

**BEFORE THE INDEPENDENT HEARINGS PANEL APPOINTED BY THE
WESTERN BAY OF PLENTY DISTRICT COUNCIL**

UNDER The Resource Management Act 1991

IN THE MATTER of a Notice of Requirement by Western Bay of Plenty
District Council for Active Reserve, Ōmokoroa

**STATEMENT OF EVIDENCE OF GEOFF CANHAM ON BEHALF OF
WESTERN BAY OF PLENTY DISTRICT COUNCIL (AS REQUIRING
AUTHORITY) - NEED FOR ACTIVE RESERVE AND SITE SELECTION**

28 AUGUST 2023

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INTRODUCTION

1. My name is Geoff Canham, and I am a Principal Parks and Recreation Specialist and Accredited Parks and Recreation Professional (ARPro) with Recreation Aotearoa (RA).
2. My tertiary and other qualifications (including foreign qualifications) are in horticulture and management, NDH, (RNZIH), Dip. Hort (Massey), NEBSM (Telford College) and NZTC Horticulture, NZTCI. I was the Parks Forum New Zealand representative (2013-2014), and continue as Convenor for the New Zealand Parks Leaders Forum (2013-present). I am a Recreation Aotearoa Fellow, Chair of the RA Accreditation Board and I am on the Ministerial Panel for Stewardship Land classification.
3. I hold the following tertiary qualifications:
 - (a) National Diploma in Horticulture (RNZIH)
 - (b) British National Certificate in Supervisory Management
 - (c) Diploma in Horticulture (Massey)
 - (d) Trade Certificate & Horticultural Apprenticeship
4. I have 40 years' experience in parks agency / local government parks and recreation with New Zealand and international experience in parks and recreation leadership, planning and project management. I lead my consulting planning company, Thrive Spaces and Places Ltd (recreation and statutory planning) and was previously an Associate Parks and Recreation Project Manager at Opus International Consultant, (2006-2013). I have held roles for five local authority parks and recreation agencies, four of them in New Zealand. I was a former Manager of Parks and Leisure for Tauranga City Council, a senior position held for 8 years and for two years prior to that Parks and Facilities Officer with Tauranga City Council (1995-2005).
5. I am a former coach and volunteer based out of the Ōmokoroa Sports Ground (Western Avenue) for junior soccer for the Ōmokoroa Football Club, project manager for Ōmokoroa recreation projects for Western

Bay of Plenty District Council (Council) and a former resident on Prole Road Ōmokoroa for 23 years, now residing away from that area and with no further club involvement in the Bay of Plenty.

6. My previous roles in providing recreation evidence include Tauranga City Council PC 25 (Wairakei Urban Growth Area) and I have provided expert evidence in Environment Court hearings and judicial reviews.
7. I have been engaged by Council to provide expert evidence in relation to Council's notice of its requirement for a designation (NOR) relating to Active Reserve at Ōmokoroa. I have read the s42A report considering the NOR, dated 9 August 2023.
8. I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and I agree to comply with it. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where I state I am relying on the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from my expressed opinion.

SCOPE OF EVIDENCE

9. My evidence addresses the following:
 - (a) The need for an Active Reserve in the preferred location, including current reserve supply and demand issues;
 - (b) The site selection process; and
 - (c) The indicative draft active reserve master plan and design.
10. In preparing this evidence I reviewed the following documents:
 - (a) Tauranga Western Bay of Plenty Summer Sports Report 2022, Global Leisure Group, March 2022;
 - (b) Tauranga Western Bay of Plenty Winter Sports Report 2022, Global Leisure Group, March 2022;

- (c) Discussion Paper Active Reserves - Ōmokoroa Stage 3, April 2021;
- (d) Notice of Requirement Ōmokoroa Active Reserve, Western Bay, 2022;
- (e) Plan Change 92 Section 42A Reports;
- (f) Building Communities Recreation and Open Space Rēhia me Papa Wātea, Western Bay of Plenty District Council, 2021;
- (g) Kaimai Ward Reserves Management Plan, Western Bay District Council;
- (h) Level of Services (Appendix 2); and
- (i) Indicative draft active reserve master plan.

SUMMARY OF EVIDENCE

11. The future growth of Ōmokoroa / Te Puna / Kaimai arising from PC 92, and the current shortfall of active reserve availability and quality region wide, supports the need for the Active Reserve and that the reserve needs to be placed in the Ōmokoroa growth area as proposed.
12. Parks typically must be 'set aside' ahead of development so that they are available when needed. Council is being proactive in planning for inevitable growth and future needs with this green infrastructure. In my opinion the Active Reserve should be designated as proposed by Council.
13. The Active Reserve has a key strategic role in providing artificial turf facilities, multiuse sports fields, and a potential aquatic centre for community recreation needs, both within and outside of Ōmokoroa.

SUPPLY AND DEMAND CONSIDERATIONS

14. The Ōmokoroa Active Reserve is a key requirement to support development in Ōmokoroa and the wider Western Bay and Tauranga sub region. The Active Reserve would provide:
 - (a) For community needs, to address the reserve shortfall before and after it is commissioned;
 - (b) Active Reserve provision for the entire Western Bay sub-region, including Tauranga, where the reserves network has either been reduced, is unsuitable longer term, or is not available anymore;
 - (c) Required sports fields;
 - (d) Active recreation opportunity other than just formal sports fields use, e.g., athletics, running, sport kiting, training, boot camp fitness, large-group social gatherings
 - (e) Active recreation opportunity for the older population, a primary age cohort in the Ōmokoroa region, and the wider Western Bay of Plenty District; including elder-fitness equipment circuits
 - (f) Active Reserve provision and large park needs for planned future primary and secondary schools in Ōmokoroa.
 - (g) A park on suitable land close to a growing population;
 - (h) A 'supporting' park for the Western Ave Ōmokoroa Sports Grounds, which have reached their technical limits, and are exceeding their carrying capacity at times;
 - (i) A future site for Active Reserve relocation options, i.e., the Ōmokoroa Bowls Club may have to be relocated due to coastal erosion issues at Hamurana Reserve within the

next few years (at which point the infrastructure there would be decommissioned /demolished and the open space repurposed). The new active reserve will be large enough for that club to relocate to and be sufficiently positioned to service the growing population there.

