatāne Town Soccer
- Whakatāne Badminton
- Whakatāne Darts Assoc
- Whakatāne Roller Derby
- Whakatāne Music Society
- Whakatāne Music School
- PROBUS
- Te Whare Wananga o Awanuiarangi
- Eastern BoP Rugby Union
- Sport BoP
- Disability Resource Centre
- Arts Trust
- A & P Show
- Local Major events organiser
- Combined Churches
- Eastern BoP Chamber of Commerce
- Whakatāne High School
- Eastern BoP Quilters and Cotton pickers
- Basketball

BACKGROUND AND CONTEXT

APR CONSULTANTS IMPLEMENTATION PLAN MARCH 2018

SUMMARY

Follow up to the Giblin Group Report.

Stakeholders workshop held October 2015 where five options were considered for the redevelopment;

- Status quo
- Minimal Changes
- Enlargement of current facility
- One refit, one new build
- Complete new build or two new build.

Options c,d,e considered appropriate options.

A reasonable detailed High Level Plan developed with key targets and milestones starting in 2022 through to reaching an opening in late 2026.

VEROS & DCA MASTER PLANNING 2023 - OVERVIEW OF KEY FINDINGS

REX MORPETH PARK

Rex Morpeth Park is large open space comprising fields, buildings, and facilities for a range of recreation activities including soccer/football, cricket, aquatics, rugby, athletics, croquet, and tennis. The park is also valued for informal recreation, socialising, and open space and its natural environment characteristics.

The sports field area includes eight football fields of varying sizes (two lit) and grass athletics domain (one lit athletics track) and two cricket wickets and a four-lane net facility. Rex Morpeth Park is an important asset as the individual areas can be combined to support larger events at a single location. The Whakatāne touch tournament which hosts over 5,000 people on site is a good example of this.

The Park also includes the Aquatic Centre which is the districts main swimming pool and indoor water recreation facility.

Rex Morpeth Park is classified as a 'District Sport and Recreation Reserve' in the Whakatāne Reserve Management Plan and is the main recreation hub in the district.

Key Considerations

- Rex Morpeth Park is well utilised and is a crucial community asset.
- The site's flexibility and user experience are compromised in some respects by the location of activities.
- Parking, access, and traffic are key issues within Rex Morpeth Park. Parking is regularly at capacity and Traffic Management Plans are required for events of over 300 people.
- The existing facilities are old and in the future, there is the opportunity to co-locate existing club facilities in one building to share operating costs and improve the quality of facilities.
- Rugby Park is fenced off and is disconnected from the rest of the recreation hub. This compromises user experience, safety, and access and movement of all kinds through the park.
- The croquet club's playing surface is negatively impacted by the large, protected trees to the east.

THE WHAKATĀNE WAR MEMORIAL HALL

The Whakatāne War Memorial Hall was formally opened in 1955 and extensive additions and alterations to the complex were completed in 1978. Therefore, the original part of the building is now nearly 70 years old, and the remainder of the facility is nearing 50 years old. Since then, the War Memorial Hall has not had substantial reinvestment in modernising or upgrading the facilities within it.

Despite its age and condition, the War Memorial Hall is highly valued and is an important community asset. Sport Bay of Plenty determines the facility to be of District importance and is the main indoor recreation and arts facility in Whakatāne. It is also an important facility to neighbouring districts Kawerau and Opōtiki whom regularly rely on it for sports and events.

The War Memorial Hall is broken down into three key areas for analysis and an overview of each is provided below. Findings are based on stakeholder engagement, discussions with Council staff, and analysing a sample of the War Memorial Hall booking information across the 2022 calendar year and national levels of service guidelines.

Sports Stadium / Indoor Courts

The indoor courts stadium has a floor area of 1,050m². This is configurable as:

- eight badminton courts
- two basketball courts or one international sized basketball court
- three volleyball courts
- or one large indoor bowling arena.
- other indoor sports like roller skating.

The stadium has permanent raised seating for 320 and on the court space the stadium can accommodate seating for up to 700 persons.

Key Considerations

- The sports stadium is generally fully booked during peak times (from 3pm on weeknights) and there is a demand for more capacity.
- The stadium is generally booked by the same regular users which are basketball, badminton, and roller skating
- The sports stadium has poor flexibility and can be only booked by one user at a time regardless of how much of the court space they need or use.
- Whakatāne District appears to have a higher than usual demand for court space due to the age profile of the community, and the popularity of basketball, badminton, and volleyball in particular.
- There are not enough courts to attract or support regional tournaments.
- The indoor court facility is tired and poor quality which is degrading the user experience.
- The indoor court facility has poor connection to the rest of War Memorial Hall facility and the wider Rex Morpeth Park.

RECEPTION LOUNGE

The reception lounge has a floor area of 280m² with capacity for 300 seats without tables and 150 with, or 250 with tables if the foyer is included. There is a bar and kitchen abutting the reception lounge.

Key Considerations

- The reception lounge is mostly booked early mornings Monday and Wednesday and also on Monday, Tuesday, and Thursday evenings.
- There are three regular users that account for almost all bookings; the Aquatic Centre fitness classes, the kung fu school, and the darts association.
- Apart from some other one-off full-day bookings and the times above, the reception lounge is generally free.
- The reception lounge is around 70 years old and not fit for purpose to host events and functions that support high user experience. It is expected that this is leading to less utilisation of the space.
- The existing kitchen facilities are poor quality and many events the organisers bring their own equipment or have caravans and food stalls outside in the carpark.

LITTLE THEATRE

The Little Theatre seats 271 people with a back of stage rehearsal area of 114m², as well as dressing rooms, and an orchestra pit. The entrance foyer in front of the Little Theatre has a bar and ticketing facilities. It space has a floor area of 167m² and it can be divided from the reception lounge by sliding doors meaning it can be used as a separate function room.

Key Considerations

- The Little Theatre is generally booked out for days and weeks at a time during its peak season which is June to October
- In quieter periods around summer, the Little Theatre generally has capacity from January to May and again in November and December (depending on when final end of year dance performances are).
- The size of the theatre is sometimes a barrier to securing visiting acts and performance, but the age and quality of the theatre and its equipment is the biggest issue with the space.

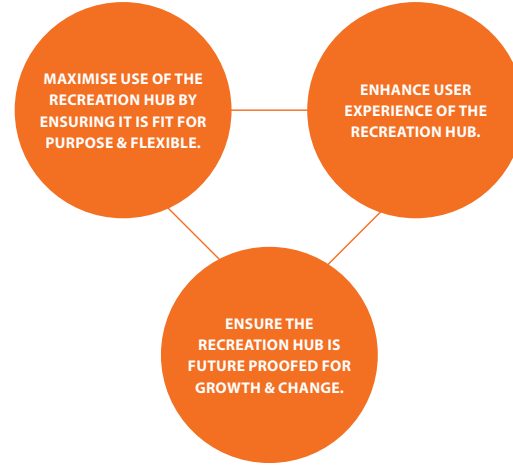
8.1.1 Appendix 1 – Master Plan Report(Cont.)

PROBLEM STATEMENTS AND INVESTMENT OBJECTIVES

Following the first workshop with Rex Morpeth Park users three problem statements emerged.



Along with the investment objectives that set out what we are trying to achieve.



8.1.1 Appendix 1 – Master Plan Report(Cont.)

SITE ANALYSIS - REGIONAL CONTEXT

We investigated the site at two scales, a regional scale and a local scale. The following pages provide a summary of our findings.

LOCATION AND ACCESS

Whakatāne town is the largest town in Whakatāne district. Other towns include Ōhope, Taneatua, Edgecumbe, Matata, Murupara and other smaller communities.

The Whakatāne District has over 50 km of coastline, with many stunning beaches including Ōhope - recognised by generations of kiwi families as a favourite holiday spot. Inland, there are large areas of ancient native forest. The wilderness treasure of Te Urewera makes up some 40% of the district's 4400 square kilometres.

The district is widely known as one of New Zealand's food baskets. The fertile Rangitāiki Plains are home to intensive dairy farming and horticulture (kiwifruit, olives, citrus, avocados, and a wide range of berry fruit all thrive here). Around the district, sustainable forestry is a major industry.

While most of the Whakatāne District's 37,100 people live near the coast, there are several inland towns serving the farming, forestry, and horticulture industries.

The Whakatāne District and nearby Kawerau District and Ōpotiki District make up the Eastern Bay of Plenty region with a current population of 50,500.

LANDSCAPE AND CLIMATE

Over the past decade Whakatāne has regularly recorded New Zealand's highest sunshine hours, and in 2021 were named the 'Sunniest Place in New Zealand' according to NIWA (National Institute of Water and Atmospheric Research). The region is one of the warmest in New Zealand, with average daily maximum temperatures from 7–16 C in winter to 22–26 C in summer. Settled weather often extends into May or June, opening up tremendous lifestyle choices.

At the same time, the region is usually not too dry. Whakatāne usually receives between 1000 and 1200 mm annual rainfall, with substantial falls in some inland areas. This supports a strong horticultural and agricultural economy.



SITE MESO CONTEXT DIAGRAM

8.1.1 Appendix 1 – Master Plan Report(Cont.)

SITE ANALYSIS - LOCAL CONTEXT

CPTED ANALYSIS (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

During the stakeholder consultation phase, no serious concerns were expressed about crimes generated through the design of the park. It was noted that usual anti-social activities such as vandalism and tagging were present in the park, mainly involving the gated and fenced Rugby Park and in particular the stadium building as the usual target.

We used the four CPTED principles to complete a high level assessment of the master plan and make the following recommendations:

NATURAL SURVEILLANCE

- Determine if there are clear sightlines across the sports precinct, enabling people to easily observe the surrounding area.
- Assess lighting levels during evening or low-light conditions.

Recommendations

- Install or enhance lighting in areas where it may be lacking, especially around pathways, entrances, parking lots, and playing fields.
- Trim or remove obstructions that may block sightlines, such as excessive shrubbery or fences.
- Incorporate seating areas where people can naturally observe activities, enhancing the sense of community presence.

NATURAL ACCESS CONTROL

- Examine existing pathways, entrances, and exits.
- Identify any areas where unauthorized access might be easily gained.

Recommendations

- Clearly mark public entrances and exits using signage and landscape design.
- Use fencing or landscaping to guide visitors to appropriate entrances, thus deterring unauthorized access to restricted areas.
- Implement electronic access controls for sensitive or secure areas, such as equipment rooms.

TERRITORIAL REINFORCEMENT

- Assess how well the space communicates a sense of ownership and defines public, semi-public, and private spaces.

Recommendations

- Use landscaping, pavement designs, artwork, and signage to help define spaces and create clear transitions between public and private areas.
- Encourage community involvement in the design and maintenance of public spaces, fostering a sense of ownership and responsibility.



SITE MACRO CONTEXT DIAGRAM

MAINTENANCE

- Identify any signs of neglect or decay, such as graffiti, litter, or broken equipment.

Recommendations:

- Establish a regular maintenance schedule to address wear and tear, ensuring that the facility communicates care and oversight.
- Promptly address vandalism and other signs of disorder to discourage further incidents.

A thorough CPTED analysis should involve collaboration with local stakeholders, including law enforcement, community members, and facility users. A site-specific assessment by a CPTED professional would be valuable to tailor the recommendations to the unique characteristics and needs of the Whakatane sports precinct. Engaging with the community and local authorities ensures that the implemented strategies resonate with the unique cultural and social fabric of Whakatane.

8.1.1 Appendix 1 – Master Plan Report (Cont.)

BACKGROUND – CONTEXT PHOTOS



INTERNAL ROAD



AQUATIC CENTRE



SPORTS CLUB, RUGBY PARK



COMMERCE STREET ENTRY



CRICKET NETS



RUGBY PARK TOILETS
Rex Morpeth Recreation Hub | 10 |

8.1.1 Appendix 1 – Master Plan Report(Cont.)

BACKGROUND -CONTEXT PHOTOS



FOOTBAL FIELDS



REAR OF WWMH - SOUTH



WWMH - WEST



RUGBY STADIUM



GRASS ATHLETICS TRACK



WWMH - NORTH



CROQUET CLUB



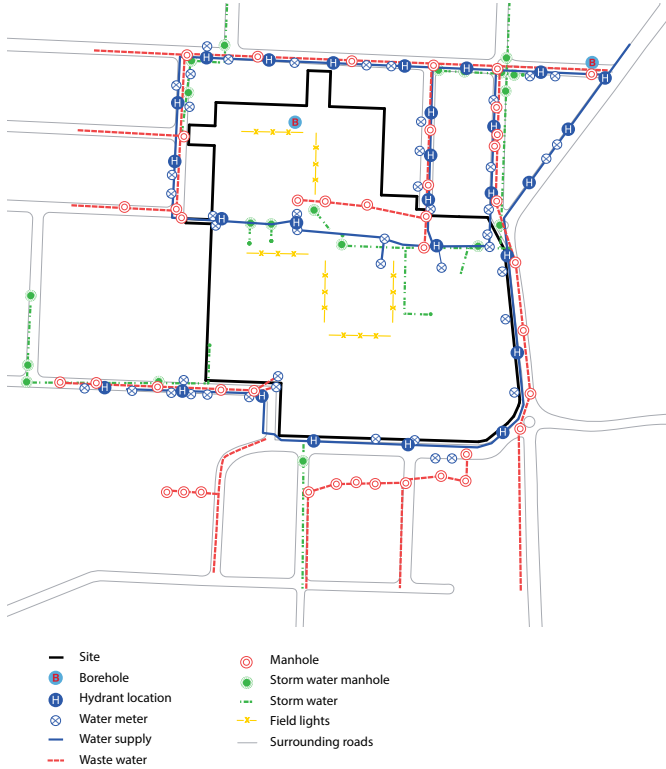
RUGBY PARK ACROSS TO AQUATICS

8.1.1 Appendix 1 – Master Plan Report (Cont.)

SITE CONSTRAINTS AND OPPORTUNITIES

SITE SERVICES

The site is currently designated as Active Reserve in the District Plan, with the exception of the recently purchased 7 Russell Street property which is still zoned as residential. The site is bounded by a residential zone to the north (Rugby Park). The western boundary is partially residential and mostly designated Education for High School. The southern boundary is residential zoned across Goulstone Road. The eastern boundary is Light industrial rural and Foothills across Commerce Street.

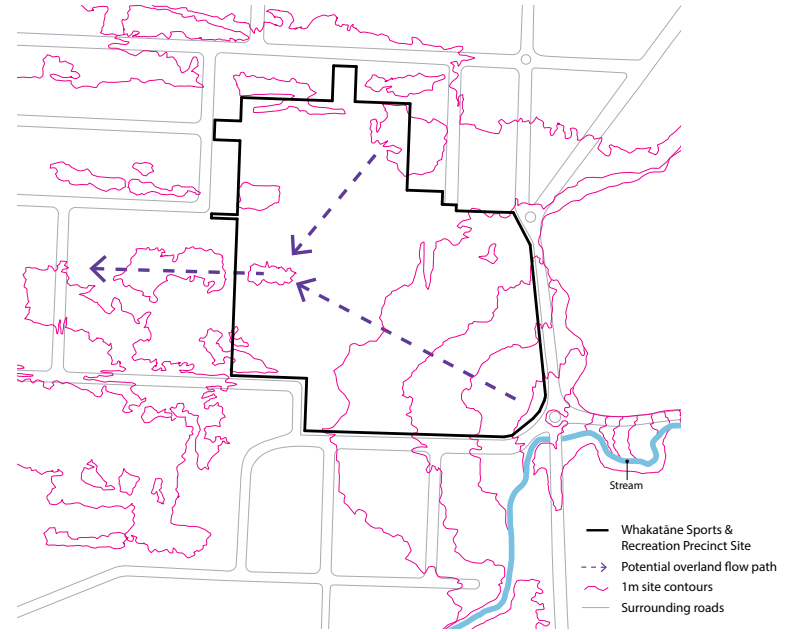


TOPOGRAPHY AND OVERLAND FLOW

According to historic narratives, much of the land surrounding, Ragitāiki Plains wetlands were drained, enabling widespread farmland development. Reclamation in Whakatāne also created new land for residential and commercial use. There is evidence of these wetlands close to Rex Morpeth Park along the banks of the Whakatāne Awa and the Awatapu lagoons to the south west.

With the above said, during our stakeholder discussions, flooding or standing water were not raised as an issue for the Rex Morpeth Recreation Hub. From this we have assumed that temporary flooding or ponding might occur in 1:100 year events.

The majority of Rex Morpeth Park is considered flat, with gentle fall natural contours across the site towards the Whakatāne High School on the western boundary. The master plan does not propose to change or alter the overland flow paths. Any micro specific areas on the site, such as additional hardstands for parking will be designed with mitigations wherever possible for stormwater, such as environmental swales.

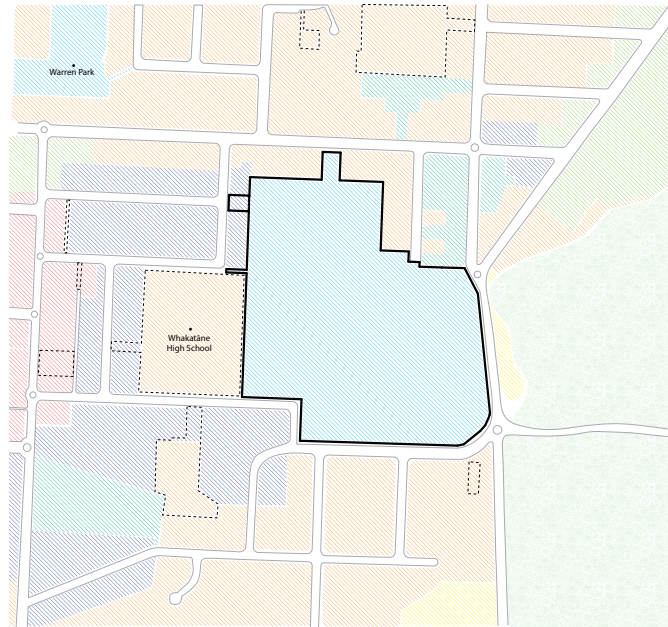


8.1.1 Appendix 1 – Master Plan Report (Cont.)

SITE CONSTRAINTS AND OPPORTUNITIES

PLANNING CONSTRAINTS DIAGRAM

The site is currently designated as Active Reserve in the District Plan, with exception to recently purchased 7 Russell Street property which is still designated as residential. The site is bounded by residential zone to north (Rugby Park). The western boundary is partially residential and mostly designated Education for High School. The southern boundary is residential zoned across the Goulstone Road. The eastern boundary is Light commercial and foothills across Commerce Street.



- | | | | |
|--|------------------|--|-----------------|
| | Active Reserve | | Urban Living |
| | Residential | | Rural Foothills |
| | Commercial | | xxxxxx |
| | Light Industrial | | Designated Site |
| | Education | | |

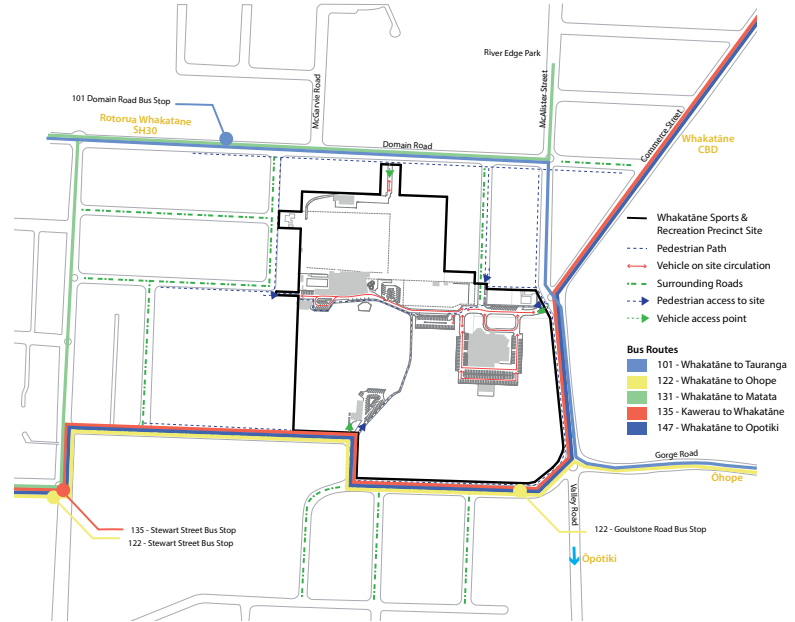
TRAFFIC/PARKING AND PEDESTRIAN ACCESS

Vehicle access into RMP is currently predominantly via Commerce Street main entrance. Vehicles can also access via Francis Street, although this is a residential street in nature and not designed for heavy traffic movements. A driveway off Domain Road (Pacific Coast Highway) accesses an undeveloped lot which can connect into Rugby Park. As the park is locked, an undeveloped lot is used for used car sales and food/coffee vendors. Another access point for vehicles is off Goulstone Road into the tennis club carpark on the south eastern corner. A residential property was recently purchased at 7 Russell street which could be considered for future access to RMP northern end.

Pedestrian access to RMP is achievable through walkways off Lovelock Street, Russell Street, and Francis Street and we observe that the boundaries along Commerce Street and Goulstone Roads are accessible low height railings. Pedestrian access from the north is restricted as Rugby Park is fenced and locked.

Current parking on RMP caters for approximately 314 cars. The lack of parking for busy sports weekends and events was common feedback from stakeholder workshops. Most events trigger traffic management procedures to control access to and from RMP into Commerce Street.

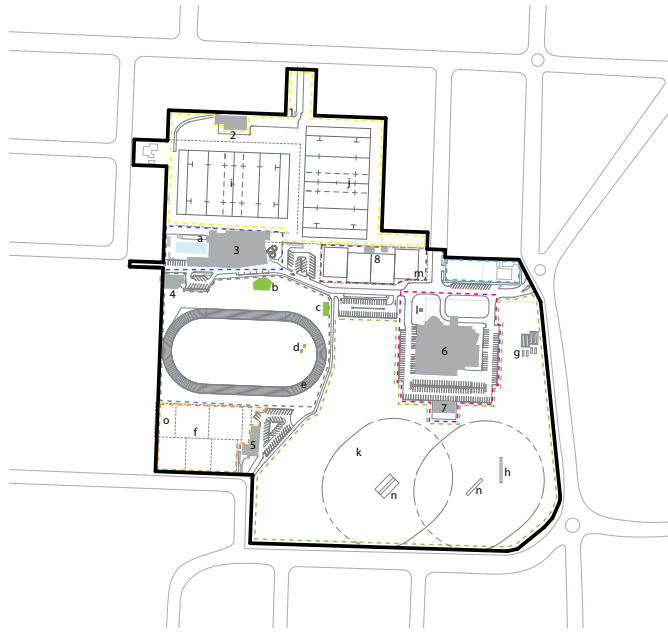
We recommend a Traffic Engineer is engaged for design advice.



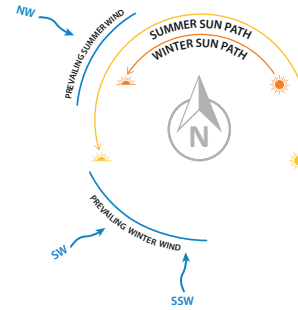
8.1.1 Appendix 1 – Master Plan Report (Cont.)

SITE CONSTRAINTS AND OPPORTUNITIES

EXISTING PRECINCTS, BUILDING AND AMENITIES ANALYSIS



- | | | |
|-----------------------------|--------------------------------|--|
| Athletics Precinct | 1 Gate House | a Aquatic Centre, Outdoor Pool & Bleachers |
| Tennis Precinct | 2 Rugby Clubrooms | b Playground |
| Football & Cricket Precinct | 3 Aquatic Centre | c Long Jump Pits |
| Rugby Precinct | 4 Athletics & Harrier Clubroom | d Shot Put Pads |
| Croquet Precinct | 5 Tennis Clubroom | e Athletics Track & Field (grass) |
| Events Precinct | 6 War Memorial Hall & Theatre | f Tennis Courts (Private) |
| Aquatic Precinct | 7 Football Clubrooms | g Cricket Nets |
| Arts Precinct | 8 Croquet Clubroom | h Cricket Pitch (artificial) |
| Pool | | i Rugby Field No. 1. |
| Existing Buildings | | j Rugby Field No 2. |
| Landscape/Sports Structure | | k Fields (various sports) |
| | | l Memorial Statue |
| | | m Croquet Fields |
| | | n Cricket Pitch |
| | | o WDC Tennis Court |



8.1.1 Appendix 1 – Master Plan Report(Cont.)

SITE CONSTRAINTS AND OPPORTUNITIES

SITE CONSTRAINTS (KNOWN)

Our analysis of RMP covers ownership, heritage, physical location, fit for purpose and known risks affecting current operations.

Heritage and protected trees as listed in the District Plan are noted in the diagram. While noted as constraints, we understand that some of these trees are lesser valued and have potential for removal should there be a strong case to support this.

Traffic access to RMP is largely the single entry and exit from Commerce Street. This is known to cause traffic movement delays during large events. Lack of adequate parking during weekend sports and large events was a top feed-back item from workshops.

Pedestrian access to the northern Rugby Park and use of this space is viewed as a constraint for movement into and across the park and also operationally. This is due to the Rugby Park portion being permanently fenced off to the public.

Most of the existing built structures are in dire need of maintenance or upgrades to meet current requirements and demands. These include Rugby the Stadium which is earthquake prone and will require strengthening or removal. The WWMH in its current state is not able to cater for indoor sports demands. The theatre requires upgrades. The events space and associated amenities are old and tired. Sports clubrooms are under maintained.

The tennis courts and clubrooms (with exception of one court) are not council owned and are considered a fixed position for the purpose of master planning options. The current Aquatic Centre location in RMP was also considered fixed position and could not be re-positioned in master planning options. The current location of the Croquet courts and clubrooms are viewed as a barrier to opening the northern park area.

The residential zoned northern boundary neighbours could be considered a minor constraint due to visual impacts or noise produced from events and proposed buildings built nearby.

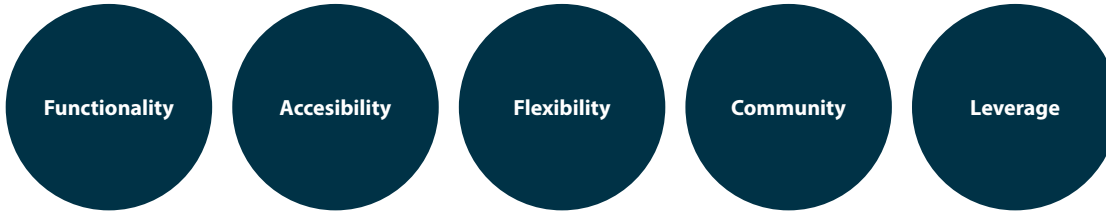


8.1.1 Appendix 1 – Master Plan Report (Cont.)

DESIGN PRINCIPLES

GENERAL DESIGN PRINCIPLES

Key design principles were developed to help guide the development of the master plan options and then test them.



FUNCTIONALITY

Great overall functionality of the hub and the functionality of individual spaces

ACCESSIBILITY

Safe and easy to understand ways to get to the hub and move around within the hub

FLEXIBILITY

Great for different activities of different scales

COMMUNITY

An inclusive and welcoming place for all visitors

LEVERAGE

A place that can leverage new experiences, growth, and also attract delivery partners

8.1.1 Appendix 1 – Master Plan Report (Cont.)

DESIGN PRINCIPLES

TE ARANGA PRINCIPLES

Te Aranga principles are founded on the core Maori cultural values of;

- Rangatiratanga
- Kaitiakitanga
- Manaakitanga
- Wairuatanga
- Kotahitanga
- Maturanga

There are seven Te Aranga Principles that provide guidance on how to embed Māori outcomes into design. Whakatāne District Council is considering using the Te Aranga Design Principles across all their open space and public realm projects through their Creativity, Arts and Culture Strategy and the draft Open Spaces Strategy

MANA

The mana of iwi and hapū as Mana Whenua is recognised and respected

Opportunities

Mana Whenua partnering with council. Informational signage throughout the park. Educational outcomes about tikanga and cultural narratives

WHAKAPAPA

Māori names are celebrated, both traditional and new

Opportunities

Signage and wayfinding

TAIAO

The natural environment is protected, restored and/or enhanced

Opportunities

Enhance ecosystems, stormwater and landscaping to reflect local environment

MAURI TU

Environmental health is protected, maintained and / or enhanced

Opportunities

Improve water quality. Management of existing heritage trees and planting. New planting to reflect local natives. New buildings designed to environmental ratings/standards. Integration of solar panels

MAHI TOI

Iwi/hapū narratives are captured and expressed creatively and appropriately

Opportunities

Cultural art opportunities. Interpretive panels for information and education. Integration of art onto building facades, seating, water fountains, playgrounds

TOHU

Mana Whenua significant sites and cultural landmarks are acknowledged

Opportunities

Signage and wayfinding to highlight features on Rex Morpeth Recreation Hub, and features off site

AHI KĀ

Iwi/hapū have a living and enduring presence and are secure and valued within their rohe

Opportunities

Hireable spaces available to rent. Art and design integration opportunities in buildings and landscape Ki o Rahi marked field.



SIGNAGE



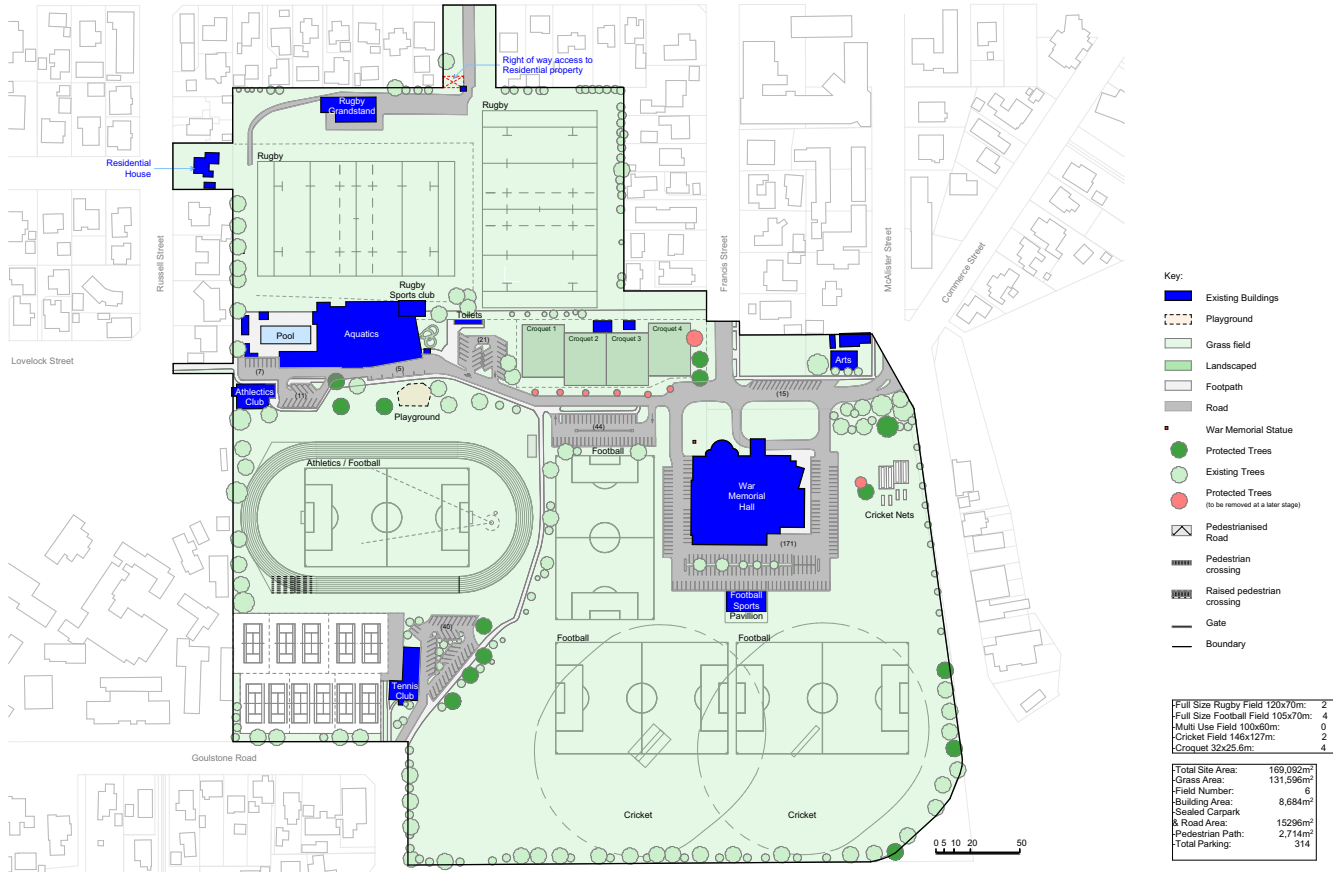
LANDSCAPE/SWALES



ARTWORKS

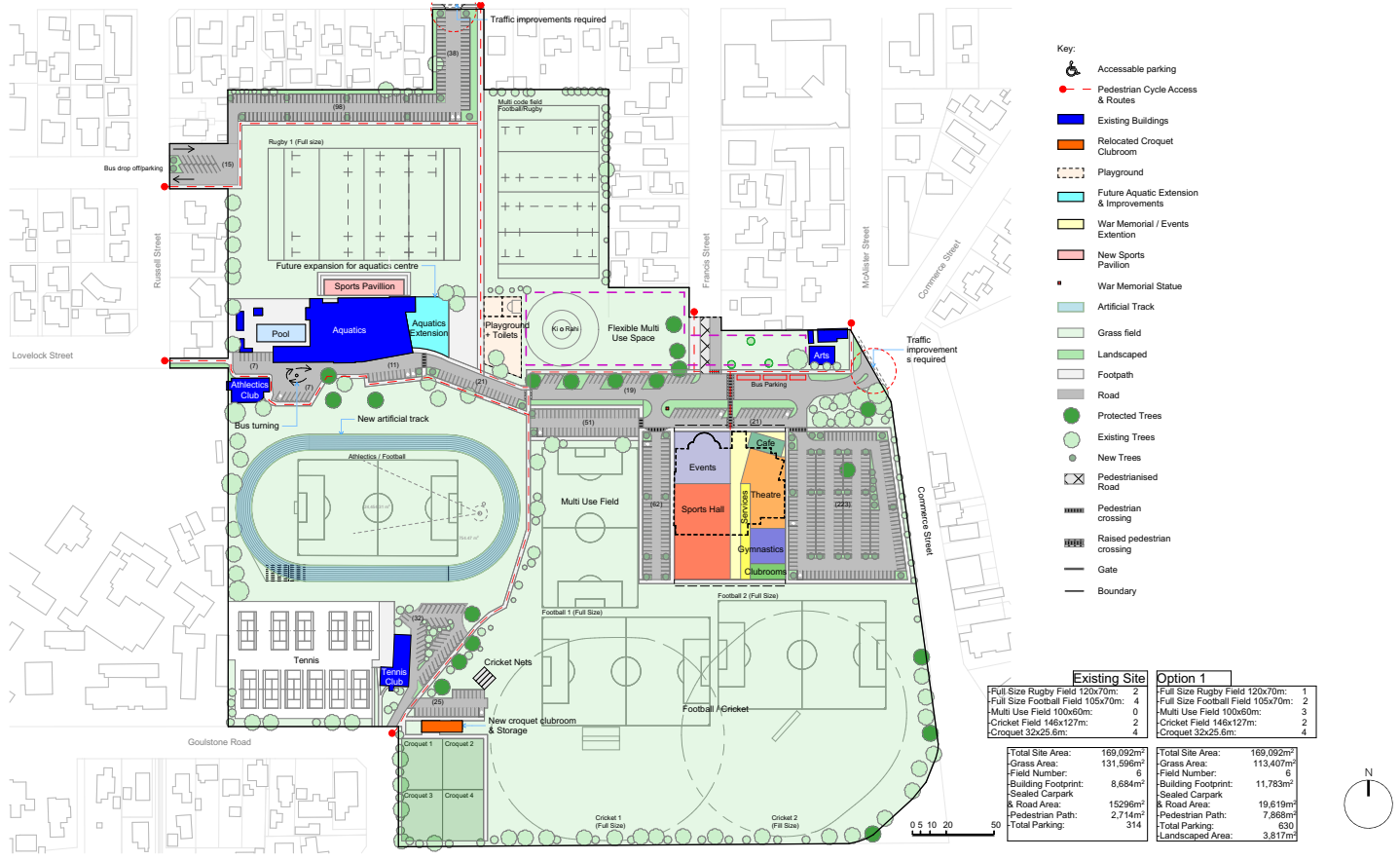
8.1.1 Appendix 1 – Master Plan Report(Cont.)

EXISTING PLAN



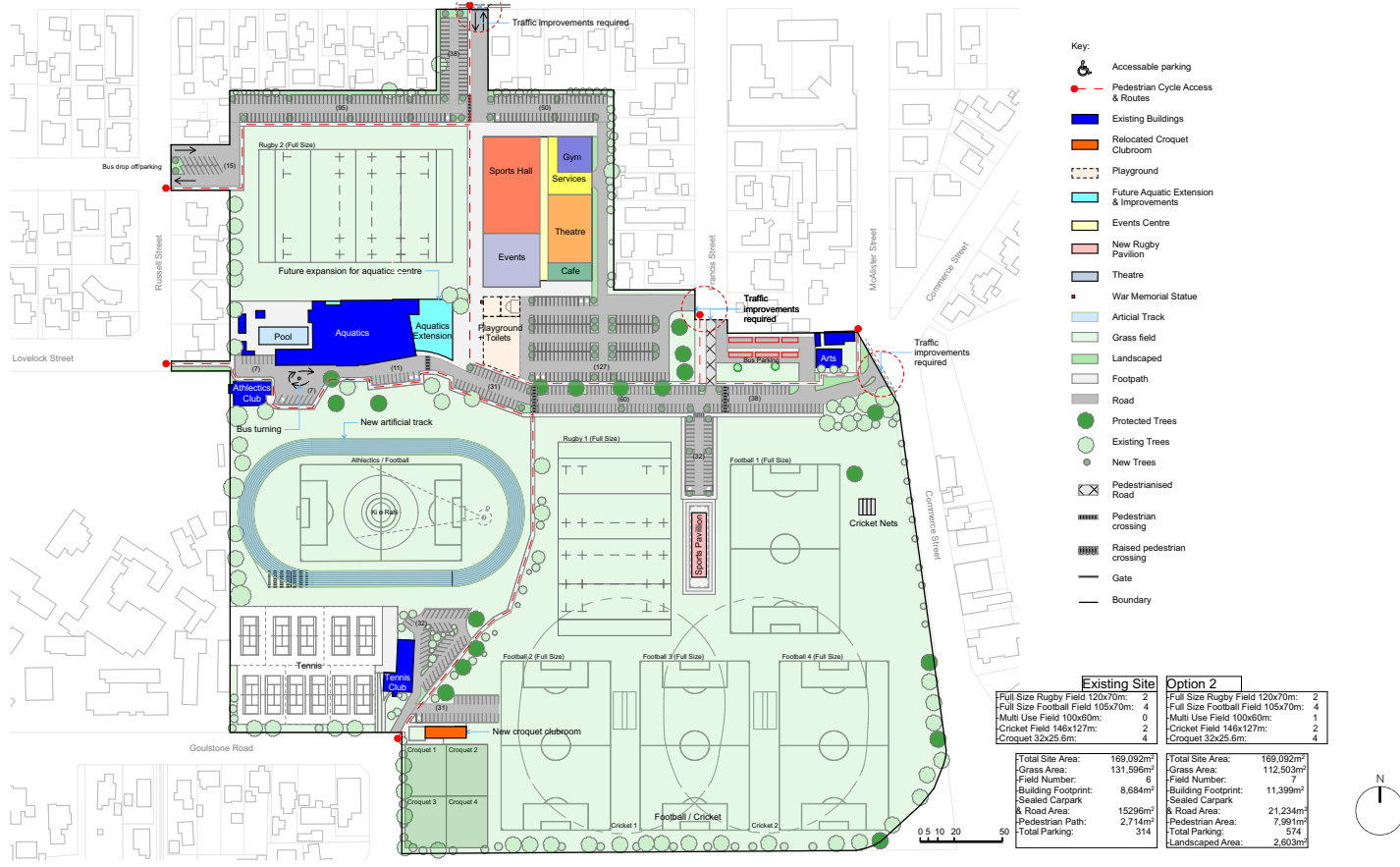
8.1.1 Appendix 1 – Master Plan Report(Cont.)

