



Living Together Committee
Te Komiti noho tahi

Thursday, 4 April 2024
Rāpare, 4 Paengawhāwhā 2024

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

Chief Executive: Steph O'Sullivan

Publication Date: 28 March 2024

Live Streaming - *Ka whakapāho mataora te hui*

Live Streaming - *Ka whakapāho mataora te hui*

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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>	7
2	Acknowledgements/Tributes - <i>Ngā mihimihi</i>	7
3	Conflicts of Interest - <i>Ngākau kōnatunatu</i>	7
4	Public Participation - <i>Wānanga Tūmatanui</i>	8
4.1	Public Forum - <i>Wānanga Tūmatanui</i>	8
4.2	Deputation - <i>Ngā Whakapuaki Whaitake</i>	8
5	Confirmation of Minutes - <i>Te whakaaetanga o ngā meneti o te hui</i>	9
5.1	Minutes of Other Committees and Community Board Meetings	9
5.1.1	Youth Council Meeting Minutes 25 March 2024	9
6	Reports - <i>Ngā Pūrongo</i>	12
6.1	Submission to the Bay of Plenty Regional Council Long Term Plan 2024-34	12
6.2	Port Ōhope Wharf Plan	15
6.2.1	Appendix 1: Port Ōhope Wharf Plan Document	26
6.3	Mitchell Park Masterplan	55
6.3.1	Appendix 1: Mitchell Park Masterplan	63
7	Resolution to Exclude the Public - <i>Whakataunga kia awere te marea</i>	85
1	Confirmation of Minutes - <i>Te whakaaetanga o ngā meneti o te hui</i>	7
1.1	Public Excluded Minutes Living Together Committee - 29 February 2024	7

1 Apologies - *Te hunga kāore i tae*

1 Apologies - *Te hunga kāore i tae*

No apologies have been received at the time of compiling 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 Participation - *Wānanga Tūmatanui*

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4.1 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.

- E Malcom - Alternatives to Violence Programme (AVP)

4.2 Deputation - *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.

5 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 [29 February 2024](#) as a true and correct record.

5.1 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 [12 February 2024](#)
- Whakatāne-Ōhope Community Board [19 February 2024](#)
- Rangitāiki Community Board [21 February 2024](#)
- Tāneatua Community Board [12 February 2024](#)
- Community Funding Committee [19 March 2024](#)
- Youth Council Meeting 25 March 2024

5.1.1 Youth Council Meeting Minutes 25 March 2024

5.1.1 Youth Council Meeting Minutes 25 March 2024(Cont.)



Whakatāne District Youth Council Meeting Minutes

25 March 2024, 4:00pm

Present:

Youth Council Members: Annabel Caudwell, Nate Parsons, Esther Ferguson, Charlotte Billings, Watene Huriwai, Holly Russell, Molly Thompson-Brine, Nico Bruce, Jack Karetai-Barrett, Jasper House, Harry Martin, Bea Knaption, Meheyla Delamere, Rene Koolen, James McKay, Milla Best.

Deputy Mayor Lesley Immink; Councillor Toni Boynton; Jemma Rudkin, Community Development Advisor; Richard Hamer, Community Safety Advisor; Frank Begley Community Partnerships Manager; Alina Huber, Intern; Harvey Keravel, Senior Strategic Policy Analyst.

Apologies:

Taylor Dain, Sophie Clyde, Hamish McPherson.

Agenda Items Covered:

- Opening karakia and food blessing - Councillor Toni Boynton.
- 'Council 101' Presentation - Deputy Mayor Lesley Immink and Councillor Toni Boynton.
- Long Term Plan update - Harvey Keravel, Senior Strategic Policy Analyst.

Break – 5:00 – 5:10

Setting up key roles:

- Nominations were taken for the key Youth Council roles and the following people are confirmed in these positions:
 - Chairperson: Charlotte Billings
 - Deputy Chairpersons: Jack Karetai-Barrett and Jasper House
 - Administration: Watene Huriwai
 - Communications: Nate Parsons and Nico Bruce.

5.1.1 Youth Council Meeting Minutes 25 March 2024(Cont.)



- Creating an LTP project team

The project team team is: Jasper, Annabel, Bea, Sophie, Meheyla.

- Other business
 - Richard promoted Rangatahi Road Safety event and getting volunteers
Volunteers: Harry, Charlotte, Bea, Nate, Esther, Holly, Molly, Nico, Jasper
 - Community Board Meetings – Jemma to send out dates and times so that people can let her know their availability.
 - Citizens Advice Bureau Youth Tool Kete – link to website shared in agenda.
- Closing Karakia – Jack.
- Meeting ended 5:30pm

6 Reports - *Ngā Pūrongo*

6 Reports - *Ngā Pūrongo*

6.1 Submission to the Bay of Plenty Regional Council Long Term Plan 2024-34



To: **Living Together Committee**

Date: **Thursday, 4 April 2024**

Author: **W Vullings / Senior Advisor Strategy and Transformation**

Authoriser: **S Perdia / General Manager Strategy and Transformation**

Reference: **A2639918**

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

The Bay of Plenty Regional Council (BOPRC) are in the process of developing their Long Term Plan (LTP) for the period 2024-34. The purpose of this report is to seek Committee approval for a submission from the Whakatāne District Council to the BOPRC LTP.

2. Recommendation/s - *Tohutohu akiaki*

1. THAT the report 'Submission to the BOPRC Long Term Plan 2024-34' be received; and
2. THAT the Living Together Committee approve the submission from the Whakatāne District Council to the Bay of Plenty Regional Council.

3. Discussion - *Kaupapa*

The Bay of Plenty Regional Council (BOPRC) are in the process of developing their Long Term Plan for the period 2024-34. As elected members will be aware, the Long Term Plan is a critical and influential strategic process for local government. These plans set out intended priorities, work programme and budget for each council for their coming ten year period.

On 22 February 2024 representatives from the BOPRC attended a WDC meeting, sharing information about their Long Term Plan process, and encouraging WDC to make a submission. Consultation on the BOPRC LTP opened 9 March 2024 and closes 9 April 2024.

A submission from WDC is being finalised at the time of drafting this agenda report. The submission is based on feedback from elected members at the 22 February meeting mentioned above, from a council workshop discussion on 27 March 2024, and on input from WDC general managers and staff. To allow time to finalise the submission, it will be circulated separately to this agenda.

Submissions are due by the closing date of 9 April 2024. Subject to WDC approving the submission, we would also request to attend a hearing which provides an opportunity to further reinforce the key messages and priorities in our submission.

6.1 Submission to the Bay of Plenty Regional Council Long Term Plan 2024-34(Cont.)

4. Options analysis - *Ngā Kōwhiringa*

There are three options:

1. Approve the submission to the BOPRC LTP; or
2. Approve the submission to the BOPRC LTP subject to any final changes agreed upon by the Committee; or
3. Do not make a WDC submission to the BOPRC LTP.

It is recommended that the Committee approve and make a submission to the BOPRC LTP (either of options 1 or 2 above). The matters contained in the LTP and associated consultation document affect the Whakatāne District, its communities, and our Council organisation.

5. Significance and Engagement Assessment - *Aromatawai Pāhekoheko*

5.1. Assessment of Significance

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

5.2. Engagement and community views

Public input has not been sought into the development of the WDC submission to the BOPRC LTP. The submission reflects the views of the Whakatāne District Council. Of note, consultation on the BOPRC LTP is also open to the public.

6. Considerations - *Whai Whakaaro*

6.1. Financial/budget considerations

There are no costs associated with the recommendations of this report.

6.2. Strategic alignment

The matters of this report are aligned with Council strategic direction.

6.3. Climate change assessment

The decisions of this report are assessed to have low climate change implications and considerations, in accordance with the Council's Climate Change Principles.

6.4. Risks

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

6.1 Submission to the Bay of Plenty Regional Council Long Term Plan 2024-34(Cont.)

7. Next steps - *Ahu whakamua*

- Next steps are as follows:
- 4 April 2024 Committee to approve WDC submission to BOPRC LTP (this meeting).
- 9 April 2024 Closing date for submissions to BOPRC LTP.
- 10-16 May 2024 Time scheduled for BOPRC LTP hearings.

8. Attached to this report:

A submission from WDC to the BOPRC Long Term Plan 2024-34 continues to be finalised at the time of drafting this report and will be circulated ahead of the committee meeting.

6.2 Port Ōhope Wharf Plan

6.2 Port Ōhope Wharf Plan



To: **Living Together Committee**

Date: **Thursday, 4 April 2024**

Author: **N Burgess / Manager Tourism and Events**

Authoriser: **S Perdia / GM Strategy and Transformation**

Reference: **A2639887**

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

The purpose of this report is for the Living Together Committee to adopt the reviewed Port Ōhope Wharf Plan and confirm that the existing Annual Plan capital budget for the Wharfside building and surrounds can be allocated to the Wharf Plan projects.

2. Recommendations - *Tohutohu akiaki*

1. THAT the Living Together Committee **receive** the Port Ōhope Wharf Plan report; and
2. THAT the Living Together Committee **adopt** the Port Ōhope Wharf Plan; and
3. THAT the Living Together Committee **approve** the existing Annual Plan capital budget be allocated to the projects outlined in the Wharf Plan works programme.

3. Background - *He tirohanga whakamuri*

Port Ōhope Wharf sits on the edge of Ōhiwa Harbour providing the Ōhope community and visitors a connection to the water and a place on the water's edge to enjoy a range of activities. People visit Port Ōhope Wharf to relax, fish, gather as whanau, friends or hapu, visit 'Wharfside', attend the Lions Club market, launch boats and yachts, have a meal, attend the playcentre on site, as well as many more reasons.

Between 2018 – 2019 Council had invested in an upgrading the 'cargo' shed with the removal of asbestos and recladding. In 2021, the Commercial Advisory Board requested that the Tourism team investigate unlocking the building's potential and improve rental returns for Council.

The opportunity explored was to activate the cargo shed at Port Ōhope as a visitor destination for holiday tourism experiences and events/functions. To build a stronger rental value the objectives of the project were to; increase vibrancy and activity, contribute to tourism recovery, support the development of new tourism businesses and create job opportunities.

Over the 2021/2022 summer season the reserve hosted a new attraction called Wharfside, a Council led trial activation that sought to maximise the use of the space and create a visitor destination. This would occur in the summer with the space being used for events in the off-season for full year utilisation.

6.2 Port Ōhope Wharf Plan(Cont.)

Other stakeholders and members of the community were engaged during kanohi ki te kanohi meetings and a pop-up stand at the Ōhope Lions Club market on 2 July 2023.

4.1. SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats)

Consultation discussions have been summarised in the Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis. In summary the facility was recognised as a premier location for its access to water, amenity and views. As visitors and crowds had increased it brought to the surface challenges and the need for immediate improvements to continue events and expand into the winter months related to liquor licensing, fire exits and health & safety. However, there were opportunities beyond these improvements such as bringing Hapū and cultural history to life in the area, and to extend the events into the winter months.

Figure 1 - Port Ōhope Wharf SWOT Analysis (from masterplan)



6.2 Port Ōhope Wharf Plan(Cont.)

Now in its third year Wharfside continues to grow and improve. However, Council and partners have identified a range of challenges that are inhibiting the success of the initiative, and its ability to move to the next level of winter events and as a venue for hire for functions.

The Wharfside trial has brought to the surface a range of challenges for Council and partners using the area and this prompted Whakatāne District Council to allocate \$500,000 in capital funding for improvements to Ōhope Wharfside to ensure its continuity. This capital funding is in the existing Annual Plan.

Prior to commencing capital works a review of the existing Masterplan was undertaken with Hapū and users of the facility. A review of the full area was considered necessary to ensure investment decisions to support Wharfside activations were linked to a masterplan process.

Since the masterplan discussions a new business, Tio Ōhiwa, has established a harbour cruise tour and can be based at Wharfside with berthage on the wharf. They have invested in a booking desk and shuttle at the Port of Tauranga to bring cruise ship passengers to Ōhope for their tour. The harbour tour is also expected to very popular with summer holiday visitors and locals.

4. Discussion – *Kaupapa*

The purpose of the Port Ōhope Wharf Plan (Appendix 1) is:

“to recognise the cultural presence of hau kāinga and to unlock the potential of the area by enhancing user experiences and fostering new business, events, employment opportunities and economic uplift”

The plan sets out a ‘road map’ for the improvements required to deliver a fit for purpose facility and reserve that meets the needs of the local community and Council’s goal to improve rental returns from the cargo shed.

Council carried out targeted consultation with Hapū, key stakeholders and users of Port Ōhope Wharf to understand challenges and respond to future growth and success aspirations of the Wharfside project and surrounding area.

The following current users, stakeholders and surrounding neighbours contributed to the development of the plan.

- Port Ōhope Yacht Club
- Ōhope Playcentre
- Fisherman’s Wharf restaurant
- Ōhope Lions Club
- VMAC Rides
- Tio Ohiwa
- Ōhope Beach Top 10 Holiday Park
- Mata Beer
- KG Kayaks
- Food trucks
- Local Residents

6.2 Port Ōhope Wharf Plan(Cont.)

4.2. Design Principles

Following stakeholder consultation, a set of design principles were established to shape and guide the preparation of the plan based on the key design themes evident in consultation conversations. The Port Ōhope Wharf design principles are:

- **Flexible and functional:** A multi-functional space that provides for a range of activities/events.
- **Active across the year:** A space that can be used all year and in varying weather conditions.
- **Coordinated and collaborative:** The management, coordination and collaboration of various activities.
- **Celebrating culture:** Respect and recognition of mana whenua.
- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Linked to place and history:** Tells the stories of Ōhope, reflecting the location.

4.3. Key Moves

Seven key moves areas were then developed that align with the design principles. The key moves focus potential resources and attention to those aspects that will have the greatest impact upon the performance of Wharfside, the use of the reserve, and the experience of those visiting it. The Port Ōhope Wharf key moves are:

- **Way Finding and Signage:** Improve the visibility and awareness of Port Ōhope Wharf activities and events.
- **Pedestrian Connectivity, Accessibility and Safety:** Enhance pedestrian and cycle connectivity and safety within the Port Ōhope Wharf area, creating shared spaces that minimises conflict with vehicles.
- **Wharfside Building Functionality:** Expand the functionality of the Wharfside building and immediate surrounds to accommodate a more diverse range of activities, events and enhance users' experience.
- **Port Ōhope Wharf General Functionality:** Expand the functionality of the Port Ōhope Wharf area to minimise conflicts between users on site, accommodate a more diverse range of activities, and enhance users' experience.
- **Environmental Protection:** Protect, restore and enhance the Port Ōhope Wharf area.
- **Ahi kā and Cultural Story Telling:** Provide mana whenua opportunities to restore ahi kā and promote the cultural history and significance of the area to users.
- **Site and Activity Management:** Improve the management, coordination and collaboration of users and activities, minimising conflict and maximising use.