- (j) A critical supporting green infrastructure to the density planned for the area (through PC 92), and a complementary land use to proximate residential, industrial, employment and State Highway land uses.
- (k) Supply of multi-use and adaptable green space for the future needs of the growing community, and of sufficient size to accommodate regulation field dimensions and surrounds for sports code compliance, as well as supporting infrastructure, including shade and amenities.
- (l) Cultural, environmental, economic and social benefits.

CURRENT SUPPLY

- 15. Previous work was completed by Council and Tauranga City Council (TCC) assessing the current levels of provision for the Western Bay sub region of winter and summer sports facilities. The assessment considered field hours, sports fields, and courts.
- 16. Overall, the Ōmokoroa 'catchment' area has a mathematical surplus in sports field, courts, diamonds, and track provision, although there are specific areas where large deficits in provision exist. However, reliance on these assets within a sub-regional context and technical turf field supply deficit sees this surplus neutralised by district wide demand. The sports field supply and demand studies only counted statistics from the collective Kaimai Ward and didn't isolate Ōmokoroa. Therefore, the accuracy of these numbers may be affected.

17. For Ōmokoroa there are deficits in the provision for lit hours for sports fields for winter sports, weekend sport field provision for certain code sports (specifically football), and some hard-court space. This deficit is for 94 hours in 2021, increasing to a shortfall of 133 hours by 2031 in Kaimai / Ōmokoroa / Te Puna.
18. The deficit leads to unavailability of training opportunity and increased maintenance costs on lit grounds subject to overuse (even if possible to maintain due to conditions, extent of damage or budgets) and ground closures as the renovation maintenance work to intervene on field condition can seldom be undertaken during the training season, nor provide an immediate repair. The impact is typically a reduction in recreation opportunity due to training field overuse, i.e., nowhere to train. As a deficit, this means there are not alternative parks or grounds nearby or in existence. The materiality is in the grounds not meeting the stated Long Term Plan levels of service and renovation costs above the Local Government Act 2002 materiality threshold.
19. When considering the overall surplus or shortfall of fields for the module based sports it is identified that the majority of surplus capacity is on Monday or Friday where the majority of the demand is on Tuesday, Wednesday and Thursday.
20. Table 1 shows Western Bay surplus and shortfall in lit capacity in Full Field Equivalent hours mid-week by community area (2021 – 2063).

	2021	2031	2043	2053	2063
Waihi Beach	0	0	0	0	0
Katikati	-17	-18	-16	-15	-15
Kaimai / Omokoroa / Te Puna	-21	-27	-26	-25	-24
Te Puke	-32	-45	-40	-39	-37
Maketu / Pukehina / Paengaroa	-12	-13	-12	-12	-12
WBOP Total	-82	-104	-94	-91	-87

Table 1 – WBOPDC Surplus and Shortfall in Lit Capacity in Full Field Equivalent Hours for Winter Sports

21. Table 2 shows projections for the current field supply and if it will meet projected demand to 2043 for module sports:

	Year	Touch	Tag	Summer Football	Total
Waihi Beach	2021	0	0	0	0
	2031	0	0	0	0
Katikati	2021	0	0	81	81
	2031	0	0	74	74
Kaimai / Omokoroa / Te Puna	2021	-25	-25	-69	-94
	2031	-50	-50	-83	-133
Te Puke	2021	20	0	87	117
	2031	10	0	81	91
Maketu / Pukehina / Paengaroa	2021	114	0	0	114
	2031	114	0	0	114
TOTAL WBOP District	2021	109	0	99	208
	2031	74	0	72	146
	2043	91	0	86	177

Table 2 –WBOPDC Projected Supply/Shortfall for Module Sports

FIELD TIME SUMMER SPORTS

22. Ōmokoroa Sports Ground (Western Avenue) is currently the only active reserve in Ōmokoroa. With the projected population growth in conjunction with PC92, the reserve will struggle to accommodate winter sports (specifically football). Table 3 shows total fields across all of the Western Bay, and the deficit associated. The reserve network already experiences wear issues, primarily around training use, and displacement of impact is necessary.

Year	Field supply - excluding any interventions to increase supply
Current (2021)	46 sports fields across the district provide 314 full sized field equivalent playing hours per week Current supply surplus of 143 hours per week. Analysis of the peak time demand (mid week training) considering only the lit fields the current shortfall is -82 hours per week for training. All community board areas have sufficient supply overall. There are some imbalances in supply between the three sports codes
2031	Supply surplus reduces to 108 hours per week. When lit capacity is considered there is a mid week shortfall of -104 hours per week. There are some imbalances in supply between the three sports codes. Te Puke is stretched for training supply.
2043	Supply shortfall rises slightly to 129 hours per week. When lit capacity is considered there is a mid week shortfall of -94 hours per week. There are some imbalances in supply between the three sports codes
2063	Supply surplus rises further to 141 hours per week (population ageing outweighs growth) When lit capacity is considered there is a mid week shortfall of -87 hours per week. There are some imbalances in supply between the three sports codes

Table 3

23. The Active Reserve at Ōmokoroa would further support the larger TCC and Western Bay reserve network, with provision now being the responsibility of Council following the exit of some sportsgrounds commitments by TCC.
24. There are adverse implications if the Ōmokoroa Active Reserve is not provided. Removing the projected quantities of future sports fields / active reserve space, and relying on existing high maintenance active recreation parks (such as Western Ave), places Council in an overall risk profile that is unsuitable and unlikely to succeed for technical reasons.