PROPOSED MASTER PLAN OPTIONS - OPTION I - OPTIMISING FOR NOW & THE FUTURE



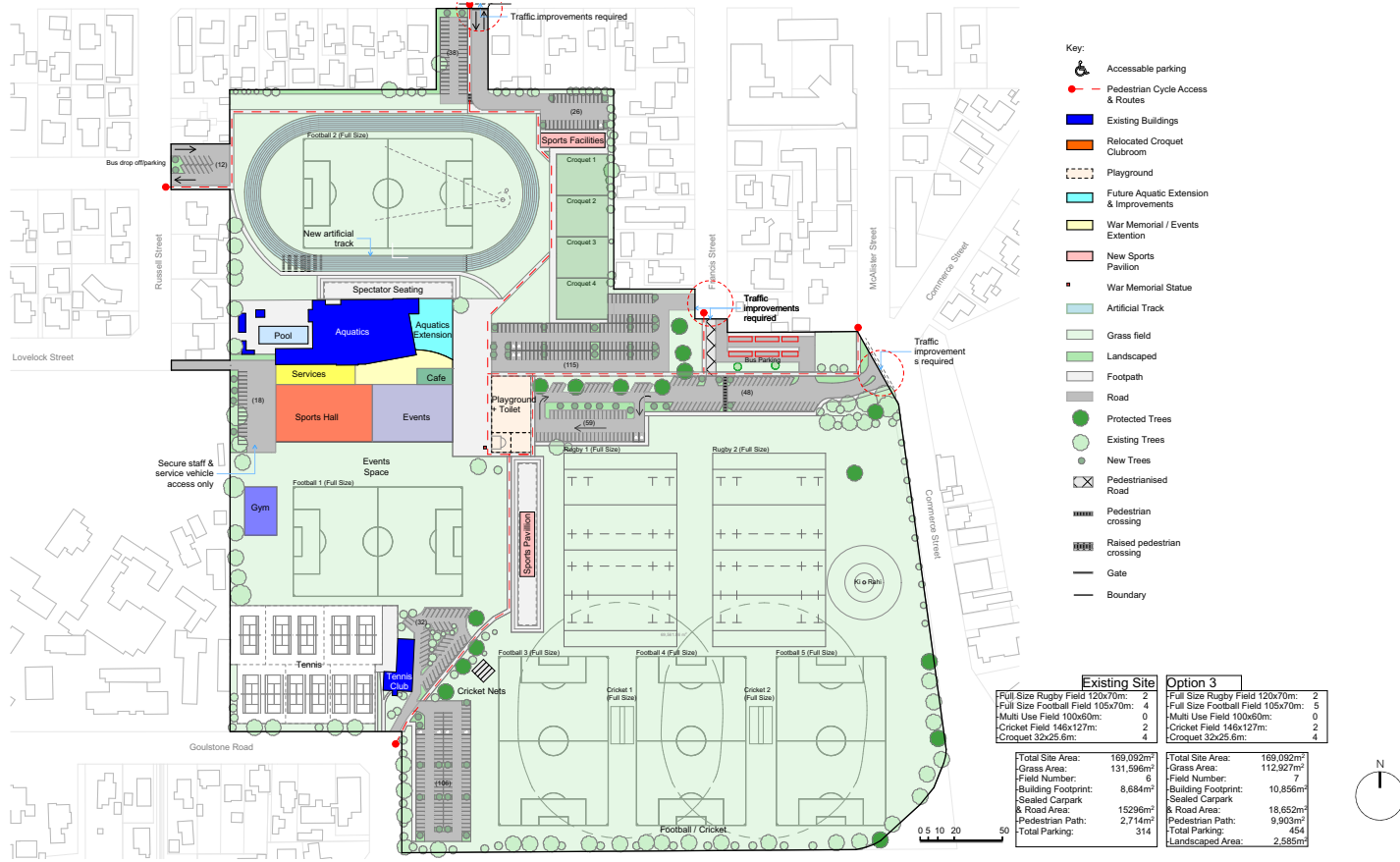
8.1.1 Appendix 1 – Master Plan Report(Cont.)

PROPOSED MASTER PLAN OPTIONS - OPTION 2 - FULL DEVELOPMENT



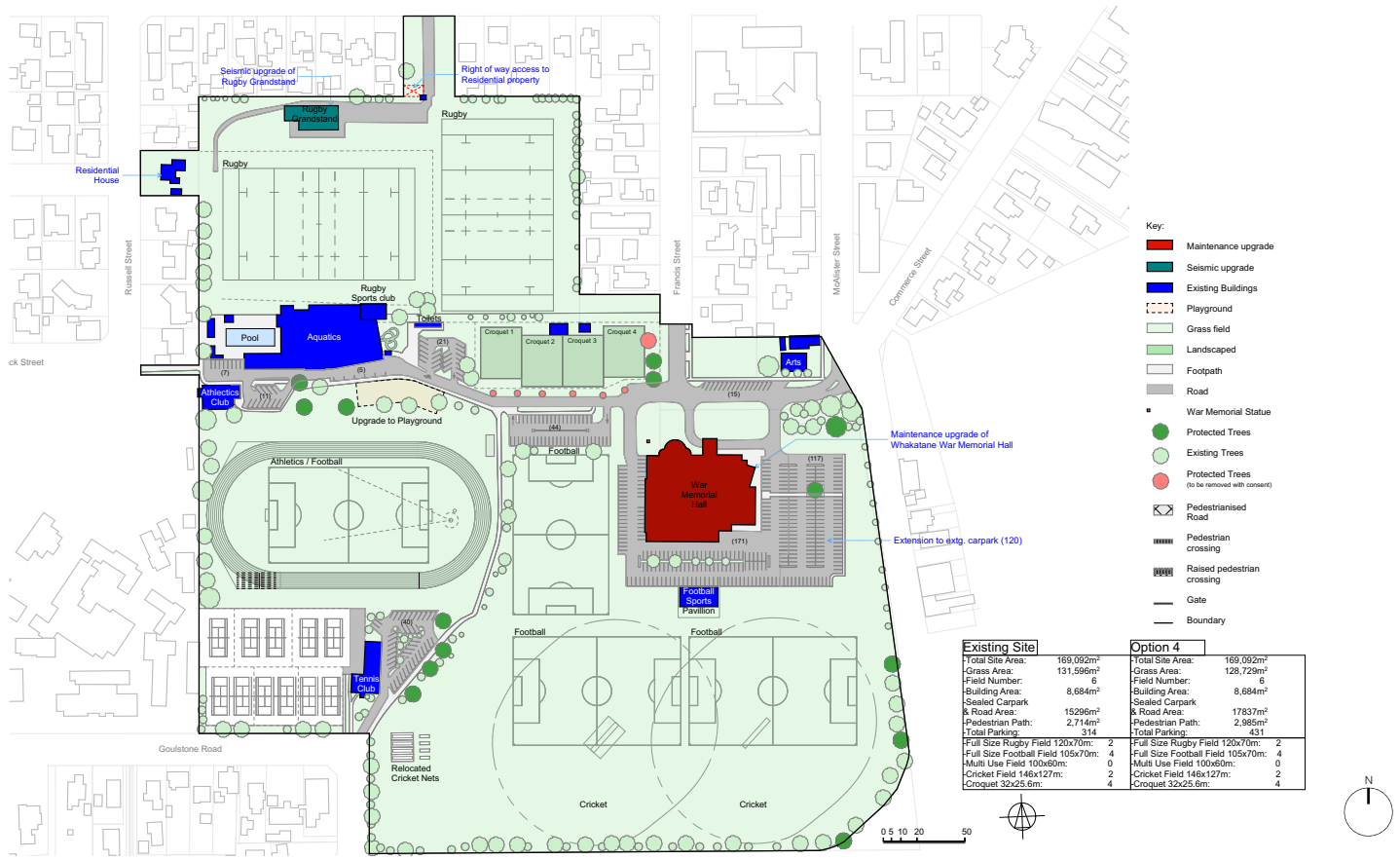
8.1.1 Appendix 1 – Master Plan Report(Cont.)

PROPOSED MASTER PLAN OPTIONS - OPTION 3 - INTEGRATED EVENT & RECREATION CENTRE WITH NEW TOWN THEATRE



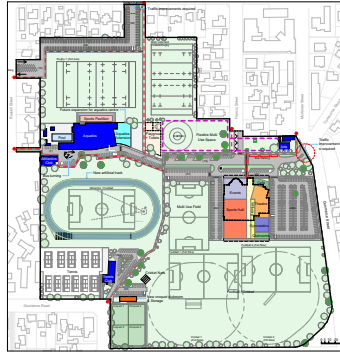
8.1.1 Appendix 1 – Master Plan Report(Cont.)

PROPOSED MASTER PLAN OPTIONS - OPTION 4 - ENHANCED STATUS QUO



PROPOSED MASTER PLAN OPTIONS - SUMMARY

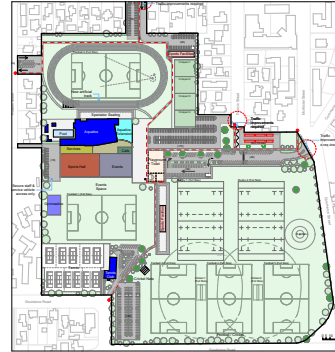
Option 1



-Total Site Area:	169,092m ²
-Grass Area:	113,407m ²
-Field Number:	6
-Building Footprint:	11,783m ²
-Sealed Carpark & Road Area:	19,619m ²
-Pedestrian Path:	7,868m ²
-Total Parking:	630
-Landscaped Area:	3,817m ²

-Full Size Rugby Field 120x70m:	1
-Full Size Football Field 105x70m:	2
-Multi Use Field 100x60m:	3
-Cricket Field 146x127m:	2
-Croquet 32x25.6m:	4

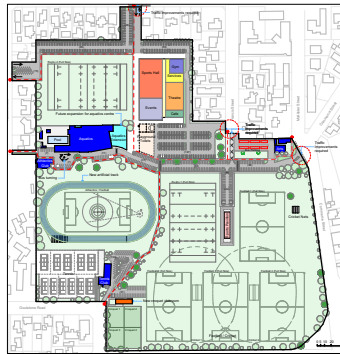
Option 3



-Total Site Area:	169,092m ²
-Grass Area:	112,927m ²
-Field Number:	7
-Building Footprint:	10,856m ²
-Sealed Carpark & Road Area:	18,652m ²
-Pedestrian Path:	9,903m ²
-Total Parking:	454
-Landscaped Area:	2,585m ²

-Full Size Rugby Field 120x70m:	2
-Full Size Football Field 105x70m:	5
-Multi Use Field 100x60m:	0
-Cricket Field 146x127m:	2
-Croquet 32x25.6m:	4

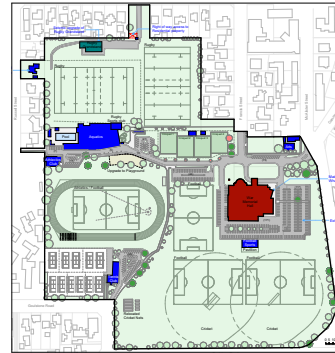
Option 2



-Total Site Area:	169,092m ²
-Grass Area:	112,503m ²
-Field Number:	7
-Building Footprint:	11,399m ²
-Sealed Carpark & Road Area:	21,234m ²
-Pedestrian Area:	7,991m ²
-Total Parking:	574
-Landscaped Area:	2,603m ²

-Full Size Rugby Field 120x70m:	2
-Full Size Football Field 105x70m:	4
-Multi Use Field 100x60m:	1
-Cricket Field 146x127m:	2
-Croquet 32x25.6m:	4

Option 4



-Total Site Area:	169,092m ²
-Grass Area:	128,729m ²
-Field Number:	6
-Building Area:	8,684m ²
-Sealed Carpark & Road Area:	17,837m ²
-Pedestrian Path:	2,985m ²
-Total Parking:	431

-Full Size Rugby Field 120x70m:	2
-Full Size Football Field 105x70m:	4
-Multi Use Field 100x60m:	0
-Cricket Field 146x127m:	2
-Croquet 32x25.6m:	4



8.1.1 Appendix 1 – Master Plan Report(Cont.)

MASTER PLAN OPTIONS ASSESSMENT

Two methods were used to determine a preferred master plan

1. A technical assessment using a multi criteria analysis approach
2. Analysis of community feedback from community engagement and the workshops held to inform and revise the options

Following the technical assessment and the analysis of community feedback the recommended preferred option is Option 1.

This option:

- Responds to the investment objectives
- Scores the highest on the multi-criteria analysis assessment, and
- Scores the highest of the fit for purpose options

Some of the key considerations in the delivery of Option 1, are:

- a) Accessing third party funding to offset the costs to ratepayers and users
- b) Staging of the redevelopment to ensure third party funds are secured
- c) Staging and managing the redevelopment to ensure least disruption for users.

WHAT WE HEARD ABOUT OPTION 1

People told us the following things that they liked or that they felt we needed to consider for option 1:

- Good floodlighting of the fields to maximise use is important particularly for winter codes
- The options offers a good balance between status quo and optimising facilities to meet need
- The increase in the number of basketball, volleyball and other indoor sport codes is needed
- Support the planned improvements to the theatre

What we changed as a result of feedback

- Croquet is no longer making such a big move, but does need to change a little to enable the park to open up and provide more connections and flexibility
- Moving the proposed playground back to athletics area and providing a youth focussed space outside Aquatic Centre
- Removed all Phoenix Palms from the park

8.1.1 Appendix 1 – Master Plan Report(Cont.)

REX MORPETH RECREATION HUB PREFERRED MASTER PLAN - FINAL OPTION

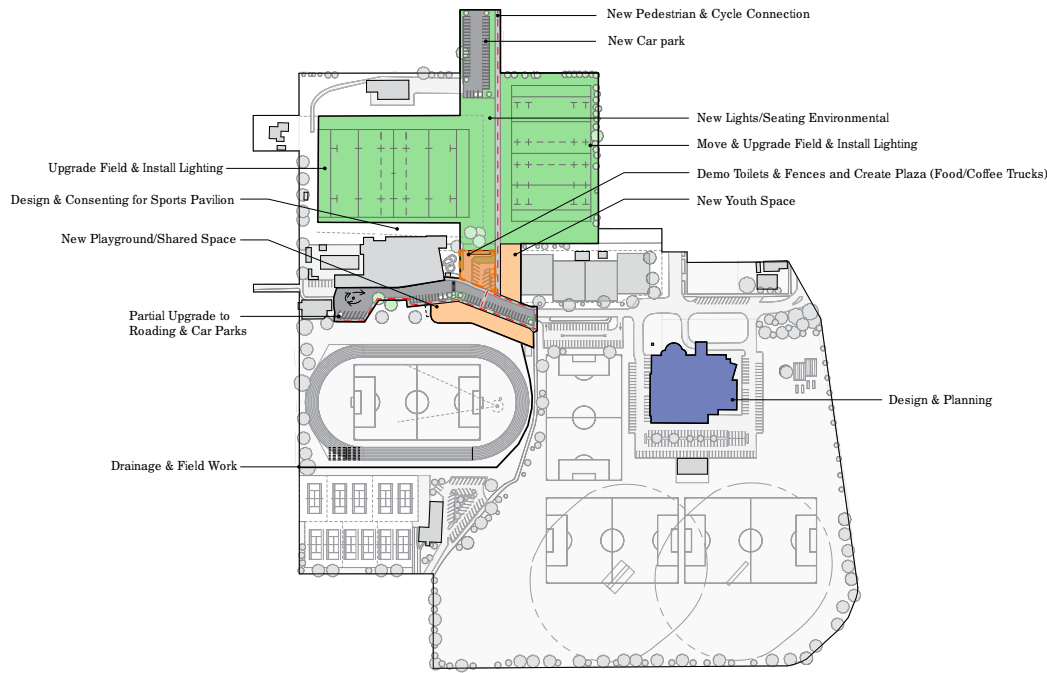


- ACCESSIBLE PARKING
- PEDESTRIAN CYCLE ACCESS & ROUTES
- EXISTING BUILDINGS
- RELOCATED / PROPOSED CROQUET FIELDS
- PLAYGROUND
- YOUTH SPACE
- FUTURE AQUATIC EXTENSION, IMPROVEMENTS, & ABLUTIONS
- NEW SPORTS PAVILION
- WAR MEMORIAL / EVENTS BUILDING EXTENSION
- WAR MEMORIAL STATUE
- ARTIFICIAL RUN TRACK
- TENNIS COURTS
- GRASS FIELD
- LANDSCAPED
- FOOTPATH
- ROAD / PARKING
- PROTECTED TREES
- TREES
- SW SWALE
- PEDESTRIANISED ROAD
- PEDESTRIAN CROSSING
- RAISED PEDESTRIAN CROSSING
- PARK SIGNAGE
- BOUNDARY
- ART / SCULPTURES
- FLOODLIGHT
- FLOODLIGHT
- LIGHTPOLE (PEDESTRIAN)
- RUBBISH BINS / RECYCLING

8.1.1 Appendix 1 – Master Plan Report (Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 01

DESCRIPTION

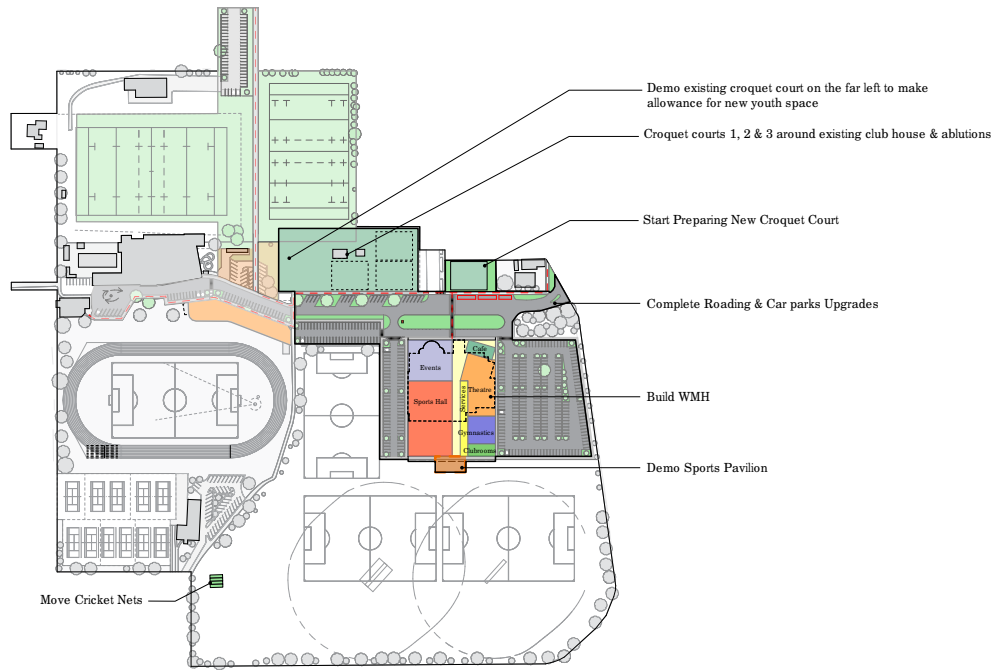
- Open up the park
- Provide more carparking to south of aquatics centre
- Enhance vehicle access off Domain
- Improve cycling and pedestrian from Domain (3m minimum width)
- Move rugby field 2 and improve field 1 and 2 playing surfaces, install floodlights
- Create multi-use plaza central space in the heart of the park for foodtrucks, coffee carts, and events etc.
- Design and build youth/adult outdoor space
- Design and build new children's playground
- Activation of Stage 1 area with lighting, landscaping (hard and soft) and signage
- Design and consenting for sports pavilion
- Design, consenting and obtain third party funding for WMH
- Drainage and field work for 'athletics precinct'
- Design 'croquet and access precinct'. Start any preparation works
- Establish moving or enhancement of Arts House
- Consenting for and removal of phoenix palms and other trees that require removal for Stages 1 and 2 works.

Stage 1 estimated cost \$7M

8.1.1 Appendix 1 – Master Plan Report (Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 02

DESCRIPTION

- Refurbish and extend War Memorial Hall
- Provide more parking
- Remove Arts (off-site) or enhance arts buildings or to Russell St)
- Move Croquet/Croquet building consenting and build. Continue work on fields
- Begin preparation for 'Rugby Park' sport pavilion and associated parking

Stage 2 estimated cost \$75M

Disruption to Users

The refurbishment and extension of the War Memorial Hall will mean the build may not be able to be used for 18 – 24 months. This will disrupt those groups who regularly use the facility for that period and alternative temporary premises and solutions will need to be implemented throughout this period. The main impacted users will be those who use the Little Theatre and the indoor sports stadium.

The regular Little Theatre users will need to temporarily utilise other stage and performance facilities within the district such as Gateway Theatre, schools, churches, and other appropriate venues.

Indoor court users will need to temporarily use other facilities around District and potentially in neighbouring towns like Kawerau. This includes school gymnasiums, the Awakeri Events Centre, and other indoor court facilities managed by Council. Several School's in Whakatane town have been contacted and it is understood that there is some capacity to help support this transition period. To achieve this strong coordination between the Council and these schools would be required as well as a change of when some codes are used to training and competing. Other temporary opportunities could be explored such as installing a permanent outdoor shelter at the netball courts which could temporarily used for multiple court-related sports. This would come at a cost which would need to further explored and understood.

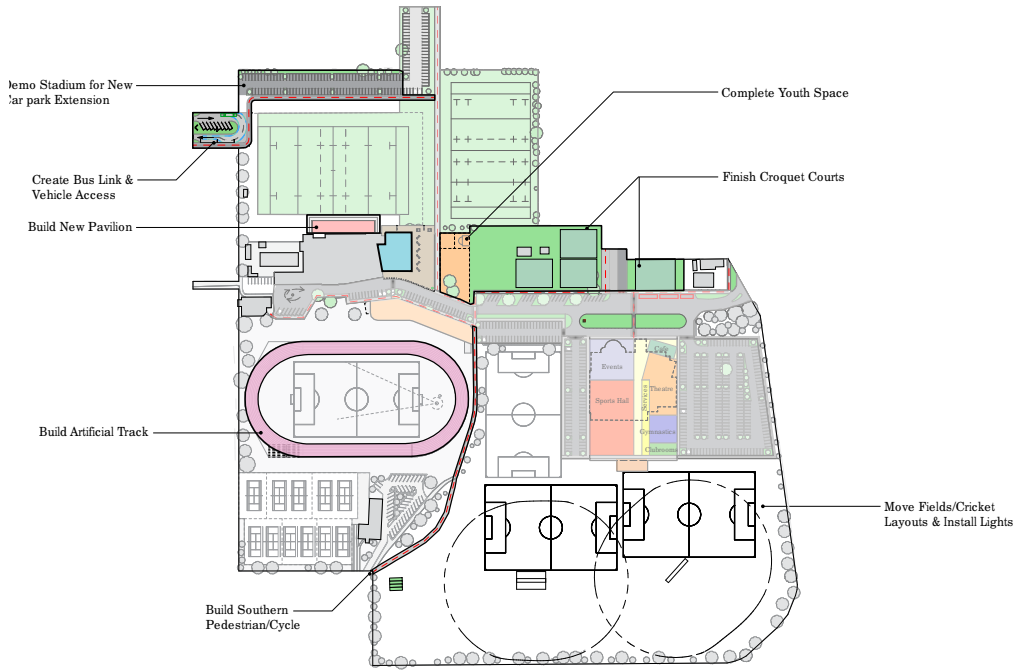
War Memorial Façade

This is an opportunity to potential preserve or replicate the War Memorial Hall façade in detailed design.

8.1.1 Appendix 1 – Master Plan Report (Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 03

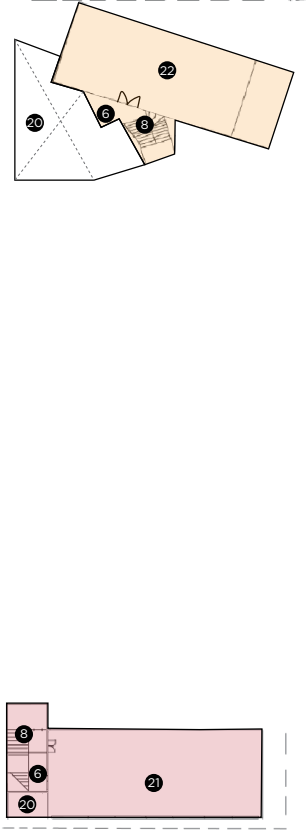
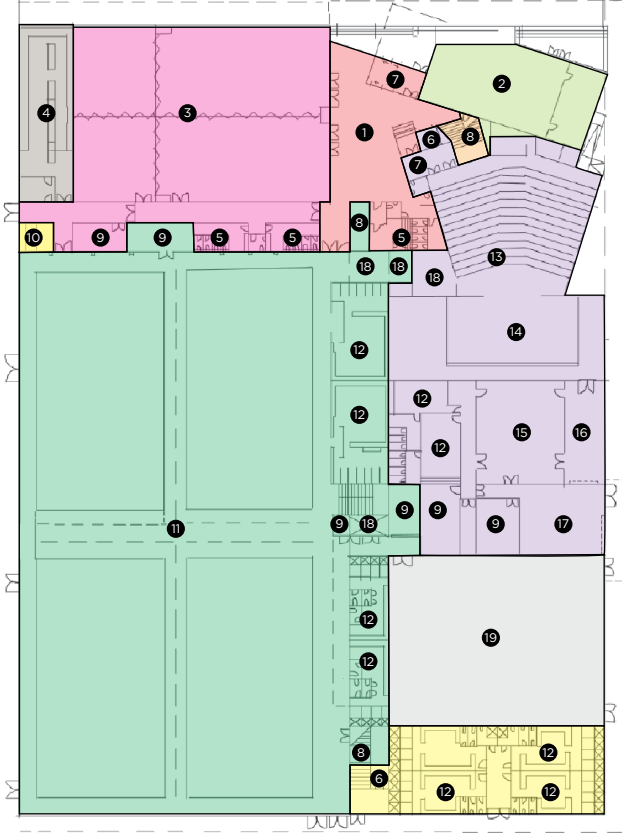
DESCRIPTION

- Build 'Rugby Park' sport pavilion
- Extend rugby park car parking
- Complete new playground
- Complete Croquet move
- Move football and cricket fields and improve playing surfaces, install lighting
- Build athletics artificial track (Athletics led)

Stage 3 estimated cost \$2.5M

8.1.1 Appendix 1 – Master Plan Report(Cont.)

WALL MEMORIAL BUILDING - SCHEMATIC FLOOR PLAN



- 1 ENTRY FOYER
- 2 CAFE - FUNCTION
- 3 EVENTS - CONFERENCE
- 4 COMMERCIAL KITCHEN
- 5 TOILETS
- 6 LIFT
- 7 LOBBY
- 8 STAIRS
- 9 STORES
- 10 STAFF CHANGE / WC
- 11 SPORTS HALL 4x BASKETBALL
- 12 CHANGE / WC / SHOWERS
- 13 THEATRE AUDITORIUM
- 14 STAGE
- 15 PRACTICE
- 16 WORKSHOP
- 17 LOADING BAY
- 18 SERVICES
- 19 GYMNASIUM - MULTIPURPOSE HALL
- 20 VOID
- 21 SPORTS CLUBROOMS
- 22 OFFICES - ADMINISTRATION

8.1.1 Appendix 1 – Master Plan Report(Cont.)

WAR MEMORIAL HALL



NORTH - EAST VIEW



SOUTH - EAST VIEW



NORTH - WEST VIEW



SOUTH - WEST VIEW

WAR MEMORIAL BUILDING - ARTIST IMPRESSIONS

8.1.1 Appendix 1 – Master Plan Report (Cont.)

REFERENCE IMAGES



CULTURAL NARRATIVE INTEGRATION WITH BUILDING



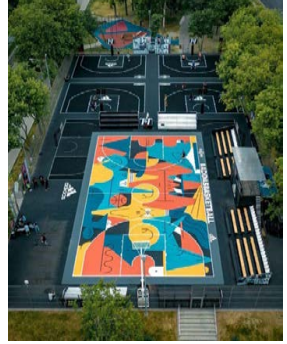
CULTURAL NARRATIVE INTEGRATION



EVENTS CENTRE 1



PLAYGROUND



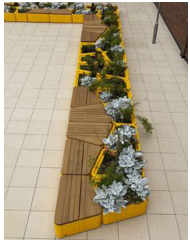
YOUTH SPACE



PEDESTRIAN AND CYCLE ZONES



PEDESTRIAN AND CYCLE PATHS



PUBLIC SPACES



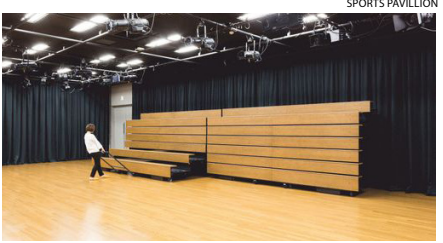
SPORTS HALL CONNECTED TO FIELDS



SPORTS PAVILION AND TERRACED SEATING



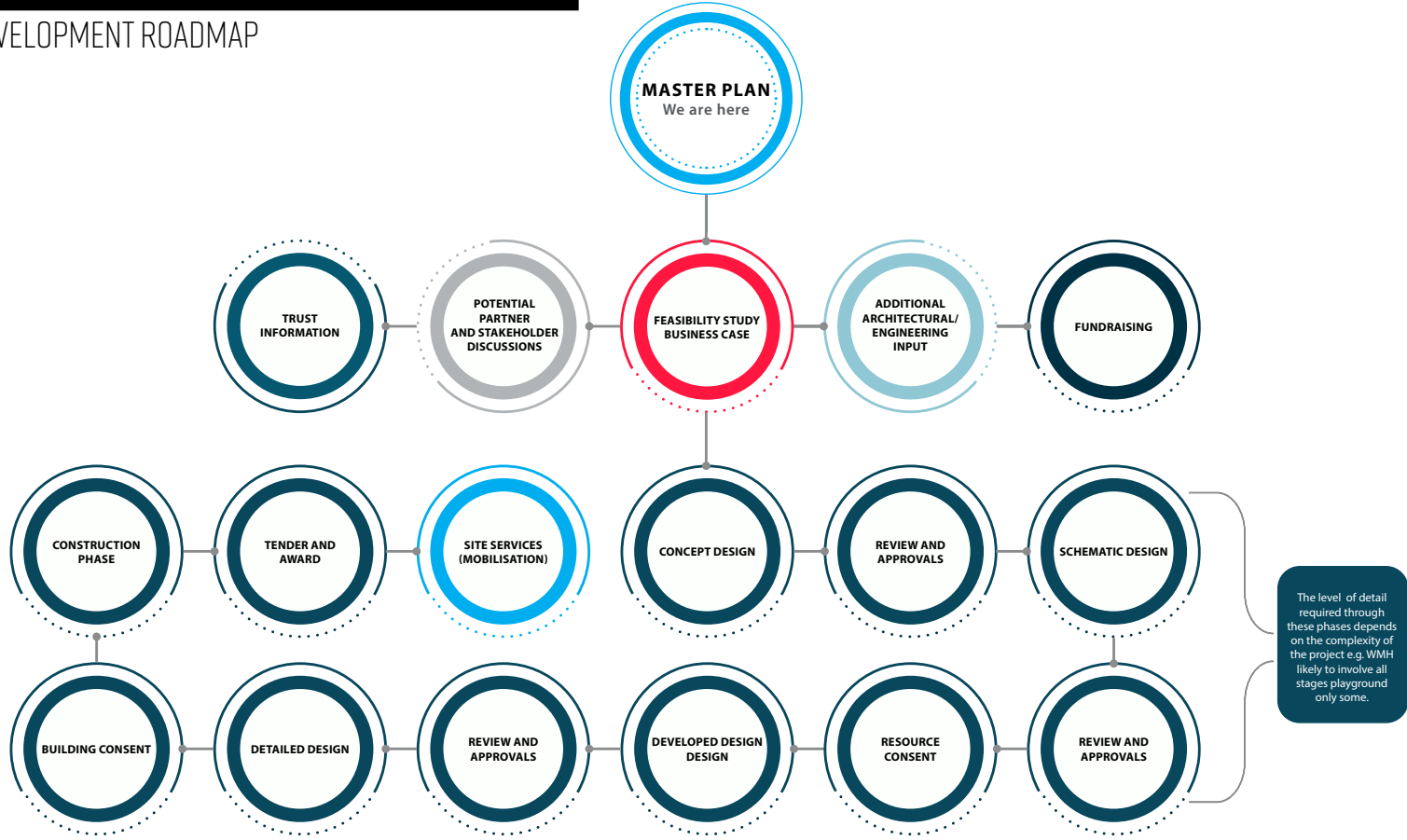
SPORTS PAVILION



EVENTS CENTRE 1

8.1.1 Appendix 1 – Master Plan Report(Cont.)

DEVELOPMENT ROADMAP



8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

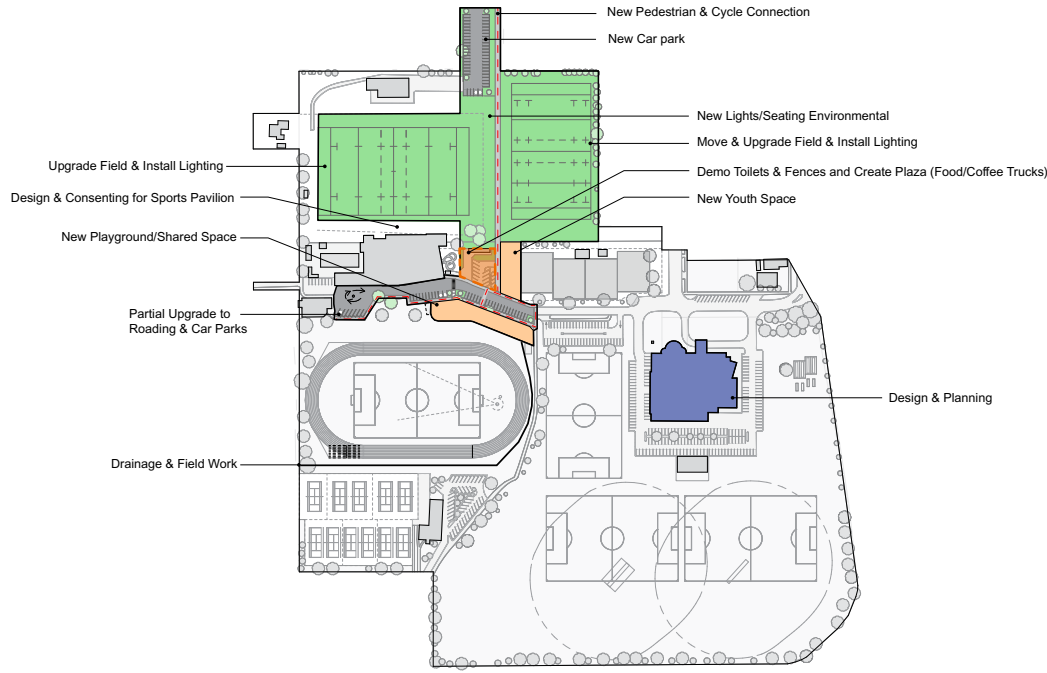
REX MORPETH RECREATION HUB PREFERRED MASTER PLAN - FINAL OPTION



8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 01

DESCRIPTION

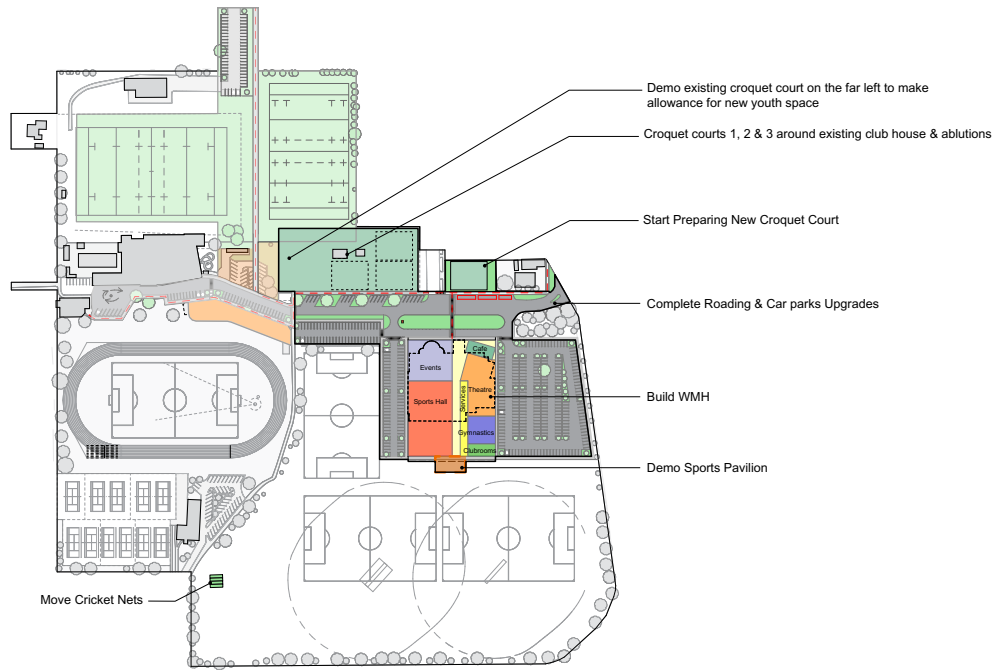
- Open up the park
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- Consenting for and removal of phoenix palms and other trees that require removal for Stages 1 and 2 works.

Stage 1 estimated cost \$7M

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 02

DESCRIPTION

- Refurbish and extend War Memorial Hall
- Provide more parking
- Remove Arts (off-site) or enhance arts buildings or to Russell St)
- Move Croquet/Croquet building consenting and build. Continue work on fields
- Begin preparation for 'Rugby Park' sport pavilion and associated parking

Stage 2 estimated cost \$75M

Disruption to Users

The refurbishment and extension of the War Memorial Hall will mean the build may not be able to be used for 18 – 24 months. This will disrupt those groups who regularly use the facility for that period and alternative temporary premises and solutions will need to be implemented throughout this period. The main impacted users will be those who use the Little Theatre and the indoor sports stadium.