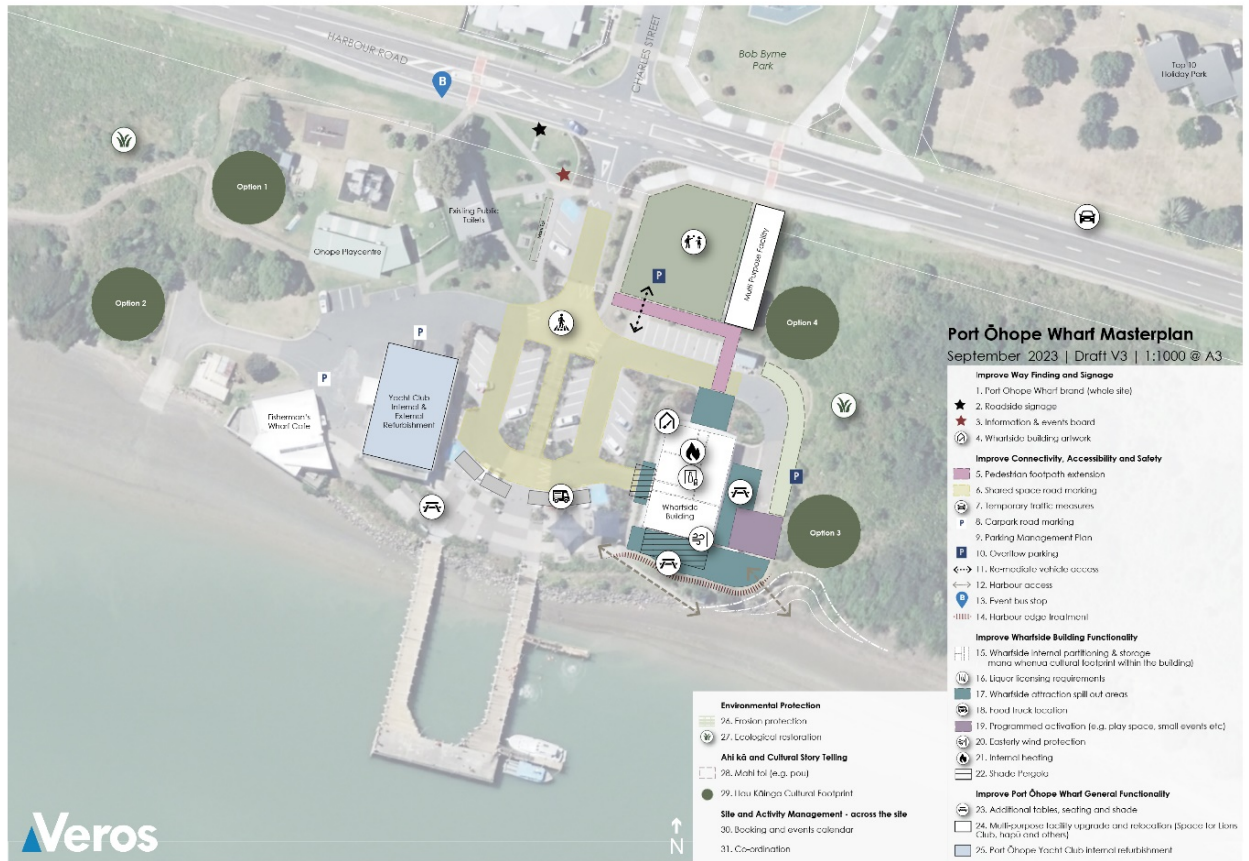
A summary illustration of the Port Ōhope plan with key moves and improvement projects is provided in Figure 2.

A summary of the project list from the Port Ōhope plan is provided as Figure 3.

It is important to note that not all projects within the implementation group need to be actioned together. The Plan has been developed as a longer-term plan for the area with projects identified for immediate action to support Wharfside operations continuing, enable shoulder and off-season utilisation and improve the user experience. The Plan ensures that there is a co-ordinated approach over time and provides the community with certainty of the Port Ōhope Wharf Plan and future projects.

6.2 Port Ōhope Wharf Plan(Cont.)

Figure 2 – Illustration of the Port Ohope Plan with Key Moves (from masterplan)



6.2 Port Ōhope Wharf Plan(Cont.)

Figure 3 – Summary Table of Port Ohope Plan Projects (from masterplan)

Project Summary Table
Port Ōhope Wharf



#	Project	Implementation Cluster	Implementation calendar year	Lead	Cost Indication	CAPEX Est. Cost	
Wayfinding and Signage							
1	Port Ohope Wharf Brand Establish a Port Ohope Wharf Brand, reinforcing the identity and brand of the reserve as a venue of many attractions.	1	Q2 2024	WDC	Low	\$ 5,000	\$ 5,000
2	Roadside Signage Upgrade existing roadside signage in a manner that aligns to the Port Ohope Wharf Brand.	1	Q2 2024	WDC	Low	\$ 3,500	\$ 3,500
3	Information & Events Board Install an information and events board, providing locals and visitors with up and coming event information and commercial offerings.	1	Q2 2024	WDC	Low	\$ 3,500	\$ 3,500
4	Wharfside Building Artwork Utilise exterior building murals and artwork to create a visual point of interest and attraction to Wharfside.	2	Q2 2025	WDC/Hau kainga	Medium	\$ 15,000	\$ 15,000
Pedestrian Connectivity, Accessibility and Safety							
5	Pedestrian Footpath Extension Extend pedestrian footpath to Wharfside building.	4	Q4 2024	WDC	Medium	\$ 20,000	\$ 20,000
6	Shared Space Road Marking Utilising expressive cultural artwork as road marking, transform the carpark into a shared space.	4	Q4 2024	WDC	Medium	\$ 20,000	\$ 25,000
7	Temporary Traffic Measures Investigate suitable temporary traffic measure during peak summer period on surrounding streets to improve visitor safety.	4	Q4 2024	WDC	Low	Unknown	Unknown
8	Carpark Road Marking Improve parking efficiency through the marking of additional carparks around the Ōhope Yacht Club and Fisherman's Wharf.	4	Q4 2024	WDC	Low	\$ 1,200	\$ 1,200
9	Parking Management Plan Implement a Parking Management Plan during peak periods to minimise conflict and enhance user safety.	4	Q4 2024	WDC	Low		
10	Overflow Parking Provide for overflow parking in grassed berm, utilising grass tuft markers.	4	Q4 2024	WDC	Low	\$ 3,500	\$ 3,500
11	Remediate Vehicle Access Remediate and strengthen vehicle access to greenspace.	4	Q4 2024	WDC	Low	\$ 1,000	\$ 1,000
12	Harbour Access Re-contouring of harbour embankment and/or provision of steps adjoining Wharfside building to improve harbour access.	3	Q4 2024	WDC	Medium	\$ 15,000	\$ 25,000
13	Event Bus Stop Utilising existing bus stop for events.	-	-	WDC	-	\$ 0	\$ 0
14	Harbour Edge Treatment Landscaping edge treatment of harbour embankment to improve safety.	3	Q4 2024	WDC	Medium	\$ 15,000	\$ 15,000
Wharfside Building Functionality							
15	Wharfside Internal Partitioning & Storage Provide for semi-permanent partitioning to accommodate multiple users.	2	Q2 2024	WDC	Low	\$ 7,500	\$ 25,000
16	Liquor Licensing Requirements Address liquor licensing requirements, including provision of toilets and building use consents.	2	Q2 2024	WDC	High	\$ 25,000	\$ 80,000
17	Wharfside Attraction Spill Out Areas Creation of courtyard areas through asphalt marking and bollard installation.	2	Q2 2024	WDC	Medium	\$ 25,000	\$ 30,000
18	Food Truck Location Relocate food trucks to more visible and user friendly position.	4	Q4 2024	WDC	Low	\$ 0	\$ 0
19	Programmed Activation Creation of temporary play space and events to generate activity.	4	Q4 2024	WDC	Low	\$ 5,000	\$ 5,000
20	Easterly Wind Protection Install windows, plastic roller screens, and/or widen building facade to enhance connectivity and views to water.	2	Q2 2024	WDC	High	\$ 25,000	\$ 80,000
21	Internal Heating Install ceiling heaters to improve user experience, extend building use into winter, and encourage further event hireage.	2	Q2 2024	WDC	Low	\$ 10,000	\$ 15,000
22	Shade Pergola Attach a pergola to the Wharfside building to provide shade over spill out areas.	2	Q2 2024	WDC	High	\$ 50,000	\$ 150,000
23	Temporary/Permanent Toilet (subject to liquor licensing) Investigate a temporary or permanent toilet option for the Wharfside Building	2	Q2 2024	WDC	High	\$ 75,000	\$ 250,000
Improve Port Ohope Wharf General Functionality							
24	Additional Tables, Seating and Shade Provide additional tables, shade, and seating near the waters edge.	4	Q4 2024	WDC	Medium	\$ 30,000	\$ 30,000
25	Multi-purpose Facility Upgrade and Relocation Construction of a multi-purpose facility that could accommodate a range of community activities and events. This includes hau kainga, Lions Club, events storage, and others.	5	Q4 2025	Lions/Mana Whenua	High		
26	Port Ohope Yacht Club Internal Refurbishment Internal refurbishment to enhance the use of the facility and provide a valuable small conference venue for hire that complements Wharfside and the Top 10 Holiday Park.	6	Q4 2025	Yacht Club	High		
Environmental Protection							
27	Erosion Protection Investigate erosion protection measures, including rock protection, contouring or landscaping.	3	Q4 2024	WDC	Medium	\$ 15,000	\$ 50,000
28	Ecological Restoration Ecological restoration of adjoining vegetated reserve, habitat creation, and cultural harvesting.	3	Q4 2024	BOFRC	High	Unknown	Unknown
Ahi Kā and Cultural story telling							
29	Mahi Toi Maori art and visual identity, including pou whenua, signage promoting cultural history, and carvings.	4	Q4 2024	Hau kainga	Medium	Unknown	Unknown
30	Hau Kainga Cultural Footprint Investigate potential building sites for hau kainga to reestablish ahi kā.	7	Q4 2025	Hau kainga	High	Unknown	Unknown
Site and Activity Management							
31	Booking and Events Calendar Wharfside events and booking calendar, minimising clashes and providing access/opportunities for growth.	1	Q4 2023	WDC	Low	\$ 5,000	\$ 7,500
32	Co-ordination Explore Council resourcing to ensure collaboration and co-ordination across activities and users.	1	Q4 2023	WDC	Low	\$ 0	\$ 0
						\$ 375,200	\$ 840,200

6.2 Port Ōhope Wharf Plan(Cont.)

4.4. Commercial Outcomes

In response to a Commercial Advisory Board recommendation and Council endorsement and direction for better commercial returns from the Ōhope Wharf cargo shed, The Wharfside programme has been developed as a tourism recovery response to build a new visitor destination and for new tourism business development.

So far, two new businesses have established within this coordinated and managed visitor experience.

Within three seasons of Wharfside, which is a summer only activation, the rental return from the cargo shed has tripled from \$5000pa to just over \$15,000 this summer. The current summer visitor season has included the following operations:

- Tio Oysters booking desk and wharf berthage
- VMAC rides and SUP business with new vendor
- New Coffee Vendor
- Refreshed and functional i-site
- Summer license for Mata Beer
- Managed food truck programme

The autumn and winter season is being planned now and there have been expressions of interest from an arts vendor and several event managers. These activities and options are being explored now and will be finalised shortly.

The team is looking to leverage off the capital investment recommended to continue to towards its goal of \$40,000 annual rental for summer, shoulder seasons and off-season combined.

Table 1 – Historical and Forecast Rental Income for Ōhope Cargo Shed

Historical	July 21 - June 22	July 22 - June 23	July 23 - June 24	July 24 - June 25	July 25 - June 26	July 30 - June 30
\$5000pa	\$1200	\$4,180	\$15,300 <u>approx</u>	Forecast \$16,000	Forecast \$20,000	Forecast \$40,000
Cargo shed	Trial 2 tenants Part season	More tenants Mata brewery	This year Full season	Complete capex Repeat season	Start developing year-round calendar	Year round calendar with long-term leases

4.5. It Needs to be More Than Just Commercial Returns

Although Council has signalled a desire for a better commercial rent, the site is in the process of being registered as a reserve so should primarily be used for public benefit, and this project offers significant advantages for Hapū, the public and the local community.

Alongside increasing vibrancy and commercial value this project is ensuring Hapū has engagement with the space, better opportunities for cultural storytelling and employment. Furthermore, it is establishing a new visitor destination, providing a platform to showcase the region's unique offerings. Visitor activations will introduce new activities, events, and experiences, enriching the lives of locals

6.2 Port Ōhope Wharf Plan(Cont.)

as well as tourists. The capital investments proposed will not only improve the public's experience but also stimulate the wider economy, benefiting businesses by increasing vibrancy and activity in the area.

5. Options Analysis - *Ngā Kōwhiringa*

5.1. Option 1 – Adopt Port Ohope plan, Staged Implementation Approach (Recommended option)

A planning process was used with key stakeholders to clarify immediate challenges for the development of Wharfside activations. There is an existing capital budget in the Annual Plan to support the actions arising from this process. Additional to this staff can allocate some existing budgets and once the project is approved by Council, will make an external funding application of just under 20% of the total investment for heating and lighting improvements.

There is an immediate need for minor capital upgrades to the shed and immediate surrounds for the continuation and enhancement of the Wharfside tourism project. This will ensure alcohol licenses, fore exits and health and safety improvements are made including improving the experience for visitors.

Option 1 is a staged implementation approach of projects in the Plan to support Wharfside activations and enable the team to move into shoulder and off-season events and bookings.

The projects are:

Project	Notes	Costs
Building Improvements	Partitioning and storage to accommodate multiple users, liquor licencing requirements, toilet option for the Wharfside Building. Easterly Wind Protection & windows to enhance connectivity and views to water.	\$205,000
Erosion Protection, Landscaping and Shade	Erosion protection works, re-contouring of embankment, steps and edge treatment to improve safety. Courtyard asphalt, marking and bollard installation. Shade pergola and additional tables/seating.	\$240,000
Mahi Toi, Building Artwork and Port Ōhope Wharf Brand and Operations	Māori art and visual identity including pou whenua, signage promoting cultural history, and carvings. From existing budget, \$12,500 for brand development to support annual destination promotions; booking calendar.	\$50,000
Heating and Lighting	External funding of circa \$115,000 to be made on approval of this project.	Nil

6.2 Port Ōhope Wharf Plan(Cont.)

Project	Notes	Costs
	Install ceiling heaters to extend building use into winter, Internal and external amenity, safety and security lighting.	