25. It is my opinion that sole reliance on the conversion of existing parks to synthetic surfaces and flood lighting will be insufficient to address the future requirements of the sub-region. The composite Western Bay / TCC reserve network already relies heavily on existing good parks. This places an additional burden and over reliance on those parks where carrying capacities are already being exceeded, which can cause potential future management issues and renewal investment needing to be cyclically repeated. For example, Fergusson Park's \$1m re-draining and releveling project was projected to need repeating every 18-20 years due to its location.
26. The Active Reserve at Ōmokoroa is necessary because networked Western Bay / TCC parks within the TCC portion of the reserve network (such as Owens Park, Carlton Reserve and Graham Park) have been surrendered from formal sports field use and most active recreation. These reserves are utilised as best as possible for recreation, as a fall-back position of a kind.
27. The abandonment of the TCC Wairakei Reserve project and a period of sale and removal of sports fields projected by TCC as needed has placed huge reliance on what is remaining. Many of TCC's sports reserves are storm water reserves rather than appropriate Active Reserves, placing an additional burden on the remaining parks. In my opinion the existing network will not be able to support the expected growth from PC 92.
28. It is not enough to say that people have to travel to better parks, as this introduces barriers to recreation. The Ōmokoroa Active Reserve will be essential in alleviating the future proofing requirement pressure arising from PC 92 and Ōmokoroa, as well as providing one of the few multi-functional active reserves in the overall Western Bay reserve network.

29. On review of the whole reserve network it is clear that the Ōmokoroa Active Reserve is required. The need is compounded by a reliance on school and Marae fields by TCC to 'make up the numbers'. These other providers could cease this goodwill or simply have another use for their land, as often these arrangements are not subject to formal agreements, and even when they are, the agreements are non-binding or consist of a finite term.
30. Based on TCC's quantitative model, TCC is at the stage of their reserve network of sports parks being reduced to either being repurposed or having service levels reduced into passive parks (non-active). Some of these parks had been abandoned by clubs due to unsuitability.

CONSULTATION WITH THE MINISTRY OF EDUCATION

31. Combined agency future planning of both a primary and secondary school directly opposite the proposed Active Reserve has been approved.
32. Informal consultation with the Ministry of Education has occurred, with the understanding that both schools will be utilising the Ōmokoroa Active Reserve field and court space, and potential future aquatic facility and amenities.
33. It is important to note that the Sports Supply and Demand study did not factor in the construction of the new Year 1 – 13 primary and secondary school which is designated on the land adjacent to the proposed Active Reserve. Despite this, Council planning and discussions with the MOE has made allowance for future use needs by the schools.

POPULATION GROWTH TRENDS AND THE POSITIVE FUTURE EFFECTS

34. Western Bay of Plenty district's population is projected to increase by 25% from the 2021 level to 2063 – from 57,355 to 71,407:

2021 Total Population Projections (Western Bay of Plenty)

Population	2021	2031	2043	2053	2063
Waihi Beach	3995	4208	4220	4220	4220
Katikati	11030	12172	12340	12740	12940
Kaimai	22080	26769	27699	30285	30446
Te Puke	11760	14471	14846	15121	15121
Maketu	8490	8680	8680	8680	8680
	57355	66300	67785	71046	71407

2021 Active Age (5 to 49 years) Projections (Western Bay of Plenty)

Population	2021	2031	2043	2053	2063
Waihi Beach	2138	2130	2001	1777	1704
Katikati	5904	6161	5852	5364	5224
Kaimai	11819	13550	13135	12751	12292
Te Puke	6295	7325	7040	6367	6105
Maketu	4544	4394	4116	3655	3504
	30700	33560	32144	29914	28830

35. Due to the ageing population, growth in the 'active population' is lower, with the 5 to 49 age group projected to decrease by 10%, from 30,700 to 28,820.
36. Although the projections for active population are lower, PC 92 intends to change the area's zoning to Medium Density Residential. The type of development enabled by this zoning tends to foster an increase in family homes, catering to a younger demographic of resident. This would then increase the projected 'active age' populations and better reflect the growth that is expected to arise from the plan change. Specifically, the Kaimai / Ōmokoroa area is projected to increase by a further 10,000 residents by 2063, therefore the inclusion of a large, malleable reserve space leaves room to future proof greenspace.

37. The Active Reserve is a key part to the proposed Structure Plan for the area and in addition to green spaces provides recreation facilities and connections through a walkway / cycleway / reserve network that links the new development area and beyond.

POSITIVE EFFECTS

38. Through the notice of requirement, the addition of the Ōmokoroa Active Reserve is anticipated to have considerable positive effects for the existing and new residential community.
39. Anticipated positive effects include:
- (a) The establishment of a future site to provide a physical resource to support existing and new residential and commercial growth in Ōmokoroa Peninsula. This will enable the community to provide for their social well-being and health;
 - (b) The Active Reserve will provide a key community infrastructure and a focal point for the anticipated development in the area;
 - (c) Its location adjacent to future schools, new residential areas and in close proximity to the future town centre will facilitate easy access and reduce the need for private vehicle transportation;
 - (d) The location adjacent future schools provides the opportunity for shared facilities;
 - (e) The Active Reserve will provide a substantial 'green area' and a large permeable area, and is expected to enable supporting reductions in greenhouse gas emissions through reduced travel need beyond Ōmokoroa for Ōmokoroa and environs residents.

LEVELS OF SERVICE

40. With an increase in housing and population due to PC 92, the Ōmokoroa Active Reserve will help to ensure that Council's Levels of Service outlined for parks and open space in the Western Bay of Plenty Open Space Strategy are being met.¹ The approach for active reserves focuses on a qualitative assessment of demand and provision, as well as base levels for amenity and support assets and facilities for council funding contribution.
41. PC 92 proposes higher density residential areas. This has the potential for less private outdoor spaces, and a higher reliance and need for large, multi-purpose public spaces. Recreation provision is recognised as a level of service linked to this density and levels of service are documented in detail in Appendix "A".
42. This is in relation to size, distance to current and future developments, general design characteristics, and access. With the addition of Ōmokoroa Reserve, WBOPDC can anticipate future need and have the ability to meet it, and well as current need across the active reserve network.
43. The relevant passages from Council's Recreation and Open Space Activity Plan for Levels of Service are below:

¹ Council Recreation and Open Space Activity Plan - Levels of Service Statement, Adopted for inclusion in the 2021-2031 LTP – draft (22 September 2020 by AP and LTP Committee) and final as part of the adoption of the 2021-2031 LTP in June 2021. Note this level of service statement provides further detail to what is included in the Recreation and Open Space Activity Plan in the 2021-2031 LTP and will be reviewed as part of the 2024 LTP process and consultation process.