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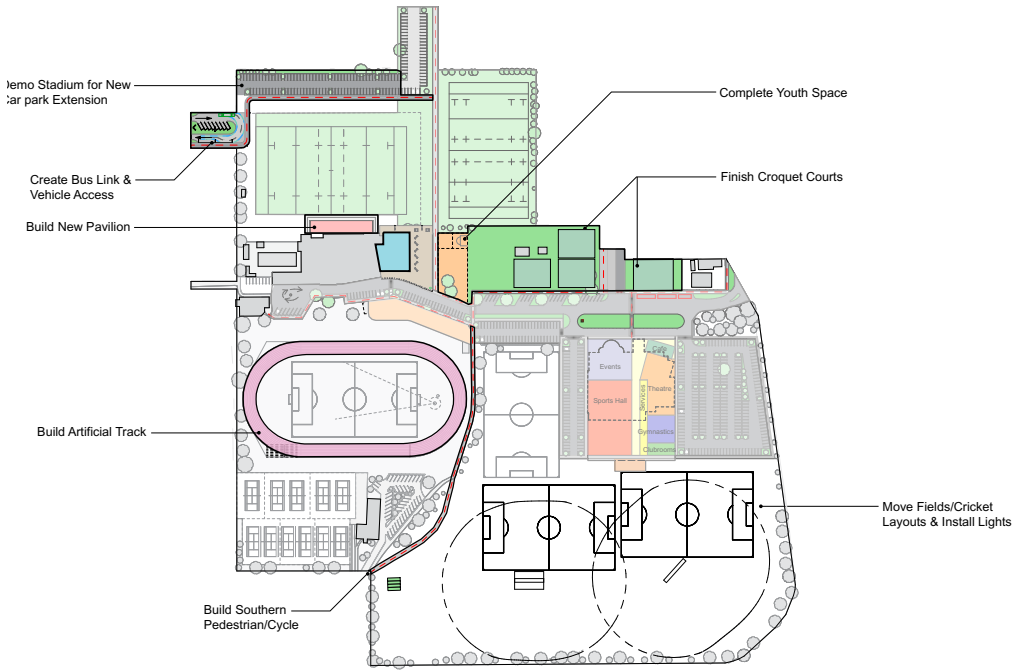
War Memorial Façade

This is an opportunity to potential preserve or replicate the War Memorial Hall façade in detailed design.

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

PREFERRED MASTER PLAN

STAGING IMPLEMENTATION



STAGE 03

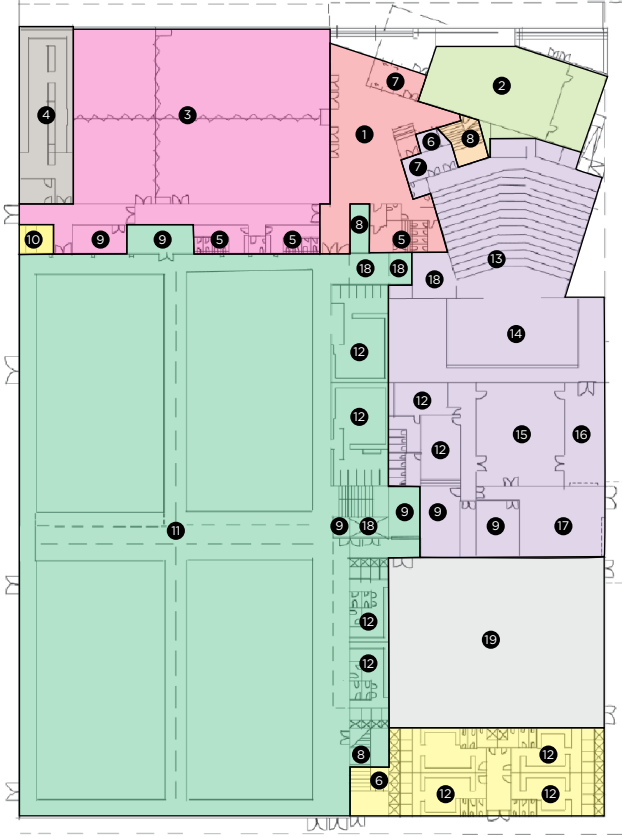
DESCRIPTION

- Build 'Rugby Park' sport pavilion
- Extend rugby park car parking
- Complete new playground
- Complete Croquet move
- Move football and cricket fields and improve playing surfaces, install lighting
- Build athletics artificial track (Athletics led)

Stage 3 estimated cost \$2.5M

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

WALL MEMORIAL BUILDING - SCHEMATIC FLOOR PLAN



- 1 ENTRY FOYER
- 2 CAFE - FUNCTION
- 3 EVENTS - CONFERENCE
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- 5 TOILETS
- 6 LIFT
- 7 LOBBY
- 8 STAIRS
- 9 STORES
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- 20 VOID
- 21 SPORTS CLUBROOMS
- 22 OFFICES - ADMINISTRATION

8.1.2 Appendix 2 – Recommended Master Plan and Staging Plans(Cont.)

WAR MEMORIAL HALL



NORTH - EAST VIEW



SOUTH - EAST VIEW



NORTH - WEST VIEW



SOUTH - WEST VIEW

WAR MEMORIAL BUILDING - ARTIST IMPRESSIONS

8.1.3 Appendix 3 – Analysis Report

8.1.3 Appendix 3 – Analysis Report

8.1.3 Appendix 3 – Analysis Report(Cont.)



Whakatāne Open Spaces and Rex Morpeth Recreation Hub

Mā Koutou Mā Tātau Our People Our Places
Analysis

June 2023



8.1.3 Appendix 3 – Analysis Report(Cont.)

Contents

The Purpose of this Report.....	3
The People of Whakatāne	3
Population, Age, and Ethnicity.....	3
Whakatāne District Age Profile (2018 StatsNZ).....	3
Where People Live in the District	4
Whakatāne District Resident Population Profile.....	4
Ethnicity	4
Health and Wellbeing of People in Whakatāne District	4
Sport, Recreation, Play and Activity Trends.....	5
Play within the Bay of Plenty and Whakatāne	13
The Places of Whakatāne.....	15
Existing Open Spaces in Whakatāne District	15
Matatā	18
Community Use and Satisfaction of Open Spaces	25
Rex Morpeth Park.....	27
The Whakatāne War Memorial Hall	28
Rex Morpeth Park and War Memorial Hall Opportunities and Challenges	34
Whakatāne District Facilities	38

8.1.3 Appendix 3 – Analysis Report(Cont.)

The Purpose of this Report

The information gathered in this report helps support the evidential basis for the development of the Whakatāne People and Places Strategy and the Rex Morpeth Recreation Hub Master Plan projects.

The report is broken down into two parts - the people of Whakatāne and the places of Whakatāne.

The People of Whakatāne

This report draws data from Ministry of Business, Innovation, and Employment (MBIE) and StatsNZ data as well as existing reports.

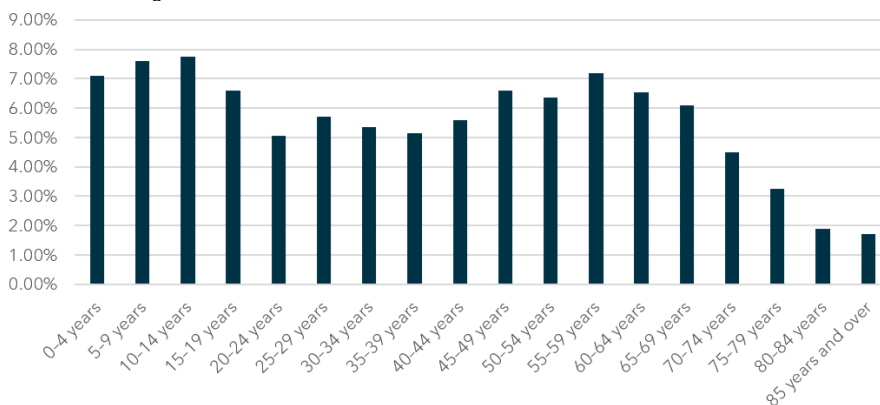
Population, Age, and Ethnicity

The Whakatāne District has an estimated resident population of around 38,200. This aligns with a 2020 RCG report which examined demographics and growth. The RCG report outlined that Whakatāne’s population effectively didn’t grow from 1996 to 2013 but since then has grown in line with StatsNZ’s ‘high’ projection predictions.

The population is expected to continue to grow over the next 25 years. The projected population in 2048 is 45,200. This equates to:

- a total percentage of growth of 14%
- an increase of 5,500 residents
- an average of 220 new people per year
- 81 new homes required per year to support this growth (average household size 2.7).

Like many provincial areas, Whakatāne District has higher number of people aged under 19 or over 45. This is often attributed to residents growing up and then leaving the district after high school to pursue study or different careers or lifestyles. Then conversely returning home or arriving for the first time to settle down and raise their own children.



Whakatāne District Age Profile (2018 StatsNZ)

8.1.3 Appendix 3 – Analysis Report(Cont.)

Where People Live in the District

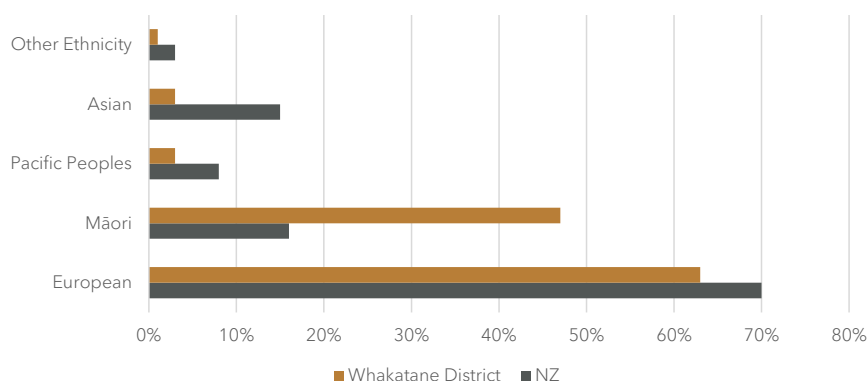
The population is generally split within four community board across the Whakatāne District.

Community Board Area	Townships in Area	Estimated Population
Whakatāne / Ōhope	<ul style="list-style-type: none"> Whakatāne Ōhope Coastlands 	19,500
Rangitaiki	<ul style="list-style-type: none"> Edgecumbe Matatā Te Teko 	11,100
Tāneatua / Waimana	<ul style="list-style-type: none"> Tāneatua Waimana 	4,100
Galatea-Murupara	<ul style="list-style-type: none"> Murupara 	3,500
		38,200

Whakatāne District Resident Population Profile

Ethnicity

At 47%, Whakatāne District has a significantly higher proportion of residents that identify as Māori compared to the national average (16.5%). The remainder of the population generally identify as European with lower than New Zealand average rates identifying as Pacific peoples, Asian, and other backgrounds.



Health and Wellbeing of People in Whakatāne District

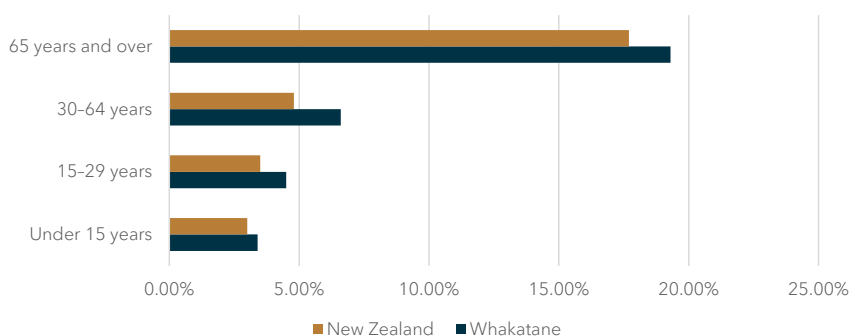
New Zealand uses the deprivation index to provide an indication of the general health and wellbeing of a community. The index scores seven domains from 1 (low deprivation) to 10 (high deprivation) as a measure of socio-economic deprivation. This is used to identify geographic areas where people may experience more disadvantage and hardship than others. The nine Census variables in the deprivation index include income, employment status, educational achievement, living conditions, and access to healthcare.

Whakatāne District has a deprivation score of 7.2 compared to the national average of 5.4 which suggests that people in Whakatāne may not have the same levels of health and wellbeing as others in the country.

8.1.3 Appendix 3 – Analysis Report(Cont.)

This is reinforced by other statistics such as smoking. The most recent Census highlights that 20% of people in Whakatāne District are regular smokers compared to 13% across New Zealand.

In addition, people in the District are also more likely to have some kind of condition which limits their ability to be active. Just over 8% people living in Whakatāne District have 'a lot of difficulty' or 'cannot do all' of one or more of the following activities: walking, seeing, hearing, cognition, self-care, and communication. Compared to the national average, Whakatāne District has more people with activity limitations across all age groups.



Sport, Recreation, Play and Activity Trends

Sport NZ undertakes regular surveys to understand how New Zealanders are participating in sport and recreation activities.

It is important to note that the Covid-19 pandemic has changed the sport and recreation landscape somewhat. Therefore, in assessing the trends in tables below, the participation levels in 2021 have been discounted as this year was substantially affected by Covid-19 lockdowns and isolation requirements.

The data is at an all of Bay of Plenty level, it is not Whakatāne District specific.

Level of Participation in Physical Activity in the Bay of Plenty

The Sport NZ survey captures whether people participated in physical activity in the last seven days. The physical activity needed to be specifically for the purpose of sport, exercise or recreation.

The margin of error in the survey is +/- 2%.

Young People - 5 to 17years

The pattern of change of the physical activity of young people has fluctuated but is largely within the margin of error over the last four years.

Whether Participated in Physical Activity in Last 7 Days	2017	2018	2019	2021	Trend
Yes	95%	92%	94%	92%	↘
No	5%	8%	6%	8%	↗

8.1.3 Appendix 3 – Analysis Report(Cont.)

Adults 18+

Adult participation in sport, exercise or recreation fluctuates largely within the margin of error.

Whether Participated in Physical Activity in Last 7 Days	2017	2018	2019	2021	Trend
Yes	76%	73%	74%	72%	↓
No	24%	27%	26%	28%	↑

Most Popular Sport and Recreation Activities

The Sport NZ survey asks people to select all the sports and activities that they have undertaken in the last seven days. Those activities, which at least 10% of respondents participated in across the four years that the survey has been conducted, are shown below.

The trend has been determined by the general pattern of participation and if participation is generally up, down or the same (this does not take the margin of error into account).

The following tables also identify how activities relate to the play, recreation, sports and environment components of the Whakatāne Our People Our Places Strategy.

8.1.3 Appendix 3 – Analysis Report(Cont.)

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Young People - 5 to 17 in Bay of Plenty

Activity / Sport	2017	2018	2019	2021*	Trend	Play	Recreation	Sports	Environment
Running, jogging or cross country	54%	61%	55%	53%	↗		✓		✓
Cycling	38%	44%	41%	41%	↗		✓		✓
Playing (e.g., running around, climbing trees, make-believe)	41%	41%	42%	35%	—	✓			
Swimming	36%	33%	32%	31%	↘		✓	✓	✓
Playing on playground (e.g., jungle gym)	35%	36%	40%	30%	↗	✓			
Games (e.g., four square, tag, bull rush, dodgeball)	34%	35%	39%	30%	↗	✓			
Walking for fitness	28%	23%	19%	27%	↘		✓		✓
Scootering	16%	22%	22%	23%	↗	✓			
Football/ Soccer/ Futsal	17%	19%	19%	21%	—			✓	
Trampoline	24%	27%	25%	19%	↗	✓		✓	
Athletics or track and field	9%	10%	6%	12%	—			✓	
Dance/dancing (e.g., ballet, hip hop etc)	13%	11%	14%	12%	—		✓		
Group exercise class (e.g., aerobics, CrossFit, Jump Jam)	14%	9%	10%	11%	↘				
Tramping or bush walks	12%	11%	9%	10%	↘		✓		✓
Handball	6%	6%	6%	10%	—	✓			
Workout (weights or cardio)	13%	15%	12%	9%	—		✓		
Mountain biking	9%	10%	9%	8%	—		✓		✓
Basketball or Mini ball	12%	12%	7%	8%	↘			✓	

8.1.3 Appendix 3 – Analysis Report(Cont.)

Activity / Sport	2017	2018	2019	2021*	Trend	Play	Recreation	Sports	Environment
Skateboarding	12%	9%	7%	7%	∨	✓			
Rugby or Rippa Rugby	10%	10%	10%	7%	—			✓	

Adults 18+ in Bay of Plenty

Activity / Sport	2017	2018	2019	2021	Trend	Play	Recreation	Sports	Environment
Walking	61%	60%	58%	57%	∨		✓		✓
Individual workout using equipment	20%	20%	21%	22%	∧		✓		
Running / Jogging	20%	19%	20%	20%	—		✓		✓
Cycling (incl. BMX, incl. e-bikes)	13%	13%	15%	17%	∧		✓		✓
Cycling (incl. BMX, excl. e-bikes)	13%	13%	15%	14%	∧		✓		✓
Pilates/Yoga	8%	8%	10%	10%	∧		✓		
Group fitness class (e.g., aerobics, CrossFit)	8%	10%	9%	9%	—		✓		
Swimming	10%	12%	11%	9%	—		✓	✓	✓

8.1.3 Appendix 3 – Analysis Report(Cont.)



Activity, Sport, and Recreation of Rangatahi

Sport NZ and Regional Sports Trusts undertake a specific survey of New Zealanders aged between 13 and 18 who are attending high school. "The Voice of Rangatahi" 2021, survey was a nationwide survey with specific data for the Bay of Plenty region and Whakatāne district.

Sport NZ advise that as the survey was undertaken during a time of Covid-19, caution should be used when comparing year-on-year results.

From a national perspective the survey revealed the following key points:

- An increase in participation across most activities in 2021.
 - Notably, cross-country has 25% of rangatahi participating, compared with 14% in 2020.
 - Other activities to show a strong increase in participation are running and tennis, both up by 5% compared to 2020.
- Māori rangatahi are much more likely to participate in cultural activities with one in five being involved in kapa haka (vs. 9% overall) and ki-o-rahi (vs. 12% overall).
- Māori participation is also notably high in basketball (31% vs. 23%) and touch (18% vs. 13%) and rugby sevens (10% vs. 4%). This is a key finding for Whakatāne given the district's high Māori population.
- Active recreation, rather than sport, dominates the top 20 activities engaged with outside of school.
- The top five activities are mainly driven by female participation, although it has evened out somewhat. Notably, females appear more likely to participate in active recreation activities, for example:
 - walking for fitness (41% vs. 23% for males)
 - running or jogging (35% vs. 30% for males)
 - working out (35% vs. 28% for males)

Top 20 Ways New Zealand Rangatahi Were Active Outside of School in 2021

The survey identified the top 20 ways young people were active outside of school. We have related each activity to the key components of the Whakatāne Our People Our Places Strategy of play, recreation, sports, and environment.

Activity	% who had participated	Play	Recreation	Sports	Environment
Walking for fitness	34%		✓		✓
Running or jogging	32%		✓		✓
Workout (weights or cardio)	31%		✓		
Cycling or Biking	29%		✓		✓
Swimming	28%		✓	✓	
Tramping or bush walks	21%		✓		✓
Mountain Biking	16%		✓		✓

8.1.3 Appendix 3 – Analysis Report(Cont.)



Tennis	16%			✓	
Games (e.g., four square, tag, dodge ball etc)	15%	✓			
Trampoline	14%	✓	✓		
Basketball or mini ball	14%		✓	✓	
Dance / dancing	14%	✓	✓		
Football / soccer	13%			✓	
Group exercise (CrossFit, yoga, dance fit)	13%		✓		
Skateboarding	12%	✓	✓		
Surfing	12%		✓		✓
Netball	11%			✓	
Weightlifting	10%		✓	✓	
Touch Rugby	10%			✓	

Bay of Plenty and Whakatāne District Rangatahi

For the Bay of Plenty, the Voice of Rangatahi Survey found that:

- Only 16% of Bay of Plenty rangatahi are meeting physical activity guidelines (active for at least 60 minutes every day)
- Activities that young people want to do (dance, tennis, workouts, trampoline and surfing) don't feature as the top activities that rangatahi participate in at school.

The Voice of Rangatahi survey asked 613 students from Whakatāne High School, Trident High School and Edgecumbe College what activities they wanted to try in, and out of school.

The following table shows the top 15 activities high school students in the District wanted to try in, and out of school.

Whakatāne High School				
In-school			Out of School	
1	Badminton	36%	Badminton	22%
2	Volleyball/ Beach Volleyball	28%	Workout (weights or cardio)	21%
3	Games (e.g., four square, tag, bull rush, dodgeball)	27%	Volleyball/ Beach Volleyball	18%
4	Football/soccer	22%	Boxing	15%
5	Boxing	22%	Football/soccer	14%
6	Workout (weights or cardio)	20%	Tennis	13%
7	Basketball or Mini ball	19%	Walking for fitness	13%
8	Trampoline	19%	Fishing	13%
9	Adventure racing	18%	Surfing	13%

8.1.3 Appendix 3 – Analysis Report(Cont.)



10	Ultimate Frisbee	17%	Swimming	13%
11	Surfing	17%	Cycling or biking	12%
12	Hockey or floorball	16%	Running or jogging	12%
13	Snowboarding	16%	Adventure racing	12%
14	Tennis	16%	Snowboarding	12%
15	Netball	16%	Tramping or bush walks	12%

Trident High School				
In-school			Out of School	
1	Badminton	30%	Volleyball or beach volleyball	21%
2	Volleyball or beach volleyball	25%	Badminton	19%
3	Netball	23%	Workout (weights or cardio)	17%
4	Basketball or mini ball	19%	Netball	16%
5	Games (e.g., four square, tag, bullrush, dodgeball)	18%	Basketball or Mini ball	15%
6	Ki-o-rahi	16%	Boxing	13%
7	Fishing	14%	Touch Rugby	13%
8	Touch Rugby	14%	Weightlifting	13%
9	Boxing	13%	Fishing	13%
10	Football/soccer	12%	Surfing	12%
11	Trampoline	12%	Horse riding	11%
12	Rugby Union	12%	Cycling or biking	11%
13	Workout (weights or cardio)	12%	Swimming	10%
14	Dance/dancing (e.g., ballet, hip hop)	11%	Tramping or bush walks	10%
15	Rugby League	11%	Trampoline	10%

Edgecumbe College				
In-school			Out of School	
1	Boxing	36%	Boxing	28%
2	Badminton	35%	Horse riding	22%
3	Basketball or Mini ball	29%	Fishing	19%
4	Games (e.g., four square, tag, bull rush, dodgeball)	29%	Karate	18%
5	Volleyball/ Beach Volleyball	26%	Workout (weights or cardio)	17%
6	Fishing	26%	Volleyball/ Beach Volleyball	16%
7	Football/soccer	24%	Badminton	16%
8	Horse riding	24%	Skiing	16%
9	Netball	24%	Snowboarding	16%
10	Touch Rugby	24%	Touch Rugby	16%
11	Athletics or track and field	22%	Weightlifting	16%
12	Swimming	22%	Football/soccer	15%
13	Trampoline	22%	Parkour	15%
14	Cross-country	21%	Surfing	15%
15	Tennis	20%	Swimming	15%

8.1.3 Appendix 3 – Analysis Report(Cont.)



Most Popular Sports and Activities Rangatahi want to try in the Whakatāne District

The following table shows those activities which were most frequently listed in the top 15 activities high school students in the Whakatāne District wanted to try both in, and out of school. Note: snow sports have been removed as they do not directly relate to the Our People Our Places Strategy.

	Activity	# times in Top 15	Play	Recreation	Sports	Environment
1	Badminton	6			✓	
2	Boxing	6		✓	✓	
3	Volleyball or beach volleyball	6			✓	
4	Fishing	5		✓		✓
5	Football/soccer	5			✓	
6	Workout (weights or cardio)	5		✓	✓	
7	Basketball or Mini ball	4			✓	
8	Netball	4			✓	
9	Surfing	4		✓		✓
10	Swimming	4		✓	✓	
11	Touch Rugby	4			✓	
12	Trampoline	4	✓		✓	
13	Games (e.g., four square, tag, bull rush, dodgeball)	3	✓			
14	Horse riding	3		✓		✓
15	Tennis	3			✓	
16	Cycling or biking	2		✓		✓
17	Tramping or bush walks	2		✓		✓
18	Walking for fitness	2		✓		✓
19	Adventure racing	2		✓		✓
20	Weightlifting	2		✓		
21	Athletics or track and field	1		✓	✓	
22	Cross-country	1		✓		✓
23	Dance/dancing (e.g., ballet, hip hop)	1		✓		
24	Hockey or floorball	1			✓	
25	Karate	1			✓	
26	Ki-o-rahi	1			✓	

8.1.3 Appendix 3 – Analysis Report(Cont.)



27	Parkour	1		✓		
28	Rugby League	1			✓	
29	Rugby Union	1			✓	
32	Ultimate Frisbee	1			✓	

Play within the Bay of Plenty and Whakatāne

In March 2022, Sport Bay of Plenty released a research report examining the perceptions and experiences of play from sector stakeholders, whānau and tamariki.

The report outlined that playing has a crucial role in the physical and cognitive growth of children. It aids in the development of competencies, abilities and attitudes required to remain active throughout life, such as fundamental movement skills, social and emotional connections, as well as resilience, independence, and leadership.

The report also outlines that tamariki in the Bay of Plenty spend more time being active through play than the national average.

Play generally happens in three areas:

- home
- the neighbourhood
- the wider community.

In relation to the Our People Our Places Strategy, the neighbourhood and wider community areas are most relevant, but home is also an important consideration as that is often where Tamariki play. As such, connecting tamariki to each other’s homes is crucial in facilitating play in the community.

The major activities in each of the three types of play locations are outlined in the tables below.

Home	
Games	Board games, hide and seek, cars, cards, puzzles etc.
Technology	iPads, gaming consoles, online and with friends etc
Imagination	Play fighting, playing with toys, painting, dress-ups, writing etc
Construction	Lego, blocks, playdough, drawing etc
Active	Ball sports, trampolines, tree climbing, skipping etc
Pets	Feeding animals, running, and playing with dogs, horse riding etc
Backyard	Trampoline, running around, playing table tennis on outdoor dining tables, swinging on the washing line, rolling down the bank at the farm, playing backyard sports, climbing the treehouse, splashing around with water play, and cooking up imaginary meals in the mud kitchen etc.

Neighbourhood	
Games	Tag, racing down hills on cardboard, throwing balls, hide and seek, skipping, playing go-home-stay-home, spotlight etc.
Streets	Chalking footpaths, playing with neighbourhood friends on local streets, basketball, etc.

8.1.3 Appendix 3 – Analysis Report(Cont.)



Imagination	Making huts, finding creatures, pretending to be characters in imagination games, imaginary games of families, etc.
Active transport	Biking, scootering, skating, etc.
Spaces and Places	Skateparks, climbing trees, school playing fields and courts with balls, bats, racquets, local stormwater reserve, spinning and swinging on bars.

Wider Community	
Sports	Water sports, football, water polo, longball, swimming
Active recreation	Active recreation: dancing, surfing, swimming, gymnastics, outdoor adventures
Kai	Diving and fishing, gathering kai, hunting
Organised	Kapa Haka, rhythm and rhyme at the library
Nature	Forest, trails, beach, lake, river, snow, the reserve, trees, hillsides
Music	Singing, ukulele.

Play in the Bay of Plenty has a special connection to nature, the community, the people, and their heritage. The report outlined that connectedness to and with Māori culture and heritage is important and Te Ao Māori is evident across the region, with iwi and collaborative initiatives being provided for communities. Having play activities available for all ages encourages intergenerational play and brings a sense of connectedness with whānau and tamariki, and a community 'feel'.

When asked about what makes play unique in Whakatāne District, participants outlined that the ease of access to beaches, forests, rivers, and the natural environment is unique to the area.

Community initiatives, festivals, programmes and opportunities are available for residents across Whakatāne, which provide engagement for friends, whānau, neighbourhoods and communities. The report outlines that this is generally well received for a range of ages, from under five-year-olds to adults.

Changing Trends in Play, Opportunities and Barriers

In terms of how play has changed over time, many participants in the Sport Bay of Plenty research recall play as being mainly outdoors and in nature, doing mahi, and with little adult supervision. However, social, environmental and physical impacts in the Bay of Plenty and elsewhere have changed how children play. These changes include:

- Play is becoming more structured
- Greater influence of information and technology on how tamariki play
- Heightened concerns regarding safety and risk
- Less roaming and freedom and more supervised play
- Increasing safety restrictions, rules and regulations
- Limited opportunities for children to develop confidence and skills
- Busier schedules and lives resulting in less time for play.

The report found that that the main barriers and enablers influencing the type and frequency of play include:

8.1.3 Appendix 3 – Analysis Report(Cont.)



- Allocating time and space for play
- Encouraging involvement of whānau and friends in play
- Facilitating access to play spaces, equipment and opportunities
- Prioritising and providing resources for play
- Establishing rules, frameworks and balancing risk versus reward
- Managing the impact of Covid-19 on play
- Acknowledging the perceived importance of play.

The report outlines that in the future, the community hopes that opportunities for play are:

- Available and easily accessible to everyone
- Incorporates nature and the outdoors
- Suitable for the entire family
- Integrated into urban areas
- Provides a balance between safety and risk
- Considered important and common place
- Driven and led by children
- Improved using technology.

The Places of Whakatāne

Existing Open Spaces in Whakatāne District

Whakatāne has eight different classifications of open space. The number of open space reserves and their volume are included in the table below for each Community Board area.

	Whakatāne / Ōhope		Rangitaiki		Galatea-Murupara		Tāneatua - Waimana	
	Number	Volume	Number	Volume	Number	Volume	Number	Volume
Premier District Reserve	13	43.6	1	2.4	1	2.8		
Neighbourhood Reserve	32	20.6	12	11.4	11	27	5	1.8
District Sport and Recreation Reserve	3	28.3	0	0	0	0		
Local Sport and Recreation Reserve	3	7.4	7	55.3	2	5.4	4	8.8
Cultural and Heritage Reserve	10	11.4	1	1.8	1	6	2	4.7
Natural Reserve	31	692.2	21	427.4	5	36.3	10	7.1
Utility and Linkage Reserve								
Civic Amenity Open Space								
Total	92	803.5	42	498.3	20	77.5	21	22.4
Number in WDC OSS Map PDF*	168	826.3	80	521.5	29	78.9	30	30.9
Difference	-76	-22.8	-38	-23.23	-9	-1.44	-9	-8.51

*These figures were pulled from existing version of WDC Open Space Strategy but do not seem to reconcile. Further analysis required to ensure accuracy.

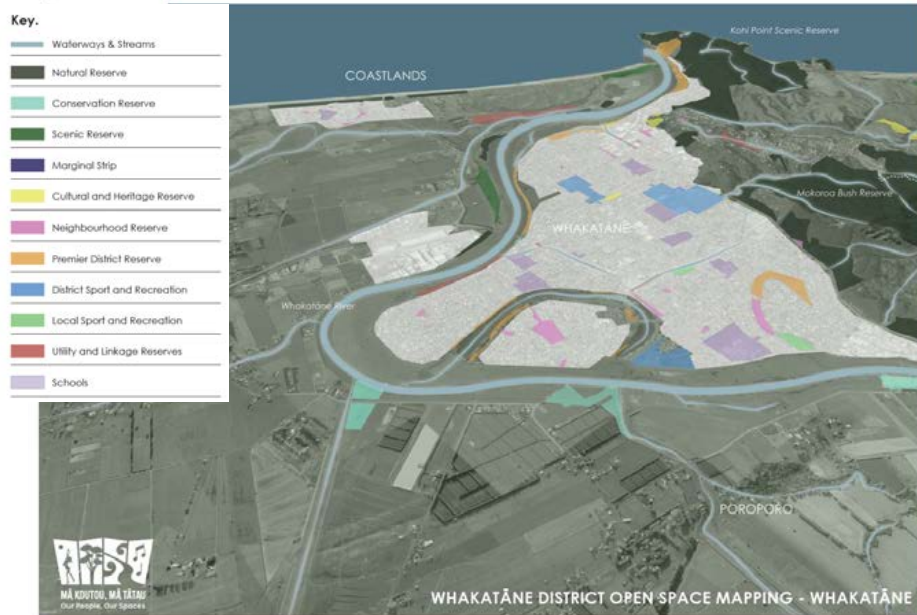
The following maps show where these open spaces are located. The maps also show the Ministry of Education land as well as Department of Conservation land and beaches as

8.1.3 Appendix 3 – Analysis Report(Cont.)



these areas significantly contribute to the land available for recreation, play and sport in Whakatāne District.

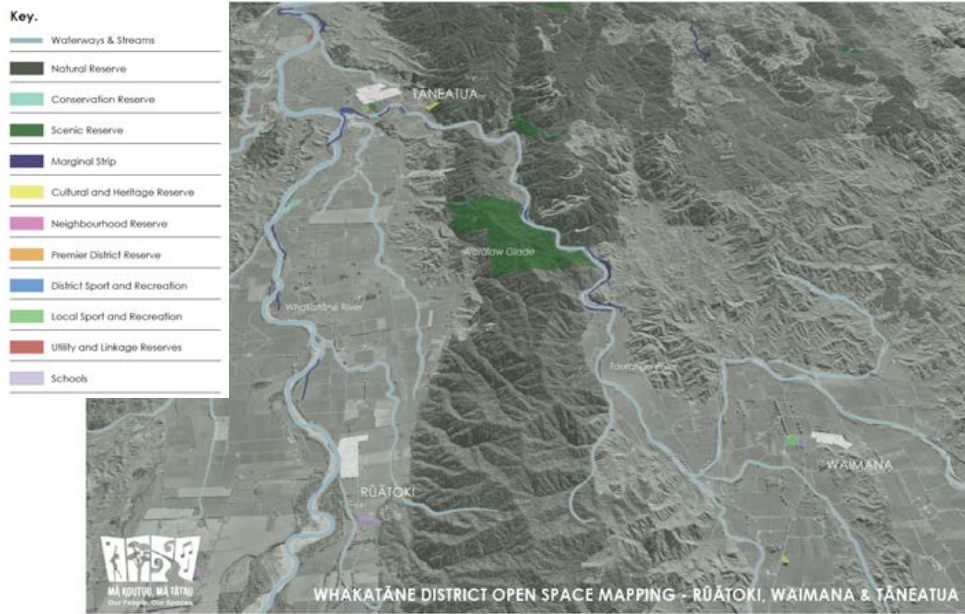
Whakatāne



8.1.3 Appendix 3 – Analysis Report(Cont.)



Rūātoki, Waimana, Tāneatua



Matatā



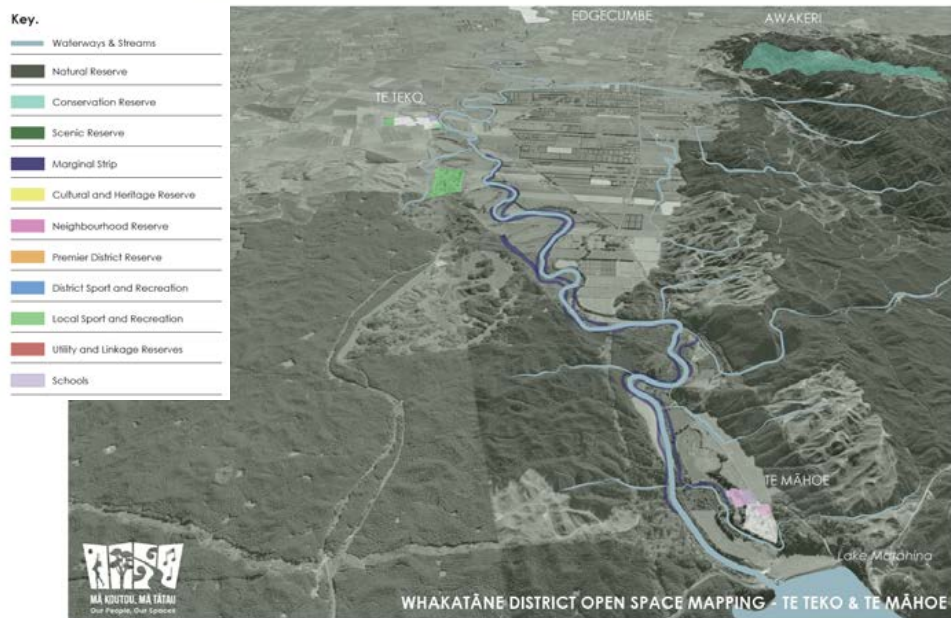
8.1.3 Appendix 3 – Analysis Report(Cont.)



Edgecumbe



Te Teko and Te Māhoe



Accessibility Analysis

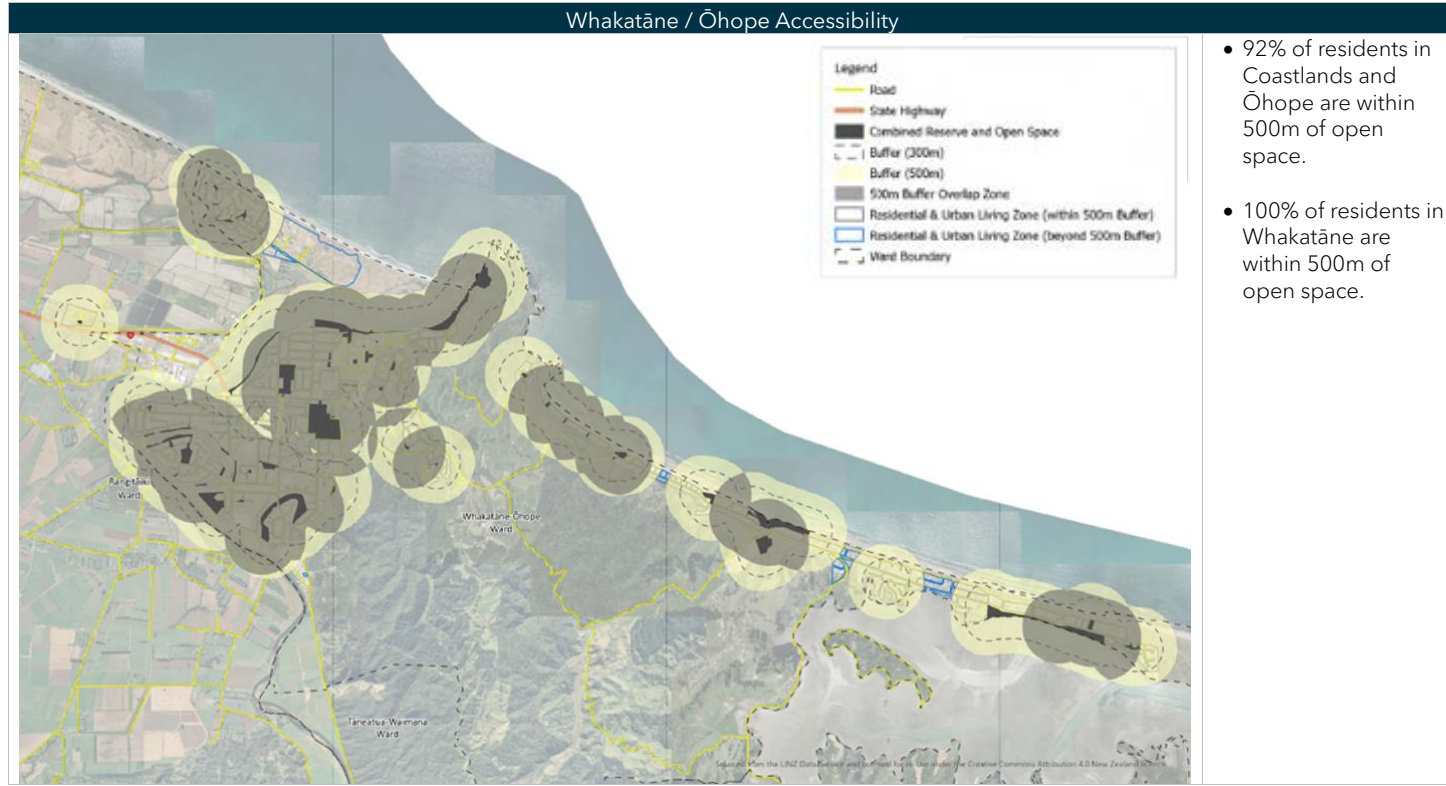
8.1.3 Appendix 3 – Analysis Report(Cont.)