5.1.1. Advantages and Disadvantages

Advantages	Disadvantages
<p>Projects have capital funding available and can be started immediately.</p> <p>Responding to stakeholders involved in a planning process.</p> <p>The Plan has immediate actions but also holds a longer-term view of the area.</p> <p>The projects are easily achievable, with budget and have little disruption impact on the site for a quick win.</p> <p>There is a pathway to achieving a strong commercial rent for the cargo shed.</p>	<p>There are no foreseeable disadvantages.</p>

5.2. Option 2 Status Quo

Option 2 adopts a status quo approach whereby no investment and/or improvements are made to the Port Ōhope Wharf site and its operations.

5.2.1. Advantages and Disadvantages

Advantages	Disadvantages
<p>No funding/investment required.</p> <p>No adverse effects on existing users/business operations.</p>	<p>Does not meet user or stakeholder needs outlined in consultation. In particular the current market.</p> <p>Does not recognise or respond to the cultural and/or memorial aspirations for the site.</p> <p>Does not achieve the economic and visitor goals for the site or contribute towards the Councils commercial goals.</p>

6.2 Port Ōhope Wharf Plan(Cont.)

6. Significance and Engagement Assessment - *Aromatawai Pāhekoheko*

6.1. 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, this report is part of a broader process that is, or may be in future, assessed to be of moderate significance.

Significance Criteria	Impact Assessment (low/medium/high)
Level of community interest: the expected level of community interest, opposition or controversy involved.	Medium
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.	Low
Rating impact: the expected costs to the community, or sectors of the community, in terms of rates.	Low
Financial impact: the expected financial impact on the Council, including on budgets, reserves, debt levels, overall rates, and limits in the Financial Strategy.	Low
Consistency: the extent to which a proposal or decision is consistent with the Council's strategic direction, policies and significant decisions already made.	Low
Reversibility: the expected level of difficulty to reverse the proposal or decision, once committed to.	Low
Impact on Māori: the expected level of impact on Māori, taking into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.	Medium
Impact on levels of service: the expected degree to which the Council's levels of service will be impacted.	Low
Impact on strategic assets: the expected impact on the performance or intended performance of the Council's Strategic Assets, for the purpose for which they are held.	Low

6.2. Partnering, engagement and community views

Based on feedback from Te Rūnanga o Ngāti Awa, further engagement with other hapū will take place before the plan is finalised.

6.2 Port Ōhope Wharf Plan(Cont.)

With the guidance of Rūnanga o Ngāti Awa, a representative from Ngāti Hokopū was brought into the project team developing the plan. Taking a partnership approach, Ngāti Hokopū provided direct input into the planning process, stakeholder consultation, concept design and projects.

Ngāti Hokopū's representative also facilitated a Hapū Engagement Workshop, capturing the aspirations that Ngāti Hokopū hold for the site and ensuring that this was reflected in the plan.

As a living document, hau kainga should continue to be actively engaged and partnered with to ensure that the evolution of the reserve continues to respect its cultural significance and hau kainga aspirations.

Targeted stakeholder consultation was undertaken to develop the plan. This included current clubs and groups utilising the park, and local residents. While public consultation was undertaken, this was focused on the most frequent users of the reserve. The following key stakeholders were consulted:

- Port Ōhope Yacht Club
- Ōhope Playcentre
- Fisherman's Wharf restaurant
- Ōhope Lions Club
- VMAC Rides
- Ōhope Beach Top 10 Holiday Park
- Mata Beer
- KG Kayaks
- Local Residents

7. Considerations - *Whai Whakaaro*

7.1. Strategic alignment

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

7.2. Legal

The Port Ōhope Wharf site is not identified as a reserve under the reserves act however is a part of the District Reserve Management Plan. The Parks Team has this site in its work programme for registering as a reserve.

7.3. Financial/budget considerations

There is \$500,000 of funding allocated within the current Annual Plan.

Additional to the existing capital budget, staff are using \$12,500 of internal budget to support operational details and external funding will be sought for additional lighting and heating.

The recommended staged implementation option enables essential works to be undertaken that support the utilisation of the cargo shed and Wharfside area, and rental income growth aspirations of Council.

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document

7.4. Climate change assessment

The detailed design and delivery of the 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 the Port Ōhope Wharf Development.

Sustainability initiatives will be undertaken with any building works and/or siteworks considering the disposal or re-use of demolition materials and the types of construction materials/methods used. As this site is coastal it is incredibly important any works have minimal impact on the immediate environment biodiversity and ecology ensuring correct precautions are taken for any works carried out.

This plan identifies addressing the existing bank erosion and ecological restoration of vegetated harbour edge areas which will increase resilience to climate change issues.

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 during design phases will be used to support any changes to green spaces and building and infrastructure works.

7.5. Risks

- Publicity/public perception of costs associated with completing the plan work.
- If the work is not completed the Wharfside activation will likely decline as it won't be able to get a liquor license and the visitor experience of the facility is not improving.

7.6. Next Steps

- Commence capital works.
- Based on feedback from Te Rūnanga o Ngāti Awa, further engagement with other hapū will take place before the plan is finalised.
- Based on feedback from Te Rūnanga o Ngāti Awa, further engagement with other hapū will take place before the plan is finalised.

Attached to this report:

Appendix 1: Port Ōhope Wharf Plan Document

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Port Ōhope Wharfside Plan

a family friendly, welcoming and exciting place that connects people

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Revision Control

Date/Revision	Description
October 2023	Working draft for internal feedback
February 2024	Final Draft
February 2024	Final

Contents

Introduction	3
1. Background	4
2. Purpose	7
3. Strengths, Weaknesses, Opportunities and Threats	8
4. Wharfside Plan	10
5. Projects	12
6. Wharfside Building Functionality	15
7. Port Ōhope Wharf General Functionality	17
8. Site and Activity Management	19
9. Environmental Protection	20
10. Ahi Kā and Cultural Story Telling	22
11. Wayfinding and Signage	24
12. Pedestrian Connectivity, Accessibility and Safety	26
13. Implementation	28

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

Introduction

Port Ōhope Wharf reserve sits on the edge of Ōhiwa Harbour providing the Ōhope community and visitors a connection to the water and a place on the water's edge to enjoy a range of activities. People visit Port Ōhope Wharf to relax, fish, gather as whānau, friends or hapū, visit 'Wharfside', attend the market, launch boats and yachts, have a meal, attend the playcentre on site as well as many more reasons. This plan must meet the needs of current users as well as looking forward to the potential of Port Ōhope Wharf in the future.

The purpose of the Port Ōhope Wharf plan is...

to recognise the cultural presence of hau kāinga and to unlock the potential of the area by enhancing user experiences and fostering new business, employment opportunities and economic uplift.

Port Ōhope Wharf is a premier district reserve located in Ōhope. Wharfside is the building and immediate land area to the bottom right of the image on page 4.

Over the past two summer seasons the reserve hosted a new attraction, aptly named Wharfside, a Council led activation trial that sought to maximise the use of the space for the district's communities and encourage visitors to support local businesses as part of the council's tourism recovery programme. Wharfside serves as a base for visitor experiences like e-bikes, e-scooters, stand-up paddle board hire, and harbour trips. It is also supported by several food and drink providers generally operated as food trucks. Mata Beer have operated with a limited liquor license over the busy visitor season.

A successful initiative to date, Council and partners identified a range of challenges that are inhibiting the success of the initiative, the use of the reserve and the experience of those visiting it.

In partnership with hau kāinga Council consulted key stakeholders and users of Port Ōhope Wharf to understand and respond to the barriers to the future growth and success of the Wharfside project and the wider Port. What we heard informed the following design principles that shaped the plan.

Design Principles:

- **Flexible and functional:** A multi-functional space that provides for a range of activities/events.
- **Active across the year:** A space that can be used all year and in varying weather conditions.
- **Coordinated and collaborative:** The management, coordination and collaboration of various activities.
- **Celebrating culture:** Respect and recognition of mana whenua.
- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Linked to place and history:** Tells the stories of Ōhope, reflecting the location.

Plan

The plan sets out a 'road map' for the improvements required to deliver a fit for purpose facility that meets the needs of the local community and the districts wider Whakatāne destination and events goals. The 'key moves' and the projects within the key moves steer us in the right direction.

- **Wharfside Building Functionality:** to improve the functionality of the Wharfside building to accommodate a more diverse range of activities and enhance users' experience.
- **Port Ōhope Wharf General Functionality:** to expand the functionality of the Port Ōhope Wharf area to minimise conflicts between users on site, accommodate a more diverse range of activities, and enhance users' experience.
- **Site and Activity Management:** to improve the management, coordination and collaboration of users and activities, minimising conflict and maximising use.
- **Environmental Protection:** to protect, restore and enhance the Port Ōhope Wharf area.
- **Ahi kā and Cultural Story Telling:** to provide mana whenua opportunities to restore ahi kā and promote the cultural history and significance of the area to users.
- **Way Finding and Signage:** to improve the visibility and awareness of Port Ōhope Wharf activities and events.
- **Pedestrian Connectivity, Accessibility and Safety:** to enhance pedestrian and cycle connectivity and safety within the Port Ōhope Wharf area, creating shared spaces that minimises conflict with vehicles.

The projects captured in the plan vary in priority, scale and cost, but they all present opportunities to significantly enhance the use of the reserve and the experience of those visiting it. While some of the projects may be led and funded by Council, others will require the leadership and financial support of stakeholders. There will also be opportunities for funding partnerships to be forged between various stakeholders, private investment or community funders.

Reflecting upon these characteristics, an implementation plan will was also prepared to guide project delivery and help the community understand when it can expect to see changes in the Wharfside area. The delivery of the projects and outcomes sought in the plan will require the collective effort of many, with the plan laying the foundations for action.

Council led projects will be confirmed in the Long Term Plan and/or Annual Plan. The Long Term Plan is developed every three years, outlining major projects, infrastructure strategy, budgets and financial strategy (including proposed rate increases) for the next 10 years. The Annual Plan is prepared in the intervening years, providing Council the chance to review the work programme set in the Longterm Plan and consider where any changes are necessary.

The plan is a living document and will continue to evolve as projects progress and the use of Port Ōhope Wharf grows. The ongoing collaboration and collective effort of stakeholders and hau kāinga will be a critical component to the future success of the Port Ōhope Wharf.

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

1. Background

Port Ōhope Wharf

Port Ōhope Wharf is a premier district reserve located at the eastern end of Ōhope. Adjoining Ōhiwa Harbour, Port Ōhope Wharf is a popular destination for locals and visitors. It offers calmer waters for swimming, kayaking, paddle-boarding, fishing as well as sightseeing, walks, and more.

For a brief time, the Port Ōhope Wharf was Whakatāne's main commercial port. Although it is still used by the occasional commercial boat and international yachtie, today it is predominately a recreational fishing wharf. A small boat ramp is located west of the wharf buildings.

The port area is also home to the Port Ōhope Yacht Club, Ōhope Playcentre, Fisherman's Wharf restaurant, public toilets, and the Ōhope Lions Club. More recently, the area hosted Wharfside, a Council led activation trial that sought to maximise the use of the space for the district's communities and encourage visitors to support local businesses as part of the council's tourism recovery programme.

Over the summer and autumn period, Wharfside acts as a pop-up activity hub for locals and visitors. It served as a base for a pop-up i-site and VMAC Rides, which rents e-bikes, e-scooters, and stand-up paddleboards. It also supports various events and is regularly attended by several food trucks.

Some facts and figures

- The Port Ōhope Wharf is approximately 10,000m² in area, with several buildings and approximately 50 carparks spread across the park
- People arrive, mostly by car, from Harbour Road.
- A well vegetated reserve runs along the harbours edge, west and east of the port area.
- Bob Bryne Park, a large grassed open space, picnic area and play area is located across Harbour Road.
- An established residential neighbourhood is located to the northwest.
- The Top 10 Holiday Park is located to the northeast.



6.2.1 Appendix 1: Port Ōhohe Wharf Plan Document(Cont.)



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

Ōhope

Ōhope is located 6km east of Whakatāne, nestled between Ōhiwa Harbour to the south and Ōhope Beach to the north. With 11km of beaches, abundant sunshine, and a wide range of attractions on offer, Ōhope has long been a favourite spot for locals and holidaymakers alike.

The area is rich in cultural history and significance, with the surrounding hills dotted with pā sites. This includes Tauwhare Pā, one of the oldest pā sites in Whakatāne.

Voted Aotearoa's most-loved beach and ranked among the top 10 beaches in the South Pacific, it's unsurprising that the local population swells from 3,000 people to upwards of 20,000 during the peak summer holiday period.



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

2. Purpose

The purpose of the Port Ōhope Wharf plan is...

to recognise the cultural presence of hau kāinga and to unlock the potential of the area by enhancing user experiences and fostering new business, employment opportunities and economic uplift.

The plan sets out a 'road map' for the improvements to the Port Ōhope Wharf area, with a particular focus on Wharfside that will deliver a fit for purpose destination that meets the needs of the local community and the districts wider Whakatāne tourism and events goals.

Hau kāinga

With the guidance of Te Rūnanga o Ngāti Awa, a representative from Ngāti Hokopū was part of the project team developing the plan. Taking a partnership approach, Ngāti Hokopū provided direct input into the master planning process, stakeholder consultation, concept design and projects.

Ngāti Hokopū's representative also facilitated a hui ā hapū Engagement hui, capturing the aspirations that Ngāti Hokopū hold for the site and ensuring that these would be reflected in the plan.

As a living document, Whakatāne District Council will continue to partner with hau kāinga to ensure that the evolution of the reserve continues to respect its cultural significance and hau kāinga aspirations.



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

3. Strengths, Weaknesses, Opportunities and Threats

The following current users and surrounding neighbours contributed to the development of the plan.

- Port Ōhope Yacht Club
- Ōhope Playcentre
- Fisherman's Wharf restaurant
- Ōhope Lions Club
- VMAC Rides
- Dream Bean Coffee
- Ōhope Beach Top 10 Holiday Park
- Mata Beer
- KG Kayaks
- Local Residents

It is important to note that whilst a commercial tenant could provide year-round commercial returns, the Commercial Advisory Board requested that the building be activated into a tourism and events hub to service the busy Ōhope holiday market and contribute to tourism recovery. The benefits of this approach mean that the destination will contribute to the wider visitor economy goals, and encourage visitors to do more and stay longer rather than benefiting one specific business.

The objectives were to; unlock the building's potential by improving the user experience, support and facilitate the development of new tourism businesses and events, job opportunities and the overall well-being of the community.