Topic	Direction
Swimming pools	<p>The level of service for swimming pools is as follows:</p> <ul style="list-style-type: none"> • Replacement of existing outdoor pools with indoor pools to provide year-round access. • Undertake improvements to the existing Te Puke Pool in the short term. • Provide a replacement swimming pool in Te Puke in the medium term. • Continue to own and operate Dave Hume Pool in Katikati. • Undertake improvements to Dave Hume Pool in the short term, and make provision for a replacement facility in the longer term. • Provide land for a future swimming pool in Ōmokoroa.
Indoor recreation centres	<p>The level of service is as follows:</p> <p>Council is not a direct provider of these facilities but will consider a contribution subject to the full feasibility being demonstrated.</p> <p>Contribution could be provision of land, funding towards capital and/or operational costs, or in-kind support.</p>
Sport and recreation parks (active reserves)	<p>The level of service for the provision and development of sport and recreation parks focuses on a qualitative assessment of demand and provision (as opposed to a ha/1000 ratio).</p> <p>(Further information in the full document, Appendix 2).</p>

44. Without the active reserve council cannot be able meet its Levels of Service based on the provision and development of sport and recreation parks, as it is based on a qualitative assessment of demand and provision (as opposed to a ha/1000 ratio),

TRAVEL TIME

45. Many individuals and families who would be utilising the new Active Reserve are currently travelling longer distances to

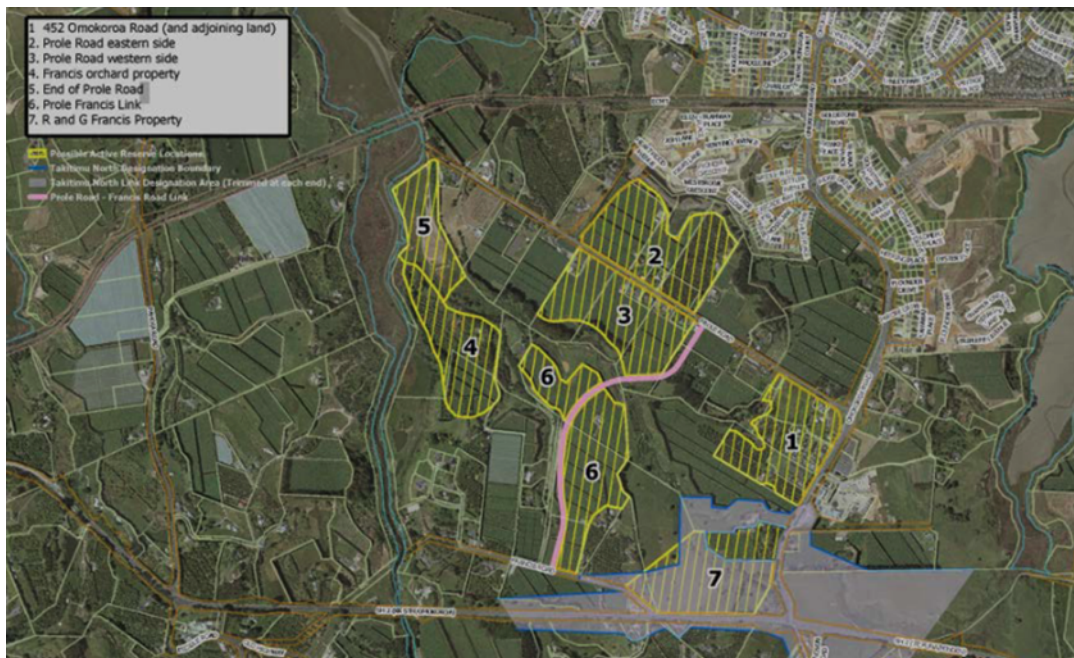
participate in organised sport on other fields in the overall reserve network. The provision of the Ōmokoroa Active Reserve will help to reduce vehicle journeys and time spent in cars, as there will be minimal need to travel to sports fields within the Ōmokoroa peninsula.

- 46. Communities west of Ōmokoroa will have a shorter commute than having to drive to Te Puna or into central Tauranga. This also assists in reducing emissions and carbon footprint.

ALTERNATIVE SITES CONSIDERATION

- 47. Council investigated 7 other potential sites to locate the Active Reserve. A report was presented to Council, detailing the background, options and assessment for the location of the Active Reserve. This report is attached to my evidence as appendix “B”.

- 48. This figure identifies the sites considered:

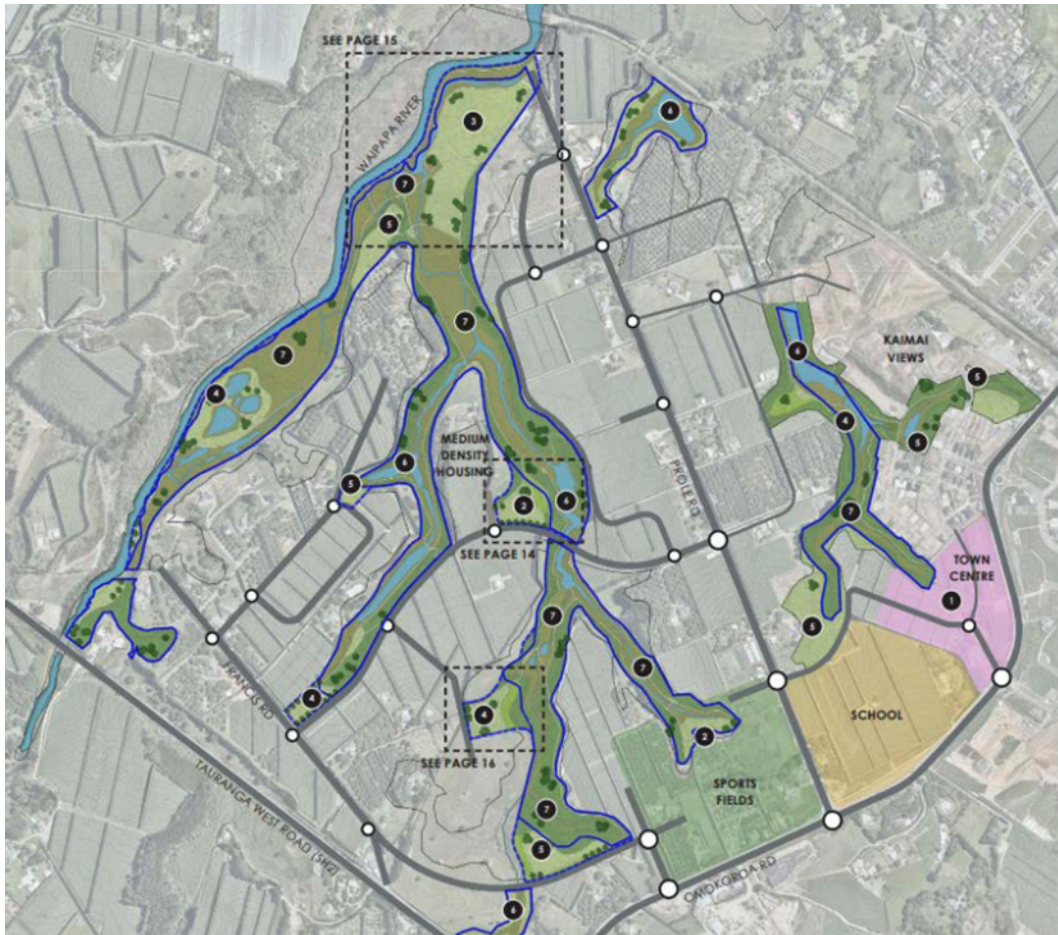


- 49. Conclusions were made around the viability of each site on the basis of a predetermined ranking criteria. In summary, the site

located at the corner of Ōmokoroa Road and Prole Road (Option 1 – 452 Ōmokoroa Road) was identified as having a high level of suitability for future sports fields due to:

- (a) its current ownership (partially Council owned);
- (b) suitable road frontage to both Ōmokoroa Rd and Prole Rd;
- (c) its proximity to the future primary and secondary school development directly across the road from the site;
- (d) the topography of the area, being generally flat with two distinct levels; and
- (e) the perceived amenity value that the Active Reserve would add to the entrance of Ōmokoroa, inviting residents and visitors into the area.

50. The figure below illustrates how this location also complements the overall Structure Plan for the area in relation to PC 92.



51. In summary the Council concluded that this land would be the most appropriate option for the Active Reserve site as it provided:
- (a) The best option when considered with other sites, where these were not flat nor of a sufficient capacity or dimension for field units to support an active reserve.
 - (b) Better connectivity to town centre/school and wider Ōmokoroa;
 - (c) A more logical land parcel layout, that supported sound public park design and sufficient context for other principles, e.g., Crime Prevention Through Environmental Design (CPTED);

- (d) Benefits for the school site, particularly the use of indoor stadium and aquatic centre;
- (e) Future option for the relocation of the Ōmokoroa Bowls Club
- (f) Future option for the relocation of the Ōmokoroa Bowls Club²
- (g) Close proximity to the site of the potential future Park n Ride;
- (h) A location more visible to the community;
- (i) A location closer to the main centre of the population;
- (j) Minimisation of safety issues, particularly in terms of potential conflict between children on bikes and trucks on Francis Road;
- (k) Better, safe access for all school aged children, and a reduction in car dependency to access the grounds (resulting in decreased road usage and emissions from vehicles).

52. In conclusion that I agree with Council's assessment that this land would be the most appropriate option for the Active Reserve site.

INDICATIVE DRAFT ACTIVE RESERVE MASTER PLAN

53. The indicative draft active reserve master plan was created as a high-level document, which provided an understanding of what specific amenities and facilities could potentially be developed

² Pers Comm., Scott Parker, WBOPDC Acting Parks, Facilities and Property Manager, August 2023.

on the reserve. It has been prepared to provide an indication of what could potentially fit into the active reserve space.



54. It is noted that completion of the indicative draft active reserve master plan will be undertaken as a separate community consultation exercise³. The Levels of Service pertaining to Active Reserves are also noted to involve upcoming public consultation on the 2024 Long Term Plan process.

55. Parallel to the supply and demand studies the proposed indicative draft active reserve master plan informs the evidence to show the potential layout of facilities and fields that could be achieved and will mitigate current supply issues.

56. Recreation is a trend-based industry, and reserves are not provided on the base of specific use remaining in perpetuity. Open space provides for the future no matter what that be. In the future every park needs to be adaptable in community and in nature.

³ (NOR evidence, Jeff Hextall, paragraph 25)

57. The active reserve size and capacity provides for sufficient thresholds to provide for a 'Sportshub' approach to ensure success with supporting services and facilities to enable community leadership and involvement. As such, the flexibility of the reserve's 'critical mass' to cater for many users and uses will operate alongside Council's Levels of Service parameters to technically support what is specifically needing to be provided. This flexibility is what is required to reach collaborative performance indicators for equity and access in addition to the technical requirements, per code, and to decide Council's level of investment of rates revenue in each as a result. Without sufficient capacity an active reserve is unable to fully deliver what is required and constantly sought by the community; the active reserve concept allows for such settings and recreation opportunity to be successful.