Whakatāne District Council has undertaken an analysis of accessibility to understand the access level of service performance of their open spaces for their community. This has adopted a standard system of identifying how many properties are within 500m walking distance to Council-owned open space. The results of the analysis are provided on the following maps.

It is noted that the wards illustrated on the map are not the current ward areas.

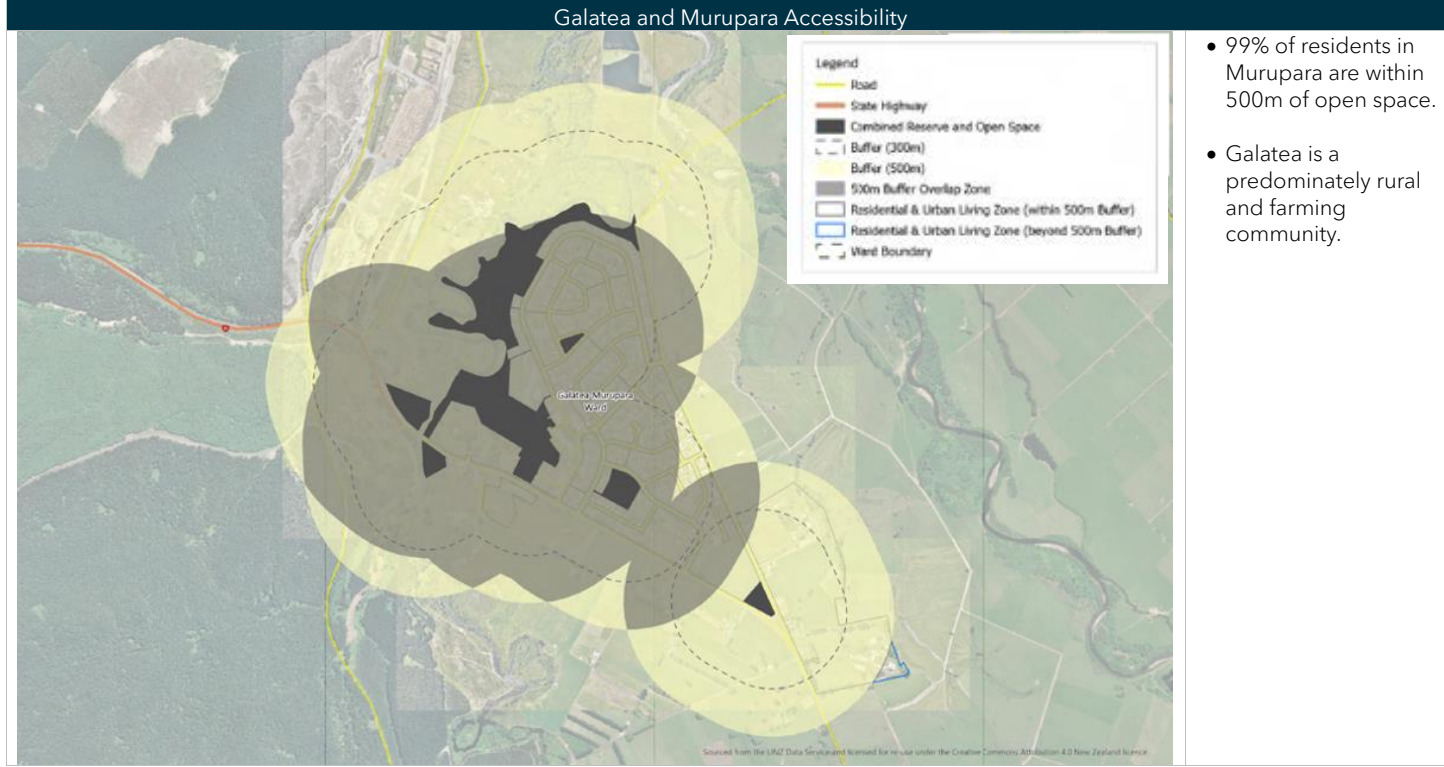
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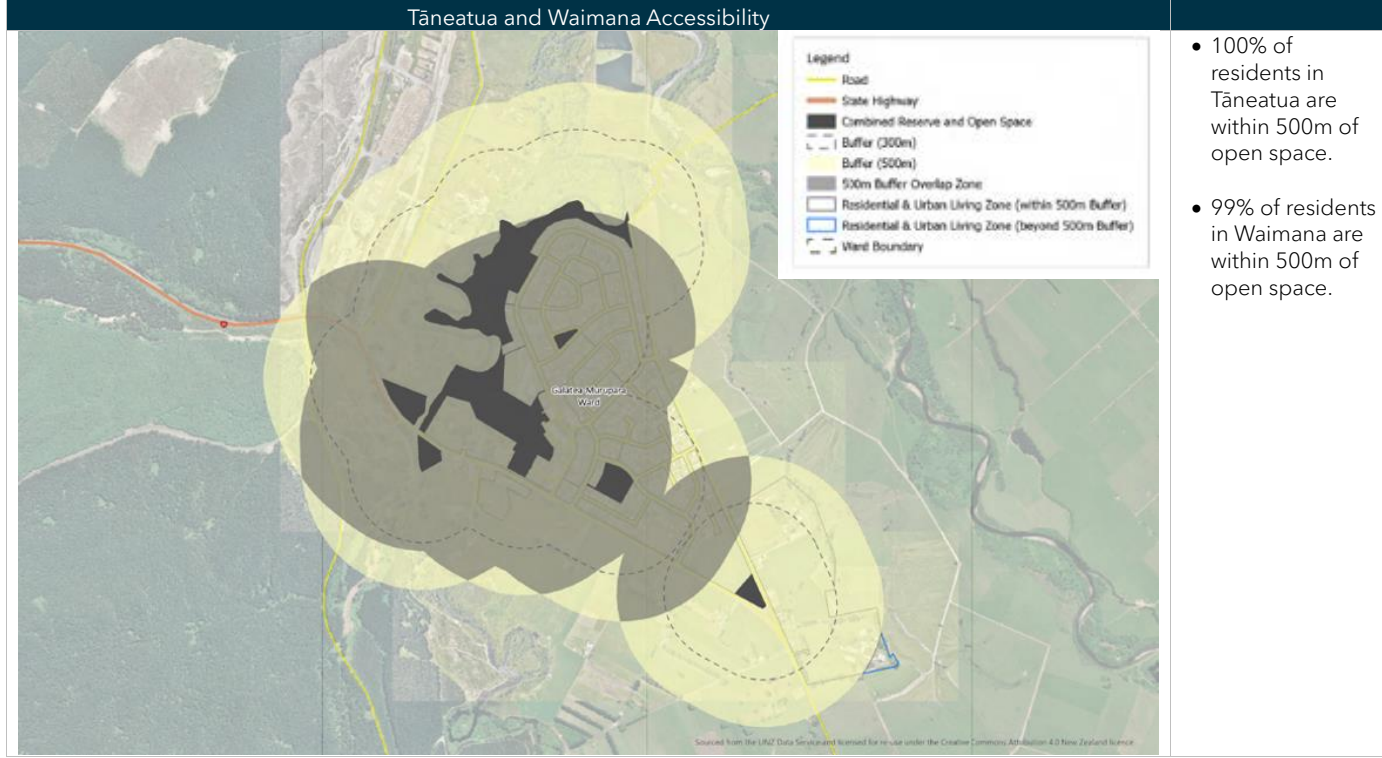
8.1.3 Appendix 3 – Analysis Report(Cont.)



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Community Use and Satisfaction of Open Spaces

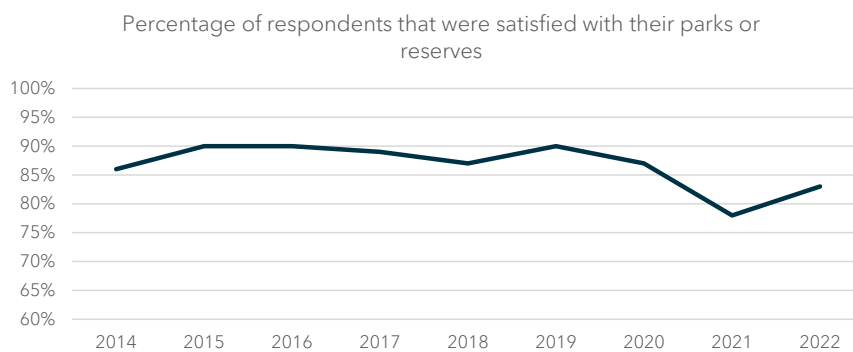
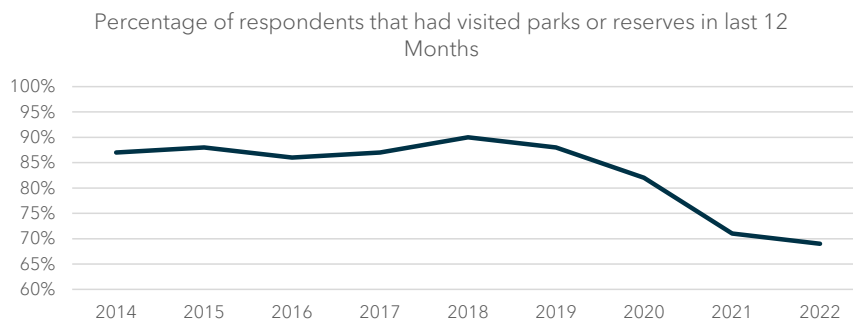
In terms of how the community values open space, SIL Research undertake annual resident surveys to understand community satisfaction with Council services. The survey results from 2014 to 2022 have been analysed to understand open space trends in the Whakatāne District, particularly how they are being used and the level of satisfaction with them. The survey results relate to parks and reserves, playgrounds and sports fields.

It is important to outline that although the same information was requested, the surveyor provider was changed in 2020 which may have influenced some variation in the trends.

Parks and Reserves

During the five years from 2014 to 2019, around 85% - 90% of respondents had visited a park or reserve in the last 12 months. Since 2019, use has reduced significantly. This could be a result of Covid-19, although this would seem counterintuitive given the restrictions during lock down meant that using nearby reserves and parks was one of the few activities allowed. Counter to this, is that participation sports were limited during this time.

Interestingly, although participation has had a downward trend over recent years, satisfaction levels increased in 2022.

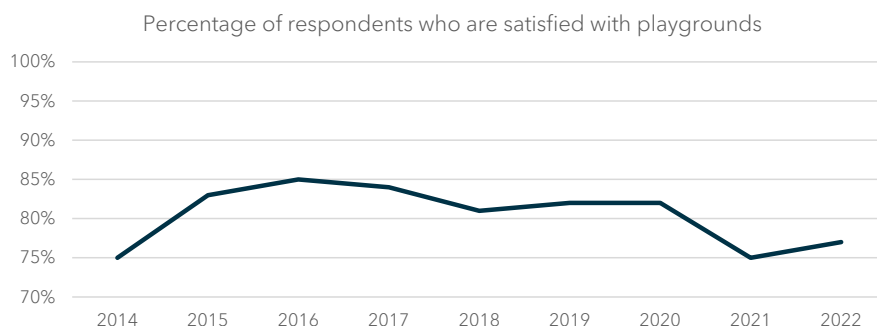
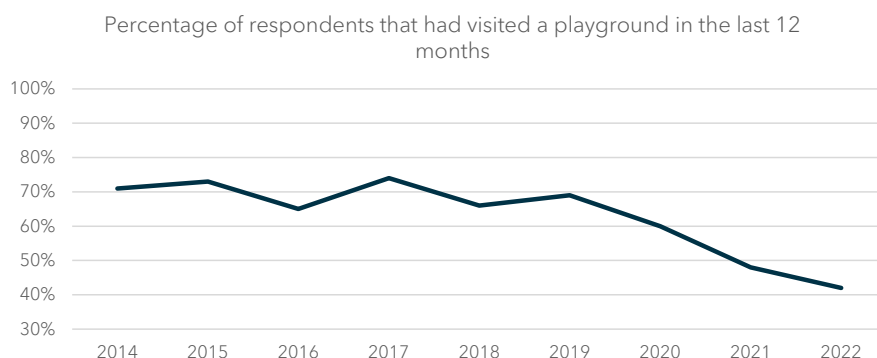


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Playgrounds

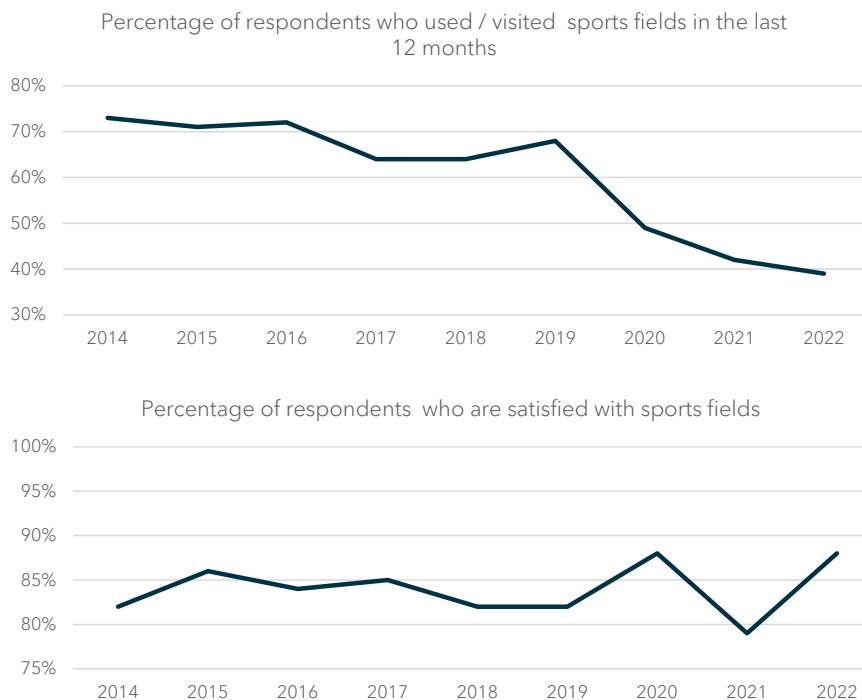
The use of playgrounds generally follows the same trend as the use of parks and reserves, with a sharp decrease from 2019. This may be because during Covid-19, playground facilities were taped off and closed due to transmission concerns. Similar to parks and reserves, satisfaction with playgrounds has trended downward but increased in the 2022 survey results.



Sports Fields

The use of sports fields has significantly decreased from 2016. In 2016, 70% - 75% of respondents had used a sports field in the last 12 months. The 2022 survey showed only 40% of respondents had used a sports field in the last 12 months. This may be a result of changes in participation in organised sport and the impacts of Covid-19. Satisfaction with sports fields has remained fairly constant from 2014 to 2022 with satisfaction levels generally sitting around 85%.

8.1.3 Appendix 3 – Analysis Report(Cont.)



Rex Morpeth Park

Rex Morpeth Park is classified as a 'District Sport and Recreation Reserve' in the Whakatāne Reserve Management Plan.

This section provides an overview of some of the key strengths and opportunities of the Rex Morpeth Park. It does not include any feedback or responses from the 28 March Rex Morpeth Recreation Hub project workshop with key stakeholders and users. This information is included in the Rex Morpeth Park Recreation Hub Master Plan.

To develop a detailed understanding of how the park is used, it has been broken down into 16 distinct areas. Three of the areas are within the War Memorial Hall and the utilisation of those areas are discussed in further detail in the next section.

The utilisation of Rex Morpeth Park is illustrated in the 'heat map' below. The level of utilisation was informed by discussions with Council officers involved in the management and operation of the park.

The image shows that the park is generally well used, with the exception of Area A (the rugby ground) and F (the athletics field). Both of these spaces are managed for the sole purpose of those users. This leads to generally low utilisation compared to other parts of the park which are used by multiple different users. Area E is also underutilised as this is the rear of the Arts Centre which is generally not used with the exception for some parking and overflow for events. The green illustrates low utilisation, orange moderate utilisation, and red high utilisation.

8.1.3 Appendix 3 – Analysis Report(Cont.)



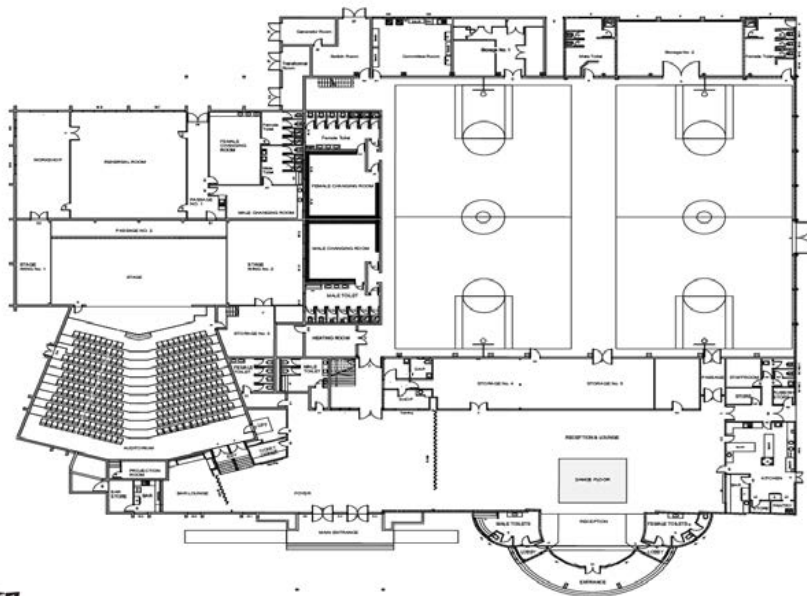
The Whakatāne War Memorial Hall

Whakatāne War Memorial Hall is important from a District perspective and this is reflected in the Sport Bay of Plenty – Spaces and Places Facility Strategy 2020. The venue comprises:

- A 270-seat Little Theatre, utilised for various purposes like recitals, conferences, seminars, and theatrical productions. It also has a rehearsal room
- A Reception Lounge that includes a bar, kitchen facilities and a dance floor
- A two-court Sports Stadium, used for indoor sports such as badminton, volleyball, basketball etc. The stadium is also used for large concerts, functions and commercial and cultural exhibitions, and as a Civil Defence evacuation centre

The War Memorial Hall floor plan is provided below.

8.1.3 Appendix 3 – Analysis Report(Cont.)



Bookings and Occupancy

In conjunction with discussions with Council staff who manage the facility, the War Memorial Hall booking information for the 2022 calendar year was analysed. The key observations below are based on the sample information provided (see later in this section) which represents around 25% of the booking data for the facility in 2022. The data includes one week of bookings for each month of the year.

Little Theatre

- The Little Theatre is generally booked out for days and weeks at a time during its peak booking season - June to October
- The Little Theatre generally has capacity from January to May and again in November and December
- It was booked by eight different users/organisations
- The average number of bookings per user was four.

Reception Lounge

- The Reception Lounge is mostly booked early mornings Monday and Wednesday and also on Monday, Tuesday and Thursday evenings
- Apart from some other one-off full-day bookings and the times above, the Reception Lounge is generally free.
- The Reception Lounge had a total of 46 bookings.
- There are three regular users, that account for almost all bookings
 - 14 bookings - Aquatic Centre Fitness Classes - at 6 am
 - 23 bookings - Kung Fu School - 2 to 3 times a week in the evenings
 - 9 bookings - Darts Association - 1 to 2 times a week in the evenings

8.1.3 Appendix 3 – Analysis Report(Cont.)



Sports Stadium

- The Sports Stadium is generally booked by regular users
- It is usually booked from late afternoon (after 3pm) and in the evenings on weeknights. This is consistent with most indoor court facilities in New Zealand
- The Sports Stadium was booked by 16 different organisations
 - Three of those are basketball related with 29 bookings (24% of total bookings)
 - Two are badminton related with 29 bookings (24% of total bookings)
 - Four are roller skating related with 36 bookings (30% of total bookings)
- Roller skating, badminton and basketball bookings account for 80% of the bookings
- The user/organisation with the most bookings is the Whakatāne Badminton Club with 24 bookings
- The average number of bookings by each of the 16 users was seven.

Time and Day of Booking

The booking data provided for 2023 which included a substantial volume of unstructured raw data. To understand trends 25% of all bookings was analysed and the table below shows the time and day in which the facility was booked.

- The time of the booking was categorised by early morning, morning, early afternoon, late afternoon and evening
- The table doesn't illustrate when multiple bookings back-to-back are the same or different organisations.

8.1.3 Appendix 3 – Analysis Report(Cont.)



War Memorial Hall Current Bookings for 2023																							
Month	Date of Week	Time	Reception Lounge							Stadium					Little Theatre								
			Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun
January	9th to 15th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
February	6th to 12th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
March	6th - 12th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
April	6th - 12th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
May	8th - 14th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
June	12th - 18th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
July	10th - 16th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
Aug	7th - 13th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
Sep	4th - 10th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
Oct	9th - 15th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
Nov	6th - 12th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					
Dec	11th - 17th	Early Morning																					
		Morning																					
		Early Afternoon																					
		Late Afternoon																					
		Evening																					

War Memorial Hall Users

The same data was analysed to understand who the most frequent users of the War Memorial Hall are. The table below shows:

- There were 32 different organisations/groups who made bookings
- There were two bookings for the entire facility
- The Sports Stadium and Reception Lounge were part of the same booking nine times.

8.1.3 Appendix 3 – Analysis Report(Cont.)



Number of Bookings of Parts of Facility by Different Users						
Organisation / User	Type of Use	Reception Lounge	Stadium	Little Theatre	Whole Facility	Stadium and Reception Lounge
Aquatic Centre Fitness Classes	Fitness	14				
Pearl Tane	Unknown				1	
Anne Cassidy	Unknown		4			
Iripa Rangī	Unknown		2			
Whakatane Darts Association	Darts	9				
Whakatane High School	School Use		9			
St Joseph School	School Use			1		
Trident High School	School Use			7		
Sport BoP	Corporate					1
Eastern BoP Chamber of Commerce	Corporate					4
Brand Developers Limited	Corporate		3			
Promotional Development Services Limited	Performing Arts			1	1	
Stage Door Performing Arts	Performing Arts			11		
Pencil Bookings	Unknown			1		
Showtime Australia	Performing Arts			2		
Theatre Whakatane	Performing Arts			7		
Impact Touring	Performing Arts			1		
TKD Martial Arts	Martial Arts					2
Mortal Combat Fight Night	Martial Arts					2
Kung Fu School	Martial Arts	23				
Trident High School Basketball	Basketball		15			
Eastern Eagles Basketball	Basketball		8			
Tauranga City Basketball	Basketball		6			
BoP Badminton Association	Badminton		5			
Whakatane Badminton Club	Badminton		24			
Whakatane Roller Club	Roller Sports		10			
Tauranga Roller Skating Club	Roller Sports		4			
Te Moana-o-Toi Roller Skating	Roller Sports		15			
Whakatane Roller Derby	Roller Sports		7			
Whakatane Avanzanche Inline Hockey	Roller Sports		1			
WHK Volleyball Club	Volleyball		2			
Volleyball BoP	Volleyball		2			
		46	117	31	2	9

Sports Stadium and Indoor Court Space

As identified by analysis above and in feedback, the indoor courts at the War Memorial Hall are well booked and generally unavailable weeknights after school and in the evenings. The War Memorial Hall is a two undersized court facility with two undersized basketball courts which can support up to eight badminton courts. The area can be reconfigured to provide a full-size basketball court.

The National Indoor Court Facility Strategy suggests there should be one community court per 9,000 population depending on the specific characteristics of the community. Community engagement and analysis of Sport NZ surveys shows the demand within the Whakatāne District is higher than this, largely due to the age profile of the community, and the popularity of basketball, badminton and volleyball in particular.

The table below provides an overview of all the indoor sport facilities in the District.

Name / Facility	Description of predominant active uses	Landowner	Owner	Manager	Courts
Whakatāne War Memorial Hall	Full size indoor court space - large enough for 1x centre basketball court but marked and set for 2x undersize basketball; 3x	Whakatāne District	Whakatāne District	Whakatāne District	2 Undersized Courts

8.1.3 Appendix 3 – Analysis Report(Cont.)



	volleyball; 8x badminton courts. Also raised seating area. Part of larger hall complex including small theatre, reception lounge and foyer.				
Awakeri Events Centre	Sports stadium, 4 x badminton courts and dining or conference room	Whakatāne District Council	Community	Community	1
Edgecumbe War Memorial Hall	Sports stadium and dining lounge 1 x basketball court, 3-4 Badminton courts	Whakatāne District Council	Whakatāne District Council	Whakatāne District Council	1
Ōhope Hall	Indoor court - marked for netball, badminton, indoor football. Has tiered seating on one side. Used for sport and community events.	Whakatāne District	Whakatāne District	Whakatāne District	1
Schools with gyms with Courts over 600m ²	<ul style="list-style-type: none"> • Edgecumbe College • Trident High School • Whakatāne High School • Whakatāne Intermediate • Murupara Area School Facility 				5

The table above shows that there are 10 indoor courts in the District and of those four are owned and managed by the Council.

Comparing this against the National Indoor Court Facility Strategy recommendation of one court per 9,000 would indicate:

- Whakatāne District has an estimated resident population of 38,200 and therefore needs 4.2 courts. It has 10 in total - four of which are owned and managed by Council.
- The District is projected to grow to around 45,200 in the future meaning five courts will be required in the District.
- Whakatāne township has a population of around 16,700 which indicates it requires two indoor courts. In terms of volume, the school-owned facilities mean there are sufficient courts within Whakatāne town, but only one full size basketball court facility within Council's control.

The table below compares the estimated population of the Community Board areas and the number of full size public and school courts located within those areas and how many are required based on the National Indoor Court Facility Strategy recommendations.

8.1.3 Appendix 3 – Analysis Report(Cont.)



Community Board Area	Townships in Area	Estimated Population	Number of Full-Size Courts in Community Board Area	Number Required to meet National Indoor Court Facility Recommendation
Whakatāne - Ōhope	<ul style="list-style-type: none"> Whakatāne Ōhope Coastlands 	19,500	5	2
Rangitāiki	<ul style="list-style-type: none"> Edgecumbe Matatā Te Teko Awakeri 	11,100	3	2
Tāneatua - Waimana	<ul style="list-style-type: none"> Tāneatua Waimana 	4,100	0	1
Galatea-Murupara	<ul style="list-style-type: none"> Murupara 	3,500	1	1
		38,200	9	6

This would suggest that there are sufficient courts in the District, however the booking analysis of the War Memorial Hall demonstrates that court space is at capacity at key times and not all users are able to access and use the courts. In addition, analysis has also shown that court sports are highly popular in Whakatāne and therefore there is added demand on court facilities within the District.

The schools own and manage their indoor court facilities and these are not always available for booking for use by the community. There is a strong reliance on demand on the Council-owned courts which serve the wider community. As such, the ownership, availability and usability of courts is a key consideration in terms of existing capacity. In addition, each indoor court space differs in quality in terms of age and facilities. None of the facilities are of a size that can cater for National or Regional level tournaments which require multiple courts within the same facility or within close proximity.

Rex Morpeth Park and War Memorial Hall Opportunities and Challenges

Initial insights and opportunities and challenges relating to Rex Morpeth Park and Whakatāne War Memorial Hall (WWMH) were discussed with members of Council's events, economic development, open space and aquatic centre teams.

The feedback and insights from these key Council staff has been themed into categories below.

Conference Facilities / Events

- The existing size and age of the WWMH means that Council and local organisations are not able to bid for various events and conferences
- The stadium can hold up to around 800 people for an event. This size event would happen a few times a year
- There are not enough hotels/visitor accommodation to support large conferences. Attracting new hotels will require a wider range of activities than just conferences and therefore new larger-scale accommodation being developed in the short term is unlikely.
- Council's events team are regularly (around fortnightly) organising events all around the District for around 200 people.

8.1.3 Appendix 3 – Analysis Report(Cont.)



- There is enough local accommodation to support regional school sports events.
- A regular market was located in Rex Morpeth Park but there were often too many clashes with regular sports activities, so it was moved to Mitchell Park in the town centre.
- It would be ideal to have a flexible-use events venue that can be used on a regular basis that holds around 200 people. And then a larger venue which can hold 1,500 – 2,000 on a quarterly basis.
- Rex Morpeth Park hosts an annual touch tournament which has around 5,000 people. It has recently hosted the NZ Māori League Tamariki tournament with similar numbers in attendance. There are hopes that this event would be held annually, in Whakatāne, in the future.
- The existing kitchen facilities are poor quality. For many events, the organisers bring their own equipment or have caravans and food stalls outside in the carpark.

Sports Stadium

- There are not enough courts to support regional tournaments.
- Regular or one-off users must book the whole stadium, even if they do not need both courts or all the space. Because the facility is not staffed and there is no in-built flexibility, there is no opportunity to manage multiple users at one time.
- There is poor availability of the sports stadium in peak times (in the evenings after school or work).
- The courts are booked ahead of time by a handful of the same users and some codes and clubs are missing out.

Existing Clubs on Rex Morpeth Park

- Opportunity to co-locate existing club facilities in one building. This has not been discussed with the clubs, but it was noted that this co-location or hub approach was a trend across New Zealand, and Sport NZ has developed guidance around this approach.

Aquatic and Fitness Centre

The Whakatāne Aquatic and Fitness Centre offers the following facilities:

- two spa pools
- a hydroslide
- a 25m indoor pool
- 33m enclosed outdoor pool (open year-round)
- a gymnasium
- learners' pool
- 'beach' pool.

Key points included:

- The Aquatic Centre is a well utilised facility in the community
- The Aquatic Centre needs office and administration space
- The Aquatic Centre gym has around 600 members and growing
- Every morning till around midday the Aquatic Centre car park is full of mainly aquatic centre users but other uses of Rex Morpeth often use this car park.
- The pools are adequate but would be good in the future to increase the number of lanes in both the 25m indoor and 33m outdoor pools from eight lanes to 10 lanes.

8.1.3 Appendix 3 – Analysis Report(Cont.)



- It would be beneficial to have a dedicated learn to swim pool in the future to increase flexibility of the facility, meet growth of the District and increased demand.

Reception Lounge

- Used regularly in the evenings by Darts Club and Kung Fu Club
- The Darts Club have their own liquor licence
- The size isn't too bad for the events it regularly holds but it would benefit from increased flexibility and modern facilities.

Sports Fields Areas

- The sports fields area to south of the WMMH is the most utilised field area in Rex Morpeth Park. It is popular, and due to its larger size it is preferred for events. There is booking tension in this space.
- No real conflict on the athletics area, apart from the odd event which damages the running track. Looking at organisers needing to hire fencing to protect the track.
- Sometimes experience issues on Rex Morpeth Park when other events e.g., circus or amusement fair cause damage to field playing surfaces through wear or if the weather is wet, which can affect sports users.
- Rugby Park area is not utilised at all over summer. Leased in winter.



Parking

- Not enough parking at Rex Morpeth Park and parking is the biggest problem in the area.
- The Council Transport Team requires Traffic Management Plans (TMPs) for all events over 100 people at the WMMH. Council provides a standard TMP for event organisers for events from 101 to 300 people. For events of more than 300 the organiser must pay circa \$1,000 for their own TMP. It was noted that, collectively and individually for some, the regular uses at Rex Morpeth Park can often generate more than 300 people with no TMP in place.
- The Aquatic Centre is one of the biggest generators of parking demand on a regular basis and their carpark is generally full in the mornings.

WMMH Bookings and Fees

- Council is regularly getting requests to waive or reduce fees.
- At the moment you can only book the stadium WMMH within the calendar year, and then a couple of months before the next calendar year is released the regular uses are notified and generally book their spots again. Users can book the Reception Lounge and Little Theatre further in advance by directly contacting the Council.
- There are no staff based at the WMMH. Users collect keys and a custodian provides access.
- Due to how it is managed, it is not possible to have two different users in the Sports Stadium space. This is reducing the facility's capacity.
- The weekend availability changes throughout the year.
- There is anecdotal feedback from Elected Members and other channels that you can't get into the Sports Stadium or book it as it is always full. This is not reflected in

8.1.3 Appendix 3 – Analysis Report(Cont.)



the bookings or email or phone enquiry - it is not often groups get in touch to find out availability or ask to join a waiting list.

- It is reported there is a general feeling that preference is given to existing bookings and therefore if you are new, you can't get into the WWMH on a regular basis.

Gymnastics Hall on Whakatāne High School

- The gymnastics hall is located on the grounds of Whakatāne High School. The gymnastics club owns the building, and they have a ground lease. The ground lease expires in 2026 and the high school has indicated they do not want to renew the lease and have offered to purchase the building for indoor sport/class/functions.
- Discussed opportunity for gymnastics club to be incorporated into the new WWMH. Or for Whakatāne High School to use the new WWMH to higher degree. Or both.

Little Theatre

- Discussion around the suitability of the Little Theatre being located at Rex Morpeth Park. Potential to locate into/near the town centre to support arts and culture and town centre vibrancy.
- Active theatre scene in Whakatāne and the facility is well used.
- The size of the facility seems about right.
- The facility is very old, a lot of the equipment is no longer fit for purpose or of a standard to attract out of town shows and events.

Opportunities

- Enhanced Tiered seating in the Sports Stadium and increase the size of it to increase its capacity.
- Improve seasonality of the visitor industry if the WWMH could be utilised for wet weather / winter activities for families and/or visitors. - e.g., indoor rock climbing.
- Design the building to increase its scale - indoor/outdoor flow into marquees and/or out to the wider park.
- Establish an open area or café type space within the WWMH where parents can hang out and socialise when their kids are at the Aquatic Centre or elsewhere in Rex Morpeth Park.
- Opportunity to increase the capacity of the Sports Stadium to support more social sport leagues simultaneously.
- The WWMH sports / function facilities could be managed and operated by the Aquatic Centre.
- Ability for casual rate users to book and use the court facilities during the day.
- The facility needs to be flexible to accommodate a wide range of users and uses.
- To change the operating model so that the facility gets more use during the day or can accommodate multiple different users at peak times, which is not currently a possibility.

Whakatāne District Facilities

The following table outlines all the facilities within the Whakatāne District. Several of these facilities relate to open space and are used for sport, recreation, and various physical activities. The information within the table is from the Sport Bay of Plenty Spaces Strategy 2021 – 2023, with updates included as required. This regional strategy provides a high-level strategic framework for regional sport and recreation spaces and places (facility) planning in the Bay of Plenty region.

With the exception of Rex Morpeth Park and the Whakatāne War Memorial Hall, these facilities are not in scope of the People and Places work programme but nevertheless are an important component in how people in the Whakatāne District participate in physical activity and sports.