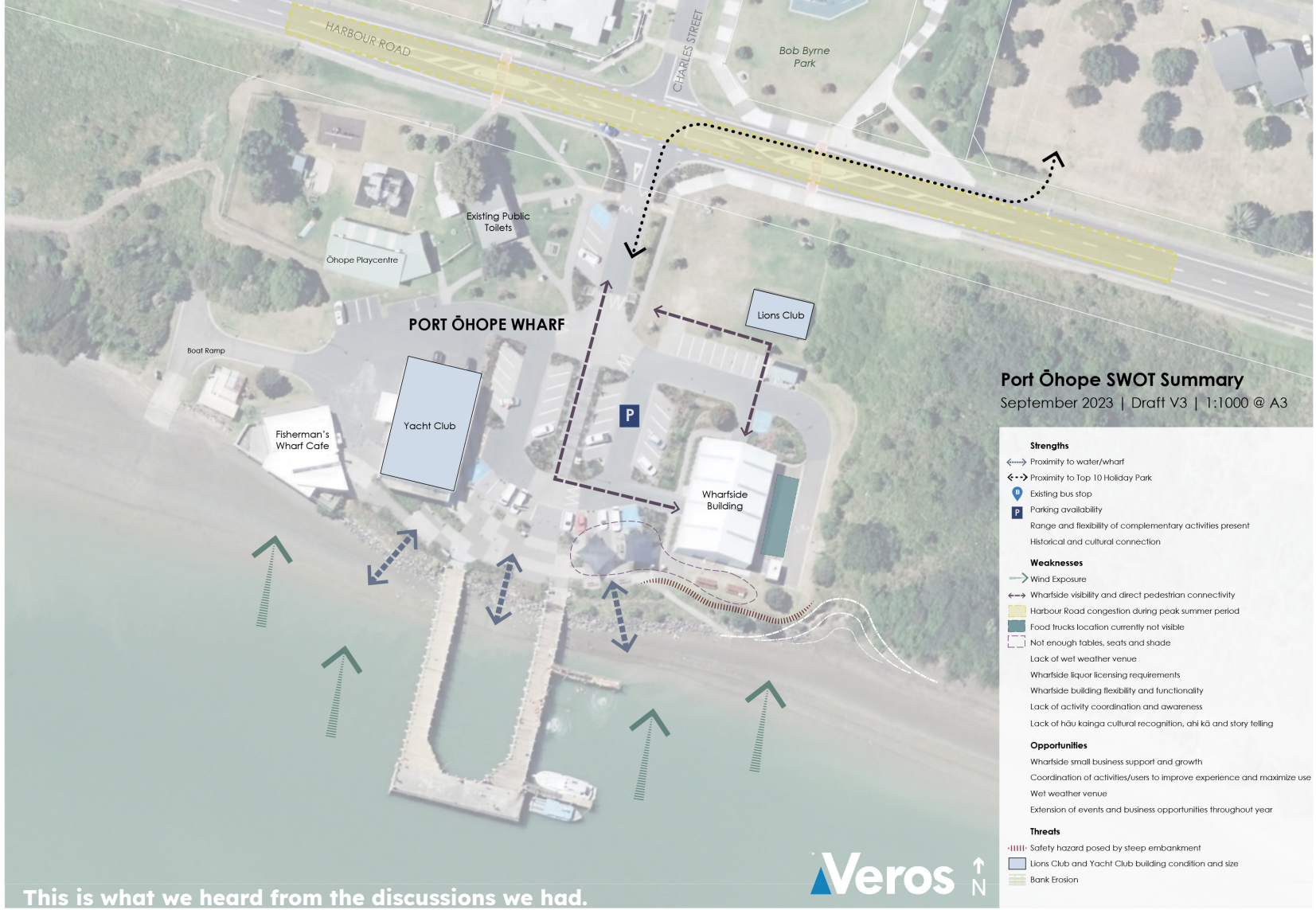
A successful trial to date, Council and partners have identified a range of opportunities that will allow a year-round hub of activities through the seasons and higher returns, if investment of simple infrastructure is implemented. An operational plan has been developed to reflect the opportunities across the year.

Specific opportunities include;

- Summer at Wharfside with new/current operators; VMAC, Tio Ohiwa, isite, food trucks and Mata Beer to enhance visitor experience and encourage new tourism businesses
- Shoulder and Winter seasons
- Public events and ticketed music events/gigs
- Private event hire/weddings (similar to Cargo Shed, Tauranga)
- Indoor Food markets, Art exhibitions and workshops
- Education market – school groups for SUP, and harbour activities



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

4. Wharfside Plan

Design Principles

The conversations we had shaped the following design principles that guided the preparation of the plan.

- **Flexible and functional:** A multi-functional space that provides for a range of activities/events.
- **Active across the year:** A space that can be used all year and in varying weather conditions.
- **Coordinated and collaborative:** The management, coordination and collaboration of various activities.
- **Celebrating culture:** Respect and recognition of mana whenua.
- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Linked to place and history:** Tells the stories of Ōhope, reflecting the location.

Key Moves

These design principles were refined into seven key moves, focussing resources and attention to those aspects that will have the greatest impact for Wharfside, the use of the reserve, and the experiences of those visiting it.



Way Finding and Signage

Improve the visibility and awareness of Port Ōhope Wharf activities and events.



Wharfside Building Functionality

Expand the functionality of the Wharfside building to accommodate a more diverse range of activities and enhance users' experience.



Ahi kā and Cultural Story Telling

Provide hau kāinga opportunities to restore ahi kā and promote the cultural history and significance of the area to users.



Pedestrian Connectivity, Accessibility and Safety

Enhance pedestrian and cycle connectivity and safety within the Port Ōhope Wharf area, creating shared spaces that minimise conflict with vehicles.



Improve Site and Activity Management

The management, coordination and collaboration of users and activities, minimising conflict and maximising use.



Port Ōhope Wharf General Functionality

Expand the functionality of the Port Ōhope Wharf area to minimise conflicts between users on site, accommodate a more diverse range of activities, and enhance users' experience.



Environmental Protection

Protect, restore and enhance the Port Ōhope Wharf area.

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

5. Projects

Stage

Current: Completed in 23/24 year

Future: To be confirmed

This section sets out a implementation plan for each of the key moves, the projects that give effect to them, and how they respond to what we heard from the community.

The table below provides a high-level summary of all the projects captured in the plan, including the timeline for implementation, the priority level of the project, how they will be implemented, and who will lead the implementation. We then dig a little deeper into each move.

#	Project	Stage	Lead
	Wharfside Building Functionality		
1	Wharfside Internal Partitioning & Storage Provide for semi-permanent partitioning to accommodate multiple users.	Current	WDC
2	Liquor Licensing Requirements Address liquor licensing requirements, including provision of toilets and building use consents.	Current	WDC
3	Wharfside Attraction Spill Out Areas Creation of courtyard areas through asphalt marking and bollard installation.	Current	WDC
4	Food Truck Location Relocate food trucks to more visible and user friendly position.	Future	WDC
5	Programmed Activation Creation of temporary play space and events to generate activity.	Future	WDC
6	Easterly Wind Protection Install windows, plastic roller screens, and/or widen building façade to enhance connectivity and views to water.	Current	WDC
7	Internal Heating Install ceiling heaters to improve user experience, extend building use into winter, and encourage further event hireage.	Future	WDC
8	Shade Pergola Attach a pergola to the Wharfside building to provide shade over spill out areas.	Current	WDC
9	External Lighting Install lighting to building exterior to provide both operational and atmosphere lighting.	Future	WDC
10	Internal Lighting Install lighting within Wharfside Building to provide both operational and atmosphere lighting.	Future	WDC
11	Building Acoustics (Acoustic Panels and Sound System) Install an acoustic panel system within building and investigate an appropriate sound system.	Future	WDC
12	Temporary/Permanent Toilet (subject to liquor licensing) Investigate a temporary or permanent toilet option for the Wharfside Building.	Current	WDC

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

#	Project	Stage	Lead
	Port Ōhope Wharf General Functionality		
13	Additional Tables, Seating and Shade Provide additional tables, seating and shade near the waters edge.	Current	WDC
14	Multi-purpose Facility Upgrade and Relocation Construction of a multi-purpose facility that could accommodate a range of community activities and events. This includes hau kaianga, Lions Club, events storage, and others.	Future	Lions/Mana Whenua
15	Port Ōhope Yacht Club Internal Refurbishment Internal refurbishment to enhance the use of the facility and provide a valuable small conference venue for hire that complements Wharfside and the Top 10 Holiday Park.	Future	Yacht Club
	Site and Activity Management		
16	Booking and Events Calendar Create a Port Ōhope Wharfside events and booking calendar, minimising clashes and providing access/opportunities for growth.	Future	WDC
17	Co-ordination Explore Council resourcing to ensure collaboration and co-ordination across activities and users.	Future	WDC
	Environmental Protection		
18	Erosion Protection Investigate erosion protection measures, including rock protection, contouring or landscaping.	Current	WDC
19	Ecological Restoration Ecological restoration of adjoining vegetated reserve, habitat creation, and cultural harvesting.	Future	BOPRC
	Ahi Kā and Cultural story telling		
20	Mahi Toi Introduce Māori art and visual identity, including pou whenua, signage promoting cultural history, and carvings.	Current	Hau kaianga
21	Hau Kāinga Cultural Footprint Investigate potential building sites for hau kaianga to re-establish ahi kā.	Future	Hau kaianga
	Wayfinding and Signage		
22	Port Ōhope Wharf Brand Establish a Port Ōhope Wharf Brand, reinforcing the identity and brand of the reserve as a venue of many attractions.	Future	WDC
23	Roadside Signage Upgrade existing roadside signage in a manner that aligns to the Port Ōhope Wharf Brand.	Future	WDC
24	Information & Events Board Install an information and events board, providing locals and visitors with up and coming event information and commercial offerings.	Future	WDC
25	Wharfside Building Artwork Utilise exterior building murals and artwork to create a visual point of interest and attraction to Wharfside.	Current	WDC/Hau kaianga

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

#	Project	Stage	Lead
	Pedestrian Connectivity, Accessibility and Safety		
26	Pedestrian Footpath Extension Extend pedestrian footpath to Wharfside building.	Future	WDC
27	Shared Space Road Marking Utilising expressive cultural artwork as road marking, transform the carpark into a shared space.	Future	WDC
28	Temporary Traffic Measures Investigate suitable temporary traffic measure during peak summer period on surrounding streets to improve visitor safety.	Future	WDC
29	Carpark Road Marking Improve parking efficiency through the marking of additional carparks around the Ōhope Yacht Club and Fisherman's Wharf.	Future	WDC
30	Parking Management Plan Implement a Parking Management Plan during peak periods to minimise conflict and enhance user safety.	Future	WDC
31	Overflow Parking Provide for overflow parking in grassed berm, utilising grass tuft markers.	Future	WDC
32	Remediate Vehicle Access Remediate and strengthen vehicle access to greenspace.	Future	WDC
33	Harbour Access Re-contouring of harbour embankment and/or provision of steps adjoining Wharfside building to improve harbour access.	Current	WDC
34	Event Bus Stop Utilising existing bus stop for events.	Future	WDC
35	Harbour Edge Treatment Landscaping edge treatment of harbour embankment to improve safety.	Current	WDC

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Expand the functionality of the Wharfside building to accommodate a more diverse range of activities and enhance the user experience.

Consultation Response

People told us that Wharfside plays a crucial role as both a local and regional tourism hub, housing a pop-up i-site, VMAC Rides, and occasionally Mata Brewery during events. As a strategic waterfront location, offering connections to Ōhope through pedestrian and cycle routes, Wharfside has been identified as a valuable anchor of activity in the area. It presents a great opportunity to improve user experience, support and grow business, and enhance the use of the reserve.

The Wharfside building and its ongoing operations has received positive feedback from stakeholders and the local community. While the facility's unique rustic appearance and versatility was positively acknowledged by visitors, stakeholders identified several opportunities to improve the building's functionality and users' experience. These included:

- The need for internal partitions to provide secure storage of equipment during events and allow the building to accommodate multiple users.
- Addressing liquor licencing requirements for toilets to be located within the building and a change of building use to be consented.
- Ensuring appropriate food truck providers were present on site consistently to ensure adequate food was provided to meet liquor licencing requirements.
- Minimising the wind exposure to Wharfside while maintaining views to the harbour.
- The need to explore internal and external space configurations, to maximise the use of the available areas for functionality and versatility. This included spill out courtyard areas that allowed people to find shade or avoid wind during different times of the day.
- The need for internal heating to improve user experience and extend building use into winter.

6. Wharfside Building Functionality

#	Project	Stage	Lead
	Wharfside Building Functionality		
1	Wharfside Internal Partitioning & Storage Provide for semi-permanent partitioning to accommodate multiple users.	Current	WDC
2	Liquor Licencing Requirements Address liquor licencing requirements, including provision of toilets and building use consents.	Current	WDC
3	Wharfside Attraction Spill Out Areas Creation of courtyard areas through asphalt marking and bollard installation.	Current	WDC
4	Food Truck Location Relocate food trucks to more visible and user friendly position.	Future	WDC
5	Programmed Activation Creation of temporary play space and events to generate activity.	Future	WDC
6	Easterly Wind Protection Install windows, plastic roller screens, and/or widen building façade to enhance connectivity and views to water.	Current	WDC
7	Internal Heating Install ceiling heaters to improve user experience, extend building use into winter, and encourage further event hireage.	Future	WDC
8	Shade Pergola Attach a pergola to the Wharfside building to provide shade over spill out areas.	Current	WDC
9	External Lighting Install lighting to building exterior to provide both operational and atmosphere lighting.	Future	WDC
10	Internal Lighting Install lighting within Wharfside Building to provide both operational and atmosphere lighting.	Future	WDC
11	Building Acoustics (Acoustic Panels and Sound System) Install an acoustic panel system within building and investigate an appropriate sound system.	Future	WDC
12	Temporary/Permanent Toilet (subject to liquor licencing) Investigate a temporary or permanent toilet option for the Wharfside Building.	Current	WDC

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Whanganui Maria Place Pop Up Play Activation



Example Pergola External Lighting



Little Creatures (Hobsonville) - Spill Out Area and Roller Door Example



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

7. Port Ōhope Wharf General Functionality



Expand the functionality of the Port Ōhope Wharf area to minimise conflicts between users on site, accommodate a more diverse range of activities, and enhance users' experience.

Consultation Response

Stakeholders consistently reinforced the value of the existing upgrades to the reserve, with only subtle enhancements required to improve its general functionality and versatility. One such enhancement was the need to provide additional tables, seating, and shade nears the waters edge.

Notwithstanding the above, both the Ōhope Yacht Club and Ōhope Beach Lions Club noted the state of the buildings they occupy.

The Ōhope Yacht Club currently has plans to undertake a significant external refurbishment, but by undertaking an internal refurbishment they could enhance the use of the facility and provide a valuable small conference venue for hire that complements Wharfside and the Top 10 Holiday Park. The Ōhope Yacht Club is currently funding the external refurbishment of the building.