Geoff Canham

28 August 2023

Appendix A

Recreation and Open Space Activity Plan- Levels of Service Statement

Adopted for inclusion in the 2021-2031 LTP – draft (22 September 2020 by AP and LTP Committee) and final as part of the adoption of the 2021-2031 LTP in June 2021.

Note this level of service statement provides further detail to what is included in the Recreation and Open Space Activity Plan in the 2021-2031 LTP.

Topic	Direction
Swimming pools	<p>The level of service for swimming pools is as follows:</p> <ul style="list-style-type: none">• Replacement of existing outdoor pools with indoor pools to provide year-round access.• Undertake improvements to the existing Te Puke Pool in the short term.• Provide a replacement swimming pool in Te Puke in the medium term.• Continue to own and operate Dave Hume Pool in Katikati.• Undertake improvements to Dave Hume Pool in the short term, and make provision for a replacement facility in the longer term.• Provide land for a future swimming pool in Ōmokoroa.
Indoor recreation centres	<p>The level of service is as follows:</p> <p>Council is not a direct provider of these facilities but will consider a contribution subject to the full feasibility being demonstrated.</p> <p>Contribution could be provision of land, funding towards capital and/or operational costs, or in-kind support.</p>
Sport and recreation parks	<p>The level of service for the provision and development of sport and recreation parks focuses on a qualitative assessment of demand and provision (as opposed to a ha/1000 ratio).</p> <p>See attached for further information.</p>
Neighbourhood reserves	<p>The level of service sets out the standards for provision and development of neighbourhood reserves to ensure they provide quality experiences and are safe and accessible for local communities.</p>

Topic	Direction
	<p>The level of service is applied through structure plan, reserve management plan and community planning processes.</p> <p>See attached for further information.</p>

Sport and Recreation Park Level of Service- Assessment Criteria for the purchase and development of Sport and Recreation Parks

Consideration	Description	Further information
Purpose and Function	<p>Across the District, our sport and recreation parks network achieves multiple objectives including:</p> <ul style="list-style-type: none"> • Outdoor spaces and facilities for organised sport to occur, both training and competition. • Outdoor spaces and facilities for informal sport and recreation to occur. • Significantly contributing to increased ecological functions, and amenity values of the surrounding areas. • Places for the community to interact and connect, attend community (sport and non-sport) events and engage in recreational activities. 	<p>The types of activity and facilities provided by sport and recreation parks include:</p> <ul style="list-style-type: none"> - Organised sport and competition with associated surfaces required for this purpose e.g. grass sportsfield, turf etc.). - Informal sport and recreation and associated facilities. - Community events and infrastructure that supports this (on key parks). - Green space and amenity. - Ecological corridors. - Stormwater management. - Walking and cycling connections. - Community meeting places (e.g. clubrooms). <p>Recognise extent to which a park achieves this depends on the size of park.</p>
Guiding Principles	<p>Across the District, our sport and recreation parks network:</p> <ul style="list-style-type: none"> • Is accessible through endeavouring to ensure a reasonable geographic distribution of parks across the district particularly in 	<p>Council will utilise a range of tools to make the most of the current provision including drainage improvements and more specific utilisation information to provide greater capacity in some</p>

Consideration	Description	Further information
	<p>larger urban areas and smaller towns.</p> <ul style="list-style-type: none"> • Is efficient in that Council will look at opportunities for making the most of what is available to respond to demand in the first instance. • Supports the development of strong communities through providing places for recreation and community activities and events to occur. • Supports the development of successful and sustainable sports clubs that are meeting the needs of the community at a social, training and competition level. • Is developed and managed to primarily respond to the needs and demands of the local community in which the park is located. • Is delivered in partnership with local communities and other organisations. 	<p>areas or encourage re allocation of codes.</p> <p>Council's sports code supply and demand assessment will continue be reviewed every 3 years in partnership with TCC. This will provide a guide to utilisation and capacity of sportsfields on sport and recreation parks, and growth considerations for sporting codes.</p> <p>Council will apply best practice in the development of sport and recreation parks and in decision making on proposals for these parks, including provision of multi-purpose facilities wherever practical.</p> <p>Council will utilise Reserve Management Plan and Community Plan processes to understand local community needs for sport and recreation parks.</p>
<p>Purchase of land for sport and recreation parks</p>	<p>There are a range of factors that need to be considered when identifying the need for the purchase of land for sport and recreation parks.</p> <p>In the first instance, in terms of organised sport, Council should fully explore options to make the most of what we have already and be able to demonstrate that this does not respond to demand</p>	<p>Council's sports code supply and demand assessment will continue be reviewed every 3 years in partnership with TCC. This will provide a guide to utilisation and capacity of sportsfields on sport and recreation parks, and growth considerations for sporting codes.</p>

Consideration	Description	Further information
	<p>or issues that need to be addressed, particularly in terms of local catchment demand and accessibility to sport and recreation parks. Note this factor is an important consideration in determining potential growth funding for this land purchase.</p> <p>Council will also consider one or more of the following factors when identifying the potential to purchase land for sport and recreation parks:</p> <ul style="list-style-type: none"> • Ability to improve the quality and function of an existing sport and recreation park. • Ability to provide flexible and multi-use space to cater to wider sport and recreation needs of community. • Ability to contribute to a sense of community, increase ecological functions and amenity values in high density environments. • Where there is an identified equity issue and the access to sports and recreation facilities will provide specific benefits to the community. 	<p>Council will apply best practice in the purchase of land for sport and recreation parks with regard to the size and location.</p> <p>Council has areas of currently 'undeveloped' land that could fulfil the role of a sport and recreation park if community demand was identified.</p>
Development of sport and recreation parks	<p>Council's basic level of service for sport and recreation park development is to own, fund, develop, and maintain the following infrastructure:</p> <ul style="list-style-type: none"> - Carparks - Internal roads - Toilets, change facilities. - Basic level of service for grass sportsfields and hardcourts. - Pathways 	<p>Where clubrooms are provided on Council land, Council may enter into a land lease only where the clubrooms can effectively demonstrate multiuse of the facility. Council may also fund the toilets/changing room/storage part of the facility where this is available to the general public and</p>

Consideration	Description	Further information
	<ul style="list-style-type: none"> - Signage - Playground - Services - Landscaping including tree planting and areas that can add links for ecological corridors. <p>If a sports/community group can demonstrate demand for any of the following:</p> <ul style="list-style-type: none"> - Floodlights. - Clubrooms. - A higher level of service than what Council provides. <p>Then responsibility for the funding, ownership, and maintenance of this infrastructure lies with the sports/community group, subject to Council approval as landowner.</p>	<p>does not duplicate existing provision.</p> <p>The basic level of service is described as follows:</p> <ul style="list-style-type: none"> - Sportsfields are low specification grass turf, not irrigated. - Hard courts are asphalt surface and fencing.