Name / Facility	Description	Landowner	Facility Owner	Facility Manager
Community Halls				
Awakaponga Hall	Small modern local community hall. Category - Basic community hall	Awakaponga Hall Board	Awakaponga Hall Board	Awakaponga Hall Board
Awakeri War Memorial Hall	Older Hall - original part of hall used as dining area with extension for social event. No sports court markings. Category - Basic community hall	Watt Electrical Limited	Watt Electrical Limited	Watt Electrical Limited
Community / Youth Centre	A small (80sqm) open space with two offices which have been cordoned off, toilets kitchen but no showers. Category - Basic community hall	Whakatāne District	Whakatāne District	Whakatāne District
Galatea Hall	Small Community Hall. Category - Basic community hall	Whakatāne District	Whakatāne District	Galatea Community/ Whakatāne
Manawahe Hall	Small Community Hall - For local social events with kitchen and supper room. Category - Basic community hall	Whakatāne District	Whakatāne District	Manawahe Community/ Whakatāne District
Nukuhou Settlers Hall	Small local Community run hall. Category - Basic community hall	Whakatāne District	Whakatāne District	Nukuhou Community
Ōhope Hall	Primarily a sports hall, used for indoor netball, indoor bowls, aerobics, karate, table tennis and indoor soccer. Large enough for basketball. The Ōhope Craft Market also takes place in and around the hall. It has some fixed seating, storage space, and indoor and outdoor toilet and changing facilities. Category - Community and Sports Centre.	Whakatāne District	Whakatāne District	Whakatāne District
Otakiri Hall	Small Community Hall with auditorium, supper room, kitchen and changing rooms. Category - Basic community hall	Whakatāne District	Whakatāne District	Otakiri School/ Whakatāne District
Tāneatua War Memorial Hall	Small Community Hall. Category - Basic community hall	Whakatāne District	Whakatāne District	Tāneatua Fire Brigade
Te Teko Pavilion	Small hall with unmarked wooden floor, kitchen facility, toilets. Used as exercise gym and for social events, community meetings. Has a bar, lounge facilities, changing rooms and showers. Category - Basic community hall	Whakatāne District	Whakatāne District	Te Teko Ratepayers Association
Te Teko War Memorial Hall	Small Community Hall. Category - Basic community hall used on an ongoing basis by the Te Teko Raranga Roopu.	Whakatāne District	Whakatāne District	Whakatāne District
Waimana Nukuhou North Hall	Small Community Hall - minimum local use. Category - Basic community hall	Whakatāne District	Whakatāne District	Whakatāne District
Whakatāne War Memorial Hall	Includes a 270-seat theatre used for recitals, conferences, seminars, and theatrical productions with rehearsal room; a large reception lounge with bar and kitchen facilities and dance floor; and a sports stadium sized for 2 basketball courts. The stadium is also used for badminton, volleyball, and other indoor sports. Large concerts, functions, commercial and cultural exhibitions are often held in the stadium. Category - Community and Sport Centre	Whakatāne District	Whakatāne District	Whakatāne District
Aquatic Centres / Pools				
Edgecumbe College Pool	33m outdoor pool. Funding agreement for public use over summer.	Ministry of Education	Ministry of Education	Edgecumbe College
Murupara Aquatic Centre	Outdoor seasonal 33x13m 6 lane heated main pool; toddler pool Currently being covered for all-year use.	Whakatāne District Council	Whakatāne District Council	Whakatāne District Council
Whakatāne Aquatic Centre	Indoor/Outdoor multi-pool complex - 33m 7 lane outdoor pool; 25m 7 lane indoor pool and learner pool; hydroslide; spa pools	Whakatāne District Council	Whakatāne District Council	Whakatāne District Council
Indoor Court Facilities				
Whakatāne War Memorial Hall	Full size indoor court space - large enough for 1x centre basketball court but only marked and set for 2x undersize basketball; 3x volleyball; 8x badminton courts. Also raised seating area. Part of larger hall complex including small theatre, reception lounge and foyer.	Whakatāne District	Whakatāne District	Whakatāne District
Awakeri Events Centre	Sports stadium, 4 x badminton courts and dining or conference room	Whakatāne District Council	Community	Community

Edgecumbe War Memorial Hall	Sports stadium and dining lounge 1 x basketball court, 3-4 Badminton courts	Whakatāne District Council	Whakatāne District Council	Whakatāne District Council
Murupara Area School Facility	Full sized indoor court space - will provide for 1x full size basketball, 2x volleyball and 4 x badminton. Will also provide full olympic standard weightlifting equipment. Classroom attached.	Ministry of Education	Ministry of Education	Murupara Area School
Ōhope Hall	Indoor court - marked for netball, badminton, indoor football. Has tiered seating on one side. Used for sport and community events.	Whakatāne District	Whakatāne District	Whakatāne District
Schools with Courts over 600m ²	<ul style="list-style-type: none"> • Edgecumbe College • Trident Hall School • Whakatāne High School • Whakatāne Intermediate 			
Playing Field Facilities				
Awakeri Sports Field	4x Football fields laid out as 1 senior and 3 juniors, with 1 lit	Whakatāne District	Whakatāne District	Whakatāne District
Bluett Park	3x football fields	Whakatāne District	Whakatāne District	Whakatāne District
Edgecumbe Domain	2x football fields and 3x junior/training football fields	Whakatāne District	Whakatāne District	Whakatāne District
Dunderdale Park	1x rugby field	Whakatāne District	Whakatāne District	Te Teko Rugby and Sports Club Incorporated
Eve Rimmer Park	1x league field and full lighting	Whakatāne District	Whakatāne District	Whakatāne District
Galatea Reserve	1 x rugby field (also used for cricket)	Whakatāne District	Whakatāne District	Whakatāne District / Local Committee
Matatā Rugby and Sports Club	2x rugby fields, 1 lit	Whakatāne District	Matatā Rugby & Sports Club	Matatā Rugby & Sports Club
Mitchell Park Tāneatua	1x league field	Whakatāne District	Whakatāne District	Whakatāne District
Murupara Domain	2x fields (one training part lit) and area for outdoor cross fit	Local Marae	Local Marae	Local Marae
Paroa Rugby and Sports club	2x rugby fields	Paroa Rugby and Sports Club	Paroa Rugby and Sports Club	Paroa Rugby and Sports Club
Poroporo Park	2x Rugby fields, with lights	Poroporo Sports and Rugby Club	Poroporo Sports and Rugby Club	Poroporo Sports and Rugby Club
Rex Morpeth Park	8x football fields of varying sizes (2 lit) and grass athletics domain (1x lit athletics track).	Whakatāne District	Whakatāne District	Whakatāne District & Whakatāne Town AFC
Richmond Park	2x rugby fields with lights	Whakatāne District	Whakatāne District	Whakatāne District
Ruatoki - Tuhoe Park	1 x rugby field and clubrooms (also has netball courts on wider park site)	Local Iwi	Local Iwi	Local Iwi
Rugby Park Whakatāne	2x rugby fields, 1 lit and small grandstand	Whakatāne District	Whakatāne District	Whakatāne District
Tāneatua - Rob Shaw Park	2 x rugby fields (also netball & tennis on the wider park site)	Whakatāne District	Whakatāne District	Whakatāne District
Te Teko - Eivers Park	2 x rugby field with lights (with pavilion).	Whakatāne District	Whakatāne District	Whakatāne District
Waimana Domain	1x rugby field with lights (new lights and power upgrade in 2020)	Whakatāne District	Whakatāne District	Whakatāne District
Waiohau	1 x rugby field with clubrooms	Unknown	Unknown	Unknown
Warren Park	Equivalent of 2x full fields, variable layouts.	Whakatāne District	Whakatāne District	Whakatāne District
Whakatāne Marist Rugby Club (Red Conway Park)	1x rugby field with lights	Whakatāne District	Marist Whakatāne Rugby Sports Club	Marist Whakatāne Rugby Sports Club
Wingate Park	1x rugby fields (and athletics track)	Whakatāne District	Whakatāne District	Whakatāne District
Hockey Turfs				
Warren Park - Stadium Horizon	1x artificial Hockey turf, irrigation, and lights (suitable for night games)	Ministry of Education	Central Bay Hockey Charitable Trust	Central Bay of Plenty Hockey Assoc
Cricket				
Awakeri Sports Field	1x artificial wicket	Whakatāne District	Whakatāne District	Whakatāne District
Bluett Park	1x artificial wicket, plus a 1 lane net facility	Whakatāne District	Whakatāne District	Whakatāne District
Galatea Domain	1x artificial wicket	Whakatāne District	Whakatāne District	Whakatāne District / Local committee
Mitchell Park, Tāneatua	1x artificial wicket	Whakatāne District	Whakatāne District	Whakatāne District
Rex Morpeth Park	2x grass wickets and a 4-lane net facility	Whakatāne District	Whakatāne District	Whakatāne District
Tennis				
Bluett Park (Ōhope Tennis Club)	3x astroturf courts at new site	Whakatāne District	Ōhope Tennis Club	Ōhope Tennis Club
Edgecumbe Squash Club	4x astroturf courts, with lights	Whakatāne District	Edgecumbe Squash Club	Edgecumbe Squash Club
Galatea Domain Courts	Part of general Domain - may be unused	Whakatāne District	Whakatāne District	Whakatāne District

Matatā Tennis Club	5 x asphalt courts (poor condition) with chain link boundary fencing	Whakatāne District	Whakatāne District Council	Matatā Tennis Club
Otarawairere Tennis Court	2 x courts with nets/ hotmix surface	Whakatāne District	Whakatāne District	Whakatāne District
Tāneatua Tennis Courts	3 x courts with nets/ hotmix surface	Whakatāne District	Whakatāne District Council	Unknown
Waimana Domain	3 x Tennis Courts (Astro turf) with chain link fence around courts small shelter & public toilets.	Whakatāne District	Whakatāne District	Whakatāne District
Whakatāne Tennis Club	10x astroturf courts, with lights, plus 1x asphalt court owned by Council	Whakatāne District	Whakatāne Tennis Club	Whakatāne Tennis Club
Wharekura Reserve Tennis Courts	2x asphalt courts	Whakatāne District	Whakatāne District	Whakatāne District
Netball				
Netball Whakatāne Centre Inc	10x courts and 4 with lights, and no formal summer use.	Whakatāne District	Whakatāne District	Whakatane Netball
Murupara Netball Courts	3x courts			
Rūātoki - Tūhoe Park	2 x courts (wider site also has rugby fields and clubrooms).	Local Iwi	Local Iwi	Local Iwi
Tāneatua - Rob Shaw Park	2 x netball courts (also separate tennis on the wider park site).	Whakatāne District	Whakatāne District	Whakatāne District
Surf Lifesaving				
Whakatāne Surf Life Saving Clubrooms	Building including kitchen, bunk room, conference room.	Whakatāne District	Whakatāne Surf Life Saving Club	Whakatāne Surf Life Saving Club
Bowling Greens				
Ōhope Bowling Club	2x artificial greens (1 with lights) and small clubrooms	Ōhope Bowling Club	Ōhope Bowling Club	Ōhope Bowling Club
Whakatāne Bowling Club	2x artificial greens and clubrooms	Whakatāne Bowling Club	Whakatāne Bowling Club	Whakatāne Bowling Club
Golf				
Murupara Golf Course	18-hole, clubhouse, pro shop, pro available, practice facilities, bar/kitchen/dining facilities	Murupara Golf club	Murupara Golf Club	Murupara Golf club
Ōhope International Golf Club Inc	18-hole, clubhouse, rental gear, pro shop, pro available, practice facilities, bar/kitchen/dining facilities	Whakatāne District	Ōhope International Golf Club Inc	Ōhope International Golf Club Inc
Te Teko Golf Course	18-hole, clubhouse, rental gear, practice facilities, bar/kitchen facilities	Whakatāne District	Te Teko Golf Club	Te Teko Golf Club
Whakatāne Golf Course	18-hole, clubhouse, rental gear, pro shop, pro available, practice facilities, bar/kitchen/dining facilities	Whakatāne Golf Club Inc	Whakatāne Golf Club Inc	Whakatāne Golf Club Inc
Squash Courts				
Edgecumbe Squash and Tennis Club	3x courts (1 glass back), kitchen, bar and changing facilities, in shared clubrooms with tennis	Whakatāne District	Edgecumbe Squash Club	Edgecumbe Squash Club
Galatea Squash Club	2x courts with changing rooms and lounge/bar	Galatea Sports & Social Club	Galatea Sports & Social Club	Galatea Sports & Social Club
Tāneatua Squash Club	2x courts with changing rooms and lounge/bar	Tāneatua Squash Club	Tāneatua Squash Club	Tāneatua Squash Club
Whakatāne Marist Rugby Sports Club	2x courts in shared clubrooms with rugby club, bar, kitchen and changing facilities	Whakatāne District Council	Marist Whakatāne Rugby Sports Club	Marist Whakatāne Rugby Sports Club
Whakatāne Squash Club	4x glass back courts with viewing galleries, bar	Whakatāne District	Whakatāne Squash Club	Whakatāne Squash Club
Club Room Facilities				
Dunderdale Park - Te Teko Rugby and Sports Club	Single clubroom and facilities (Rugby)	Whakatāne District	Te Teko Rugby Football Club	Te Teko Rugby Football Club
Eastern BOP Gymnastic Club, Lovelock Street	Single clubroom and facilities	Ministry of Education	Eastern BOP Gymnastic Club	Eastern BOP Gymnastic Club
Edgecumbe Bowling Club	Clubrooms and facilities (Bowls)	Whakatāne District	Edgecumbe Bowling Club	incorporated committee
Edgecumbe Pony Club	Clubroom adjacent to riding arenas, Military Road, Whakatāne	Gow Estate	Edgecumbe Pony Club	Edgecumbe Pony Club
Edgecumbe Rugby Club, Edgecumbe Domain	Single clubroom and facilities (Rugby)	Whakatāne District	Edgecumbe Rugby Club	Edgecumbe Rugby Club
Eivers Park - Te Teko Pavilion shared Clubrooms	Shared clubroom and facilities (Rugby, Tennis, Touch, Athletics)	Whakatāne District	Whakatāne District	Whakatāne District
Eve Rimmer Park - Netball Whakatāne Centre Clubrooms	Single clubroom and facilities (netball), adjacent to courts and sports fields	Whakatāne District	Whakatāne District	Whakatāne District
Galatea Rugby Club (Galatea Domain)	Single clubroom and facilities (Rugby)	Whakatāne District	Galatea Rugby Club	Galatea Rugby Club
Lawson Park - Paroa Rugby and Sports Club	Single clubroom and facilities (Rugby)	Paroa Rugby & Sports Club	Paroa Rugby & Sports Club	Paroa Rugby & Sports Club

Matatā Ground - Rugby Clubrooms	Single clubroom and facilities (Rugby), Matatā Rugby & Sports Club (Richmond Park)	Whakatāne District	Matatā Rugby & Sports Club Incorporated	Matatā Rugby & Sports Club Incorporated
Matatā Tennis Club, Main Road, Matatā	Single clubroom, adjacent to courts	Whakatāne District	Matatā Tennis Club	Matatā Tennis Club
Murupara Golf Club Clubrooms	Single clubroom and facilities (Golf)			
Murupara Pavilion	Details relating to the facility			
Ōhope International Golf Clubrooms	Single clubroom and facilities (Golf)	Whakatāne District	Ōhope International Golf Club	Ōhope International Golf Club
Poroporo Park - Rugby Clubrooms	Single clubroom and facilities (Rugby), with social use by others, Poroporo Sports and Rugby Club	Poroporo Sports & Rugby Club	Poroporo Sports & Rugby Club	Poroporo Sports & Rugby Club
Port Ōhope Yacht Clubrooms	Single clubroom and facilities (Boating)	Whakatāne District	Port Ōhope Yacht Club	Port Ōhope Yacht Club
Red Conway Park - Rugby Clubrooms	Clubrooms and facilities (Rugby), Marist Whakatāne Rugby & Sports Club	Whakatāne District	Marist Whakatāne Rugby Sports Club	Marist Whakatāne Rugby Sports Club
Rex Morpeth Park - Athletics Clubrooms	Single clubroom and facilities (Athletics) in sports and recreation precinct at Rex Morpeth Park, adjacent to aquatic centre, indoor stadium, memorial hall, tennis courts, Rugby Park, and high school	Whakatāne District	Whakatāne Athletic & Harrier Club	Whakatāne Athletic & Harrier Club
Rex Morpeth Park - Whakatāne Croquet Club	Single clubroom, adjacent to greens	Whakatāne District	Whakatāne Croquet Club	Whakatāne Croquet Club
Rex Morpeth Park - Whakatāne Town Football Clubrooms	Single clubroom and facilities (Football) in sports and recreation precinct at Rex Morpeth Park, adjacent to aquatic centre, indoor stadium, memorial hall, tennis courts, Rugby Park, and high school	Whakatāne District	Whakatāne District	Whakatāne Town AFC
Rugby Park - Administration Building	Basic administration, storage and ref changing rooms for main park users (Rugby), adjacent the Whakatāne Aquatic Centre, War Memorial Hall, and Rex Morpeth Park precinct	Whakatāne District	Whakatāne District	Whakatāne District
Rugby Park - Grandstand	Grandstand including basic functional changing rooms for main park users (Rugby), adjacent the Whakatāne Aquatic Centre, War Memorial Hall, and Rex Morpeth Park precinct	Whakatāne District	Whakatāne District	Whakatāne District
Tāneatua Rugby Club, Tāneatua Domain, Tāneatua	Single clubroom and facilities (Rugby)	Whakatāne District	Tāneatua Rugby Club	Tāneatua Rugby Club
Te Teko Golf Club Clubrooms	Single clubroom and facilities (Golf)			
Waimana Rugby Club, Waimana	Single clubroom and facilities (Rugby)	Whakatāne District	Waimana Rugby Club	Waimana Rugby Club
Warren Park - Stadium Horizon Clubrooms	Single clubroom and facilities (Hockey), Stadium Horizon	Min of Education	Central Bay Hockey Trust	Central BOP Hockey Association
Whakatāne Bowling Club Clubrooms	Single clubroom and facilities (Bowls)	Whakatāne Bowling Club	Whakatāne Bowling Club	Whakatāne Bowling Club
Whakatāne Rowing Club	Large clubrooms and storage facilities.	Whakatāne District	Whakatāne Rowing Club	Whakatāne Rowing Club
Whakatāne Surf Life Saving Clubrooms	Building including kitchen, bunk room, conference room.	Whakatāne District	Whakatāne Surf Life Saving Club	Whakatāne Surf Life Saving Club
Whakatāne Tennis Club Clubrooms	Single clubroom and facilities (Athletics) in sports and recreation precinct at Rex Morpeth Park, adjacent to school, aquatic centre, indoor stadium, memorial hall, tennis courts and high school	Whakatāne District	Whakatāne Tennis Club	Whakatāne Tennis Club
Whakatāne Town Pony Club, Keepa Road, Whakatāne	Single clubroom adjacent riding arenas and grazing	Whakatāne District	Whakatāne Town Pony Club	Whakatāne Town Pony Club
Utility Buildings				
East Bay Canoe Racing Club	Shipping container housing canoes, with public toilets adjacent	Whakatāne District	East Bay Canoe Racing Club	East Bay Canoe Racing Club
Ever Rimmer Park - Utility Block	Standalone block containing toilet, changing and storage facilities, adjacent to Whakatāne Netball Centre and Trident College (Rugby, Rugby League)	Whakatāne District	Whakatāne District	Whakatāne District
Warren Park - Utility Block	Basic toilet block (Hockey)	Whakatāne District	Whakatāne District	Whakatāne District
Whakatāne War Memorial Hall - Changing rooms	Changing facilities in hall, in sports and recreation precinct at Rex Morpeth Park, adjacent to Rugby Park, sports fields, aquatic centre and indoor stadium, tennis courts and high school	Whakatāne District	Whakatāne District	Whakatāne District
Recreation Group Clubrooms				
Air Training Corp Club Rooms (ATC)	Single clubroom and facilities	Whakatāne District	Air Training Corp	Air Training Corp
Blue Light Pavilion, Edgecumbe Domain	Small clubrooms/pavilion	Whakatāne District	Whakatāne District	Blue Light Edgecumbe

Dog Obedience Club	Single clubroom	Whakatāne District	Whakatāne District	Dog Obedience Club
Bike Facilities				
BMX Track - Warren Park	Cycle path around reserve and BMX jumps/skills area	Whakatāne District	Whakatāne District	Whakatāne District
Burma Road Cycle Track	Cycle/walking track	Whakatāne District, Ngāti Awa Farms		
Onepū Mountain Bike Park	Multi-trail MTB venue	Private unknown		
Equestrian Facilities				
Edgecumbe Pony Club	Open paddock with clubroom containing kitchenette, office, toilet, and a communal area.	Private	Edgecumbe Pony Club	Edgecumbe Pony Club
Whakatāne Town Pony Club	Riding arenas and grazing with adjacent clubroom. Keepa Road, Whakatāne	Whakatāne District	Whakatāne Town Pony Club	Whakatāne Town Pony Club
Gymsports				
Eastern Bay of Plenty Gymnastics Club	Standalone dedicated building on the High School grounds (520m2).	Ministry of Education	Whakatāne High School	Eastern Bay of Plenty Gymnastics Club
Open Space Facilities				
Lathams Track	Rural walking track by Awakeri Hot Pools.	Private	Private	Private
Ōhope Beach Volleyball Courts	Sand volleyball courts	Whakatāne District	Whakatāne District	Whakatāne District
Ngā Tapuwai o Toi	Scenic coastal walking track	Whakatāne District	Whakatāne District	Whakatāne District
Warren Cole Walkway	Riverside walking tack connecting parks and open spaces by CBD	Whakatāne District	Whakatāne District	Whakatāne District
Croquet Greens				
Whakatāne Croquet Club Incorporated	5x greens and clubrooms	Whakatāne District	Whakatāne Croquet Club	Whakatāne Croquet Club
Pétanque				
Rose Gardens - Pétanque Terrain	Casual public terrain	Whakatāne District	Whakatāne District	Whakatāne District
Martial Arts				
Ōhope Hall	Primarily used as a sports hall. It has some fixed seating, storage space, and indoor and outdoor toilet and changing facilities. Used by Ōhope Beach Jiu Jitsu.	Whakatāne District	Whakatāne District	Whakatāne District
Whakatāne Indoor Bowls	Used by Whakatāne Judo Club	Whakatāne Indoor Bowls Association	Whakatāne Indoor Bowls Association	Whakatāne Indoor Bowls Association
Whakatāne MMA Centre	Martial arts studio	Private	Private	Private
Outdoor Basketball				
Jack Knowles Reserve, Tāneatua	Outdoor hoops and half court.	Whakatāne District	Whakatāne District	Whakatāne District
Mahy Reserve, Ōhope	Outdoor hoop and half court	Whakatāne District	Whakatāne District	Whakatāne District
Ocean Playground	Outdoor hoops and half court.	Whakatāne District	Whakatāne District	Whakatāne District
Thompson Crescent	Outdoor hoop and half court	Whakatāne District	Whakatāne District	Whakatāne District
Mitchell Park	Outdoor hoop and half court	Whakatāne District	Whakatāne District	Whakatāne District
Athletic Tracks / Facilities				
Rex Morpeth Park - Athletics	Seasonal summer grass track (lit)	Whakatāne District	Whakatāne District	Whakatāne District
Wingate Park	Seasonal summer grass track	Whakatāne District	Whakatāne District	Whakatāne District
Grandstands / Stadia				
Rugby Park Grandstand	Basic grandstand overlooking rugby field with changing rooms and toilets underneath. - Partially closed	Whakatāne District	Whakatāne District	Whakatāne District

8.1.4 Appendix 4 – Residential Viability Assessment Report

8.1.4 Appendix 4 – Residential Viability Assessment Report

8.1.4 Appendix 4 – Residential Viability Assessment Report(Cont.)



Rex Morpeth Recreation Hub
Residential Viability Assessment
Whakatāne District Council

August 2023



8.1.4 Appendix 4 – Residential Viability Assessment Report(Cont.)

Purpose

The purpose of this report is to outline the consideration of residential development options as part of the Rex Morpeth Park master planning process, and why divesting of a portion of the recreation hub land for housing purposes was not shortlisted.

Background

Both the unlocking of additional housing supply and supporting residential intensification are key initiatives being led by Whakatāne District Council (Council). The Eastern Bay of Plenty Spatial Plan is currently part of a wider workstream of Council's that in investigating options for advancing these initiatives.

The master planning process and options analysis for the Rex Morpeth Recreation Hub project considered residential development as part of the long list assessment of options.

In doing so the consultant team undertook basic bulk and location testing to understand the potential housing unit yield that could be delivered within an appropriate portion of Rex Morpeth Park.

The area known as Rugby Park was identified as potentially most suitable to divest for housing. This is because:

- It doesn't provide as much flexibility for sport and recreation uses as other parts of the park
- it does not leverage off existing infrastructure and community facilities investment including the War Memorial Hall and associated parking to the same degree as other areas in the recreation hub
- it would have the least impact on existing and potential future sport and recreation uses on Rex Morpeth Park.

As illustrated in Figure 1 below, two medium density housing options were tested.

- option one tested delivery of 82 two level three-bedroom terraced units
- option two tested 141 two level three-bedroom terraced units

Additional units and density could be achieved by decreasing unit sizes and associated land areas or by using apartment building typologies. No lower density standalone housing types or concepts were tested as this type of development was not considered to deliver enough housing units to warrant the divestment of reserve land.

Typical densities are:

- Low - 10-20 dwellings per hectare. Dwellings are typically standalone, single family sized homes on with lot sizes of 325m² to 800m²
- Medium - 30-40 dwellings per hectare. Dwellings are typically terraced two level buildings with individual sections of between 150m² and 300m²;
- High - 100 to 135 dwellings per hectare (or higher). Dwellings are typically in apartment blocks of four or more levels.

8.1.4 Appendix 4 – Residential Viability Assessment Report(Cont.)



Figure 1: Terraced Housing Options 1 and 2 tested in the master planning process

The yield testing confirmed that the site has the potential to support a substantial volume of homes. However, no housing option was progressed to the shortlist of master plan options for the following two reasons:

1. The potential for intensifying density of housing in the nearby Urban Living Zone (and broader central Whakatāne area) based on an assumption that the current land area would be available as green space to support higher density development.
2. It is a multi-use area with land area available to host large scale events. Any loss of land area reduces the flexibility of uses and potentially compromises the ability of the park to host the range of sports it currently does, and/or a growing number of events at scale.
3. Regulatory requirements and processes required to revoke reserve land and develop it for housing.

In the short term the current market demand and private sector developer capacity, capability and willingness to develop medium to high density residential housing within Whakatāne is limited. Proposed higher density residential housing developments led by the private sector have for a number of years now stalled within Whakatāne, and Kāinga Ora are currently the only developer able and willing to develop at a higher density.

Regulatory requirements and processes required to revoke reserve land and develop it for housing

The Council would need to revoke the reserve status of a portion of Rex Morpeth Park to support housing. Revoking the reserve status of the land will require the following process:

- Provide evidence and rationale as to why the land is no longer required for reserve purposes and is surplus to requirements.
- Resolve to divest the land and consult with the Department of Conservation.
- Undertake a public consultation process including submissions and hearings.
- Send decision the Minister of Conservation for the final approval.

The Open Space Strategy and the Rex Morpeth Park master planning process have not found that any part of Rex Morpeth Park is surplus to requirements for current or future use. All parts of Rex Morpeth Park have primary and secondary uses and the entire park is regularly used to host sporting and community events. Not only is the land valued now, but with expected population growth of Whakatāne the reserve space will increase in importance.

As such, it is considered that the revoking of reserve status is unlikely to be successful as there is not sufficient evidence to determine it surplus to requirements now and in the future. If the

8.1.4 Appendix 4 – Residential Viability Assessment Report(Cont.)

revoking process was to be implemented, it is expected that it would be met with opposition from current users and surrounding residents.

The land would need to be rezoned by way of a District Plan Change to enable it to be comprehensively developed for housing. The land is currently zoned 'Active Reserve' and it would need to be rezoned to Residential before housing could be developed on it.

Market Demand and Private Sector Developer Capacity / Capability

Given the strategic nature of the land and its location, it would only be worthwhile disposing of the land on the basis that significant positive residential outcomes are achieved.

As outlined earlier in this report, delivering traditional standalone dwellings would not meet this test and more intense typologies such as duplexes, townhouses, terraced houses would be required. Council would also require these to exhibit best practice urban design and placemaking principles.

This type of residential density is being sought across provincial New Zealand as councils seek to leverage the value of existing infrastructure by building 'up' instead of 'out'. Despite this, this type of development is difficult for the private sector to deliver in towns of Whakatāne's characteristics for the following reasons:

- The local housing market typically want traditional standalone house and section properties. This type of housing is 'known' and understood and preferred. In cities like Whakatāne with relatively little traffic, dense typologies generally must be attractive primarily on price and affordability. In these projects there is less margin for the private sector and increased risk.
- Vertical projects require specialist design and construction expertise and experience. Often provincial towns like Whakatāne do not have this capability and it is required from larger centres such as Tauranga or Hamilton. This increases cost in a price sensitive market.
- The required scale of the development (80+ units) is significant for Whakatāne and would be high risk for the private sector to deliver.

Because of the reasons outlined above it is expected that in the short term, the only developers interested in such an opportunity would likely be Kāinga Ora or the Ministry of Housing and Urban Development. The scale of development tested has the potential to produce a very high density of social housing in one location, which is not the preferred model for social housing provision.

Retirement Village Viability

For many years Whakatāne District Council has sought to attract and facilitate the development of a comprehensive retirement village and aged care operator to the Whakatāne district.

While small scale and independent operators exist in the market, there are no full service Retirement options that are comparable to what is being offered in the nearby cities of Rotorua and Tauranga. Large scale operators such as Summerset, Ryman, and Arvida have a business model that relies on scale. The scale typically required is around 200 units minimum (being 7-9 hectares for a low rise development, and 3ha for an infill multi level development). The Rugby Park portion is not large enough to support this size village unless it were all apartment-type living, which is not expected to align with the market profile of the Whakatāne market.

8.1.4 Appendix 4 – Residential Viability Assessment Report(Cont.)

A smaller boutique retirement village operator may be interested in the opportunity but would likely seek to deliver standalone and duplex homes to de-risk the development and meet the needs of the wider market. This type of development would not meet the recommended density requirements to make the disposal of strategic land worthwhile.

Conclusion

In summary, following this testing for housing on site, it was found that there is substantial regulatory barriers that exist in repurposing the land for a worthwhile housing project. In addition, the type of housing desired would unlikely be delivered by the private sector. For this reason, the master plan options that included a housing component were excluded from the short list.

8.1.5 Appendix 5 – Option Assessment – Engagement Report

8.1.5 Appendix 5 – Option Assessment – Engagement Report

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)



Rex Morpeth Recreation Hub
Option Assessment – Engagement report
Whakatāne District Council

November 2023



8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Background

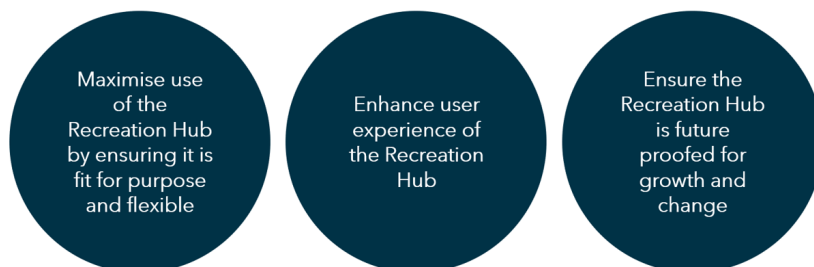
Whakatāne War Memorial Hall (WMH), the 17 hectares of surrounding reserve land at Rex Morpeth Park (RMP) and Rugby Park, Whakatāne Aquatic and Fitness Centre and the Whakatāne Arts and Craft Centre is collectively referred to as the 'Rex Morpeth Recreation Hub'.

Rex Morpeth Recreation Hub is one of Whakatāne District's most loved and used community assets. It is located in Whakatāne town, close to schools, residential areas and the town centre. This location, and multi-purpose use, specialist facilities (theatre, sport stadium, aquatic centre, winter and summer sports) make it a place that is busy throughout the year, day and night.

Despite being the District's premier recreation space, there has been no significant investment across the park for many years. Many of the spaces are no longer fit for purpose.

- The hall and theatre haven't been refurbished for 50 years and changes are required in response to varying uses and challenges.
- Basketball, badminton and volleyball are three of the most popular sports in the District, but demand for court space exceeds supply. The sport stadium is usually booked out at peak times and cannot cater for increased demand in hours for current or new activities.
- Rugby Park grandstand requires seismic strengthening.

To address these, and other issues, Whakatāne District Council is completing a 30-year master plan for the Rex Morpeth Recreation Hub. The purpose of the master plan is to set out a 30-year blueprint for investment in the Rex Morpeth Recreation Hub to ensure it meets the needs of users and wider Whakatāne District communities. A set of investment objectives were developed to provide an overarching test for options. The investment objectives of the master plan project are:



To support the development of the options a set of design principles were developed, these were tested and refined after community engagement.



8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Council has engaged with stakeholders to identify issues and possible solutions, completed technical background reports to support decision making and as a result created four options that were presented to the community for feedback.

Following the technical assessment and the analysis of community feedback the recommended preferred option is Option 1. This option:

- Responds to the investment objectives
- Scores the highest on the multi-criteria analysis assessment, and
- Scores the highest of the fit for purpose options (excluding Option 4 enhance status quo as it does not address the investment objectives of the project).

Some of the key considerations in the delivery of Option 1, if selected will be:

- Accessing third party funding to offset the costs to ratepayers and users
- Staging of the redevelopment to ensure third party funds are secured
- Staging of the redevelopment to ensure least disruption for users.

The purposes of this report are to:

- Outline the results of the multi- criteria analysis assessment
- Provide an overview of the results of the community feedback
- Provide a recommendation on the preferred way forward.

Multi-criteria Analysis

Multi-criteria Analysis (MCA) is used to assess multiple criteria, both quantitative and qualitative, to compare different options and identify a preferred option. The MCA was developed with the Whakatāne District Council team to score the options across a set of criteria that captured the critical decision-making elements for the project.

Poor	0
Moderate	1
Good	2

As the project is currently at a master plan level a simple scoring method was adopted based on a traffic light assessment as per below. The summary of results of the MCA were as follows (A more comprehensive assessment is provided in Appendix A).

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

	Option 4: Enhance Status Quo	Option 1: Optimising for Now and the Future	Option 2: Full Redevelopment	Option 3: Integrated Event and Recreation Centre with new town theatre
Cost				
Cost to Deliver Full RMP master plan	\$	\$\$\$	\$\$\$\$\$	\$\$\$\$\$
Cost to Deliver Phase 1 Key Moves	\$2M ¹	\$75M ²	\$139M	\$154M
Partnership Funding Leverage	0%	20% to 40%	30% to 50%	30% to 50%
Key Assessment Criteria				
Functionality	0	2	2	2
Accessibility	1	2	2	2
Flexibility	0	2	2	2
Community	0	2	2	2
Economic Leverage	0	2	2	2
Sustainability and Environment	0	2	1	1
Culture and Heritage	1	2	2	2
Risk (staging, delivery complexity, reverse sensitivity, safety)	1	2	1	0
Future proofed for the next 30 years	0	2	2	2
Ranking	3	18	16	15
		Preferred		

¹ This was the cost estimate at the time of the MCA, the revised cost estimate used for the 'Have your say' engagement was \$2M for Option 4.

² This was the cost estimate at the time of the MCA and the 'Have your say' engagement. The cost estimate has been revised with final estimates for the preferred master plan based on Option 1 to \$83M.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Assessment discussion

The MCA assessment identified Option One - Optimising for now and the future, at 18 points, as the preferred way forward.

The main moves of Option 1 are:

1. Refurbish and extend Whakatāne War Memorial Hall including:
 - a. Improve flexibility of the event/function space
 - b. New commercial kitchen
 - c. Double the size of sports stadium with flexibility for multi-use
 - d. Refurbished theatre
 - e. Integrating the sports club rooms and changing facilities into the Hall
 - f. Integrating the Gymnastics Club into the Hall
2. Provide additional parking
3. Open up the hub by relocating new croquet facilities next to Whakatāne Tennis Club, and turn croquet area into an open flexible multi-use green space
4. Open up Rugby Park and connect to the rest of the Hub
5. Provide more parking adjacent to rugby fields and form access through to Russell Street
6. Remove rugby grandstand and build a new multi-use sports pavilion with clubrooms, changing rooms and spectator seating
7. Provide a new playground with toilets

The high-level cost estimate for this option was \$75 million.

Options 2 (16 points) and 3 (15 points) scored similarly to Option 1. They also improve the outcomes of Rex Morpeth Park with regard to the investment objectives. All options scored the same on six of the nine key assessment criteria. The criteria that Option 1 scored better on are explained below.

Risk (staging, delivery complexity, reverse sensitivity and safety)

Option 1 was identified as the option with least risk. All uses are generally in the same location and the project is a refurbishment. This option would lead to some short-term disruption as the WMH is refurbished and extended. This should be considered as more detailed design and project staging progresses.

Although there is limited investment/project risk, Option 4 – Enhance Status Quo still presented risk as Council continues to operate with a hall that is no longer fit for purpose. Not taking action to improve and future proof Council facilities also leads to increased risk to community satisfaction and participation in sports and recreation.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Option 3 presents the most risk from a delivery perspective as it involves rebuilding the WMH in a new location and finding a suitable site for a new theatre off site and funding that is another distinct project.

Option 2 presents increased risks given it is a new building in a location closer to residential properties and opening more access from Domain Road.

Sustainability and Environment

Refurbishment of the WMH is a more environmentally responsible and sustainable option rather than full demolition and building new.

Detailed design of all options would find opportunities to implement sustainable design into the hub and new facility.

Cost

Cost needs to be a major consideration for Whakatāne District Council in terms of feasibility of achieving the investment outcomes sought through the master plan project. Option 1 delivers all requirements to deliver a fit for purpose and future proofed Hub at an estimate cost of \$75million.

The technical assessment of the comparative outcomes which could be delivered from Option 2 (\$139 million) and Option 3 (\$154 million) does not support a value for investment position that would support the significantly higher costs of these options.

The investment in Option 4 was not considered to address the needs identified in the project process, it will not achieve the investment objectives or create a fit for purpose and future proofed facility.

Based on this assessment the technical recommendation is to confirm Option 1 as the preferred way forward for more detailed investigation.

Community Feedback

The other important input to the assessment of options was the community feedback received throughout the master plan process. There were two key phases of engagement:

1. Early collaborative engagement through two co-design workshops with user groups of the park. The purpose of the first workshop was to help establish the investment objectives and design principles and identify challenges and opportunities. The second workshop sought to test the early options.
2. A more formal feedback community-wide submission period from September to October 2023.

Phase One Early Engagement

Key findings of the early engagement on the master plan were:

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

For the park in general:

1. Rex Morpeth Park and the War Memorial Hall are highly valued facilities
2. All users want to remain there
3. Accessibility and central location are one of its key strengths
4. The site's flexibility and user experience are compromised in some respects
5. Parking, access, and traffic are key issues
6. The existing facilities are old and there is the opportunity to co-locate existing club facilities in one building
7. Rugby Park is disconnected from the rest of park compromising user experience, safety, and access
8. The Croquet Club is impacted by large, protected trees to the east
9. The Gymnastics Club needs a new home and Rex Morpeth Park is the preferred location
10. The park is generally well used except for the rugby ground and the athletics field
11. The entire facility is often used to accommodate larger events and this a strength of the park
12. The Aquatic Centre is well utilised. To support a growing and aging local population future proofing for growth is important.

For the War Memorial Hall specifically:

1. The facility is old and no longer fit for purpose
2. The sports stadium is generally fully booked during peak times
3. The sports stadium has poor flexibility and can be only booked by one user at a time regardless of how much of the court space they need or use
4. Whakatāne has a higher than usual demand for court space due to the age profile of the community, and the popularity of basketball, badminton and volleyball.
5. There are not enough courts to attract or support regional tournaments
6. The Reception Lounge is outdated and is no longer fit for purpose
7. Although old, the Little Theatre is well utilised and generally a good size.

These co-design workshops were attended by members of:

- Theatre Whakatāne Ltd
- Creative Strategies
- Eastern Bay Community Foundation
- VEDV Accessible Transport, Neighbourhood Support
- Whakatāne Athletic & Harrier Club
- Rugby
- Whakatāne Darts Association

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

- EBOP Gymnastics Club
- EBOP Cricket Club
- Eagles Basketball
- Sport Bay of Plenty
- Whakatāne High School
- Whakatane Town AFC
- Bay of Plenty Rugby
- Whakatāne-Ōhope Community Board
- Whakatane Badminton Club
- EBOP Sports Co-ordinator
- Whakatane Croquet
- Whakatane Touch

Phase Two - Community-wide Feedback Submissions

Whakatāne District Council received 305 feedback submissions on the Rex Morpeth Park consultation. Submissions were received from individuals as well as from organisations and clubs. They also received one petition. The petition had 364 signatories. The petition is discussed in more detail in this section. The petition is treated as one submission in the analysis.

Summary

There were no substantive suggestions on changes to any of the proposed master plans. There were a number of suggested moves to improve each plan. There were also specific things that respondents liked and didn't like about the plans. These are summarised below. The primary concern from those that supported Option 4 (Enhance status quo) was the cost of delivery. Most of the general and specific code or activity feedback can be accommodated within existing master plans at a more detailed level of design.

If Option 4 is discounted, because it does not achieve any of the investment objectives for the project then Option 1 is the option that delivers on the investment objectives with the highest level of community support.

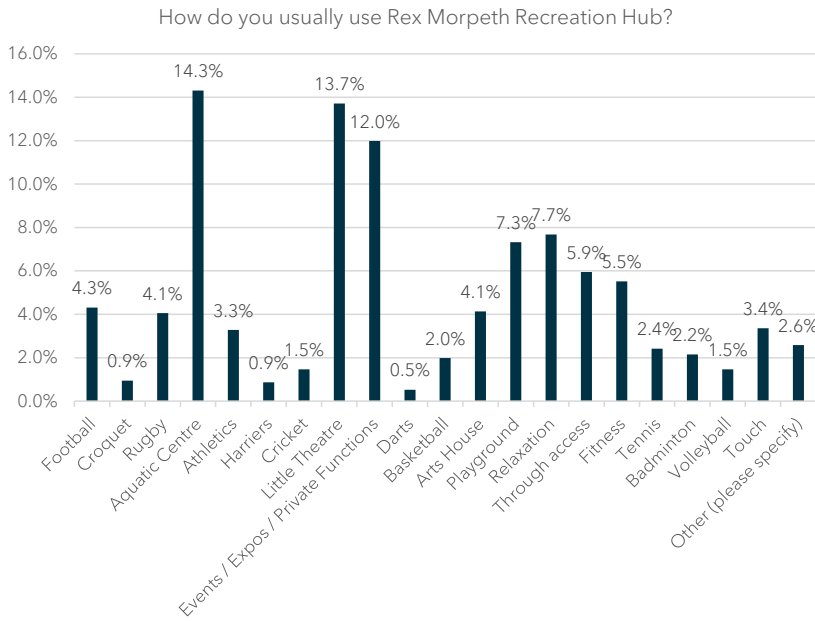
There are a number of detailed comments that will be included in the master plan for the preferred option based on feedback from the community. All of these are related to detailed comments rather than large scale shifts.

Feedback overview

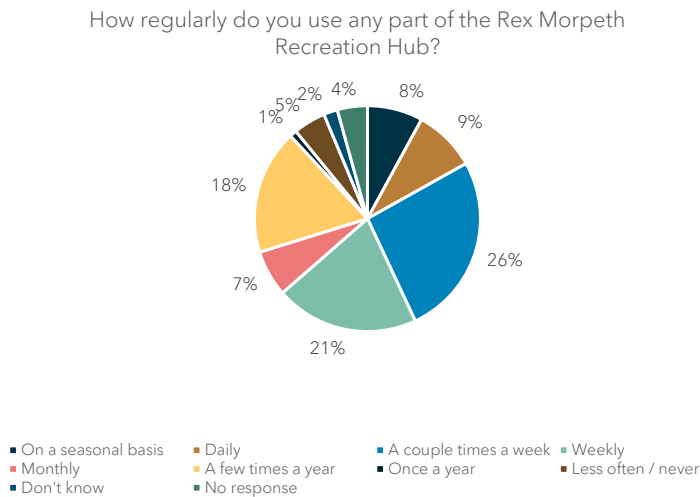
The following graph shows how respondents currently use Rex Morpeth Recreation Hub.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan



The following graph shows how regularly respondents currently use Rex Morpeth Recreation Hub.