The Ōhope Beach Lions Club shed is in a poor condition. It has watertightness issues and does not meet the needs of the club. The club utilises the shed to store donated items that they subsequently on-sell at a monthly market on site. All the proceeds are recycled back into the community, with \$40,000 to \$50,000 of funding secured each year.

Other stakeholders and local residents expressed strong interest in the future of the Lions Club, with many highlighting the value they bring to the community and the opportunity for other users to benefit from a replacement facility. There were also comments around the opportunity to open the green space further by repositioning the shed further east, noting that the area could be used for other events and overflow parking. This includes the Ōhope Yacht Club's major annual event on Kings Birthday. The Lions Club noted their commitment to contribute to any replacement building.

#	Project	Stage	Lead
	Port Ōhope Wharf General Functionality		
13	Additional Tables, Seating and Shade Provide additional tables, seating and shade near the waters edge.	Current	WDC
14	Multi-purpose Facility Upgrade and Relocation Construction of a multi-purpose facility that could accommodate a range of community activities and events. This includes hau kaianga, Lions Club, events storage, and others.	Future	Lions/Mana Whenua
15	Port Ōhope Yacht Club Internal Refurbishment Internal refurbishment to enhance the use of the facility and provide a valuable small conference venue for hire that complements Wharfside and the Top 10 Holiday Park.	Future	Yacht Club



Caslani Reserve, Tauranga - Shade Sail Example

6.2.1 Appendix 1: Port Ōhohe Wharf Plan Document(Cont.)



Port Ōhohe Wharf Previous Concept Design

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

8. Site and Activity Management



Improve the management, coordination and collaboration of users and activities, minimising conflict and maximising use.

Consultation Response

People love how the various users and activities in the area complement each other. While all the stakeholders provided positive feedback on the management and coordination of Wharfside activities with existing users of the area, the need to establish a booking/events calendar to avoid conflict as use of the reserve increases was identified.

The opportunity for various users and activities to support each other was highlighted by stakeholders. One such example was the commercial kitchen and conference facilities available within the Ōhope Yacht Club that Wharfside and the Top 10 Holiday Park could leverage off. In order to maximise the use of the reserve and effectively manage various activities on the area, the potential for Council to take a leadership role in co-ordinating activities was identified.

#	Project	Stage	Lead
	Site and Activity Management		
16	Booking and Events Calendar Create a Port Ōhope Wharfside events and booking calendar, minimising clashes and providing access/ opportunities for growth.	Future	WDC
17	Co-ordination Explore Council resourcing to ensure collaboration and co-ordination across activities and users.	Future	WDC



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

9. Environmental Protection



Protect, restore and enhance the environment across Port Ōhope Wharf and the surrounding area.

Consultation Response

Wharfside users noted the erosion that has occurred along the embankment to the south-east of the building. This area is often used by locals for water access. It is accessible from a concrete ramp extending along the front of the Wharfside building. Informal tracks have formed from those taking a more direct route down the embankment.

While not frequently mentioned, the poor state of the surrounding vegetated reserve was noted. Despite the areas being recognised by the Bay of Plenty Regional Council as holding ecological value, stakeholders referenced its poor quality and that there is a significant opportunity for it to be enhanced. Hau kāinga noted the opportunity for any restoration to consider cultural harvesting.



Ōhope Beach and Ōhiwa Harbour



Ōhope Beach and Ōhiwa Harbour

#	Project	Stage	Lead
	Environmental Protection		
18	Erosion Protection Investigate erosion protection measures, including rock protection, contouring or landscaping.	Current	WDC
19	Ecological Restoration Ecological restoration of adjoining vegetated reserve, habitat creation, and cultural harvesting.	Future	BOPRC

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

Areas of Environmental Protection and Restoration



10. Ahi Kā and Cultural Story Telling



Provide hau kāinga opportunities to restore ahi kā and promote the cultural history and significance of the area to users.

Consultation Response

Ngāti Hōkōpū's representative facilitated a Hapū Engagement Hui, capturing the aspirations that Ngāti Hōkōpū hold for the site and ensuring that these would be reflected in the plan. The aspirations identified included:

- A dedicated space where hapū can meet, hold events, have wānanga and just be present on the whenua.
- Enhanced cultural footprint.
- Enhanced opportunities to be active kaitiaki.
- Recognition of our status as mana whenua.
- Art spaces.
- Storage spaces for recreational equipment and other opportunities for play.
- Improved access to and views of the water.

#	Project	Stage	Lead
	Ahi Kā and Cultural story telling		
20	Mahi Toi Introduce Māori art and visual identity, including pou whenua, signage promoting cultural history, and carvings.	Current	Hau kainga
21	Hau Kāinga Cultural Footprint Investigate potential building sites for hau kainga to re-establish ahi kā.	Future	Hau kainga



Ōmana Regional Park (Auckland) Cultural Story Telling Example



Palmerston North Central Cultural Sculpture Example

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Fearon Park Mt Roskill Auckland Cultural Sculpture



Awapuni School (Gisborne) Mural

Port Ōhope Wharf Previous Concept Design



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

11. Wayfinding and Signage



Improve the visibility and awareness of Port Ōhope Wharf activities and events.

Consultation Response

The need for improved signage, wayfinding, and event information was a consistent message from everyone who we talked to. In particular, there was strong support to enhance visibility and accessibility to the Wharfside attraction.

Notwithstanding the above, it was observed that the identity of the reserve in its entirety was being weakened or lost in the broad range of attractions and activities occurring at Port Ōhope Wharf. The need to reinforce the brand and identity of Port Ōhope Wharf as a reserve and to avoid overcrowding the signage and messaging was identified.

#	Project	Stage	Lead
	Wayfinding and Signage		
22	Port Ōhope Wharf Brand Establish a Port Ōhope Wharf Brand, reinforcing the identity and brand of the reserve as a venue of many attractions.	Future	WDC
23	Roadside Signage Upgrade existing roadside signage in a manner that aligns to the Port Ōhope Wharf Brand.	Future	WDC
24	Information & Events Board Install an information and events board, providing locals and visitors with up and coming event information and commercial offerings.	Future	WDC
25	Wharfside Building Artwork Utilise exterior building murals and artwork to create a visual point of interest and attraction to Wharfside.	Current	WDC/Hau kainga



Upper Hutt Community Notice Board Example



Cornwall Park Wayfinding and Entrance Signage Examples



Motat Wayfinding and Entrance Sign Example

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)



Tahatai Coast School Building Artwork Example



Papakura "Red Earth" Building Artwork Example

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

12. Pedestrian Connectivity, Accessibility and Safety



Enhance pedestrian and cycle connectivity and safety within the Port Ōhope Wharf area, creating shared spaces that minimise conflict with vehicles.

Consultation Response

Pedestrian connectivity, accessibility, and safety within Port Ōhope Wharf was a common theme. Lacking direct pedestrian connections to the Wharfside building, Ōhope Yacht Club and surrounding greenspaces, visitors frequently walk through the carpark and internal road network as they seek the most direct route.

The sealed vehicle access into the greenspace adjoining Harbour Road was noted as having eroded and been damaged from use. The edge of the access will require remediation and strengthening to ensure its long term functionality.

Harbour Road, Charles Street and Ocean Beach Road were all identified as becoming congested during peak summer periods as demand for on-street parking increases significantly. While stakeholders and residents freely accepted the realities of living in a popular summer holiday destination, they recommend temporary traffic measures are considered to improve pedestrian, scooter and cyclist safety during this period.



Karangahape Road Road Artwork Example

#	Project	Stage	Lead
	Pedestrian Connectivity, Accessibility and Safety		
26	Pedestrian Footpath Extension Extend pedestrian footpath to Wharfside building.	Future	WDC
27	Shared Space Road Marking Utilising expressive cultural artwork as road marking, transform the carpark into a shared space.	Future	WDC
28	Temporary Traffic Measures Investigate suitable temporary traffic measure during peak summer period on surrounding streets to improve visitor safety.	Future	WDC
29	Carpark Road Marking Improve parking efficiency through the marking of additional carparks around the Ōhope Yacht Club and Fisherman's Wharf.	Future	WDC
30	Parking Management Plan Implement a Parking Management Plan during peak periods to minimise conflict and enhance user safety.	Future	WDC
31	Overflow Parking Provide for overflow parking in grassed berm, utilising grass tuft markers.	Future	WDC
32	Remediate Vehicle Access Remediate and strengthen vehicle access to greenspace.	Future	WDC
33	Harbour Access Re-contouring of harbour embankment and/or provision of steps adjoining Wharfside building to improve harbour access.	Current	WDC
34	Event Bus Stop Utilising existing bus stop for events.	Future	WDC
35	Harbour Edge Treatment Landscaping edge treatment of harbour embankment to improve safety.	Current	WDC

6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

Central City Loop Auckland Path Artwork Example



Palmerston North Shared Road Artwork Example



6.2.1 Appendix 1: Port Ōhope Wharf Plan Document(Cont.)

13. Implementation

The projects captured in the plan vary in priority, scale and cost, but they all present opportunities to significantly enhance the use of the reserve and the experience of those visiting it. While some of the projects may be led and funded by Council, others will require the leadership and financial support of stakeholders. There will also be opportunities for funding partnerships to be forged between various stakeholders, private investment or community funders.

Reflecting upon these characteristics, an implementation plan was prepared to guide project delivery and help the community understand when it can expect to see changes in the reserve. The delivery of the projects and outcomes sought in the plan will require collective effort, with the plan laying the foundations for action.

For Council led projects, delivery will be outlined in the Long Term Plan and Annual Plan.

The Wharfside plan is a living document and will continue to evolve as projects progress and the use of the reserve grows. The ongoing collaboration and collective effort from stakeholders and hau kāinga will be a critical component to the future success of the Port Ōhope Wharf.



6.3 Mitchell Park Masterplan

6.3 Mitchell Park Masterplan



To: **Whakatāne District Council**

Date: **Thursday, 4 April 2024**

Author: **N Burgess / Manager Tourism and Events**

Authoriser: **S Perdia / GM Strategy and Transformation**

Reference: **A2640405**

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

The purpose of this report is for the Living Together Committee to adopt the Mitchell Park Masterplan and confirm that the existing Annual Plan capital budget for Mitchell Park improvements can be allocated to the Masterplan projects.

2. Recommendations - *Tohutohu akiaki*

1. THAT the Living Together Committee **receive** the Mitchell Park Masterplan report; and
2. THAT the Living Together Committee **adopt** the Mitchell Park Masterplan; and
3. THAT the Living Together Committee **approve** the existing Annual Plan capital budget be allocated to the projects outlined in the Masterplan works programme.

3. Background - *He tirohanga whakamuri*

Mitchell Park is a neighbourhood (local and amenity) reserve located within the Whakatāne town centre. The Whakatāne District Council (WDC) are seeking to enhance the use of the park and the experiences of the people visiting it.

Whakatāne District Council has already allocated \$500,000 in capital funding for improvements to Mitchell Park. It is in the existing Annual Plan.

Prior to commencing capital works a Master planning process was completed with Hapū, users and neighbours to guide investment decisions towards improvements that were most needed and of the most benefit to users.

Mitchell Park has become the location for a variety of community events, including the Whakatāne Sunday Market, a festival destination as well as a retreat space for town centre visitors and workers. It needs to perform as an activated space and a retreat space.

6.3 Mitchell Park Masterplan(Cont.)

There are current issues with the park that compromise these functions, these include:

- A lack of amenities to support the activated functions of the park, e.g., toilets, water, seating, fit for purpose surfaces.
- Poor drainage of the grassed area that leads to ponding.
- Poor connectivity through the park for pedestrians and people with mobility issues.
- Concerns around safety at night due to poor lighting and visibility.

The Masterplan identifies projects to mitigate the issues identified and also to improve its function for the community as an events destination, and retreat space for visitors and workers.

4. Discussion – *Kaupapa*

The purpose of the Mitchell Park Masterplan (Appendix 1) is:

“to create a blueprint that creates a space which encourages people to visit Whakatāne town, spend more time there and have great experiences that bring them back again supporting community, destination and events goals.”

Council carried out targeted consultation to understand and respond to opportunities for improving the functionality of the reserve. The following groups participated in consultation and contributed to the development of the masterplan.

- Ngāti Awa and local hapu
- Whakatāne/Ōhope Community Board
- Whakatāne District Council
- Crawford Investments 2003 (Leasehold of 249 The Strand)
- Whakatāne Sunday Market
- EPIC
- Whakatāne RSA
- NZ Police
- Community

Other stakeholders and members of the community were engaged during kanohi ki te kanohi meetings and at the Whakatāne Sunday Market on the 6 August 2023.

4.1. Design Principles

Following stakeholder consultation, a set of design principles were established to shape and guide the preparation of the masterplan based on the key design themes evident in consultation conversations. The Mitchell Park design principles were:

- **Flexible:** A multi-functional space that can facilitate a range of activities/events (up to 1000 people) and also provide a retreat for workers and visitors to town.
- **All year round:** A space that can be used all year, both during the day and night.
- **Family friendly:** A family friendly space, welcoming, a place that brings people together.
- **Cultural and historical recognition:** Respect and recognition of war memorials and tangata whenua.

6.3 Mitchell Park Masterplan(Cont.)

- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Connected:** Connected to the town centre, the stream, the waterfront.

4.2. Key Moves

Six key moves were developed that align with the design principles. The key moves focus resources and attention to those aspects that will have the greatest impact upon the performance of Mitchell Park, the use of the reserve and immediate surrounds, and the experience of those visiting it. The Mitchell Park key moves are:

- **Way Finding and Signage:** to improve the visibility and awareness of Mitchell Park activities and events.
- **Pedestrian Connectivity, Accessibility and Safety:** to enhance pedestrian and cycle connectivity and safety within the Mitchell Park and connection to wider network, creating shared spaces that minimises conflict with vehicles.
- **Improve Mitchell Park General Functionality:** to improve the functionality of the Mitchell Park to accommodate a more diverse range of activities and enhance users' experience.
- **Cultural Story Telling:** to provide opportunities to promote the cultural history and significance of the area.
- **Site and Activity Management:** Implement an activation programme for events, activities and installations to improve the management, coordination and collaboration of users maximising park use.
- **Enhance interface with RSA:** To improve the connectivity and functionality between Mitchell Park and the RSA carpark and future extension.