Neighbourhood Reserves Level of Service – Assessment Criteria for the provision and development of neighbourhood reserves

Standards	What do we want to achieve?	What standards are required?	How will this be applied?
Accessibility	Ensure most people are within walking distance to a neighbourhood reserve.	Neighbourhood reserves are within 400m or 5-10-minute walk of 95% of urban/town residential properties.	<p>Applies to Waihi Beach, Katikati, Ōmokoroa and Te Puke, and smaller settlements where there is a concentrated residential population (zoned residential, medium residential and future urban in the District Plan) including Pukehina, Maketu and Paengaroa.</p> <p>Ability to use other reserves such as coastal reserves, stormwater reserves, or sport and recreation parks to achieve this level of service as long as all other standards are met.</p>
Quality	Ensure we provide good quality reserves that people are aware of, want to use and feel safe using.	<p>Reserves should be:</p> <ul style="list-style-type: none"> - Located in a central and prominent area. - Located to maximise street frontage. - Connect to other reserves where possible. - Flat or undulating. - Of a shape that maximises visibility throughout the reserve. 	Apply to determining the location of new neighbourhood reserves on structure plans, subdivision applications and where there are current gaps in provision (based on accessibility standards above).

Standards	What do we want to achieve?	What standards are required?	How will this be applied?
		- In accordance with CPTED principles.	
Size	Ensure reserves can be developed for their intended purpose.	The average useful size to achieve a basic reserve layout of green space, pathway, vegetation, seating and play features is between 2000m ² to 5000m ² .	Apply to identification of land area required for neighbourhood reserves. There is flexibility in this size standard to respond to locational considerations and the potential opportunity for reserves to be multi-functional.
Connections	Ensure our open space network is connected where possible using reserves or streetscapes.	Where possible, neighbourhood reserves are located in places that easily connect or link to other reserves and have the opportunity to create ecological corridors.	Apply to determining the location of new neighbourhood reserves on structure plans, subdivision applications and where there are current gaps in provision (based on accessibility standards above).
Purpose and Function	Ensure neighbourhood reserves are able to be developed for their intended purpose.	Basic level of service for development of new neighbourhood reserves. Development of play features, seats, planting for ecological and biodiversity values, pathway, rubbish bins. Apply CPTED principles.	Could be provided on a neighbourhood reserve, sport and recreation park, stormwater reserve or other. Type of play features should respond to demographics of the area.
Protection of important features	Ensure neighbourhood reserves protect important features	Identification of important features is required, and factored into quality requirements	Part of planning for the location of neighbourhood reserves through



Standards	What do we want to achieve?	What standards are required?	How will this be applied?
	such as significant trees, cultural sites or heritage features.	<p>(location, connections, and shape).</p> <p>Reserve is developed to acknowledge culture and history of the area that it is located in.</p> <p>Ensure sufficient land is provided to enable the land to be developed as a neighbourhood reserve.</p>	structure plans and subdivisions

Appendix B
Discussion Paper Active Reserves Ōmokoroa - Stage 3



Appendix 6 –

Active Reserves – Ōmokoroa – Stage 3 Discussion Paper

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- o Discussion Paper Active Reserves –
Ōmokoroa Stage 3



*Western Bay of Plenty
District Council*

Active Reserves Ōmokoroa - Stage 3

Discussion Paper

April 2021

Produced by: Tracey Miller

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1. Introduction

Identification of land for a future active reserve is required within Stage 3 of the Structure Plan. Council has previously consulted with the community on the Structure Plan and has shown possible locations for future sportsfields. The location of the land for sportsfields has changed over time due to development changes within Stage 3. The use of the Jace owned land for future town centre, which is still to be confirmed at the time of writing this discussion paper, would free up Council owned land at 426 **Ōmokoroa** Road (on the basis the application is approved as recommended by Council) and as identified previously in the paper presented to the Policy Committee on 23 March. Council owned land at 426 **Ōmokoroa** Road offers several advantages as a sportsfields site. A further detailed desktop assessment on the site at 426 **Ōmokoroa** road (and surrounds) as well as 6 other sites within Stage 3 is provided below.

2. Purpose of this paper

The purpose of this paper is to provide an update to Council on possible locations for future sportsfields within Stage 3 of **Ōmokoroa**. After a recent workshop with Councillors on 23 March staff were asked to investigate two additional sites for the use of sportsfields. In total 7 sites have been reviewed by way of desktop analysis. Before the final round of informal consultation with the community we would like to ensure that Council is satisfied with a preferred option for the use of sportsfields. The preferred option will then be included in the draft Structure Plan for consultation in late May where we will seek final feedback from the community before formally notifying the Structure Plan either through the Standard Schedule 1 Plan Change Process or the Streamlined Planning Process as previously discussed with Councillors.

3. Background

Structure Plan Development

The Stage 1 Structure Plan was produced in 2002. In 2004 Ōmokoroa was reinforced as an urban growth area through the SmartGrowth Strategy. Council has been working on the current Structure Plan since 2017. Community engagement days were held in November 2017 to get general community feedback, and again in September 2018 where four possible options of how the area could be laid out were presented. Council subsequently selected a preferred option.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments, this includes enabling people and communities to provide for their social, economic and cultural wellbeing. Planning decisions need to contribute to well-functioning urban environments.