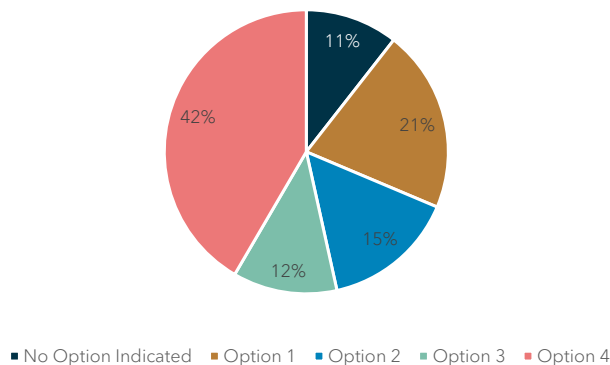


The following graph shows the high-level preferences of respondents on the four options provided.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Do you have a preferred option?



Detailed review of Submissions

Cost was a critical factor for most respondents.

Of the submissions received:

One-hundred and sixty-seven (167) or 55% of respondents indicated that affordability and cost effectiveness was important to them

- Sixteen (16) did not give a preferred option
- Thirty (30) prefer Option 1
- Nine (9) prefer Option 2
- Seven (7) prefer Option 3
- One-hundred and five (105) prefer Option 4

"The hall and stadium are in dire need of upgrading and this seems the most affordable way to do it. It would benefit so many in the community."

"I like the idea of improving this area but worry about putting ourselves in debt at this point in time"

In response to the question 'On a scale of 1-10 how important is the cost of this project to you?' respondents replied as follows:

Scale	Not important					Very important					No Indication
	1	2	3	4	5	6	7	8	9	10	
Responses	14%	5%	3%	3%	8%	7%	5%	8%	6%	37%	5%

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Eighty (80) or 26% of respondents suggested that money is better spent on other things, such as key infrastructure

- Forty-one (41) of these people use the park at least weekly
- Thirty-eight (38) use the park monthly or less
- Twenty-four (24) did not give a preferred option
- Two (2) prefer Option 1
- One (1) person prefers Option 3
- Fifty-three (53) prefer Option 4
- The need for a second river crossing was raised by respondents.

A 364 signatory "Bridge First Petition" was received. It was assessed as one submission for the purpose of this assessment.

The petition states:

"We the undersigned consider the most urgent project for our town is 'SAFETY FIRST' a second bridge and a shelter on high ground with water and toilets for those evacuating on foot. All other high-cost proposals should be put on hold till we have a 2nd bridge."

The petitioners have not been verified or cross checked against other submissions received. Another respondent noted that:

"Whakatāne already has one of the highest rates in NZ and as a rate payer I believe the council should be reducing rates not having dream projects that will greatly increase rates! Also, rates should be spent on the essentials, like sewage, drainage and drinking water!"

Counter to this, a number of respondents identified the positive impacts of the potential investment.

"Our family uses these facilities a lot, nearly every day. This would mean my kids have real potential for high performance. Gymnastics would continue to thrive. Sport and outdoor opportunities are a major drawcard to Eastern Bay lifestyle - this will make it even better for us."

"Improved pride in the township and facilities, improved community engagement and participation fostering a sense of belonging, promotion of the arts and culture while catering to the diversity available, a community gathering space able to be used for community events, cultural identity and enrichment opportunities, physical health and wellbeing (including mental health) of the community, improved youth engagement, improved social inclusivity and accessibility, community empowerment, etc."

"Improved facilities would increase the viability of Whakatāne as option for other events and shows increasing the economic wealth for the district. The flow-on effect would be a healthier community."

"Anything that offers the chance for those of us currently utilising and planning to utilise these facilities and spaces to contribute our ideas and witness their implementation is undeniably beneficial. This direct process demonstrates that our voices have indeed been acknowledged."

And some commented on the need to gain third party funding to offset costs:

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

"It's always good to have new things - but in these uncertain times, politically, socially and worldwide we do not need to be spending. The contribution from external sources to total costs are not explained in the options - the degree of funding will always be a factor."

Improving the Hub

The majority of respondents identified that some or all of the park's facilities need upgrading.

Ninety-nine (99) or 31% of respondents suggested that some or all of park's facilities need upgrading

- Four (4) did not give a preferred option
- Twenty-eight (28) prefer Option 1
- Twenty-four (24) prefer Option 2*
- Twenty-four (24) prefer Option 3*
- Twenty (20) prefer Option 4

*One person voted for both Option 2 and Option 3 as preference.

"An upgrade of facilities will be positive for me as I use them often."

"Improving facilities within a District especially one that is a health and wellbeing project will be positive for users. And if it brings more people in to the District then injecting money into the community has a huge positive impact to our economy."

"Research shows that 'quality experiences and a sense of belonging is a major factor in ongoing participation in physical activity'."

Fifty-six (56) or 18% of respondents suggested that the current facilities are adequate and mostly work well

- Five (5) did not give a preferred option
- Seven (7) prefer Option 1
- Two (2) prefer Option 3
- Forty-two (42) prefer Option 4

"It is perfectly fine the way it is. We do not want further rates rises."

- No one that supported Option 2 believed the current facilities work well.
- Sixteen (16) of these respondents still believe that the facilities need upgrading

Seventy-one (71) or 23% of respondents believe improving the park will create an events drawcard and bring more users to the park, of those

- Twenty-three (23) prefer Option 1
- Twenty-four (24) prefer Option 2
- Nineteen (19) prefer Option 3
- Five (5) prefer Option 4

"Great to see money spent on something inclusive for the entire community where bigger events can be held going forward. Important to have this available as a drawcard for our town. We need to update and create cool spaces for all ages where sports, activities, hobbies are hugely encouraged."

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Specific Topics

Theatre and Arts

Fifty-one (51) or 17% of respondents stated that they did not support removing theatre/arts from the park.

- Two (2) did not give a preferred option
- Sixteen (16) prefer Option 1
- Eight (8) prefer Option 2
- Two (2) prefer Option 3
- Twenty-three (23) prefer Option 4

A respondent that preferred Option 4, expressed the following thoughts on Option 2:

"I dislike the cost. Also, I don't like that the War Memorial Hall would basically be completely demolished."

"A full redevelopment would be costly and not necessarily an improvement that holds any respect for heritage."

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

A group respondent noted that

"we do not use the venue often because of its list of shortcomings:

- *Poor acoustics*
- *Grand piano is not regularly tuned and kept in a non-climate controlled space*
- *No tech staff employed by the WDC*
- *Air conditioning/heating is poor*
- *Rehearsal piano in Green Room is of very poor quality*
- *Tired and dated auditorium furnishings and technical stage facilities*
- *Hire costs are high*

It is also noted that as part of the delivery of the Arts, Culture and Creativity Strategy, Council is completing a feasibility study to determine the need to create a creative hub. That piece of work will help in finalising a decision on the long-term future of the Arts House activities on Rex Morpeth Park.

Parking

Forty-nine (49) or 16% of respondents identified the need for more parking

- Eleven (11) prefer Option 1
- Thirteen (13) prefer Option 2
- Eight (8) prefer Option 3
- Seventeen (17) prefer Option 4

At times respondents marked preference for one option and then commented positively on another, for example a respondent that noted a preference for Option 4, provided the following feedback on Option 1:

"I like the substantial upgrade of the War Memorial Hall complex, the additional parking and the removal of the little used old grandstand"

Indoor Spaces

Forty-two (42) or 14% of respondents people identified the need for more indoor space

- Three (3) did not give a preferred option
- Nine (9) prefer Option 1
- Sixteen (16) prefer Option 2*
- Twelve (12) prefer Option 3*
- Three (3) prefer Option 4

*One person voted for both Option 2 and Option 3 as preference.

At times respondents marked preference for one option and then commented positively on another, for example a respondent that noted a preference:

"All the other options will cost a lot of money. I think that Option 4 does need some enhancement. For instance, the existing stadium should be developed as an auditorium that can also be used for conferences, large performing arts events and trade-type shows."

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Health and wellbeing

Forty (40) or 13% of respondents identified the need to address health, wellbeing and social wellbeing issues:

- Three (3) did not give a preferred option
- Nine (9) prefer Option 1

"More involvement from local stakeholders, community groups and rangatahi groups. Sport is an important aspect of hauora wellbeing, better facilities will mean better utilisation, engagement and social benefit on many levels."

- Twelve (12) prefer Option 2
- Nine (9) prefer Option 3
- Seven (7) prefer Option 4

Meeting the needs of sporting codes and park user groups

Thirty-one (31) or 10% of respondents identified the need to ensure sporting codes/park user groups' needs are met

- Three (3) prefer Option 1

A facility of this nature is so important in development of youth. Sports develop positive mindsets and being gracious in defeat. There is potential to develop future leaders, encourages healthy interactions and develops social skills. For some this may be the lifeline over a life of crime."

- Sixteen (16) prefer Option 2
- Eleven (11) prefer Option 3
- One (1) prefers Option 4option Specific Feedback

Multi-use facilities

A group respondent noted

"We applauded the increased size of the sports hall into a modern, flexible function space. Please consider acoustics so it can be used for live musical performances."

Option Specific Feedback

The following feedback is indicative of the feedback received on specific options. Where comments are made by the assessment team these are noted in bracketed italics.

Option 1

- Clubrooms need to have good visual connection with fields
- Add more bus parking / remove bus parking
- Ensure good floodlighting
- Check orientation of cricket pitch for the sun
- I would like to see a bigger/upgraded sports area for volleyball, basketball etc
- I don't like that there is no stadium for rugby, and not enough space allocated for playgrounds (*there is a proposed sports pavilion on the southern side of the No.1 rugby field, this would include seating*).

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

- Don't like cost, but second-best option.
- Least costly for a small town population who can utilise other private facilities e.g., school gyms, church facilities (i.e., Baptist Church) for community and club purposes.
- This option does appear to offer a good balance between status quo and optimising facilities to meet need, incorporates gymnastics need.
- I don't like the cost, or that the croquet club is to be moved. When events are on, especially in the wet weather, the grass areas are so badly churched up, it costs to fix that. I like that the Memorial Hall is to be refurbished
- Not a fan of the layout
- Minimum of two full-sized ruby fields and a third field within the all-weather athletics track.

Option 2

- Like fences removed from rugby park (*applicable to all options*)
- Like Learn to Swim additions to Aquatics (*applicable to all options*)
- Don't like split rugby fields
- Like large open field space
- New building feels separated and isolated
- Too expensive, is it really needed? The current facilities do cater for many and have served us well, a full redevelopment would be costly and not necessarily an improvement that holds any respect for heritage.
- This brings the event and stadium too close to residential houses and it will apply too much noise restriction on the town's event space. You can't have a major events centre in a space where noise restrictions are in force.
- I really like this plan also, great use of the space
- This option is good.
- Oppose Option 2, due to the provision of only one rugby field in the current position, and no adjacent field, the removal of the grandstand with no replacement; and the other rugby field being isolated.

Option 3

- Walking distance between parking and fields too far
- Ensure floodlighting
- Location of new building breaks up the park
- Services/staff car parking is congested
- Bus stop closer to events centre
- Sports pavilion good idea
- Large open field is good
- Must build a new theatre before demolishing
- Add bus parking to area off Domain Road
- I really like this plan also, great use of the space

Option 4

- I could not see anything that is different from now
- This option will be like putting a band aid on a bigger problem
- Not enough planning for growth
- We have progressed over time from what we have at present. There are a few things that we do need to make this area more functional which Option 1 covers I believe.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

- I think that it needs much more change than this, as this small change won't benefit the community in any way
- Like the cost and the fact that it provides better facilities for sports events
- Option 4 is very short sighted. The facilities are well overdue for redevelopment and the world has moved forward. There will be massive benefits to our wider district by being able to host large events and tournaments in modern, well designed and fit for purpose facilities.
- Most likely the cheapest and fastest option
- Least risk to Theatre Whakatāne (and other Little Theatre users) as the theatre remains in place and available for use (not subject to budget cuts that could result in a new theatre not being built)
- It's going to cost \$2m for something that will need updating again

General Comments

The following general comments were received. An assessment of which options provide for these comments is provided below each comment.

1. Thirty-two (32) respondents supported leaving the War Memorial Hall on its current site as it is a part of Whakatāne history
 - a. Option 1
 - b. Option 4
2. Twenty-eight (28) respondents stated that Gymnastics must be catered for
 - a. Option 1
 - b. Option 2
 - c. Option 3
3. Twenty-one (21) respondents supported connecting rugby to the main park and/or other rugby specific improvements
 - a. All options
4. Twenty-two (22) respondents supported moving the theatre to town
 - a. NA. Option 4 removes the theatre from Rex Morpeth Park but does not include a location or cost for a new theatre
5. Twenty (20) respondents supported ensuring a solution focused on youth/tamariki
 - a. All options
6. Nineteen (19) respondents supported recognising and reflecting culture and history
 - a. All options
7. Fifteen (15) respondents stated that improving the toilets was needed (more of and/or improving current state)
 - a. All options
8. Thirteen (13) respondents did not support relocating the croquet grounds

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

- a. Option 4
9. Thirteen (13) respondents supported establishing a full basketball court
 - a. Option 1
 - b. Option 2
 - c. Option 3
10. Improving accessibility was important for ten (10) respondents, including one organisation
 - a. All options (not achieved to the same degree in Option 4)
11. Seven (7) respondents supported netball returning to the Hub
 - a. No options
12. Five (5) supported planting more trees
 - a. All options (not achieved to the same degree in Option 4)
13. Four (4) respondents supported creating a fitness/exercise course
 - a. No options at this level of detail
14. Four (4) respondents supported Including indoor rock wall
 - a. No options at this level of detail
15. Three (3) respondents supported developing pickleball facilities
 - a. Possible across all options

Other suggestions for addition to the master plan:

Solar/wind energy generation

- Not considered at this level of detail. Solar could be included in all options.

Accessible playground activities and accessible signage

Detail possible for all options

Volleyball nets outside

- Detail possible for all options

Improve the equipment and acoustics of the theatre

- Options 1,2 and 3

Provide park 'n' ride options for bigger events

- Off-site management response required. Options 1, 2 and 3 all provide for bus parking that can support park 'n' ride options

Include indoor cricket nets

- Not considered

Include indoor rock wall

- Not considered at this level of detail. Could be included in all options to different degrees.

Create a small outdoor theatre

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

- Could be included in all options dependent on details. The intent of the open space is that it is event and activation friendly

Include inline hockey

- Could be included in all options - requires floor treatments

Install lights for all fields

- Will be included for selected pitches at detailed design level

Develop community gardens

- Rex Morpeth Park is primarily an active reserve. Other reserves in Whakatāne could provide opportunities for this activity.

Ensure there are bike-lane connections to the park

- Active Whakatāne Plan and implementation of multi-modal options to address

Establish automated lawn-mowing of the park

- Operational issue

Remove Phoenix Palms from the perimeter of the playing fields, croquet club and Art House

- Could be included in all options

Retain Gwenda Ruegg Way in some form.

- Included in all options

Include squash

- Excluded. Not raised during substantive engagement. Squash is currently provided for at Whakatane Squash Club on Pohutu Street and Whakatāne Marist, with additional courts in Galatea, Tāneatua and Edgecumbe.

Develop a driving range and mini golf

- Not considered suitable for this site given level of multi-use requirements and specialised and exclusive nature of these activities

Provide a 'off-leash' dog park area

- Not considered suitable for this site given level of multi-use requirements and specialised and exclusive nature of these activities

Develop a parking building

- Cost of developing a multi-level car park on this site not as assessed as a suitable return on investment. Manage with increased parking provision and public transport, multi-modal options

Include ten-pin bowling, laser tag, and a trampoline park

- Not considered suitable for this site given level of multi-use requirements and specialised and exclusive nature of these activities

Develop a youth zone

- There is no specific youth zone allocated on the park. There are a wide range of play, active recreation and sport and culture activities that the park will host that youth can participate in.

Include an area for markets

- All master plan options can accommodate a range of events, including markets

More rubbish bins

- Not considered at this level of detail. Could be included in all options.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Ensure table tennis and indoor bowls are included

- Can be accommodated in Options 1, 2 and 3 with extra capacity to provide options for new or additional levels of use.

The fields all need refreshing, there are lots of dips and holes

- Included in all options

Include artificial athletics track

- Included in Options 1, 2, and 3.

Organisations Represented in Responses

The following organisations have provided a response submission with regard to the Rex Morpeth Perk Master Plan:

Disabilities Resource Centre Trust	Preferred Option: Option 3
Whakatāne Society of Arts and Crafts Inc	No Preference Indicated
The Arts Whakatāne Committee	Option 1
The Edgecumbe Choir	Option 1
Bridge First Petition	No Preference Indicated
Whakatane Tennis Club (x2)	No Preference Indicated
Trustees of Music Whakatāne	No Preference Indicated
Paroa Rugby and Sports Club	Option 1
Whakatāne Badminton Club	Option 2 or 3
Forest & Bird, Eastern Bay of Plenty Branch	No Preference Indicated
Marist Rugby Sports Club Incorporated	Option 1, 3 or 4 (with specific conditions)
Theatre Whakatāne	Option 3
Ngā Taumata Events Ltd	Option 2

Conclusion/ Recommendation

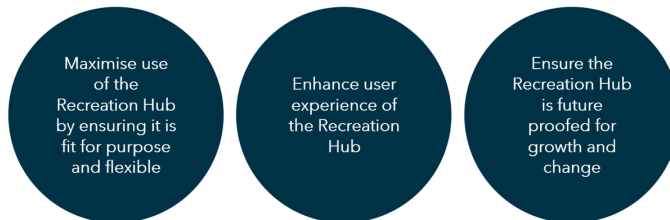
Following the technical assessment and the analysis of community feedback the recommended preferred option is Option 1.

This option is preferred and recommended because:

1. It responds best to the investment objectives (below)
2. It scored the highest on the multi-criteria analysis assessment
3. There was overwhelming community feedback on the need to be cost conscious and Option 1 delivers the investment objectives for the most cost-effective level of investment.
4. Scores the highest of the fit for purpose options
 - This is on the basis that Option 4 'Enhance status quo' does not address the investment objectives of the project.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan



8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Appendix A: Multi-criteria Analysis

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

	Option 4: Enhance Status Quo	Option 1: Optimising for Now and the Future	Option 2: Full Redevelopment	Option 3: Integrated Event and Recreation Centre with new town theatre	Comment
Cost					
Cost to Deliver Full RMP Masterplan	\$	\$\$\$	\$\$\$\$	\$\$\$\$\$	
Cost to Deliver Phase 1 Key Moves	\$2M ³	\$75M ⁴	\$139M	\$154M	
Design Principles					
Functionality	0	2	2	2	Option 4 does not improve functionality and as the WMH is already old, unsuitable in parts, and not large enough to support demand in areas. This was determined through the 2015 and 2017 Giblin Group assessment and re-confirmed in the 2023 RMP master planning process. Options 1, 2, 3, will all deliver improved functionality across RMP and within the WMH by expanding the WMH and upgrading the facility to meet users' needs.
Accessibility	1	2	2	2	Adding parking within in Option 4 will lead to some improvement in accessibility, but not the same extent as Options 1, 2, and 3. These three options all to various degrees open up all forms accessibility and parking throughout RMP. In addition, the options that include either a refurbished or new WMH will improve accessibility within the facility which is currently poor in parts for those with disabilities.

³ This was the cost estimate at the time of the MCA, the revised cost estimate used for the 'Have your say' engagement was \$2M for Option 4.

⁴ This was the cost estimate at the time of the MCA and the 'Have your say' engagement. The cost estimate has been revised with final estimates for the preferred master plan based on Option 1 to \$83M.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

Rex Morpeth Recreation Hub Master Plan

Flexibility	0	2	2	2	Option 4 does not improve flexibility of RMP or the WMH. Options 1, 2, and 3 all provide increased flexibility of the WMH by applying modern design and features to the building which would enable multiple users at the same time within parts of the facility. These options also improve flexibility by incorporating multi-use open spaces and sports clubrooms and facilities.
Community	0	2	2	2	Option 4 will not increase use and therefore not foster more social connection, participation and community pride. Options 1, 2 and 3 will lead to better user experience and encourage increased use of the facility and participation in sports, arts and recreation in Whakatāne.
Economic Leverage	0	2	2	2	Option 4 provides limited increase in leverage in terms of obtaining third party funding for the project or enabling wider economic impact through event attraction. Options 1, 2 and 3 all provide opportunities to obtain third party funding and will deliver an enhanced WMH which will support event attraction to the District.
Sustainability and Environment	0	2	1	1	Refurbishment of the WMH is a more environmentally responsible and sustainable option rather than full demolition and building new. Detailed design of options 1, 2 and 3 will find opportunities to implement sustainable design into the hub and new facility.

8.1.5 Appendix 5 – Option Assessment – Engagement Report(Cont.)

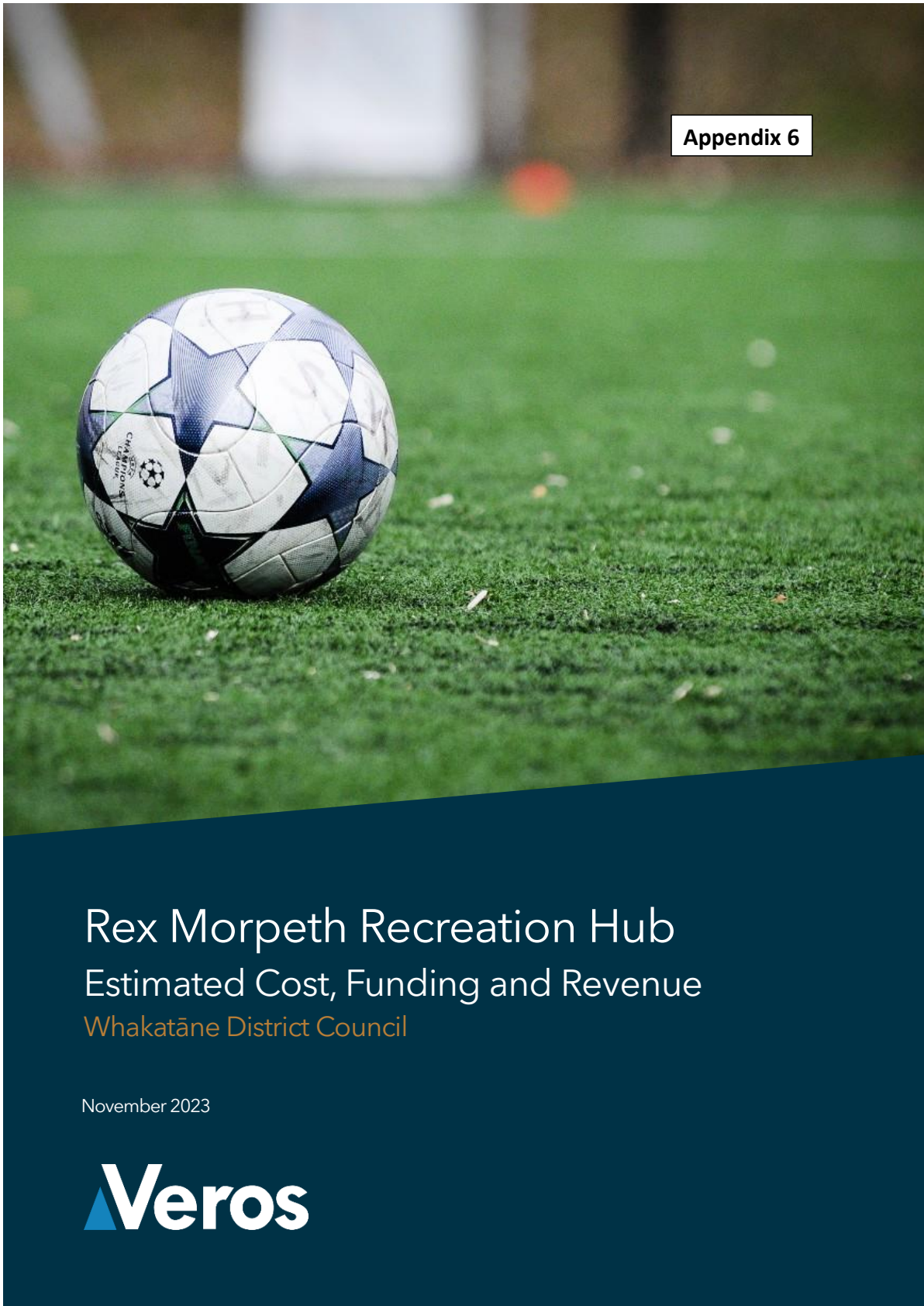
Rex Morpeth Recreation Hub Master Plan

Culture and Heritage	1	2	2	2	Options 1, 2 and 3 will have the ability to incorporate Te Aranga Design Principles and involve mana whenua and the wider community in placemaking design attributes. There will be the opportunity through design to also celebrate the history of Whakatāne District and its sporting legends and icons from elite and community level.
Risk (staging, complexity, reverse sensitivity, safety)	1	2	1	0	Although there is limited investment/project risk, Option 4 still presents risk as Council continues to operate the WMH which is old and in parts has safety issues. Not taking action to improve and future proof Council facilities also leads to increased risk to community satisfaction and participation in sports and recreation. Option 3 presents the most risk from a delivery perspective as it involves rebuilding the WMH in a new location, moving key users around RMP, and finding a suitable site for a new theatre and funding that as another distinct project. Option 2 presents increased risks given it is a new building in a location closer to residential properties and opening up more access from Domain Road. Option 1 is the least risky given all uses are generally in the same location and the project is refurbishment. This option would lead to some short-term disruption as the WMH is refurbished and extended.
Future proofed for the next 30 years	0	2	2	2	Option 4 does not future proof RMP or the WMH for the next 30 years whereas Options 1, 2 and 3 do, by expanding the WMH and upgrading facilities to modern standards and user requirements and expectations.
Total Score	3	18	16	15	
		Preferred			

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)



Appendix 6

Rex Morpeth Recreation Hub
Estimated Cost, Funding and Revenue
Whakatāne District Council

November 2023



8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Contents

Purpose.....	3
Master Plan Cost Estimate.....	4
Preferred Master Plan Cost by Staging	4
Funding Opportunities	6
Partner Funding Project Case Studies.....	6
War Memorial Hall Operating Costs	9
Refurbished War Memorial Hall – Revenue Opportunities.....	10
Potential Revenue Scenarios.....	11
Appendices	12
Appendix 1: Rex Morpeth Park Master Plan Staging Plans	12
Appendix 2: Quantity Surveyor Cost Estimate	14

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Purpose

Whakatāne District Council (Council) has been undertaking a master planning process for Rex Morpeth Park recreation hub. Rex Morpeth Park is the District's premier recreation precinct which includes a variety of facilities and is centrally located in Whakatāne. The area is used for multiple events, sporting codes, and arts and includes the following activities:

- Athletics field / track and clubrooms
- Rugby fields with grandstand and facilities
- Tennis courts and clubrooms
- Cricket fields and nets
- Football soccer fields and clubrooms
- Aquatic Centre with indoor and outdoor pools and hydroslides
- Croquet courts and clubrooms
- Arts House
- War Memorial Hall which includes:
 - Theatre and associated facilities
 - Function area
 - Indoor stadium/indoor courts

The purpose of the master planning process was to set a 30-year vision for the area, so that investment can be made overtime to deliver an area that is fit for purpose and meets the needs of the community now and into the future. The master plan is shown below and provided in Appendix 1.

The purpose of this report is to provide:

- Estimated cost to deliver the master plan over three key stages
- Potential funding opportunities to deliver the project
- Estimated Operating Costs of the Refurbished and Extended War Memorial Hall
- Revenue Opportunities of the Refurbished and Extended War Memorial Hall



8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Master Plan Cost Estimate

During the master planning process, three options were developed which we used to test outcomes and engage with the community. These options are within the DCA Master Plan Package. The options were provided to Quantity Surveyors Kingston's to undertake high level cost estimates. This cost estimate was undertaken on the following basis:

- High level square meter rates applied to the concept plans
- The project all being delivered at the same time (no cost escalation or inflation)
- The cost estimate has various exclusions in which some key ones are:
 - Extraordinary costs relating to ground improvements
 - Traffic/intersection upgrades
 - Back-up generators and other special needs for the civil defence use of the building
 - Special artwork and other community, history, cultural related design features
 - Professionals' fees
 - Cost escalation
 - Goods and Services Tax (GST)

Due to the conceptual and high-level nature of cost estimates the following noted around the current cost estimates for the master plan delivery:

- Given the high-level nature of the master plan and the way it has been costed, the estimates should only be considered as high-level estimates for budgetary purposes and treated with low confidence
- Each component of the project should be costed again once more progressed design has been undertaken.

Preferred Master Plan Cost by Staging

The total cost estimate for Option 1 (the preferred Master plan) is provided in Appendix 2.

As the master plan is a 30-year project, it has been broken down into stages for delivery which are included in Appendix 1. Veros has used the quantity surveyor's cost estimate in Appendix 2 as well as its own experience and expertise in project management and delivery and provided a cost estimate for each stage.

It is important to note that there will be some variance between the cost estimate in Appendix 2 and provided below because:

- The staging costs are based off master plan which although is fundamentally the same as costed by the quantity surveyor it has been further developed and refined.
- The cost estimate in Appendix 2 is based on the entire master plan being developed at the same time. Whereas the staging must break these costs down by area and how the masterplan would likely be staged over 10 years.
- In some instances Veros and DCA have further refined the high-level cost estimate based on their own experience and expertise in delivering these types of projects.

Overall, under the staging proposed in the DCA Master Plan package the project is estimated to cost \$84,500,000. A breakdown of what works are included in each stage and an estimated cost of each stage is provided below.

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Stage 1 Cost Estimate

Stage 1 works are expected to be undertaken over three years, cost approximately \$7,000,000 and include the following:

- Removing Fencing, Ticketing and Toilet Building, open and activate the park
- Add north/south cycle way and pedestrian path through area
- Add carparking into entrance off Domain Road
- Create multi-use hard stand plaza space to support markets, food trucks, events.
- Create multi-use youth space
- Enhance Stage area with new seating, signage, lighting and landscaping within the stage
- New temporary relocatable toilets
- Upgrade Rugby 1 surface by releveling
- Relocate Rugby 2 field
- Re-level Rex Morpeth Park and training area - equivalent of four fields
- Relocate 2x cricket wickets
- Move cricket nets
- Relevel and install drainage into athletics area
- New lights on one sports field to increase capacity and future-proof
- New playground area
- Relocate and increase car parking around Aquatic Centre and new playground
- Establish 1x new croquet court
- Design and consent new sports pavilion
- Undertake preliminary WMH design and robust costing secure funding for project
- Fundraising expertise for WMH.

Stage 2 Cost Estimate

Stage 2 works are expected to be delivered over two years, cost approximately \$75,000,000 and includes the following works:

- Undertake War Memorial Hall Refurbishment Project
- Demolish existing road and carparks
- Construct carparking and roading around WMH and down through to Stage 1 works
- Enhance stage area with new seating, signage, lighting, and landscaping
- Demolish Grandstand and build new sports pavilion.

Stage 3 Cost Estimate

Stage 3 works are expected to be delivered over four years, cost approximately \$2,500,000 and includes the following works:

- Upgrade cycling and walking through southern part of site
- Enhance remainder of park with new seating, signage, lighting and landscaping
- New lights on one additional sports field to increase capacity of Rex Morpeth Park
- Install artificial athletics track

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Funding Opportunities

As outlined in the previous section the full development of the master plan is estimated to cost \$84,500,000. The WMH refurbishment alone without any correlating carparking or access works is estimated to cost around \$69,000,000.

It is understood that due to other funding requirements and constraints, Council is unlikely to be able to fund the entire project itself. Therefore, it will need to obtain partner funding from a range of entities. Giblin Group, who specialise in funding projects of this nature, have previously advised how this could be achieved. In their 2017 report relating to the redevelopment of the WMH, Giblin Group outline that funding could be obtained through one or more of the following sources:

- Central and Local Government Funding
- Corporate Sponsorship
- Trust Funding (community, private, gaming)
- Community Engagement
- Community Fundraising

Partner funding for community-focused projects of this nature is commonplace across New Zealand. A range of case studies where this has recently occurred is provided below.

The typical process for attracting and securing partner funding is outlined below. This is not intended to be a linear process, and each action should ideally be undertaken concurrently if possible and advantageous.

- Develop strategic and business case to engage and communicate with funders.
- Undertake preliminary design which can be used to:
 - Articulate and communicate the vision and the benefits of the project
 - Undertake robust costing for the project to understand funding needs
- Commit a proportion of funds toward the project from a Council perspective to demonstrate there is intent to deliver the project
- Identify likely funders and meaningfully engage with them to understand their ability and appetite to fund the project
- De-risk the project wherever possible to increase likelihood of investment which could include things like:
 - Obtaining technical reports relating to its construction and cost
 - Consent for the project.

Partner Funding Project Case Studies

Waikato Regional Theatre - Hamilton

A multipurpose performing arts centre, 1,300-seat auditorium, with circle balconies and flexible staging, able to host drama, kapa haka, orchestral concerts, rock-pop-and-rap gigs, musicals, ballet, opera and community ceremonies.

Primary Catchment Population for Facility

- 513,000 (Waikato Region Estimated Population - MBIE)
- 180,000 (Hamilton City Estimated Population - MBIE)

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Status:

- Previous theatre closed due to safety concerns 2016
- Design and funding begin 2017
- In construction 2023

Total Project Cost:

- \$80m

Funding Breakdown:

- Hamilton City Council \$25m (31%)
- Waikato Regional Council \$5m (6%)
- Trust Waikato \$15m (19%)
- Provincial Growth Fund \$12m (15%)
- NZ Lotteries \$4m (5%)
- Regional Culture and Heritage Fund \$3m (4%)
- The balance raised through philanthropic donations for individuals and trusts, fundraising, sponsorship approaches to business, and applications to relevant central government entities (20%)

Sir Howard Morrison Performing Arts Centre - Rotorua

The Sir Howard Morrison Centre is performing arts venue in the Rotorua CBD. This space is an outstanding regional event facility with the 950+ seat theatre. It has several flexible spaces that can be utilised for business events and adapted for use in various configurations.

Primary Catchment Population for Facility

- 76,800 (Rotorua Estimated Population - MBIE)

Status:

- Detailed design started 2018
- Construction started 2019
- Completed early 2023

Total Project Cost:

- \$36.5m

Funding Breakdown:

- Rotorua Lakes Council \$24.6m (67%)
- NZ Lotteries \$5.2m (14%)
- Sir Owen Glenn \$3m (8%)
- Rotorua Trust \$1.5m (4%)
- NZ Community Trust \$100,000 (0.3%)
- Ngāti Whakaue trusts \$150,000 (0.4%)
- One Foundation \$1.25m (3.4%)
- Pub Charity \$50,000 (0.1%)
- Four Winds Foundation \$50m (0.1%)
- Other \$600K (2%)

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Waitaki Event Centre - Oamaru

Waitaki Event Centre will provide an indoor community recreation facility for performances, conferences, sports and activities.

Primary Catchment Population for Facility

- 24,000 (Waitaki Estimated Population - MBIE)

Status:

- Business Case 2021
- In design and funding 2023

Total Project Cost:

- \$31m

Funding Breakdown:

- Waitaki District Council \$15m (48%)
- Locals Doug and Donna Hurst have pledged to match every dollar given to the project by local families and businesses, up to \$5m (32%)
- Other Sources to be confirmed (20%)

Civic Precinct Te Manawataki o Te Papa – Tauranga

Civic project to include facilities such as a library and community hub, museum, a civic whare (public meeting house), and an exhibition gallery.

Primary Catchment Population for Facility

- 158,000 (Tauranga City Estimated Population - MBIE)

Project Status

- Strategic Planning since 2012
- Stage 1 in construction 2023

Total Project Cost:

- \$306m

Funding Breakdown

- Tauranga City Council \$151.5m (49%)
- Better of Funding \$12.1m (4%)
- TECT Community Trust \$21m (7%)
- Other sources to be confirmed (40%)

Rotorua Museum

Earthquake strengthen the museum which is a historic building

Primary Catchment Population for Facility

- 76,800 (Rotorua Estimated Population - MBIE)

Project Status

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

- Funding 2019
- In design 2023

Total Project Cost:

- \$81m

Funding Breakdown

- Rotorua Lakes Council \$15.5m (19%)
- Kānoa \$17m (21%)
- Rotorua Trust \$10m (12%)
- Regional Culture and Heritage Fund \$2.5m (3%)
- Lottery Grants Board \$6.35m (8%)
- Potentially an additional \$5m from Kānoa has been signalled (6%)
- Potentially an additional \$4m from another Government fund has been signalled (5%)
- Potentially an additional \$5m from Rotorua Trust has been signalled (6%)
- Other Sources required circa (18%)

War Memorial Hall Operating Costs

A high-level estimate of operating costs has been undertaken for the refurbished and extended WMH which is around \$500,000 - \$600,000.

The existing OPEX for the building is understood to be around \$350,000.

The Estimated OPEX for the facility has been based on the following:

- Gross Floor Area (GFA) adopted from DCA's conceptual/schematic layout design
- Based on existing OPEX data for the current WMH facility provided by Council
- Comparable assets/events centres operating and run by other councils
- Commercial comparison against other property assets. This has included office and retail centres.
- That the building is staffed.
- A quality level of maintenance and management.

It is noted that the OPEX is:

- Subject to final any final changes in GFA/final uses of space, function of the centre
- May vary pending final specification of build
- The figures provided are GST Exclusive
- Some re-apportionment of cost could be attributed to other occupiers - via leasing of space for commercial uses i.e café / hospitality operator or any other tenant of the building
- Assumed no general rates applicable but water rates have been included.
- The operating costs could be reduced depending on how the building is managed and staffed as \$100,000 - \$200,000 could be required for this.

Costs included in the estimated OPEX include:

- | | | |
|-----------------------------|-------------------------|------------------------------|
| • Rates -local and regional | • Lift Maintenance | • Security |
| • Insurance Valuation | • Auto Door Maintenance | • Management/Operating Costs |
| • Insurance Premiums | • R&M Electrical | • Building Maintenance |

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

- Cleaning
- Water Charges
- Electricity Charges
- Phone / Internet charges
- Fire Protection Contract and Charges
- Fire Alarm Monitoring
- Air - Conditioning Service Contract
- R&M General
- R&M Plumbing
- Pest Control
- BWOFF & Compliance Charges
- Waste Removal
- Grease trap Clean
- Garden Areas
- Gym Equipment Maintenance
- Chattels maintenance
- Administration Support

Refurbished War Memorial Hall – Revenue Opportunities

The Refurbished War Memorial Hall will be a facility that can generate revenue, as the existing facility does.

The Council will need to determine its charging strategy and approach as part of the future Business Case. The fundamental decision regarding this is whether Council (the ratepayer) will subsidise the fees and charges to use the facility.

Commonly, councils subsidise these types of facilities so that the cost of using it is affordable to the community. This aligns with feedback received throughout the master planning engagement process, where feedback was that the current facility was valued because it was affordable to pay to use. There were some concerns voiced that a new facility would lead to increased fees and user charges to book it which would potentially discourage people from using the facility.

On the other hand, although it is a community facility available to all to use, it is typically only utilised by distinct user groups and there is an argument that there should be a user-pays component given they are benefiting most from Council's investment.