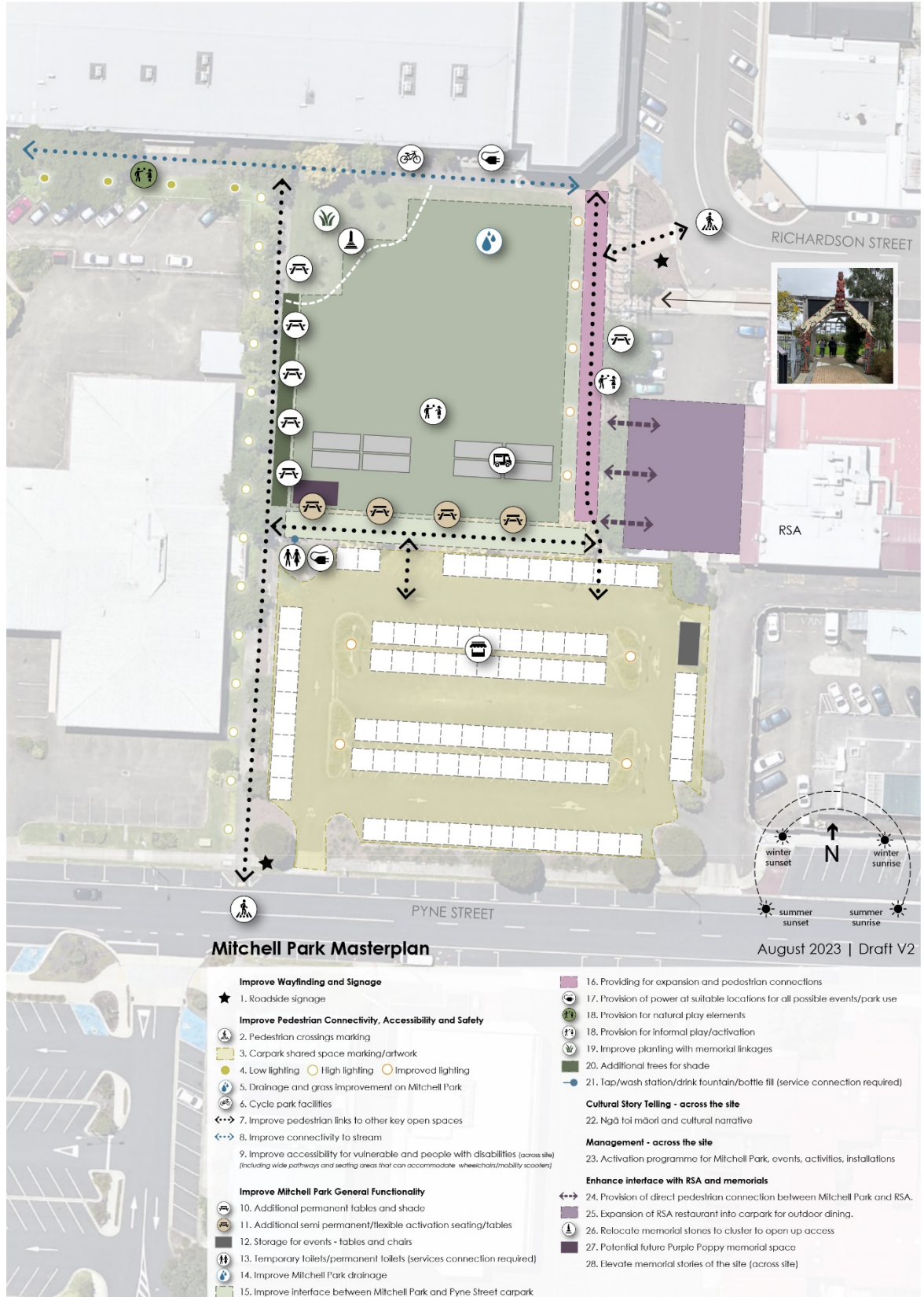
A summary illustration of the Masterplan with key moves and improvement projects is provided in [Figure 1](#).

A summary of the project list from the Masterplan is provided as [Figure 2](#).

It is important to note that not all projects within the implementation group need to be actioned together. The Masterplan has been developed as a longer-term plan for Mitchell Park with projects identified for immediate action to support markets and festivals, remediate the drainage, improve connections and improve safety. The Masterplan ensures that there is a co-ordinated approach over time and provides the community with certainty on the evolving role of the Park and future projects.

6.3 Mitchell Park Masterplan(Cont.)

Figure 1 – Illustration of the Mitchell Park Masterplan with Key Moves



6.3 Mitchell Park Masterplan(Cont.)

Figure 2 – Summary Table of Mitchell Park Masterplan Projects

Project Summary Table				
Mitchell Park, Whakatāne				
#	Project	Stage	Lead	Cost
Wayfinding and Signage				
1	Roadside Signage Upgrade existing roadside signage to improve visibility and awareness of Mitchell Park activities and	Current	WDC	\$ 5,000
Pedestrian Connectivity, Accessibility and Safety				
2	Pedestrian Crossings Marking Put in place pedestrian crossings on Pyne St and Richardson Street to provide safe access to Mitchell	Current	WDC	\$ 10,000
3	Carpark Shared Space Markings/Artwork Utilise expressive cultural artwork as road marking to transform the carpark into a shared space.	Current	WDC	\$ 25,000
4	Low Lighting/High Lighting/Improved Lighting Install new and improved lighting along key accessways and spaces to improve visitor safety at night time.	Current	WDC	\$ 30,000
5	Drainage and Grass Improvement on Mitchell Park Improve drainage and grass area to enable accessibility and use of grassed space throughout the year.	Current	WDC	\$ 50,000
6	Cycle Park Facilities Install cycle parking facilities to improve accessibility to Mitchell Park and wider Whakatāne town centre.	Current	WDC	\$ 7,500
7	Improve Pedestrian Links to Other Key Open Spaces Provide and improve pedestrian links to external key open spaces.	Current	WDC	\$ 5,000
8	Improve Connectivity to Stream Enhance northern connection between the stream and Richardson Street for better connectivity to	Current	WDC	\$ 5,000
9	Improve Accessibility for Vulnerable and People with Disabilities Improve and install pathways and seating areas which accommodate wheelchairs /mobility scooters.	Current	WDC	\$ 10,000
Mitchell Park Functionality				
10	Additional Permanent Tables and Shade Provide additional permanent table and shade setups to encourage visitors to stay and enjoy the park.	Current	WDC	\$ 10,000
11	Additional Semi Permanent / Flexible Activation Seating / Tables Install and/or create appropriate spaces for semi permanent seating and tables for everyday use and for	Current	WDC	\$ 15,000
12	Storage for Events - Tables and Chairs Locate a storage facility on site for tables, chairs and other event specific furniture.	Current	WDC	\$ 7,500
13	Temporary Toilets / Permanent Toilets (services connections required) Investigate need for permanent toilet facility. Alternatively ensure services/area is established for	Current	WDC	\$ 180,000
14	Improve Mitchell Park Drainage As per item 5 above.	Current	WDC	
15	Improve interface between Mitchell Park and Pyne Street Carpark - flush kerb and footpath Address threshold between spaces to ensure a more user friendly outcome for pedestrian and vehicle	Current	WDC	\$ 30,000
16	Provide for expansion and pedestrian connections - widen pedestrian footpath Improve pedestrian connections throughout the site ensuring they are fit for all users.	Current	WDC	\$ 20,000
17	Provision of Power at Suitable Locations Install power outlets to improve functionality for all event types	Current	WDC	\$ 30,000
18	Provision of Informal and Natural Play Elements Create moments for informal and natural place spaces for both permanent and pop-up activities.	Current	WDC	\$ 15,000
19	Improve Planting with Memorial Linkages Enhance planting around existing olive trees and incorporate with relocated memorial stones to create a	Current	WDC	\$ 5,000
20	Additional Trees for Shade Plant additional trees for shading along park edge and proposed permanent tables/seating.	Current	WDC	\$ 2,000
21	Tap/Wash Station Install a water tap/wash station for market, event use and general maintenance.	Current	WDC	\$ 2,500
Cultural Story Telling				
22	Improve Cultural Story Telling Across the Site Ngā toi Māori art and cultural narrative	Current	Hau Kāinga	\$ 30,000
Management				
23	Mitchell Park Activation Programme Implement an Activation programme for Mitchell Park, events, activities, installations	Current	WDC	Unknown
Enhance Interface with RSA and Memorials				
24	Provision of direct pedestrian connection between Mitchell Park and RSA.	Future	WDC/RSA	\$ 7,500
25	Expansion of RSA Restaurant Staff to work with the RSA on the potential of a restaurant and outdoor dining expansion into the carpark	Future	RSA	Unknown
26	Potential Future Purple Poppy Memorial Space Work with the RSA to design and install a Purple Poppy Memorial Space	Current	RSA	\$ 10,000
27	Elevate Memorial Stories of Site (across site) Work with the RSA to enhance the memorial story telling across the site.	Current	WDC/RSA	Unknown
Total				\$ 512,000

6.3 Mitchell Park Masterplan(Cont.)

5. Options Analysis - *Ngā Kōwhiringa*

5.1. Option 1 - Adopt Masterplan, Staged Implementation Approach (Recommended option)

A Master planning process was used with key stakeholders to identify immediate issues and longer-term improvement aspirations for Mitchell Park. There is an existing capital budget in the Annual Plan to support the actions arising from this process.

Option 1 is a staged implementation approach of projects in the Masterplan to support markets and festivals, remediate the drainage, improve connections and improve safety. Other projects could be revisited once these capital improvements are completed and operational.

The projects are listed in the Mitchell Park Masterplan attached as Appendix 1. Staff have budgeted \$12,000 of existing budget to bring the total down to the \$500,000 amount that was allocated in the Annual Plan.

5.1.1. Advantages and Disadvantages

Advantages	Disadvantages
<ul style="list-style-type: none"> • Projects have capital funding available and can be started immediately. • Will ensure continuity of the current market and festival events. • Responding to stakeholders involved in a Master planning process. • The Masterplan has immediate actions but also holds a longer term view of the area. • The projects are easily achievable, with budget and have little disruption impact on the site for a quick win. 	<ul style="list-style-type: none"> • There are no foreseeable disadvantages.

5.2. Option 2 - Status Quo

Option 2 adopts a status quo approach whereby no investment and/or improvements are made to Mitchell Park.

5.2.1. Advantages and Disadvantages

Advantages	Disadvantages
<ul style="list-style-type: none"> • No funding/investment is required. 	<ul style="list-style-type: none"> • Does not meet user or stakeholder needs outlined in consultation. In particular, the current market. • Does not recognise or respond to the cultural and/or memorial aspirations for the site.

6.3 Mitchell Park Masterplan(Cont.)

6. Significance and Engagement Assessment - *Aromatawai Pāhekoheko*

6.1. 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, this report is part of a broader process that is, or may be in future, assessed to be of moderate significance.

Significance Criteria	Impact Assessment (low/medium/high)
Level of community interest: the expected level of community interest, opposition or controversy involved.	• Medium
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.	• Low
Rating impact: the expected costs to the community, or sectors of the community, in terms of rates.	• Low
Financial impact: the expected financial impact on the Council, including on budgets, reserves, debt levels, overall rates, and limits in the Financial Strategy.	• Low
Consistency: the extent to which a proposal or decision is consistent with the Council's strategic direction, policies and significant decisions already made.	• Low
Reversibility: the expected level of difficulty to reverse the proposal or decision, once committed to.	• Low
Impact on Māori: the expected level of impact on Māori, taking into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.	• Medium
Impact on levels of service: the expected degree to which the Council's levels of service will be impacted.	• Low
Impact on strategic assets: the expected impact on the performance or intended performance of the Council's Strategic Assets, for the purpose for which they are held.	• Low

6.2. Partnering, engagement and community views

With the guidance of Te Rūnanga o Ngāti Awa, representatives from Ngāti Hokopū and Te Whakatohea were consulted with to develop the Masterplan.

6.3 Mitchell Park Masterplan(Cont.)

Targeted stakeholder consultation was undertaken to develop the masterplan. This included current organisations, adjacent businesses, current park users, and public/visitors. While public consultation was undertaken, this was focused on the most frequent users of the reserve. The following key stakeholders were consulted:

- Ngāti Awa, Ngāti Hōkōpū and Te Whakatohea
- Whakatāne/Ōhope Community Board
- Whakatāne District Council
- Crawford Investments 2003 (Leasehold of 249 The Strand)
- Whakatāne Sunday Market
- EPIC
- Whakatāne RSA
- NZ Police
- Community

A summary of the key stakeholder feedback is appended to this report (Appendix 2 - Mitchell Park Stakeholder Feedback Report).

7. Considerations - *Whai Whakaaro*

7.1. Strategic alignment

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

7.2. Legal

The Mitchell Park site has a legal status as a recreational reserve. Therefore, must abide by the Reserves Act and District Reserve Management Plan. Council has no intention to change this status.

7.3. Financial/budget considerations

There is \$500,000 of funding allocated within the current Annual Plan.

Additional to the existing capital budget, staff have budgeted \$12,000 of existing budget to complete the project to specification.

7.4. Climate change assessment

The detailed design and delivery 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 the Mitchell Park.

Sustainability initiatives will be undertaken with any building works and/or siteworks considering the disposal or re-use of demolition materials and the types of construction materials/methods used. As this site is coastal it is incredibly important any works have minimal impact on the immediate environment biodiversity and ecology ensuring correct precautions are taken for any works carried out.

6.3.1 Appendix 1: Mitchell Park Masterplan

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 during design phases will be used to support any changes to green spaces and building and infrastructure works.

7.5. Risks

- Publicity/public perception of costs associated with completing the masterplan work.
- If the work is not completed the current market may choose to find another site.

7.6. Next Steps

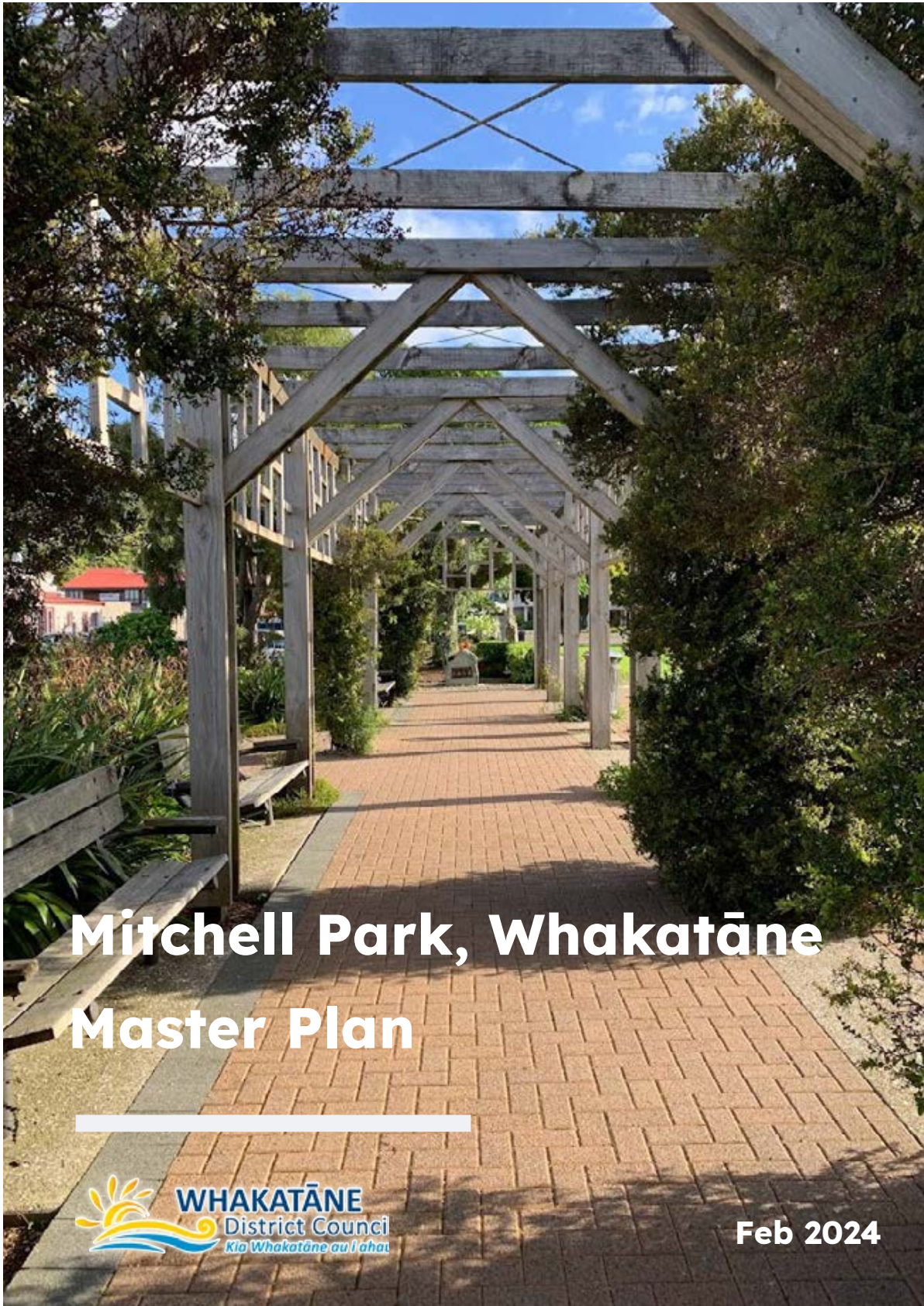
- Commence capital works.
- Further engagement with the RSA to assist in the development of their restaurant extension project.

Attached to this report:

Appendix 1: Mitchell Park Masterplan

6.3.1 Appendix 1: Mitchell Park Masterplan

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)



Mitchell Park, Whakatāne Master Plan

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

Introduction

Mitchell Park is a green park with significant memorial features located in the Whakatāne town centre. The park provides a retreat for town centre visitors and workers, a place to remember those who serve and served their country and a venue for events and activities, including the popular Whakatāne Sunday Markets.

Whakatāne District Council (WDC) wants to make the park an even better place to visit and a venue that will attract more people to the town centre. Mitchell Park needs to perform as both an activated space and a retreat space.

The purpose of the master plan process is....

to create a blueprint for how the park can be improved over time within the wider town centre context. This is particularly important for parks that perform such a wide range of functions.

The master plan sets out a 'road map' for the improvements required to deliver a well-used and well-loved space that meets the needs of the local community and the District's wider economic, social, environmental and cultural goals.

Under the Reserve Management Plan Mitchell Park is classified a Neighbourhood - Local and Amenity Reserve.

Council have listened to hau kāinga, key stakeholders and users of Mitchell Park to better understand how the park could be improved. What we heard informed the following design principles that have shaped the master plan.

Design Principles:

- **Flexible:** A multi-functional space that facilitates a range of activities/events (up to 1000 people) but also provides a retreat for workers and visitors to town.
- **All year round:** A space that can be used all year, both during the day and night.
- **Family friendly:** A family friendly space, welcoming, a place that brings people together.
- **Cultural and historical recognition:** Respect and recognition of war memorials and mana whenua.
- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Connected:** Connected to the town centre, the stream, the waterfront.

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

Master Plan

The master plan sets out a 'road map' for the improvements required to deliver a fit for purpose facility that meets the needs of the local community and the District's wider Whakatāne destination and events goals. The following 'key moves' and the projects within the key moves steer us in the right direction.

- **Way Finding and Signage:** to improve the visibility and awareness of Mitchell Park activities and events.
- **Pedestrian Connectivity, Accessibility and Safety:** to enhance pedestrian and cycle connectivity and safety to and within Mitchell Park.
- **Improve Mitchell Park General Functionality:** to improve the functionality of the Mitchell Park to accommodate a more diverse range of activities and enhance users' experience.
- **Cultural Story Telling:** to provide hau kāinga opportunities to promote the cultural history and significance of the area to users.
- **Site and Activity Management:** Implement an activation programme for events, activities and installations to attract more people, and improve the management, coordination and collaboration of users maximising park use.
- **Enhance interface with RSA and memorials:** To improve the connectivity and functionality between Mitchell Park, the RSA and wider memorial places in town .

The projects captured in the master plan vary in priority, scale and cost, but they all present opportunities to significantly enhance the use of the park and the experience of those visiting it. While some of the projects may be led and funded by Council, others will require the leadership and financial support of stakeholders. There will also be opportunities for funding partnerships to be forged between various stakeholders, private investment or community funders.

An implementation plan is part of the master plan to guide project delivery and help the community understand when it can expect to see changes.

Council-led projects will be confirmed in the Long Term Plan and Annual Plan. The Long Term Plan is developed every three years, outlining major projects, infrastructure strategy, budgets and financial strategy (including proposed rate increases) for the next 10 years. The Annual Plan is prepared in the intervening years, providing Council the chance to review the work programme set in the Long Term Plan and consider where any changes are necessary.

The master plan is a living document and will continue to evolve as projects progress. The ongoing collaboration and collective effort from stakeholders and hau kāinga will be a critical component to the future success of Mitchell Park.

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

Contents

Introduction	2
Background	5
Purpose	7
Engagement	7
Master Plan	9
Projects	11
Wayfinding and Signage	13
Pedestrian, Connectivity, Accessibility and Safety	14
Improve Mitchell Park General Functionality	16
Cultural Storytelling	18
Site and Activity Management	19
Enhance interface with RSA	20
Implementation	21

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

1. Background

Mitchell Park

Mitchell Park is a Local Neighbourhood Reserve located centrally within Whakatāne town centre.

The 3,000m² park is an open green space, surrounded by mature trees and a pedestrian footpath. Several war memorial plaques, and other memorial elements, including plantings are located along the eastern boundary of the park, adjoining the Whakatāne Returned and Services Association (RSA) building. A grove of olive trees in the north-western corner of the park, are another memorial.

The park is predominately accessed from Richardson Street and the Pyne Street public carpark, with another pedestrian link provided from the stream to the west. The pedestrian access from Richardson Street is well landscaped, with a waharoa and pergola acting as a landmark entrance into the park.

The Pyne Street carpark immediately adjoins the southern boundary of the park, with approximately 108 carparks. Extensive on-street carparking is available on the surrounding streets and an additional off-street carpark is located across the road on Pyne Street.

The northern boundary of the site is occupied by Smiths City, with the commercial building presenting a large closed façade to the park. The site adjoining the western boundary of the park is occupied by Work and Income, with their staff carpark on half the boundary. The staff carpark includes a fenced compound for its pool vehicles. The RSA's carpark adjoins the eastern boundary of the park. The Whakatāne Police Station is located on the eastern boundary of the Pyne Street carpark.

None of the privately-owned adjoining sites provide direct pedestrian access to the park or interact with it.

Throughout the year, the Whakatāne Sunday Market operates from the park, hosting an array of stalls, entertainment and foodtrucks for the public to enjoy. The market is set up between the open grassed area and the carpark to the south, depending on weather and surface conditions.



Figure 1: Mitchell Park and surrounding area

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

Whakatāne Town Centre

Whakatāne is located on the eastern coast of New Zealand's North Island with the town centre positioned on the southern embankment of the Whakatāne River. The town centre is an important place to the community. It is more than just a place where people shop or work. It is the 'heart' of the town, and a destination for the community and visitors to connect.

Figure 2: Whakatāne/Mitchell Park Context Plan



6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

2. Purpose

The purpose of the master plan process is to create a blueprint for how the park can be improved over time within the wider town centre context. This is particularly important for parks that perform such a wide range of functions.

The master plan sets out a 'road map' for the improvements required to deliver a well-used and well-loved space that meets the needs of the local community and the District's wider economic, social, environmental and cultural goals.

3. Engagement

To inform the master plan, Council engaged with a wide range of individuals and groups, including:

- Taiwhakaea
- Ngāti Hōkōpū
- Whakatāne/Ōhope Community Board
- Crawford Investments 2003 (Leasehold of 249 The Strand)
- Whakatāne Sunday Market
- EPIC
- Whakatāne RSA
- NZ Police
- Locals and visitors at the Whakatāne Sunday Market

Hau kāinga

With the guidance of Te Rūnanga o Ngāti Awa, representatives from Ngāti Hōkōpū and Taiwhakaea informed the development of the master plan. Ngāti Pukeho was also contacted to be involved in consultations however engagement was not successful. Further discussions between Whakatāne District Council and the hapū provided additional feedback.

As a living document, hau kāinga are invited to be partners to ensure that the evolution of the park continues to respect its cultural significance and hau kāinga aspirations.

Strengths, Weaknesses, Opportunities and Threats

This is what we heard from the discussion we had.



Whakatāne Sunday Market Event

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)



Figure 3: Mitchell Park SWOT Analysis

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

4. Master Plan

Design Principles

The conversations we had shaped the following design principles that guided the preparation of the Master plan.

- **Flexible:** A multi-functional space that facilitates a range of activities/events (up to 1000 people) but also provides a retreat for workers and visitors to town.
- **All year round:** A space that can be used all year, both during the day and night.
- **Family friendly:** A family friendly space, welcoming, a place that brings people together.
- **Cultural and historical recognition:** Respect and recognition of war memorials and mana whenua.
- **Accessible and safe:** Is accessible by all members of the community and a safe space for users.
- **Connected:** Connected to the town centre, the stream, the waterfront.

Key Moves

These design principles were refined into seven key moves, focusing resources and attention to those aspects that will have the greatest impact for Mitchell Park, the use of the reserve, and the experiences of those visiting it.



Way Finding and Signage

Improve the visibility and awareness of Mitchell Park activities and events.



Pedestrian Connectivity, Accessibility and Safety

Enhance pedestrian and cycle connectivity and safety to and within Mitchell Park.



Improve Mitchell Park General Functionality

Improve the functionality of Mitchell Park to accommodate a more diverse range of activities and enhance users' experience.



Cultural Story Telling

Provide hau kāinga opportunities to promote the cultural history and significance of the area to users.



Site and Activity Management

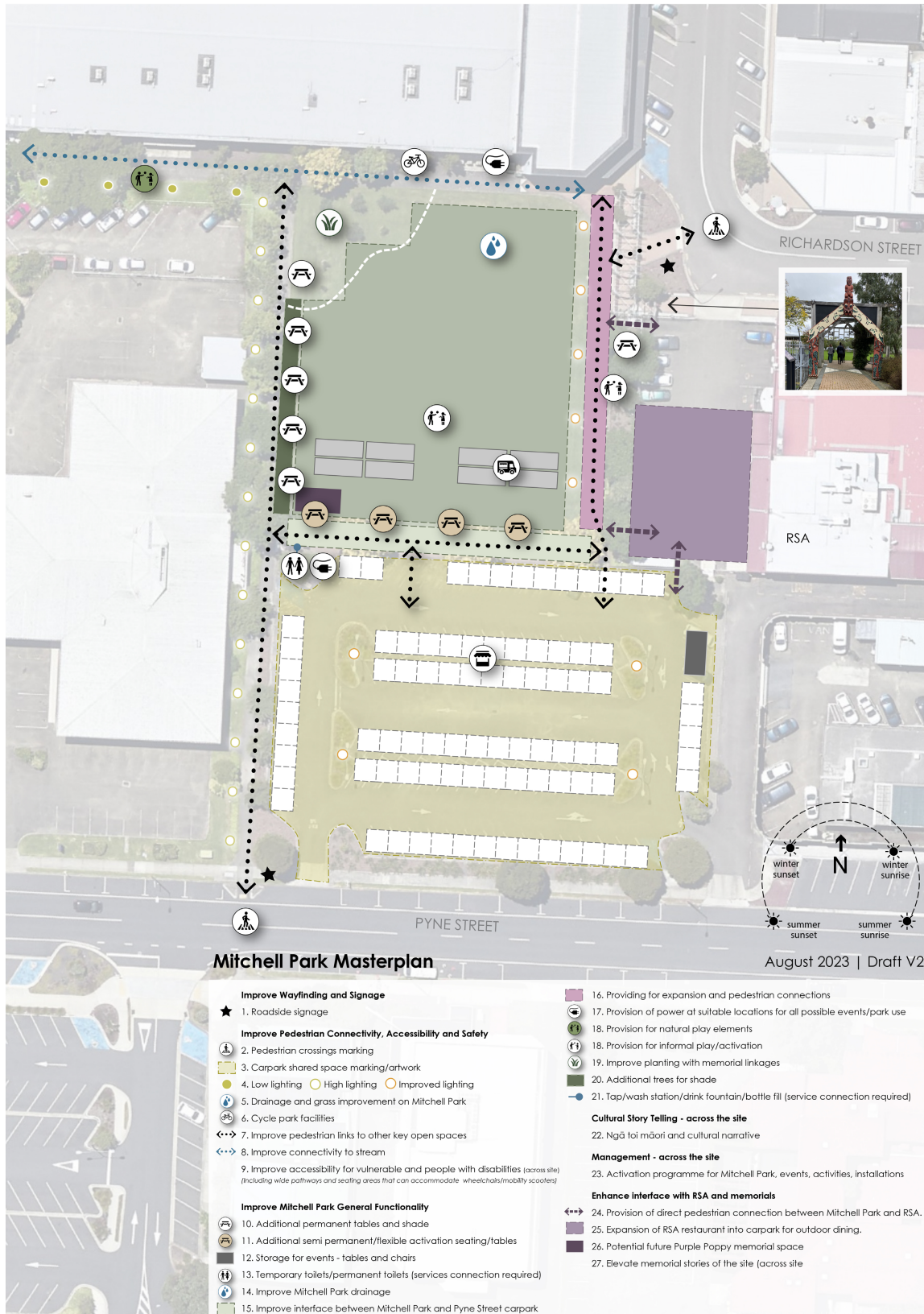
Implement an activation programme for events, activities and installations to improve the management, coordination and collaboration of users maximising park use.