They key considerations that need to be determined in terms of the revenue strategy are:

- Income needed to cover OPEX costs of running the facility
- Income required to obtain a return and pay back on the capital investment
- The amount that the community can reasonably afford to pay to use the facility
- The amount the ratepayers can reasonably afford to subsidise the use of the facility
- The wider economic benefits of the facility for the town and district
- How charging can be approached differently for community-based users vs private and corporate users
- How charging can be approached differently for peak demand times
- How revenue and income can be extracted from the facility in other ways including:
 - Naming sponsors of the facility and/or specific area - e.g., the stadium or the theatre.
 - Awarding catering and hospitality rights
 - Leasing and renting out parts of the facility to distinct users - e.g., offices for sport and recreation related organisations.

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Potential Revenue Scenarios

Veros has been provided with income information from the WMH for the year 2023. The data is not fully complete for full calendar year as although it includes pre-bookings for November and December there could be additional revenue made from bookings before the end of the year. Despite this, it is considered accurate enough to provide a guide as to how much income the facility generates and create some scenarios of how this could be increased in the newer facility.

The existing WMH has around 1,300 bookings in 2023 and generates around \$63,500 income from those bookings (excluding cleaning fees).

The table below demonstrates potential income based on various scenarios around lifting the fees and charges across the facility as a flat average.

Scenarios 1 -4 have doubled the capacity of the stadium.

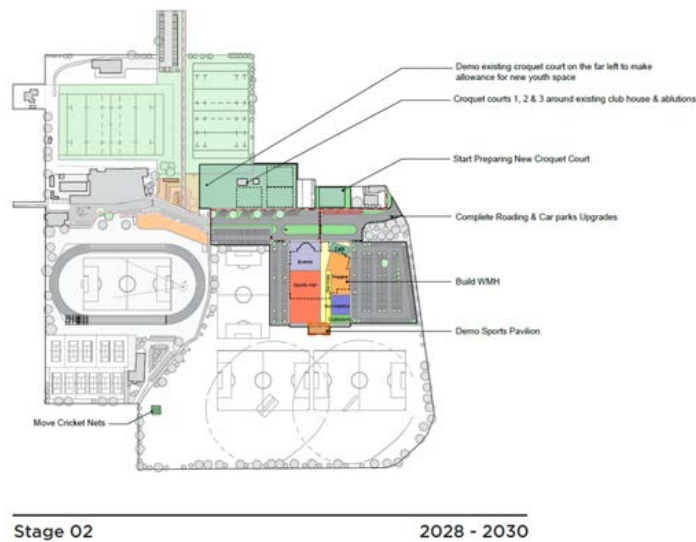
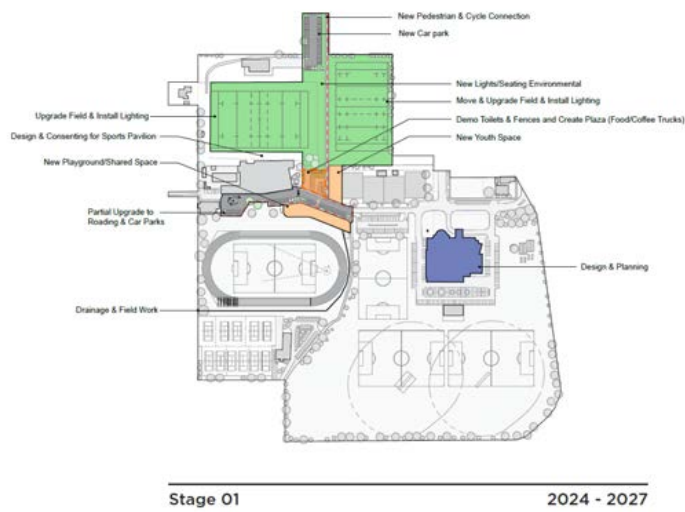
	Current Income from 2023 Bookings	Scenario 1 - Same fees from 2023	Scenario 2 - 25% increase in fees from 2023	Scenario 3 - 50% increase in fees from 2023	Scenario 4 - 100% increase in fees from 2023
Little Theatre	\$18,000	\$18,000	\$22,000	\$27,000	\$36,000
Reception Lounge	\$18,500	\$18,500	\$23,000	\$27,000	\$36,000
Stadium	\$27,000	\$54,000	\$68,000	\$81,000	\$108,000
War Memorial Hall Total	\$63,500	\$90,500	\$113,000	\$135,750	\$181,000

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

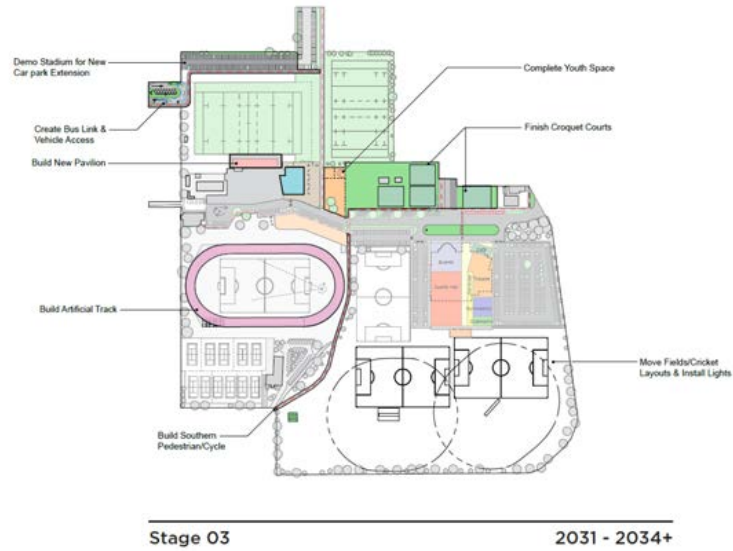
Appendices

Appendix 1: Rex Morpeth Park Master Plan Staging Plans

Note: the staging and masterplans are only indicative.



8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)



8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

Appendix 2: Quantity Surveyor Cost Estimate

J002958 Rex Morpeth Park and War Memorial Hall

Job Name : <u>J02958 MP OPTION 1</u>	Job Description
Client's Name:	J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall
	High Level Master Plan - Option 1

Elem. Code	Elemental Description	% B.C.	Cost/ m2	Elemental Total
1	Option 1 as per DCA Design dated 15/08/23			
2	Existing Site Demolition	1.18		1,181,871
3	Siteworks Areas	19.79		19,872,954
4	Croquet Clubroom, Storage and Lawns	2.69		2,698,614
5	Sports Pavilion	2.47		2,485,289
6	Event Centre	69.01		69,312,088
7	Site Services	4.86		4,884,165
8	Gymnastics Building - not included			
9	Aquatics - not included			
10	Exclusions			
		100.00		100,434,981

Final Total : \$ 100,434,981

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name :		Job Description					
02958 MP OPTION 1		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall					
Client's Name:		High Level Master Plan - Option 1					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 Option 1 as per DCA Design dated 15/08/23							
1							
<i>Option 1 as per DCA Design dated 15/08/23</i>							Total :
Trade : 2 Existing Site Demolition							
Existing Site Demolition							
1	Remove existing roading and carparks.		14,412.00	m2	40.00		576,480.00
2	Remove paving/footpath areas.		963.00	m2	35.00		33,705.00
3	Demolish rugby stadium. (pavilion)		492.00	m2	150.00		73,800.00
4	Demolish shed/buildings to left of rugby fields.		201.00	m2	100.00		20,100.00
5	Demolish croquet buildings.		144.00	m2	100.00		14,400.00
6	Demolish existing toilet block.		67.00	m2	150.00		10,050.00
7	Demolish existing playground.		246.00	m2	50.00		12,300.00
8	Allow to remove existing line marking to athletics track.		4,452.00	m2			N/A
9	Demolish existing sports pavilion. (Football)		325.00	m2	100.00		32,500.00
10	Remove cricket nets for reuse.		262.00	m2	50.00		13,100.00
11	Subtotal						786,435.00
12	Preliminaries and General 15%		1.00	Sum	117,965.25		117,965.25
13	Margin 8%		1.00	Sum	72,352.02		72,352.02
14	Design Contingency 10%		1.00	Sum	97,675.23		97,675.23
15	Construction Contingency 10%		1.00	Sum	107,442.75		107,442.75
16	Total						1,181,870.25
<i>Existing Site Demolition</i>							Total :
Trade : 3 Siteworks Areas							
Siteworks Areas							
1	New roading area.		20,611.00	m2	80.00		1,648,880.00
2	Extra value over last for carparks.		598.00	no			INCL
3	Ditto for pedestrian crossing.		115.00	m2	25.00		2,875.00
4	Ditto for raised pedestrian crossing.		110.00	m2	250.00		27,500.00
5	New pedestrianised road.		227.00	m2	200.00		45,400.00

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name : <u>J002958 MP OPTION 1</u>		Job Description					
Client's Name:		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall High Level Master Plan - Option 1					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 Siteworks Areas							<i>(Continued)</i>
6	New footpath area.		6,305.00	m2	150.00		945,750.00
7	New landscaping area.		3,597.00	m2	100.00		359,700.00
8	Allow for work to tidy up existing turf area where croquet courts removed.(new flexible multi use space		5,411.00	m2	75.00		405,825.00
9	Allowance to tidy up existing grass areas not included above.		99,589.00	m2	15.00		1,493,835.00
10	Remedial allowance at bottom area of hall where sports pavilion removed. Turn into grass.		802.00	m2	55.00		44,110.00
11	Allowance to relocate and reinstall existing cricket nets.		262.00	m2	250.00		65,500.00
12	Allow for new athletics track in new location. Include for basecourse etc and artificial track.		4,452.00	m2	1,200.00		5,342,400.00
13	Allowance for playground area.		1,027.00	m2	1,000.00		1,027,000.00
14	Allowance for toilet facility. (self opening type)		1.00	no	300,000.00		300,000.00
15	Lighting in large carparks. (223no of carparks area only)		1.00	Allow	700,000.00		700,000.00
16	Allowance for lighting through key accessways.		1.00	Allow	100,000.00		100,000.00
17	Allowance for lighting of 1 central sports field.		1.00	Allow	600,000.00		600,000.00
18	Allowance for seating and rubbish bins.		1.00	Allow	40,000.00		40,000.00
19	Allowance for wayfinding signage.		1.00	Allow	75,000.00		75,000.00
20	Subtotal						<u>13,223,775.00</u>
21	Preliminaries and General 15%		1.00	Sum	1,983,566.25		1,983,566.25
22	Margin 8%		1.00	Sum	1,216,587.30		1,216,587.30
23	Design Contingency 10%		1.00	Sum	1,642,392.86		1,642,392.86
24	Construction Contingency 10%		1.00	Sum	1,806,632.14		1,806,632.14
25	Total						<u>19,872,953.55</u>
Siteworks Areas Total :							19,872,953.55
Trade : 4 Croquet Clubroom, Storage and Lawns							
Croquet Clubroom, Storage and Lawns							
1	Allow for new croquet building, approx. 36m x 8m. Include for 2 x small changing room and toilets, small meeting room,function space with basic domestic kitchen and a double sized garage for storage.		1.00	Allow	800,000.00		800,000.00

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name : <u>J002958 MP OPTION 1</u>		Job Description					
Client's Name:		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall High Level Master Plan - Option 1					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 4 Croquet Clubroom, Storage and Lawns							<i>(Continued)</i>
2	New croquet area.		3,319.00	m2	300.00		995,700.00
3	Subtotal						<u>1,795,700.00</u>
4	Preliminaries and General 15%		1.00	Sum	269,355.00		269,355.00
5	Margin 8%		1.00	Sum	165,204.40		165,204.40
6	Design Contingency 10%		1.00	Sum	223,025.94		223,025.94
7	Construction Contingency 10%		1.00	Sum	245,328.53		245,328.53
8	Total						<u>2,698,613.87</u>
<u>Croquet Clubroom, Storage and Lawns</u>							Total : 2,698,613.87
Trade : 5 Sports Pavilion							
<u>Sports Pavilion</u>							
1	Allow for Sports Pavilion similar to Jansen Park (APG plan) design but with 2 no changing rooms instead of foe and earth mound tiered seating. (Building footprint 50m x 13.5m)		675.00	m2	2,450.00		1,653,750.00
2	Subtotal						<u>1,653,750.00</u>
3	Preliminaries and General 15%		1.00	Sum	248,062.50		248,062.50
4	Margin 8%		1.00	Sum	152,145.00		152,145.00
5	Design Contingency 10%		1.00	Sum	205,395.75		205,395.75
6	Construction Contingency 10%		1.00	Sum	225,935.33		225,935.33
7	Total						<u>2,485,288.58</u>
<u>Sports Pavilion</u>							Total : 2,485,288.58
Trade : 6 Event Centre							
<u>Event Centre</u>							
1	Allow to extend the existing event centre building.		3,674.00	m2	5,000.00		18,370,000.00
2	Extra value over last for integrating existing exterior walls into new design.		283.00	m	750.00		212,250.00
3	Ditto for altering existing floor plan.		2,890.00	m2	3,000.00		8,670,000.00
4	Allow to fully refurbish the theatre areas.		1,106.00	m2	3,000.00		3,318,000.00
5	Allow for events area to include commercial kitchen and flexible events space.		1,159.00	m2	2,000.00		2,318,000.00

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name :		Job Description					
02958.MP.OPTION.1		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall					
Client's Name:		High Level Master Plan - Option 1					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 6 Event Centre</i>							<i>(Continued)</i>
6	Sports hall to be extended and include additional 2 no full basketball courts.		2,163.00	m2	3,200.00		6,921,600.00
7	Allowance for hallway space.		704.00	m2	1,500.00		1,056,000.00
8	Allowance for cafe space.		323.00	m2	2,500.00		807,500.00
9	Allow for services area to include for storage, toilets and 4 changing rooms. (Total area of 370m2)		370.00	m2	8,000.00		2,960,000.00
10	Allow for 488m2 to be fitted out in future.		488.00	m2	1,000.00		488,000.00
11	Allow for 226m2 two storey clubrooms area, ground floor to have 2 x changing rooms, and clubrooms on second floor.		1.00	Allow	1,000,000.00		1,000,000.00
12	Subtotal						<u>46,121,350.00</u>
13	Preliminaries and General 15%		1.00	Sum	6,918,202.50		6,918,202.50
14	Margin 8%		1.00	Sum	4,243,164.20		4,243,164.20
15	Design Contingency 10%		1.00	Sum	5,728,271.67		5,728,271.67
16	Construction Contingency 10%		1.00	Sum	6,301,098.84		6,301,098.84
17	Total						<u>69,312,087.21</u>
						Event Centre	Total : 69,312,087.21
<i>Trade : 7 Site Services</i>							
Site Services							
1	Allowance to upgrade existing stormwater.		1.00	Allow	900,000.00		900,000.00
2	Allowance to upgrade existing sewer.		1.00	Allow	800,000.00		800,000.00
3	Allowance to upgrade existing water.		1.00	Allow	750,000.00		750,000.00
4	Allowance to upgrade existing power.		1.00	Allow	800,000.00		800,000.00
5	Subtotal						<u>3,250,000.00</u>
6	Preliminaries and General 15%		1.00	Sum	487,500.00		487,500.00
7	Margin 8%		1.00	Sum	299,000.00		299,000.00
8	Design Contingency 10%		1.00	Sum	403,650.00		403,650.00
9	Construction Contingency 10%		1.00	Sum	444,015.00		444,015.00
10	Total						<u>4,884,165.00</u>
						Site Services	Total : 4,884,165.00

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name : <u>J002958.MP.OPTION.1</u>		Job Description					
Client's Name:		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall High Level Master Plan - Option 1					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 8 <u>Gymnastics Building - not included</u>							
<u>Gymnastics Building - not included</u>							
1	Allow for gymnastics building, 488m2.		488.00	m2			EXCL
2	Subtotal						0.00
3	Preliminaries and General 15%		1.00	Sum			
4	Margin 8%		1.00	Sum			
5	Design Contingency 10%		1.00	Sum			
6	Construction Contingency 10%		1.00	Sum			
7	Total						0.00
<u>Gymnastics Building - not included</u>							Total :
Trade : 9 <u>Aquatics - not included</u>							
<u>Aquatics</u>							
1	Allow to extend/widen the existing 25mm pool by 2 lanes. NOTE: This option is not feasible.		2.00	no			N/A
2	Option to install new 25m pool.		2.00	no			EXCL
3	Extension to Aquatics building is to include for learn to swim pool, toilets, administration and storage space.		815.00	m2			EXCL
4	Subtotal						0.00
5	Preliminaries and General 15%		1.00	Sum			
6	Margin 8%		1.00	Sum			
7	Design Contingency 10%		1.00	Sum			
8	Construction Contingency 10%		1.00	Sum			
9	Total						0.00
<u>Aquatics - not included</u>							Total :
Trade : 10 <u>Exclusions</u>							
1	Development Fund Levy.						
2	Local Body Levies, upgrading Council site services etc.						
3	Site investigation including special foundations e.g. Piling etc.						
4	Sprinklers, wet and dry risers etc.						

8.1.6 Appendix 6 – Estimated Cost, Funding and Revenue Report(Cont.)

J002958 Rex Morpeth Park and War Memorial Hall

Job Name :	<u>J002958.MP.OPTION.1</u>	Job Description
Client's Name:		J002958 Whakatane Sports Precinct at Rex Morpeth Park and War Memorial Hall
		High Level Master Plan - Option 1

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 10 Exclusions (Continued)</i>							
5	Special services e.g. Security and Music Systems etc.						
6	Transformer and Standby Generator.						
7	Plant and equipment.						
8	Telephone services.						
9	Loose furniture and fittings.						
10	Curtains and track.						
11	Architectural light fittings.						
12	Kitchen equipment and appliances.						
13	Artwork.						
14	Fencing.						
15	Signage.						
16	Board or Client supply item.						
17	Finance and holding costs.						
18	Legal costs.						
19	Agents commissions.						
20	Operating costs.						
21	Developers Margin.						
22	Professional Fees.						
23	Clerk of Works Salary.						
24	Future Escalation.						
25	Goods and Services Tax.						
26	Additional Costs due to changes in Government legislation.						
27	Additional Costs related to CoVid-19.						
						Exclusions Total :	

8.2 Open Spaces Strategy December 2023

8.2 Open Spaces Strategy December 2023



To:	Living Together Committee
Date:	Thursday, 7 December 2023
Author:	S Evans / Senior Reserves Advisor
Authoriser:	G Fletcher / General Manager Community Experience
Reference:	A2557249

1. Reason for the report - Te Take mō tēnei rīpoata

The purpose of this report is to:

Provide the Committee with an update of the "Mā Koutou, Mā Tātau, Our People, Our Spaces" projects of the Whakatāne District Open Spaces Strategy and the Whakatāne District Tree Strategy.

2. Recommendation - *Tohutohu akiaki*

THAT the Mā Koutou, Mā Tātau, Our People, Our Spaces Project Update Report No. 5 be **received**.

3. Background - *He tirohanga whakamuri*

Demands on open space in our rohe continue to evolve from users of the whenua for sporting, community, social, and cultural activities and events as individuals and in groups large and small. We also have requests from the private and public sector to meet other needs, including housing supply. Historically, strategic planning for open spaces has occurred on an ad-hoc basis.

To address issues arising from this approach and changing demands, Council is developing the **Whakatāne District Open Spaces Strategy** (previously People and Places Strategy) to consider the open space requirements for current and future communities, and to ensure effective decision making on the management, development, acquisition, and divestment of open space. This strategy is being completed simultaneously with the Rex Morpeth Recreation Hub Master Plan project.

In September 2022, the Open Spaces Strategy project was put out as an open tender, together with the Rex Morpeth Recreation Hub Master Plan. In November 2022, the tender for both projects was awarded to Veros (led by Adele Hadfield), with partners DCA Architects (Darryl Church) and GHA (Kererua Savage).

Council has recently adopted the Culture, Arts and Creativity Strategy and is currently working on a draft Event Strategy and the **Whakatāne District Tree Strategy** (refer to Section 4.2 below for further detail). It will be important for the Open Spaces Strategy to have a cultural and arts perspective in its delivery. The Events Strategy will highlight indoor and outdoor venues available for Council run and community events, many of which utilise our open spaces and facilities whilst the District Tree Strategy focuses on the ongoing management of Council owned trees, many of which are located within our open spaces.

8.2 Open Spaces Strategy December 2023(Cont.)

4. Issue/subject – *Kaupapa*

The development of the Open Spaces Strategy and the District Tree Strategy, together with the Rex Morpeth Recreation Hub Master Plan, provide for exciting opportunities in the development of the District's open space network.

The second phase of community engagement of the Open Spaces Strategy, together with engagement on the District Tree Strategy, will start early 2024. A summary of planned engagement is included in section 5.0 below.

4.1. Open Spaces Strategy

The Open Spaces Strategy will set our vision, aspirations (driving principles) and goals, to then inform and commit Council to actions to manage and enhance our open space network. Collectively, Council's spaces and the facilities in those spaces contribute to the mental, physical and spiritual well-being wellbeing of our people, communities and visitors whilst also enhancing the natural environment and economy. The investment into our open spaces has far reaching benefits for all, even when the tangible benefits can take a number of years to realise. This strategy will provide the strategic mechanism to meet the continually changing needs of our communities, to support community wellbeing and growth and to enhance the mauri of te taiao.

Public open space includes publicly owned land that is set aside primarily for outdoor recreation, passive outdoor enjoyment and nature conservation. It includes public parks, gardens, reserves, waterways and squares. The many different types of open space and the combination of these spaces make up Council's owned and administered open space network, which are the primary focus of the Open Spaces Strategy. Council's open spaces contain a range of amenities that support their use including pathways, playgrounds, clubrooms, toilets and barbeques.

In the past five years, the District has experienced significant population growth, and this trend is expected to continue. Current and future residents need access to high quality open spaces that enable them to meet, play and connect with the natural environment.

The Strategy takes a 30-year view, supported by a 10-year action plan, to inform decision-making regarding the provision, development, and management of Council owned and administered open spaces by seeking to:

- Enhance our partnerships with whanau, hapu and iwi
- Improve the way we work with communities and organisations who contribute to the management of our open spaces or use our open space
- Ensure we are providing and investing in open spaces, so we have the right type in the right places
- Safeguard and enhance environmentally, culturally, and historically significant places
- Implement effective planning, design, and management practices for our open spaces to ensure they are fit for purpose and provide for the needs of our communities
- Adopt a strategic and purposeful approach to activities such as land acquisitions, disposals, partnerships, and volunteer programmes
- Empower our communities to take pride in and actively participate in the use, care and maintenance of parks and open spaces.

The draft vision, aspirations and goals are outlined below. These will continue to be refined prior to, and as a result of, community engagement.

8.2 Open Spaces Strategy December 2023(Cont.)

Vision

Ka ora te taiao, ka ora te hapori – As our environment flourishes our people thrive.

Aspirations

- **Tiaki Taiao - Caring for the Environment:** We aspire to protect and enhance our unique ecosystems and environments within our open spaces, upholding the principle of kaitiakitanga as responsible stewards and actively mitigating the impact of climate change.
- **Oranga Hapori - Community Wellbeing:** Grounded in the ethos of whanaungatanga, we aspire to establish open spaces that not only encourage physical health and activity but also foster social connections to enhance holistic individual and community wellbeing.
- **Mana Taketake:** We aspire to give prominence to tangata whenua, creating environments where narratives and tikanga are honoured, vibrant and visible. We are committed to building meaningful and trusted partnerships and relationships from planning through to implementation and governance.
- **Āhuru Mōwai – Accessibility:** We aspire to ensure that our open spaces are places accessible and useable to all, guided by the principle of manaakitanga, which embodies hospitality, kindness, and inclusivity.
- **Functionality and Versatility:** In line with the principle of kaitiakitanga, our aspiration is to develop multi-functional open spaces adaptable to the diverse and changing needs of our communities and environment.
- **Rangapu – Working Together:** We aspire to manage our open spaces through collaborative efforts involving various stakeholders, such as the Department of Conservation, schools, and private landowners. By aligning objectives and sharing resources, we strive to enhance outcomes for both the land and the community.

Goals

- A well-loved and well used open space network that meet the needs of everyone in all of our communities.
- Act as kaitiaki of our natural environment to strengthen the mana and mauri of te taiao.
- Our open spaces allow for whānau and friends come together, be active, play and grow.
- Strengthened relationships across the district to enhance our open spaces and make sure we are providing the right kind of experiences in the right places.
- Tangata whenua are involved as partners to input into how our open space network is planned, managed, and enhanced.
- An open space network that is linked to its traditional narratives and protects historic heritage.

Actions

The draft Open Spaces Action Plan is attached at Appendix 1. The timing to implement the actions will be included in the Action Plan once confirmed through community engagement and the Long Term Plan community consultation process in early 2024.

4.1.1. *Level of Service Policy*

The Open Spaces Strategy will include a Level of Service Policy to provide clear processes and principles for how Council manages and make decisions about Council owned and administered open space within the district.

8.2 Open Spaces Strategy December 2023(Cont.)

The policy relates to the categories of open space as outlined in the District Reserve Management Plan and are based on land size, activity use, and management focus. Noting that different types of open space have different values and functions and it is important to take a strategic approach to management and providing opportunities based on the natural, cultural, historic and recreation values and experiences of these open spaces. While many reserves are multi-use, allocation of a primary purpose category for all open space enables an enhanced planning and management of open space.

The policy will outline a standards-based approach to ensure that all communities in Whakatāne have access to enjoy a wide range of opportunities and experiences across our open space network. The standards are relevant for assessing, where and what new open space is required, how to manage existing open space and where and why Council might consider disposing of existing open space. The four proposed standards will need to be considered conjointly when assessing a particular area of open space, these are:

- **Quality standards:** what our open spaces should look and feel like
- **Quantity standards:** how much open space of each type we should have
- **Accessibility standards:** how easy it is for people to reach and use a particular type of open space
- **Function standards:** the different types of open space experiences we want to provide.

4.1.2. *Open Spaces Acquisition and Divestment Policy*

The Open Spaces Strategy will include an Open Spaces Acquisition and Divestment Policy to provide strategic guidance to enable a consistent approach to when making decisions on whether to acquire or divest open space. This will ensure that the best use is made of Council owned open spaces and the reasons behind our decisions are consistent and transparent.

The Policy will assess any areas of open space identified for acquisition or divestment against the objectives of the Open Spaces Strategy, the category (future or existing) of the open space and the four standards of the Level of Service Policy (as outlined in Section 4.1.1 above).

Any acquisition or divestment of open space will also follow the framework outlined in Councils Property Policy 2023.

4.2. **District Tree Strategy**

The District Tree Strategy will provide the framework to manage Council's tree population for improved environmental, social and economic outcomes for our communities over the next 20 years. Analysis of our tree population highlights that within many of our townships (excluding Whakatāne) the tree population is relatively low and that nearly 50% of the tree population is mature. Careful planning is required to ensure that the right trees are located in the right location and will provide long-term benefits for our communities.

The strategy will include guiding principles and goals to enhance our tree population, with a particular focus on our urban tree population by implementing a more proactive approach to tree planning, planting and management. Long term strategic planning is particularly important with regard to urban development, infrastructure, services and climate change. It is recognized that support and involvement from our community is vital to ensuring that we deliver a healthy tree population.

8.2 Open Spaces Strategy December 2023(Cont.)

5. Progress

5.1. Open Spaces Strategy

Initial community engagement and analysis has been completed and a draft Open Spaces Strategy is being finalised for community engagement in early 2024.

5.2. District Tree Strategy

The District Tree Strategy is in the final stages of drafting to allow for initial community engagement, focused on the guiding principles, goals and actions, in early 2024.

6. Options analysis - *Ngā Kōwhiringa*

No options have been identified relating to the matters of this report.

7. Significance and Engagement Assessment - *Aromatawai Pāhekoheko*

7.1. Assessment of Significance

The decisions and matters of this specific report are assessed to be of low significance in accordance with the Council's Significance and Engagement Policy. However, future decisions in relation to the Open Spaces Strategy actions - particularly regarding budget approval - are likely to be of medium significance. Assessments of significance will be made and provided to the Council at the time of these decisions. The following criteria are likely to be of particular relevance in future assessments:

- **Community interest:** The level of community interest in the Open Spaces Strategy is expected to increase once the draft strategy is available to review and engage on. Engagement and consultation on both Open Spaces Strategy and the District Tree Strategy will be carried out in early 2024.
- **Level of impact on current and future wellbeing:** providing useable, accessible and well-planned reserve space enhances community wellbeing.
- **Rating impact:** The expected costs to the community in terms of the development of the Open Spaces Strategy and the District Tree Strategy are provided for within the current LTP. However, costs associated with the physical development works will require consideration as part of the LTP 2024-34 process. Refer to section 8.1 of this report for further information.
- **Financial impact:** refer to section 8.1 of this report, which sets out considerations in relation to the expected financial impact.
- **Consistency:** the proposal is consistent with the Council's strategic direction, policies and decisions already made in relation to ongoing maintenance and improvement of Council's open space network.
- **Impact on whānau/hapū/iwi:** The expected level of impact on whānau/hapū/iwi is considered high in relation to their partnership with Council in the development of the strategies. This is to ensure that the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga is taken into account.

8.2 Open Spaces Strategy December 2023(Cont.)

- Impacts on levels of service: the rationale for the project is to increase the level of service we provide to our community in terms of accessibility and use and enjoyment of our highly used community spaces and facilities.
- Impact on strategic assets: the expected impact on the intended performance of Council's Strategic Assets is considered to be positive for enhancing open spaces area in the long term. This proposal does not seek the sale of strategic assets and has no negative impact on the performance of strategic assets.

For future decisions of high significance relating to this project, information will be provided about applicable decision-making requirements under the Local Government Act.

7.2. Engagement and community views

Engagement on this matter is being undertaken in accordance with Section 4.2 of the Council's Significance and Engagement Policy. Engagement will be undertaken to gain an understanding of community views in relation to the use and long term development of open spaces District wide.

Phase 1 of engagement for the Open Spaces Strategy is complete and further engagement on the draft strategy will commence in early 2024.

Collaborating with tangata whenua throughout the engagement, planning and design phases is fundamental to the success of the overarching project. In particular we are working alongside Te Rūnanga o Ngāti Awa, particularly in relation to the Rex Morpeth Recreation Hub project, and we have had briefing hui/meetings planned with other iwi throughout the District. Further hui are being organised for when the draft documents are available to review and discuss in further detail. These hui will be continue to be supported by our inhouse Strategic Māori Partnership team and Kererua Savage from GHA Limited, Rotorua.

Previous engagement has been undertaken through the Long Term Plan engagement processes.

8. Considerations - *Whai Whakaaro*

8.1. Financial/budget considerations

There are no budget considerations associated with the recommendations of this report. The costs of the Open Spaces and District Tree Strategies will be met from existing operational budgets.

8.2. Strategic alignment

No inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

8.3. Climate change assessment

The Open Spaces Strategy will consider Council's Climate Change Strategy and how the use of open spaces may mitigate the change to our climate but also how some spaces will need to adapt to the impacts of climate change. The effects of climate change and natural hazards have already impacted Council's open space network and highlights the need for careful consideration of climate change as part of the development of both the Open Spaces Strategy and the District Tree Strategy. A key consideration will be the location and purpose of areas of open space and any sustainability initiatives that could be undertaken with any building works.

8.2.1 Appendix 1 - Draft Open Spaces Strategy Actions

Based on this climate change assessment, the decisions and matters of this specific report are assessed to have low climate change implications and considerations, in accordance with the Council's Climate Change Principles. Detailed assessments will be provided in future reports, this will include assessment of any changes to green spaces and building and infrastructure works.

8.4. Risks

Publicity/public perception of costs associated with completing the strategies.

Publicity/public perception of costs and development timeframes associated with the actions of the Open Space Strategy.

9. Next steps - *Ahu whakamua*

- Continuing iwi briefings, engagement, and partnership on the projects.
- Draft Open Spaces Strategy completed and shared with Living Together Committee, Community Boards, Iwi and wider Whakatāne community for comment.
- Draft District Tree Strategy completed and shared with Living Together Committee, Community Boards, Iwi and wider Whakatāne community for comment.
- Final Open Spaces Strategy and District Tree Strategy adopted mid 2024.
- A report with relevant updates will be provided to the Living Together Committee meeting for the duration of the project.

Attached to this report:

- Appendix 1 – Draft Open Spaces Strategy Actions

8.2.1 Appendix 1 - Draft Open Spaces Strategy Actions

8.2.1 Appendix 1 - Draft Open Spaces Strategy Actions(Cont.)

Appendix 1

Open Spaces Strategy - Our Actions (draft)

Our open space actions focus on supporting a great network of places and spaces that provide amazing experiences that connect people to each other and to place. The actions are organised so we can track our delivery. Then the actions are mapped to our aspirations to make sure we are doing the right things.

	What we will do to make a difference	Aspiration alignment (to be updated)	Timeframe (to be updated)
Partnerships	Work in partnership with communities across the district to develop local community plans. These Plans should establish why, what, how and where environmental protection, maintenance and enhancement will occur with a focus on restoring local biodiversity (like the Awatapu Ōtamakaokao Community Plan)		
	Work in partnership to facilitate and provide education to landowners on how they can contribute to improving local biodiversity		
	Continue to support existing volunteer organisations that contribute to the richness of our biodiversity and wherever possible facilitate the establishment of new groups		
	Foster community input to assist with open space management and development, and support groups once established		
Cultural and Heritage Sites	Investigate partnership arrangements with schools, marae and other open space providers to maximise community access to spaces across the district		
	Work more closely with our communities, marae, schools, kura to identify the types of play they would like in the open spaces across our rohe, and the role that each partner will play in delivering play, including inclusive play, water, sound, natural, Takaro Māori, guerilla play interventions.		
	Build on existing partnerships with Bay of Plenty Regional Council, the Department of Conservation, Sport Bay of Plenty and neighbouring local authorities. Recognise the priorities identified in the Sports Bay of Plenty Spaces and Places Plan to ensure that open space and assets are not unnecessarily duplicated. Explore partnership opportunities where facilities are located within close proximity to boundaries		
Cultural and Arts Narrative	Partner with whānau, hapū and iwi to provide access to cultural sites of significance where appropriate		
	Protection and value of cultural sites of significance recognised		
Protection and Enhancement of taiao	Complete an assessment of the historic heritage across our open space network and develop and implement conservation plans to protect the values of these places		
	Work with hapū and iwi to design a set of Māori Design Principles		
	Provide a framework for designing places and spaces that reflect Māori cultural values and traditions		
Master Planning and Development	Activate venues, town and neighbourhood centres with arts and cultural experiences.		
	Identify and implement a series of cultural, heritage and arts journeys. These journeys will connect people to a series of art installations, exhibits, and cultural attractions.		
	Promote sustainability, respect, and connection to the whenua and its people		
Universal Design and Access	Use our resource management and policy tools to protect and enhance te taiao		
	Identify where we can align our open space operational approaches with mātauranga-ā-iwi practices		
	Align our streetscape planting and place investment in line with the One Network Framework categories to maximise the open space values of our streets		
Level of Service Policy	Consider the surrounding environment and existing character of townships and landscapes in design and implementation of open space development projects		
	Support the concept of recreation hubs where larger facilities are created that cater to multiple users (enhanced, more efficient resource use). Priority reserves for enhancement are:		
	<ul style="list-style-type: none"> • Rex Morpeth Recreation Hub • Eve Rimmer Park. 		
	Complete accessibility audits across our open space network		
Rural Communities	Improvements to play spaces, sports facilities and access to reserves to be completed at a minimum of one play space upgrade a year.		
	Progressively undertake accessibility audits of sports facilities district wide to ensure there are no physical barriers to participation for people with disabilities.		
	Ensure use of the Level of Service Policy to advocate for high-quality open spaces as our district grows		
	Ensure that open space is managed to the appropriate level of service with any variances picked up at an early stage (As part of contract management processes)		
	Early identification and acquisition of land required to meet open space demand		
	Plan delivery of open space areas and facilities to match demand and to avoid unnecessary costs being incurred.		
	Protect our most special places during change and development through our planning processes		
	Implement processes to review subdivision plans to ensure areas of land accepted as reserve contribution do not exceed adopted levels of provision		
	Continue processes to dispose of surplus reserve land that has no future purpose for Council		
	Review and update the Level of Service Policy		
	Play space planning and upgrades. These include skate park, basketball and bike park where possible.		

8.2.1 Appendix 1 - Draft Open Spaces Strategy Actions(Cont.)

	Investigation for bridle trails		
	Align our investment in our rural areas with that within Whakatāne township. This includes involvement with community plans and master planning for the open space network.		
	Prioritise reserve master plans for:		
	a) Murupara		
	b) Te Teko		
	c) Matatā		
Reserve Management Plans	Create Reserve Management Plans, in partnership for our network to provide clarity on intended use and development of our network		
Walking and Cycling	Improve connections between people and places with a focus on providing safe, active mode access between key destinations, like schools and open spaces Plan and complete a mountain bike park planned and completed within close proximity to Whakatāne town centre		
Cemeteries	Provide a new cemetery and associated facilities.		
	Continue to maintain, enhance and grow (where possible) all other Council owned cemeteries		
Forestry	Continue to manage Council's forestry blocks through to harvest and provide for multi-use opportunities where possible.		
	Investigate native planting and multi-use opportunities of forestry blocks post pine harvest		
Making the most of what we have	Create a 'play' map of the district. To make the most of what we have we will let people know what we have and where across the district. This will include play spaces that others provide that are available for all to use.		
	Improve our website information on our open spaces and what they provide to celebrate and promote what we have in terms of infrastructure, facilities, and experiences		
	We will make sure we provide for people with specific needs, map and promote these places e.g., people with disabilities and people looking for particular types of play, for example, adventure play, water holes, playgrounds, Takaro Māori.		
	Develop and install signage at key recreational access points. Signage should include both functional information and site interpretation.		
	Support initiatives and events that positively promote the identity of the District and townships		
Asset Management System and Auditing	Asset Management System implementation		
	Complete yearly playground safety audits of minimum of five playgrounds a year and deliver key actions		
	Playability assessments to play test our current playgrounds to identify ways to improve the overall play value of our current playgrounds		
	Audit level of use and user experience of all sporting facilities and deliver key actions		
	Complete CPTED safety audits across the reserve network and deliver key actions		
	Undertake a facilities stocktake across the reserve network to identify any issues and create an implementation plan to respond to any issues or opportunities		
Ongoing enhancements for play, active recreation and sports	Work across Council to introduce play elements in surprising places, our streetscapes, roads, stormwater areas		
	Provide pop-up opportunities for people to try new play features and sports across the district.		
	Focus and localise some #ItsMyMove activities to encourage girls to remain active from ages 15 – 17.		
	Develop an implementation programme to ensure amenity improvements (shade, barbecues, seating, toilets) enable a range of experiences that encourage people to stay and enjoy reserves.		
Sustainability and Climate Change	Continue to monitor and proactively prepare for the impacts of climate change across our open spaces		
	Consider climate change and sustainability as part of all open space network planning and delivery		

8.3 WDC Strengthening Iwi and Hapu Relationships

8.3 WDC Strengthening Iwi and Hapu Relationships

1. WDC Strengthening Iwi and Hapu Relationships

General Manager Strategic Maori Partnership, Paul Warbrick will provide a presentation on: 'WDC Strengthening Iwi and Hapu Relationships'

8.4 Te Toi Waka Whakareī, WDC Māori Relationship Strategy Year 1 Outcomes.

8.4 Te Toi Waka Whakareī, WDC Māori Relationship Strategy Year 1 Outcomes.



To: **Living Together Committee**

Meeting Date: **Thursday, 7 December 2023**

Submitted by: **Paul Warbrick / Kaihautu Strategic Māori Relationships**

File Reference: **A2557451**

1. Reason for the report - *Te Take mō tēnei rīpoata*

The purpose of this report is to present an update on the progress of the Te Toi Waka Whakareī, Whakatāne District Council ('WDC') Māori Relationship Strategy ('MRS') end of year report for 2023.

2. Recommendations - *Tohutohu akiaki*

1. **THAT** the Te Toi Waka Whakareī, WDC Māori Relationship Strategy Year 1 Outcomes report be received; and
2. **THAT** the Te Toi Waka Whakareī, WDC Māori Relationship Strategy Year 1 Outcomes report be accepted.

3. Issue/subject – *Kaupapa*

In July 2022 WDC adopted Te Toi Waka Whakareī, WDC Māori Relationship Strategy. This strategy provided WDC with Critical Success Factors ('CSF') and Objectives to guide the organisation on the improvements required to ensure WDC is fit for purpose and to achieve its Long-Term Plan ('LTP') priority of strengthening relationships with whānau, hapū and iwi in the district, whilst also achieving our legislative and relationship obligations.

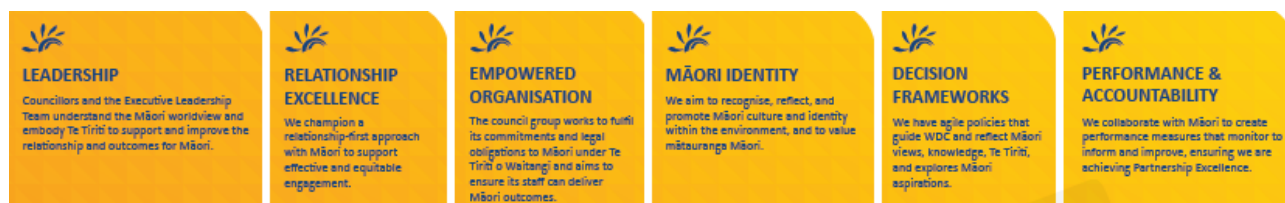
4. Background – *He tirohanga whakamuri*

This report summarises MRS Year 1 Outcomes and the work undertaken by Toi Kotuia to 'Strengthen relationships with whānau, hapū and iwi'. In addition, other workstreams have also contributed to these outcomes via the activities of WDC.

The MRS Critical Success Factors (CSF) Outlines 4 Objectives, that weave CSF themes to guide Toi Kotuia via the Executive, our priorities and our annual work plan.

8.4 Te Toi Waka Whakareii, WDC Māori Relationship Strategy Year 1 Outcomes.(Cont.)

MRS Themes:



The Critical Success Factors is at Appendix 1.

4.1. Objective 1: Improving the Participation of Maori in democracy

Increased and regular engagement and exchanges with the seven Iwi Authorities, activate discussions and opportunities at hapu and community levels. Invitations to elected members and vice versa, to iwi and hapu leadership feature regularly on the event schedule, a signal of familiarity and trust as our relationship journey progresses. These formal and informal exchanges, enables rich and current conversations which do lead to opportunities and mutual problem solving.

We should not brush these exchanges off, as historically some community members would have sworn never to engage with WDC. Now they are regular, if only to converse, nevertheless, the combined effort of all is achieving different, improved and safer outcomes for the district and changing the view of our region and WDC as we explore external funding and partnering.

This is no coincidence; this first phase of the MRS was intentional. Engagement and relationship building is targeted and a focused commitment by the Executive. The organisational understanding and awareness of communities, urban and remote, enriches decision-making for better outcomes.

This has resulted in no litigation over the past 24 months and the welcome feedback that WDC is different and better than before.

4.2. Objective 2: Building meaningful and trusted relationships

We have made significant efforts to engage effectively and synergise with Iwi and hapū, be proactive and early at the right level. Historically, we would arrive unannounced and expecting Iwi and Hapū to receive WDC on our terms.

To date we have implemented several initiatives to manage and build on engagement which included WDC Exec liaising with Iwi CEO, the undertaking of rounds of shared business planning which has resulted in shared oversight of projects and enabled Iwi/hapū to be prepared.

Until we can provide more targeted support for our local Iwi and hapu, our Pou Herenga Rangapu is working at the operational level across the seven iwi Authorities, whilst the Executive connect with Iwi and hapu Leadership for annual Shared business planning.

Toi Kotuia piloted the relationship lead with Ngāti Whare and Ngāti Manawa. The role was a conduit between our staff and the Iwi Authority to ensure timely and palatable engagement was provided and managed in a way that provided the Iwi with the space required to digest what was being asked of them. It was huge success both for WDC and both Iwi. Staff increased their capability and confidence, and iwi further understood the intricacies of Local Government which has resulted in an increased participation in local democracy.

8.4 Te Toi Waka Whakareii, WDC Māori Relationship Strategy Year 1 Outcomes.(Cont.)

We are progressing relationships that have longevity and maturity that can sustain different views and decisions, but also achieving alignment, where possible as we maintain and increase essential services. Mature relationships are critical before we enter the wave of consenting on the horizon for 3 Waters, and the social and environmental challenges of the district.

WDC should be confident that we are tracking in a positive manner, having received unsolicited feedback from Iwi and hapū leadership highlighting that we have made headway and improved in some areas. The next phase should WDC undertaking a health state check' of WDC - Iwi and hapū relationships, this will inform what we should focus on, progressing continual improvement and getting WDC ahead of the line.

4.3. Objective 3: Upholding our treaty – based agreements

WDC Better off Funding Initiative; Iwi policy hub was established through the collective governance of chief executives and general managers of Ngāti Whare, Ngāti Manawa, Ngāti Awa, Ngāti Rangitīhi and WDC.

This serves to enable iwi and hapu to have their own expert resources to participate and respond to WDC activities which is our legislative and relationship responsibilities. The projects of Spatial Planning and Climate Changes are being prioritised and the iwi policy hub will capture the voice of iwi and Hapu.

The governance group has appointed the programme manager, Arihia Hoani-Waaka who has a lot of experience working in this space, her previous roles include managing the Mataatua, Te Arawa Affordable waters Iwi collectives group, providing technical advice and support to Poipoia Ltd and Environmental Projects Manager for Ngāti Haua ki Matamata. Toi Kotuia is working behind the scenes to manage the contractual arrangements and provide advice to the hub as required.

A number of legislative requirements through the environmental reforms and the Marine and Coastal Area act had signalled to the organisation a necessity to have expertise in this space to provide the organisation on what our obligations are to Iwi and hapū. To date we have 18 + MACA applicants that intersect with the WDC coastline boundary. Where WDC has consented – current and future, assets and activities that fall within the high-water mark, WDC has additional engagement and obligations on top of the existing Iwi, hapu and community engagement.

WDC does not currently have this capacity and capability internally, nor the resourcing to respond as MACA Customary Marine Titles and protected customary rights are issued.

In the absence of the requisite legal team to assist, a group of staff who have legal backgrounds and knowledge has pulled together to assist the organisation. This group liaises with internal teams and our legal representatives to ensure coordination and implementation of what is required to ensure we are meeting our legal obligations to Iwi and Hapu. This is only interim until we are resourced accordingly.

4.4. Objective 4: Partnering on critical projects, programmes and services

WDC legislative obligation to *“Establish and maintain opportunities for Māori to contribute to decision-making processes & Ensure processes are in place for consulting with Māori”*, sees WDC workstreams reaching out, engaging and exploring opportunities on many activities and service delivery.

These are reported and acknowledged throughout the year via each workstreams reporting framework.

We have work to do to simplify and optimise internal WDC processes, particularly business planning and workstream (activity) collaboration before we present to the Iwi and Hapu authorities.

8.4 Te Toi Waka Whakareii, WDC Māori Relationship Strategy Year 1 Outcomes.(Cont.)

It is expected that as the relationships improve and mature, undertake scheduled business planning, and address the resourcing and inequity of the relationship, in time we will collaborate on mutual outcomes, problem-solve and support each other to deliver on aspirations that benefit the whole District.

4.5. Challenges

Toi Kotuia was established in late 2021, post 2021 LTP process. Due to timing, Toi Kotuia had no startup resources, aside from small unbudgeted funding to deliver Te Kahupapa (organisation cultural competency program) and the first tranche of MRS critical success factors (outcomes). As Toi Kotuia better understood both Council and Iwi and Hapū through regular engagement, our oversight and understanding increased, and we were able to assess the scale of work ahead.

The most significant challenge we face as a team and for WDC is resourcing to respond and deliver. Toi Kotuia and the wider organisation does not have the capacity nor capability to respond to the ever-growing legislative landscape of Settlements, Marine and Coastal Act(MACA) Titles and the large number of projects that require engagement with Iwi and hapū.

The past 12 months have remained very reactive, and this has impacted our own MRS Outcomes, which were paused due to other organisation priorities, many of which are moving quickly and require our oversight and input. The Workplan and Status is at Appendix 2

4.6. Te Kahupapa

Our cultural capability and capacity-building framework has undertaken a revamp with a group of internal experts sitting down to assess the current format and what our current needs are. Unfortunately, the Te Kahupapa revamp was paused until 2024, because of other reactive work and our lack of capacity.

The organisation will see in the new year a suite of courses and knowledge that goes beyond noho marae and Te Reo classes, a regular schedule of shorter courses and delivery mediums that will better suit WDC.

4.7. Monitoring and Evaluation

Toi Kotuia has not yet created any monitoring or evaluation framework to assess and inform Leadership of our performance and delivery. This outcome is scheduled for 2024/25 and we envisage that it will take the form of a relationships health check and internal metrics to assist the Council, ensuring efficiency and optimisation of service and activity when we deliver.

This report and the LTP project have highlighted the need to have monitoring and metrics to inform and aid decision-making, it will be a priority going forward.

5. Options – Ngā Kōwhiringa

No options have been identified relating to the matters of this report.

8.4.1 Appendix 1 - Te Toi Waka Whakarei - Maori Relationship Strategy Critical Success Factors

6. Significance and Engagement Assessment – *Aromatawai Pāhekoheko*

6.1. Assessment of Significance

The recommendations of this report are assessed to be of moderate significance in accordance with the Council's Significance and Engagement Policy.

7. Considerations - *Whai Whakaaro*

7.1. Financial/budget considerations

There are no budgets assigned from the 22/23 Annual plan for Year 1 Outcomes.

Budget to deliver some of the CSF Outcomes were supported by existing training budget and from other workstreams that had alignment to the MRS.

7.2. Strategic alignment

This strategy is consistent with Council's strategic direction to Strengthen whānau, hapū and iwi partnerships, and deliver on WDC legislative obligations.

There have been no inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

7.3. Climate change assessment

The matters of this specific report are procedural and there are no significant climate change impacts.

7.4. Risks

There are no known risks associated with the matters of this report are procedural.

However, this report does highlight the organisational response and mitigation of risk as reported to the Risk and Assurance Committee through the enterprise risk management framework.

WDC is actively responding to improve our relationships with Iwi and hapū, and the CSF Outcomes Year 1 are evidence of this effort.

8. Next steps - *Ahu whakamua*

- 2024 review and reset 2024 MRS / Toi Kotuia Workplan
- He kahupapa (WDC Cultural Competency Framework) 2024 Revamp.

Attached to this report:

Appendix 1: Te Toi Waka Whakarei - Maori Relationship Strategy Critical Success Factors

Appendix 2: Toi Kotuia 2023 Workplan status

8.4.1 Appendix 1 - Te Toi Waka Whakarei - Maori Relationship Strategy Critical Success Factors

8.4.1 Appendix 1 - Te Toi Waka Whakarei - Maori Relationship Strategy Critical Success Factors(Cont.)

Appendix 2: Te Toi Waka Whakarei; Critical Success Factor Outcomes.

 <p>LEADERSHIP Councilors and the Executive Leadership Team understand the Māori worldview and embody Te Tiriti to support and improve the relationship and outcomes for Māori.</p>	 <p>RELATIONSHIP EXCELLENCE We champion a relationship-first approach with Māori to support effective and equitable engagement.</p>	 <p>EMPOWERED ORGANISATION The council group works to fulfil its commitments and legal obligations to Māori under Te Tiriti o Waitangi and aims to ensure its staff can deliver Māori outcomes.</p>	 <p>MĀORI IDENTITY We aim to recognise, reflect, and promote Māori culture and identity within the environment, and to value mātauranga Māori.</p>	 <p>DECISION FRAMEWORKS We have agile policies that guide WDC and reflect Māori views, knowledge, Te Tiriti, and explores Māori aspirations.</p>	 <p>PERFORMANCE & ACCOUNTABILITY We collaborate with Māori to create performance measures that monitor to inform and improve, ensuring we are achieving Partnership Excellence.</p>
<p>Iwi Chairs Forum Shared Bus Planning CEO Hui Exec Activity planning Event sharing – Invitations to Exec and EM Matatā wastewater Iwi Policy Hub Rex Morpeth Nature Road- Te Uru Taumatua</p>	<p>Māori Advisors All Workstream are engaging with IHW</p>	<p>He Kahupapa Noho Marae Te Tiriti Interim Te Reo Guidelines Whakatau & Tikanga Guidelines Koha Guidelines (Draft)</p>	<p>Reo Rua Te Koputu Te Whare Taonga o Takatake Supporting Māori Events: NZMRL Ngāti Awa festival Tūhoe Ahurei Tourism and Business Opportunities</p>	<p>Road Naming Policy (Draft) Settlement and MACA Implication reports</p>	<p>Financial reporting Business Planning</p>

8.4.2 Appendix 2 - Toi Kotuia 2023 Workplan.pdf

8.4.2 Appendix 2 - Toi Kotuia 2023 Workplan.pdf

8.4.2 Appendix 2 - Toi Kotuia 2023 Workplan.pdf(Cont.)

Project/Work	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Status
Refresh Te Kahupapa	Refining-finalising-implementation												Paused
Guest speakers Te Kahupapa					Ongoing- BAU								Paused
He Taura Here Tangata	Refining-finalising-implementation												Paused
Te Puawaitanga o te Reo					Ongoing- BAU								Paused
Councillor Workshops					Ongoing- BAU								Paused
Treaty Training					Ongoing- BAU								Paused
IT Tools for efficiency					Scoping- Testing- Implementation								Paused
Specific Training					Ongoing- BAU								Paused
Te Ohu		Identify- Source- Implement											Paused
Business Planning/Exec					Ongoing-BAU								OG
Interim Te Reo Guidelines	Implementation												Complete
Remunerations Guidelines	Drafting-Finalising-Implementation												Paused
Multi Criteria Decision Analysis Process			Scoping- Test- Engagement & Implementation										Paused
Koha Guidelines	Drafting-Finalising-Implementation												OG
Relationship Lead													
Ngāti Manawa					Ongoing- BAU								Restart
Ngāti Whare					Ongoing- BAU								Restart
Break in work													
Policy & Legal submissions													
Settlement legislations advice and support													
Report support and advice													
LTP engagement support & advice					Ongoing-BAU								
Events & Formalities													
Advice and support to org on Te Ao Māori & Relationships													
Consultants/Project advisory													
Central govt relationships													
Project engagement													

8.5 Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori

8.5 Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori



To: **Living Together Committee**

Date: **Thursday, 7 December 2023**

Author: **F Begley / Manager Community Partnerships**

Authoriser: **E Hatch / General Manager People & Engagement**

Reference: **A2552248**

1. Reason for the report - *Te Take mō tēnei rīpoata*

The purpose of this report is to present the results of the community consultation process for the draft Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori to the Committee.

2. Recommendation/s - *Tohutohu akiaki*

1. **THAT** the Living Together Committee accepts the results of the public consultation and feedback on the draft Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori.
2. **THAT** the Living Together Committee approves the adoption of the Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori.

3. Background - *He tirohanga whakamuri*

The Community Funding Policy was adopted in 2012. A review of the policy was undertaken in 2023. A report on the review was presented to Councillors at the Living Together Committee on Thursday, 12 October, alongside a draft updated policy with the new title: 'Community Grants and Funding Policy'. The draft policy (with some minor amendments suggested at the meeting) was approved to go out for community consultation during October and early November 2023. This report presents the outcome of the engagement process and recommends adoption of the policy.

3.1. Overview / Current Position

As part of the review process, research was undertaken on current grant making best-practice and consideration was also given to what other territorial authorities are doing in this space. The review team considered current community outcomes alongside Council's and the community's potential future aspirations.

8.5 Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori(Cont.)

Changes proposed in the updated draft policy were aimed at creating a Council-managed grants funding environment that:

- Is transparent, uncomplicated, and easy to understand.
- Is enabling for the community and removes barriers where possible.
- Helps better target funding to key groups and communities.
- Provides clear guidance to decision-makers.
- Supports organisations that contribute to wellbeing in the district and that help achieve community outcomes and priorities (builds capacity).
- Encourages best-practice, innovation, and efficiency (value for money).
- Is more future-proof.

The policy is principles-based in order to guide funding decisions and to ensure decisions are targeted at meeting Council's and the community's strategic outcomes. It allows for the focus of funding programmes to evolve over time.

The current policy has been designed to modernise, simplify and future-proof Council's community grants funding space.

4. Significance and Engagement Assessment - Aromatawai Pāhekoheko

4.1. 4.1 Assessment of Significance

The decisions and matters of this report are assessed to be of moderate significance, in accordance with the Council's Significance and Engagement Policy.

The following criteria are of particular relevance in determining the level of significance:

- **Level of community interest:** the expected level of community interest is moderate.
- **Level of impact on current and future wellbeing:** the expected level of adverse impact on the current and future wellbeing of our communities or district is moderate.
- **Impact on Māori:** the expected level of impact on Māori is moderate.

4.2. Engagement and community views

In accordance with our Significance and Engagement Policy, particularly sections 8-12 which guide how we engage with our communities, Council involved the public in the decision-making process.

8.5 Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori(Cont.)

Communication tools and methods used to engage the public included:

Targeted letter to iwi	6
Direct email to affected stakeholders e.g., social sector network and previous grant recipients	480+
Kōrero Mai (engagement portal)	544 visits 64 document downloads 10 completed submissions
Media release	Distributed 16 October 2023
Beacon advertisements	Quarter page ad Wednesday, 18 October and Wednesday, 1 November - circulation approx. 4700
Radio campaigns	Radio 1XX, Sun FM and Tumeke FM
Social media	Organic reach (unpaid) - 3663 accounts
Community newsletters	Approx. 8000 distributed

As well, the following communication methods were implemented:

- Ko Konei.
- Brief to Customer Services.
- Website information.
- Print collateral – posters in Council facilities, including Customer Service centres in Murupara and Te Koputu.
- Consultation snapshot and FAQ document.
- Better Together (internal e-newsletter).
- Email banner on all outgoing email across Council.
- Reminder emails were sent out to key stakeholders during October and November.
- Reminders were posted on social media.

The timing for consultation was Monday, 16 October to Sunday, 12 November 2023.

4.3. Summary of community consultation and feedback received

- A total of 11 responses were received through Kōrero Mai on the Council website and a summary of these is attached to this report.
- A total of 11 people separately contacted the Community Funding Advisor to be added to mailing lists for future grant opportunities.
- 91% of respondents (10 /11) supported the inclusion of Te Tiriti o Waitangi principles.

8.5 Community Grants and Funding Policy / Te Kaupapa Here Karāti me te Putea Hapori(Cont.)

General comments on community feedback

While a clear majority of submitters to this process were positive about and in favour of the new policy, the sample size is small. This was not due to the engagement process itself, as a significant effort and resources went into ensuring people were aware of the process underway and knew how to get involved. This included direct emails to a database of more than 480 affected stakeholders, e.g., previous grant recipients and organisations that seek grant funding.

Given this, and the fact that the updated policy is an iteration of the previous policy rather than being radically different, it would not be unreasonable to assume that there is general support from the community for the updated policy. There were some comments received on matters that are more aligned with how the programme or specific funds operate, rather than the policy itself. These can be dealt with by the Community Funding Advisor outside of the policy process. No changes to the draft policy are recommended based on the feedback received.

5. Considerations - *Whai Whakaaro*

5.1. Financial/budget considerations

The updated policy does not trigger budget considerations of its own accord but does accommodate for consideration of new or amended grants funds over time. Any changes would require approval through processes outside of this policy review, such as Long Term or Annual Plans, decisions made through Council's Community Funding Committee or the Council organisation itself.

5.2. Strategic alignment

No inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

5.3. Climate change assessment

The decisions and matters of this report are assessed to have low climate change implications and considerations, in accordance with the Council's Climate Change Principles.

5.4. Risks

Community feedback has been sought and no changes to the draft policy are recommended following this. There were no significant proposed changes requiring further research and information gathering.

The risk of delayed adoption of a new policy is not considered major as grant funding rounds, including Community Discretionary Funding through Community Boards, will continue to be delivered to the community.

6. Next steps - *Ahu whakamua*

If adopted at this meeting the policy is expected to be operational by the end of 2023 and will be available to view on Council's website.

8.5.1 Appendix 1 - Community Grants and Funding Policy

Attached to this report:

Appendix 1: Community Grants and Funding Policy

Appendix 2: Summary of community responses

8.5.1 Appendix 1 - Community Grants and Funding Policy

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)

POLICIES

Community Grants and Funding Policy

*Te Kaupapa Here Karāti me te
Pūtea Hapori*

Adopted: [Date]
Commenced: [Date]
Review date: [Date]
whakatane.govt.nz



8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy

Te Kaupapa Here Karāti me te Pūtea Hapori

1.0 Contents

1.0	Introduction – Kupu Arataki	3
2.0	Objectives – Ngā Whāinga.....	3
3.0	Principles – Ngā Mātāpono.....	3
4.0	Scope – Te Aronga	4
5.0	Policy – Te Kaupapa Here	4
5.1	General.....	4
5.2	Treaty of Waitangi	4
6.0	Funding - Te Pūtea.....	5
6.1	Total Funding Envelope	5
6.2	General Funding Criteria.....	5
6.2.1	Criteria.....	5
6.2.2	Eligibility	6
6.2.3	Exclusions.....	6
6.3	Types of funds.....	7
6.3.1	Contestable Grant Funds	7
6.3.2	Multi-year Agreements (including Community Partnership Contracts).....	8
6.3.3	Specific Purpose Funds	8
6.3.4	Community Board Discretionary Funds.....	8
6.3.5	Other funding mechanisms	8
7.0	Definitions – Ngā tikanga o ngā kupu.....	8
8.0	Accountability – Ngā Haepapa	9
8.2	Accountability Report	10
8.3	Unspent Funds	10
9.0	Review – Te Arotake	10

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy

Te Kaupapa Here Karāti me te Pūtea Hapori

1.0 Introduction – Kupu Arataki

Whakatāne District Council (Council) recognises the important contribution made by communities to the overall wellbeing of the Whakatāne District and residents. Council oversees grants and other funding that is made available for the purpose of supporting organisations that contribute to community wellbeing. This supports Council's community outcomes and priorities.

This policy provides an overview of how community grants and funding are managed. It also provides guidance to Elected Members and other decision makers when making recommendations and decisions about grants and funding applications.

2.0 Objectives – Ngā Whāinga

The purpose of this policy is to outline grants and funding processes and principles. These form the basis for the provision of grants and other funding.

This policy ensures the distribution of funding:

- Is transparent
- Supports organisations that contribute to wellbeing in the district and Council's community outcomes and priorities
- Occurs in a consistent, efficient, effective manner
- Includes evaluation and reporting requirements that are appropriate to the level of support provided and that ensure accountability

3.0 Principles – Ngā Mātāpono

The following principles will guide behaviour by encouraging decision makers to support projects and initiatives that:

- Align with community outcomes and/or identified wellbeing benefits outlined in Council's current Long-Term Plan (LTP), or by communities themselves through things such as approved community plans.
- Promote equity: Council is committed to ensure that those who most need support, receive it.

Groups that can receive community grants and funding include those that support:

- Children/tamariki, young people/rangatahi
- Kaupapa Māori outcomes for Iwi, hapū and whānau
- Pasifika and other identified ethnic communities
- Whānau/families
- People with disabilities
- People experiencing personal isolation

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

- Isolated and/or rural communities
 - Older people
 - Projects and initiatives that have high levels of volunteers
 - Other groups at Council's discretion.
- Support Council's Treaty partnership obligations and the aspirations of Iwi, hapū and whānau by nurturing strong relationships founded on Maori values, principles and practices.
 - Provide transparency and value for money for ratepayers

4.0 Scope – Te Aronga

This policy applies to community grants and funding allocated by Council through the following methods:

- Contestable Grant Funds, including Matching Funds
- Multi-year and Community Partnership Agreements
- Specific Purpose Funds
- Community Board Discretionary Funds
- Sponsorships
- Any other funds, or grant funding types, as may be made available from time to time at Council's discretion.

5.0 Policy – Te Kaupapa Here

5.1 General

Council aims to support community organisations that promote the wellbeing of our residents. Grants and funding will also be allocated to support community wellbeing outcomes and Council's strategic priorities as described in the current Long Term Plan.

Community grants and funding will build upon and support community-led initiatives, which create positive change in the community, enhance communities' ability to meet their own needs, and develop local community leadership.

Whakatāne District Council allocates community grants and other funding from a limited pool of money. Council is not a primary funder of community organisations. Our role as a complementary funder will be recognised through prioritising organisations that have actively sought other funding before approaching Council.

5.2 Treaty of Waitangi

As a Council, we recognise the work of Iwi, hapū and whānau throughout Whakatāne District communities. We are committed to fulfilling our legislative and relationship obligations as a Treaty Partner and to developing stronger partnerships with tangata whenua.

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

This policy aligns with the Council's Te Toi Waka Whakareī Māori Relationship Strategy. In the context of this policy, Council makes a commitment to:

1. Acknowledge the special role and significance of Iwi, hapū and whānau as tangata whenua
2. Acknowledge the importance of protecting and preserving Māori culture, language, and customs within the Whakatāne District
3. Allocate community grants and funding in a manner that supports initiatives fostering the preservation, revitalisation and promotion of Māori cultural practices, language and heritage
4. Support eligible Kaupapa Māori organisations as an important way to realise Māori aspirations, foster collaboration and build relationships promoting mutual understanding, shared decision-making, and positive outcomes for Whakatāne District communities
5. Engage with Iwi, hapū and whānau to promote grants and funding opportunities available to them
6. Encourage decision makers to consider a Te Ao Māori perspective when assessing applications which seek to deliver outcomes for or by Māori actively supporting Māori communities, groups, and organisations in their endeavours. This support may include providing guidance, resources, and capacity-building opportunities to strengthen Māori-led initiatives
7. Consider Iwi, hapū and whānau aspirations and goals when evaluating grant applications and allocating funds
8. Act with transparency and accountability in its decision-making processes relating to community grants and funding. Council will regularly review and evaluate the effectiveness of the policy, ensuring it aligns with Treaty partnership and relationship obligations and contributes to the wellbeing of both Māori and non-Māori communities within the district
9. Remove barriers that contribute to inequitable outcomes and support those that enhance mana taurite / equity outcomes, with an emphasis on encouraging 'for Māori, by Māori' initiatives.

6.0 Funding - Te Pūtea

6.1 Total Funding Envelope

The total amount of grants and funding Council has available is set through the adoption of the Long Term Plan and reviewed every three years. This excludes funds administered by Council on behalf of external agencies.

6.2 General Funding Criteria

6.2.1 Criteria

General criteria apply to all Contestable Grant Funds, Multi-year Agreements (including Community Partnership Agreements), and (where available) Community Matching Funds. For Specific Purpose Funds, applicants must follow the fund requirements prescribed through the application process.

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

When assessing applications of similar merit, decision makers will consider general criteria collectively.

Applicants will need to submit the appropriate application form with details of the projects and/or activities for which they require funding assistance. The depth of information requested from applicants will be relative to the amount of funding being applied for.

Criteria for applications will usually include requirements to:

1. Clearly describe the project activity or service
2. Describe whether the applicants have applied for similar funding elsewhere
3. Demonstrate how the project or activity promotes community wellbeing and/or community outcomes outlined in the current Long Term Plan
4. Demonstrate community need and/or community support for the initiative
5. Identify how the project contributes to ensuring greater equity in our communities
6. Identify whether the project will benefit vulnerable people, areas of high deprivation, or other identified target groups
7. Present a realistic budget for the project and identify exactly how the grant or funding will be spent
8. Provide evidence of the organisation/group structure and fund management capabilities

Criteria for applications may also include requirements to:

9. Supply a full set of accounts
10. Acknowledge Council support in promotional materials and other communications

6.2.2 Eligibility

The following general eligibility requirements apply when being considered for funding:

- Groups and organisations that make up the community sector
- Groups and organisations active in Whakatāne District
- Activities that will specifically benefit Whakatāne District communities.

More specific requirements for a particular fund may also apply:

It is important to note that if a group or organisation is benefitting from a Council lease subsidy, rates relief or any other form of Council support, this must be identified when applying for a grant or other Council community funding.

6.2.3 Exclusions

This list of funding exclusions draws on:

- The statutory purpose of Local Government 'to meet the current and future needs of communities for good-quality local infrastructure and local public services'
- Central Government guidance, in particular the Office of the Auditor General and the NZ Treasury

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

- Internationally applied principles of 'best practice' grant-making.

The following groups and activities will not be funded:

- Commercial or private organisations whose primary purpose is profit generation
Note: Social enterprises may be considered on a case-by-case basis
- Debt servicing or repayment
- Legal expenses
- Activities that promote religious ministry or political purposes, or activities where the main purpose is to promote religious, ethical, commercial, or political views of an organisation
Note: Advocacy groups such as Ratepayers and Residents Associations may be considered on a case-by-case basis
- Medical expenses
- Statutory functions, activities, and services (e.g., core education, policing, health care etc.)
- Salaries
- Retrospective funding
- Purchase or promotion of alcohol, tobacco, vaping products or psychoactive substances
- Physical works (e.g., improvements to community buildings) requiring consents or permits prior to the necessary consents or permits being obtained. (Grants may be awarded in principle, but funds will not be released until all conditions are satisfied).

Note: Previous grant applicants who failed to fulfil the obligations and terms of a previous grant agreement will be considered on a case-by-case basis

6.3 Types of funds

6.3.1 Contestable Grant Funds

Contestable Grant Funds refers to Community Grant Funds and (where available) Community Matching Funds.

- Community Grant Funds support the delivery of a clearly defined activity, project or initiative.
- Community Matching Funds is a subset of Contestable Grant Funds where the applicant matches the funds provided by Council. Matching may be through provision of funds, volunteer contributions, or in-kind contributions of at least equal value to the funds provided by Council.

Contestable Grant Funds are open to applications from community organisations and groups providing for the wellbeing of our people and communities. This includes Iwi and hapū organisations delivering Kaupapa Māori outcomes.

Grants funding will be awarded through a contestable process. Contestability enables decision makers to compare the relative merits of the funding applications they receive in order to allocate grants from the funding pools as fairly as possible.

The Contestable Grant Fund process requires that:

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

- Applications meet the general criteria and eligibility for funding outlined in this policy
- Applications are invited through scheduled funding rounds that are publicly advertised and have an opening and closing date
- Eligible applicants have an equal opportunity to be considered for a grant
- A clearly defined assessment process is applied to all applications in a transparent manner
- Financial allocation and other relevant information are discoverable – i.e., made available to the public
- Funding is spent within a year of distribution, or as otherwise arranged at Council's discretion

6.3.2 Multi-year Agreements (including Community Partnership Contracts)

Multi-year Agreements (including Community Partnership Contracts), where available, will meet the general criteria and eligibility for funding outlined in this policy.

Council may enter into multiple year agreements with organisations that have a track record of delivering services, actions and programmes aligned with community outcomes and Council's strategic direction.

The total funding allocation is determined through three-yearly Long Term Planning processes.

As part of the application process, the parties will enter into a formal agreement that outlines clear performance objectives. Funding will be allocated annually, subject to performance and achievement of agreed outcomes.

6.3.3 Specific Purpose Funds

In addition to the funds described above, Council administers grants which have a specific purpose and where specific criteria apply, for example, on behalf of government agencies.

6.3.4 Community Board Discretionary Funds

Individual Community Boards have discretionary funds that can be applied for by community organisations and individuals planning community-good initiatives.

6.3.5 Other funding mechanisms !

External organisations offer community funding and support in the Eastern Bay of Plenty. To assist the community to attract external funding, Council's website provides a list of other available funding sources.

7.0 Definitions – Ngā tikanga o ngā kupu

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Term	Definition
Contestable Grant Funds	Contestable Grant Funds support the delivery of a clearly defined activity, project, or initiative. Grant funding is awarded through a contestable process. Contestable Grant Funds include Community Grant Funds, Community Matching Funds, Community Board Discretionary Funds and Multi-year Agreements.
Community Grant Funds	Community Grant Funds are a financial contribution to a community organisation, group, or sector of the community to achieve a specified outcome.
Community Matching Funds	Community Matching Funds are similar to Community Grant Funds, but require the applicant to 'match' the value of funds provided by Council. Matching may be through provision of funds, volunteer contributions, or in-kind contributions of at least equal value to the funds provided by Council.
Community Board Discretionary Funds	Individual Community Boards consider appropriate requests for funding from community organisations and individuals through their discretionary spending fund. Discretionary funds are financed through targeted rates.
Multi-year Agreements (including Community Partnership Contracts)	Multi-year Agreements (multiple year) are between Council and selected organisations. The two parties enter into a strategic relationship where Council provides funding or other support in return for the delivery of services, actions or programmes that align with community outcomes and/or Council's strategic priorities.
Specific Purpose Funds	These are funds with a specific purpose. They are often, but not always, funded by external agencies and administered by Council. A list of current available funds can be viewed on Council's website.
Other Funds	Any other funds available from time to time at Council's discretion.
Long Term Plan (LTP)	The LTP establishes Council's vision, community outcomes and priorities. It sets the budget and work plan for the next 10 years and is reviewed every three years.
Wellbeing	As outlined in the Local Government Act 2002, the purpose of Local Government is to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.

8.0 Accountability – Ngā Haepapa

Council will ensure that all administrative and decision-making processes for community grants, other funding and policies are presented in a way that can be easily understood by the community.

Council is reminded of its requirement to be financially prudent and undertake transactions using good business practice. This applies to the distribution of community grants and other funding under this policy. Council upholds its statutory responsibility to ensure the lawful, transparent, and prudent expenditure of public funds.

8.5.1 Appendix 1 - Community Grants and Funding Policy(Cont.)



Community Grants and Funding Policy *Te Kaupapa Here Karāti me te Pūtea Hapori*

Funding allocation may be reviewed on a case-by-case basis, depending on project outcomes and the extent to which the allocated funding achieves Council's strategic objectives, to ensure that the grants and funding programme continues to reflect community needs.

The extent of the due diligence undertaken by Council staff and the amount of information requested from applicants will be relative to the amount of grant funding or assistance being applied for.

All recipients of community grants and other funding must ensure that the funded activity remains compliant with all relevant legislation, regulations and terms and conditions, including health and safety legislation. Refer to exclusions in 6.2.3 above.

A failure to meet all relevant terms and conditions associated with Council community grant funding may result in all or one of the following:

- Termination of funding
- Exclusion from future funding
- Repayment of part or all the allocated funding.

8.2 Accountability Report

All recipients of community grants and other funding are required to report back on activity outcomes. Refer to the appropriate funding guidelines for further details.

A failure to report back may result in future applications being declined or being subject to review.

8.3 Unspent Funds

Any unspent funds must be returned to Council in line with the appropriate funding guidelines.

9.0 Review – Te Arotake

This policy will be reviewed every six years. The next review is due in 2029.

8.5.2 Appendix 2 - Summary of community responses

8.5.2 Appendix 2 - Summary of community responses

8.5.2 Appendix 2 - Summary of community responses(Cont.)

Summary of Survey Responses – Draft Community Grants and Funding Policy

<i>Survey Questions</i>	<i>Responses</i>	<i>Detail</i>
Do you generally agree with the draft Community Grants and Funding Policy	11	6 agreed. 3 were unsure but liked the way the Policy was worded. 2 did not agree.
If yes, what specific part/s were you pleased to see incorporated in the draft Policy, or removed from the existing policy?	6	<ul style="list-style-type: none"> Information regarding Community Matched Funds & Clarity around Multi- Year agreements. In the 2012 policy, the budget for Community Board discretionary funds was up to \$50,000 per board per year. There is no mention of the budget for this in the 2023 final draft. It should be stated. Simplifying the criteria for applicants - getting rid of the score system and specific funding to make 2 categories of contestable and multi-year. A commitment across the board to engage the principles of Te Tiriti. The improvements: streamlining and identification of the key considerations, focus on the community and accountability criteria are great. It supports local organisations and local projects, assists better target funding, has clear funding criteria. Acknowledge the importance of protecting and preserving Māori culture, while enabling thriving of all community orientated projects. Promotes equity and inclusion of diverse groups. Prudent expenditure of funds encourages best-practice and accountability for grants. More transparent but all of the updates are better for the community.
If no, what specific part/s of the draft Policy do you not agree with?	6	<ul style="list-style-type: none"> Being left out, and as a very important organisation that gives much pleasure to the wider public, some funding to increase the update of this fantastic site would be appreciated thanks. The exclusion of 'salaries' as an approved funding item. For many volunteer and charity organisations the role of, often, a single paid manager or co-ordinator is crucial to the ongoing consistency of operations and fulfilment of the organisations strategic plan. In my situation at the CAB, I answer to a Board made up of volunteers and ensure the day-to-day operational activities are fulfilled as well as implementing the strategic plan identified by the Board. The nature of volunteering is such that often a paid co-ordinator ensures the organisation continues to operate as volunteers come and go. Awkwardly, this role is often one of the many significant costs of the organisation and not all funding avenues provide for salaries. Also, many charities are looking at alternative funding away from those sourced from the proceeds of gambling - which reduces the pool of funds that can be applied for. I would encourage you to reconsider the funding of salaries for volunteer and charity organisations for their co-ordinators or managers. Not completely familiar with them.

8.5.2 Appendix 2 - Summary of community responses(Cont.)

<p>If unsure, please explain why?</p>	<p>3</p>	<ul style="list-style-type: none"> • I am unsure of the previous funding policy however I do like the drafted funding policy. • Not completely familiar with them. • I just read the brief one because I'm extremely time poor. But it didn't indicate to me any accountability for CB's. We know our authentic communities are not represented because our election process doesn't work equitably. Also, there are members of CBs at times that are really hostile and create an unsafe space to present. I certainly anticipate sulky obstruction from certain members. We know \$ and investment is unequally distributed across our communities by our Council (this is really common across the globe). So, wouldn't an equitable approach be to pour funds into the traditionally neglected areas and groups? They don't apply. Often because they don't see a Council present, they don't see CB members in their neck of the woods, or if they do, it's always the same one/s. Certain CB members get away with heavily influencing funding allocation and they cannot (and are not required to by Council) demonstrate how they engage across the community and are confident all aspects and persons are represented in decision-making. It's an abuse of power and neglect from WDC to rely on their voice without making sure they can back it up in an ethical and equitable way.
<p>Do you have any other comments about the draft Policy, or Council's current or potential future funding portfolio, that you'd like to add?</p>	<p>5</p>	<ul style="list-style-type: none"> • Would WDC consider outsourcing their Grant making /funding considerations/ to our Community Foundation? Potentially a significant saving to ratepayers. • I think there is too many statements and too much emphasis on the Councils' role in considering Te Ao Maori and the Tiriti o Waitangi. • Excellent that this has been updated - I personally would like to see some round table accountability for those who receive council funding - a chance to network and collaborate with other groups who are involved. The Tindall Foundation has a great model for this through Acorn. • Some inclusion to benefit our public who enjoy our organisation. • Will there be an online portal to make it even easier for volunteer groups to submit and make any changes if required.
<p>Do you have any other comments you'd like to add?</p>	<p>1</p>	<ul style="list-style-type: none"> • Our Community volunteered organisation could certainly do with some help to get ahead.