Enhance interface with RSA and memorials

Improve the connectivity and functionality between Mitchell Park, the RSA and wider memorial places in town .

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)



6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

5. Projects

This section explores each of the key moves, the projects that give effect to them, and how they respond to what we heard from the community.

The table below provides a high-level summary of all the projects captured in the master plan, including the timeline for implementation, the priority level of the project, how they will be implemented, and who will lead the implementation. We then dig a little deeper into each move.

#	Project	Implementation Grouping	Implementation Calendar year	Lead	Cost Indication
	Wayfinding and Signage				
1	Roadside Signage Upgrade existing roadside signage to improve visibility and awareness of Mitchell Park activities and events.	1	Q2 2024	WDC	Low
	Pedestrian Connectivity, Accessibility and Safety				
2	Pedestrian Crossings Marking Put in place pedestrian crossings on Pyne St and Richardson Street to provide safe access to Mitchell Park entrances.	3	Q4 2024	WDC	Low
3	Carpark Shared Space Markings/Artwork Utilise expressive cultural artwork as road marking to transform the carpark into a shared space.	3	Q4 2024	WDC	High
4	Low Lighting/High Lighting/Improved Lighting Install new and improved lighting along key accessways and spaces to improve visitor safety at night time.	2	Q4 2024	WDC	High
5	Drainage and Grass Improvement on Mitchell Park Improve drainage and grass area to enable accessibility and use of grassed space throughout the year.	2	Q4 2024	WDC	High
6	Cycle Park Facilities Install cycle parking facilities to improve accessibility to Mitchell Park and wider Whakatāne town centre.	3	Q4 2024	WDC	Low
7	Improve Pedestrian Links to Other Key Open Spaces Provide and improve pedestrian links to external key open spaces.	2	Q4 2024	WDC	Low
8	Improve Connectivity to Stream Enhance northern connection between the stream and Richardson Street for better connectivity to natural amenity.	2	Q4 2024	WDC	Low
9	Improve Accessibility for Vulnerable and People with Disabilities Improve and install pathways and seating areas which accommodate wheelchairs / mobility scooters.	2	Q4 2024	WDC	Medium
	Mitchell Park Functionality				
10	Additional Permanent Tables and Shade Provide additional permanent table and shade setups to encourage visitors to stay and enjoy the park.	2	Q4 2024	WDC	Low
11	Additional Semi Permanent / Flexible Activation Seating / Tables Install and/or create appropriate spaces for semi permanent seating and tables for everyday use and for events.	3	Q4 2024	WDC	Medium
12	Storage for Events - Tables and Chairs Locate a storage facility onsite for tables, chairs and other event specific furniture.	3	Q4 2024	WDC	Low

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

#	Project	Implementation Grouping	Implementation Calendar year	Lead	Cost Indication
13	Temporary Toilets / Permanent Toilets (services connections required) Investigate need for permanent toilet facility. Alternatively ensure services/area is established for temporary event toilets as required.	2	Q4 2024	WDC	High
14	Improve Mitchell Park Drainage As per item 5 above.	2	Q4 2024	WDC	High
15	Improve interface between Mitchell Park and Pyne Street Carpark - flush kerb and footpath Address threshold between spaces to ensure a more user friendly outcome for pedestrian and vehicle accessibility.	2	Q4 2024	WDC	High
16	Provide for expansion and pedestrian connections - widen pedestrian footpath Improve pedestrian connections throughout the site ensuring they are fit for all users.	2	Q4 2024	WDC	Medium
17	Provision of Power at Suitable Locations Install power outlets to improve functionality for all event types	2	Q4 2024	WDC	High
18	Provision of Informal and Natural Play Elements Create moments for informal and natural place spaces for both permanent and pop-up activities.	4	Q4 2024	WDC	Medium
19	Improve Planting with Memorial Linkages Enhance planting around existing olive trees and incorporate with relocated memorial stones to create a unique landscaped feature and space for remembrance.	2	Q4 2024	WDC	Low
20	Additional Trees for Shade Plant additional trees for shading along park edge and proposed permanent tables/seating.	2	Q4 2024	WDC	Low
21	Tap/Wash Station Install a water tap/wash station for market, event use and general maintenance.	2	Q4 2024	WDC	Low
	Cultural Story Telling				
22	Improve Cultural Story Telling Across the Site Ngā toi Māori art and cultural narrative	4	Q4 2024	Hau Kāinga	High
	Management				
23	Mitchell Park Activation Programme Implement an Activation programme for Mitchell Park, events, activities, installations	1	Q4 2023	WDC	Medium
	Enhance Interface with RSA and Memorials				
24	Provision of direct pedestrian connection between Mitchell Park and RSA.	5	TBC	WDC/ RSA	Low
25	Expansion of RSA Restaurant Staff to work with the RSA on the potential of a restaurant and outdoor dining expansion into the carpark area	5	TBC	RSA	High
26	Potential Future Purple Poppy Memorial Space Work with the RSA to design and install a Purple Poppy Memorial Space	2	Q4 2024	RSA	Medium
27	Elevate Memorial Stories of Site (across site) Work with the RSA to enhance the memorial story telling across the site.	4	Q4 2024	WDC/ RSA	Low

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

6. Wayfinding and Signage



Improve the visibility and awareness of Mitchell Park activities and events.

Consultation Response

The need for improved signage, wayfinding, and event information was a consistent message from the stakeholder conversations. This will need to be considered from the Pyne Street and Richardson Street entrances.

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
	Wayfinding and Signage				
1	Roadside Signage Upgrade existing roadside signage to improve visibility and awareness of Mitchell Park activities and events.	1	Q2 2024	WDC	Low



Upper Hutt Community Notice Board Example



Upper Hutt Community Notice Board Example

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

7. Pedestrian Connectivity, Accessibility and Safety



Enhance pedestrian and cycle connectivity and safety to and within Mitchell Park.

Consultation Response

Pedestrian connectivity, accessibility, and safety within Mitchell Park was a common theme discussed with stakeholders. While there are multiple points of access to Mitchell Park there are no direct pedestrian connections through the reserve and to surrounding key open spaces.

A lack of accessibility for vulnerable and people with disabilities was also noted. In particular, the kerbing between the carpark and grassed area presents a tripping hazard.

The lack of lighting throughout the park was also identified as a safety concern preventing the park from being a safe space at night.

An opportunity to create a shared space environment within the carpark was also expressed. In particular when discussing the use of the area by the Sunday Market.

Discussions also identified an opportunity for cycle parking facilities.

#	Project	Implementation Grouping	Implementation Calendar year	Lead	Cost Indication
2	Pedestrian Crossings Marking Put in place pedestrian crossings on Pyne St and Richardson Street to provide safe access to Mitchell Park entrances.	3	Q4 2024	WDC	Low
3	Carpark Shared Space Markings/Artwork Utilise expressive cultural artwork as road marking to transform the carpark into a shared space.	3	Q4 2024	WDC	High
4	Low Lighting/High Lighting/Improved Lighting Install new and improved lighting along key accessways and spaces to improve visitor safety at night time.	2	Q4 2024	WDC	High
5	Drainage and Grass Improvement on Mitchell Park Improve drainage and grass area to enable accessibility and use of grassed space throughout the year.	2	Q4 2024	WDC	High
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7	Improve Pedestrian Links to Other Key Open Spaces Provide and improve pedestrian links to external key open spaces.	2	Q4 2024	WDC	Low
8	Improve Connectivity to Stream Enhance northern connection between the stream and Richardson Street for better connectivity to natural amenity.	2	Q4 2024	WDC	Low
9	Improve Accessibility for Vulnerable and People with Disabilities Improve and install pathways and seating areas which accommodate wheelchairs / mobility scooters.	2	Q4 2024	WDC	Medium

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

Central City Loop Auckland Path Artwork Example



Palmerston North Shared Road Artwork Example



Palmerston North Conference and Function Centre



Palmerston North City Centre Round About Street Art

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

8. Improve Mitchell Park General Functionality



Improve the functionality of the Mitchell Park to accommodate a more diverse range of activities and enhance users' experience.

Consultation Response

As a strategic town centre location, Mitchell Park has the potential to be a valuable anchor of activity in the area. It presents a great opportunity to improve user experience, support local businesses and enhance the use of the reserve.

Stakeholders identified several opportunities to improve the park's functionality and users' experience. These included:

- Additional permanent and semi-permanent seating and tables
- Establish a location for temporary toilets
- Improve the interface between Pyne Street carpark and Mitchell Park
- Provide for expansion and pedestrian connections throughout the park and to key open spaces
- Provide the provision for power
- Provide natural and informal play/activation spaces
- Opportunity to improve planting
- Need for increased shade

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
10	Additional Permanent Tables and Shade Provide additional permanent table and shade setups to encourage visitors to stay and enjoy the park.	2	Q4 2024	WDC	Low
11	Additional Semi Permanent / Flexible Activation Seating / Tables Install and/or create appropriate spaces for semi permanent seating and tables for everyday use and for events.	3	Q4 2024	WDC	Medium
12	Storage for Events - Tables and Chairs Locate a storage facility onsite for tables, chairs and other event specific furniture.	3	Q4 2024	WDC	Low
13	Temporary Toilets / Permanent Toilets (services connections required) Investigate need for permanent toilet facility. Alternatively ensure services/area is established for temporary event toilets as required.	2	Q4 2024	WDC	High
14	Improve Mitchell Park Drainage As per item 5 above.	2	Q4 2024	WDC	High
15	Improve interface between Mitchell Park and Pyne Street Carpark - flush kerb and footpath Address threshold between spaces to ensure a more user friendly outcome for pedestrian and vehicle accessibility.	2	Q4 2024	WDC	High
16	Provide for expansion and pedestrian connections - widen pedestrian footpath Improve pedestrian connections throughout the site ensuring they are fit for all users.	2	Q4 2024	WDC	Medium

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
17	Provision of Power at Suitable Locations Install power outlets to improve functionality for all event types	2	Q4 2024	WDC	High
18	Provision of Informal and Natural Play Elements Create moments for informal and natural place spaces for both permanent and pop-up activities.	4	Q4 2024	WDC	Medium
19	Improve Planting with Memorial Linkages Enhance planting around existing olive trees and incorporate with relocated memorial stones to create a unique landscaped feature and space for remembrance.	2	Q4 2024	WDC	Low
20	Additional Trees for Shade Plant additional trees for shading along park edge and proposed permanent tables/seating.	2	Q4 2024	WDC	Low
21	Tap/Wash Station Install a water tap/wash station for market, event use and general maintenance.	2	Q4 2024	WDC	Low



Auckland Play Street - Play Elements and Temporary Seating



Pop Games Pop Up Fun Park - Auckland



Tōtara Park, Auckland - Temporary Seating



Wynyard Quarter Moveable Seating

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

9. Cultural Storytelling



To provide hau kāinga opportunities to promote the cultural history and significance of the area to users.

Consultation Response

This will be an ongoing process as the park is redeveloped.

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
22	Improve Cultural Story Telling Across the Site Ngā toi Māori art and cultural narrative	4	Q4 2024	Hau Kāinga	High

Rotorua Lake Front Cultural Elements



Rotorua Lake Front Cultural Elements



Fearon Park, Mt Roskill Auckland Cultural Sculpture

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

10. Site and Activity Management



Implement an activation programme for events, activities and installations to improve the management, coordination and collaboration of users maximising park use.

Consultation Response

An opportunity to expand the offerings, events and activities hosted in Mitchell Park was identified during discussions to add to the vibrancy of the town centre for workers and visitors. Particularly family friendly activities to attract visitors to the area and extend their stay.

In order to maximise the use of the reserve and effectively manage various activities on the area, the potential for Council to take a leadership role in co-ordinating activities was identified.

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
23	Mitchell Park Activation Programme Implement an Activation programme for Mitchell Park, events, activities, installations	1	Q4 2023	WDC	Medium



Whakatāne Sunday Market Event



Auckland Open Air Cinema

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

11. Enhance interface with RSA



Improve the connectivity and functionality between Mitchell Park, the RSA and wider memorial places in town.

Consultation Response

The RSA expressed interest in expanding their restaurant to feature an outdoor dining space within their existing carpark area. There is currently poor connectivity between the RSA and the park and therefore this creates an opportunity for a hospitality offering to positively address the park and activate the space.

The RSA indicated that their consultation process will be extensive therefore the implementation of projects 24 & 25 is expected to take place at a much later date to the rest of Mitchell Park Projects. These projects will be lead by the RSA, however it will be important for WDC to continue to engagement throughout this process.

#	Project	Implementation Grouping	Implementation Calendar Year	Lead	Cost Indication
24	Provision of direct pedestrian connection between Mitchell Park and RSA.	5	TBC	WDC/ RSA	Low
25	Expansion of RSA Restaurant Staff to work with the RSA on the potential of a restaurant and outdoor dining expansion into the carpark area	5	TBC	RSA	High
26	Potential Future Purple Poppy Memorial Space Work with the RSA to design and install a Purple Poppy Memorial Space	2	Q4 2024	RSA	Medium
27	Elevate Memorial Stories of Site (across site) Work with the RSA to enhance the memorial story telling across the site.	4	Q4 2024	WDC/ RSA	Low



RSA Whakatāne Building Exterior

6.3.1 Appendix 1: Mitchell Park Masterplan(Cont.)

12. Implementation

The projects captured in the master plan vary in priority, scale and cost, but they all present opportunities to significantly enhance the use of the reserve and the experience of those visiting it. While some of the projects may be led and funded by Council, others will require the leadership and financial support of stakeholders. There will also be opportunities for funding partnerships to be forged between various stakeholders, private investment or community funders.

Reflecting upon these characteristics, the high level implementation plan within the master plan guides project delivery and help the community understand when it can expect to see changes in the reserve. The delivery of the projects and outcomes sought in the master plan will require collective effort, with the master plan laying the foundations for action.

For Council led projects, delivery will be outlined in the Long Term Plan and Annual Plan.

The master plan is a living document and will continue to evolve as projects progress and the use of the park grows. The ongoing collaboration and collective effort from stakeholders and hau kāinga will be a critical component to the future success of Mitchell Park.

7 Resolution to Exclude the Public - *Whakataunga kia awere te marea*

7 Resolution to Exclude the Public - *Whakataunga kia awere te marea*

THAT the public be excluded from the following parts of the proceedings of this meeting, namely the confirmation of public excluded minutes for the Living Together Committee dated 29 February 2024.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Confirmation of Public Excluded Minutes dated 29 February 2024.	Good reason to withhold exists under Section 7.	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

7 Resolution to Exclude the Public - *Whakataunga kia awere te marea*(Cont.)

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

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

1.1 Public Excluded Minutes Living Together Committee - 29 February 2024