As a Tier 1 high growth area the NPS includes specific requirements to facilitate intensification. These include ensuring building heights and density are not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

A discussion paper was provided to Council in December 2020 on the Ōmokoroa Structure Plan and the proposed residential rules. In addition, the infrastructure schedule and the Ōmokoroa Gully Reserve Concept document was discussed.

The Ōmokoroa Gully reserve concept plan provides an indication on how the gully network could be developed. Stage 3 has a substantial network of gullies and river margin. Council and the community view this network as being critical to the development of the area in terms of amenity, recreation, pedestrian and cycling connectivity, biodiversity, cultural purposes and stormwater management.

The Resource Management Team recently (February 2021) reported to Council to seek direction on the use of the Streamlined Planning Process (SPP) for the Plan Change/Structure Plan. The outcome of this was that the Resource Management Team will continue to investigate the use of the SPP while preparing necessary information for either the SPP or the standard Schedule 1 plan change process. The Resource Management Team will report back to Council in May 2021 to confirm which plan change process will be used and to provide a final update prior to lodging an application with the Minister (SPP) or prior to notifying the Plan Change (through the standard Schedule 1 process) to Council on the proposed residential rules and structure plan.

On the 23 of March a workshop was held to discuss updates to the Structure Plan. The report included information on financial contributions, the Jace town centre hearing, the future use of Council owned land at 426 Ōmokoroa Road and an update on open space requirements within stage 3 with a focus on location of future sportsfields. The discussion at the workshop was centred around potential sportsfield locations. Since this workshop staff have reviewed two additional sites for sportsfields and commentary on this is provided in Section 7 below.

4. Recreation and Open Space Strategy

As the population increases demands on our recreation spaces increase too. Council needs to ensure that we keep pace with demand for recreation so that we can continue to meet the needs of the growing district. An open space network within the Western Bay contributes to positive community outcomes including;

- Feeling connected with a sense of belonging
- Being active and healthy
- Getting into the outdoors
- Connecting with the natural environment; and
- Protecting important natural and cultural areas within our District.

The above community outcomes will be achieved through:

- Providing opportunities to access the recreation and open space network through implementing appropriate levels of service
- Connecting spaces and places to each other through an integrated network, within Stage 3 of **Ōmokoroa** this can be achieved through walking and cycling connections within the existing gully network.
- Protecting and enhancing environmental, cultural and heritage values. Within Stage 3 of **Ōmokoroa** these values will be protected and enhanced through the open space network e.g., through planting programmes and acknowledgement of sites of cultural and historical significance in conjunction with hapū partners.
- Providing spaces and places that our community are proud of and that encourage participation. Within Stage 3 Crime Prevention through Environmental Design (CPTED) principles will be applied to the open space network and through providing a range of high-quality open space opportunities within the area that cater for the populations needs.
- Collaborating and partnering with tangata whenua. Within Stage 3 we will continue to work with iwi/hapu to identify potential sites that require protection and identify sites that will protect cultural and environmental values. There is also an opportunity to highlight culturally significant sites (as appropriate) this is being worked on through the **Ōmokoroa** Cultural Overlay report in partnership with Pirirakau.
- Proactively planning for future recreation and open space needs taking into consideration the range of factors that influence growth, current provision, changing trends and environmental factors. Within Stage 3 this is ensured through recreation and open space being included within the development of the **Ōmokoroa** Structure Plan. Agreed levels of service will be implemented through the Structure Plan and through ongoing development.

5. Regional Spaces and Places Strategy

The Bay of Plenty Regional Spaces and Places Strategy provides a high-level strategic framework for regional sport and recreation facilities in the region. The Strategy was developed in conjunction with Sport Bay of Plenty and the regions local authorities. The regional based approach provides consistency across the Bay of Plenty and in particular assists in identifying strategic priority areas.

To help achieve consistent, strategic decision making [the Strategy](#) sets out Decision Criteria and a Facility Investment Decision Making Process (see Section 6). The criteria and process are considered vital to determine the specific types of facilities required and regional and local investment priorities. The evaluation criteria include guiding principles which underpin the strategy, these are; investing strategically (alignment with existing planning), maximising value (matching the projected needs of the community), sustainability (track record of organisation) and accessibility (access to wide ranging community).

6. Levels of Service

The **Ōmokoroa** Sports Ground on Western Avenue currently supports active organised sports on the **Ōmokoroa** peninsula. **Ōmokoroa** Sports Ground is 5.8 hectares in size and has one full size playing field and three junior sized football fields for winter use. These fields are also used during summer for touch, rippa rugby and junior cricket. There are four tennis courts and a further two hardcourts proposed in the reserve concept plan. A recent partnership between Council and the **Ōmokoroa** Sports and Recreation Society has seen the construction of a new pavilion **combined with Council's** area office and library.

The stage three structure plan anticipates an additional 2,400 dwellings (4,800 people). The additional demand on the current facilities from these residents is highly unlikely to be met by the existing **Ōmokoroa** Sports Ground. Consideration needs to be applied to the structure plan process for additional land for active sports.

Consideration also needs to be given to the future location of the **Ōmokoroa** bowling greens, which, long term, may be affected by coastal erosion at their current location.

The draft Recreation and Open Space Activity Plan and associated levels of service were recently confirmed by way of adoption into the proposed Long Term Plan process (2021/2031). Feedback on the levels of service reviews for active reserves (as well as swimming pools, indoor recreation centres and neighbourhood reserves) has been received through the LTP pre-engagement process.

The level of service (LOS) adopted for the provision and development of active reserves is based on a qualitative assessment process of demand and provision (as opposed to a ha/1000 population ratio).

The Sport and Recreation Park level of Service assessment criteria for the purchase and development of Sport and Recreation Parks is outlined in Attachment 1.

7. Open space requirements

To support the growing Ōmokoroa community it is important that sufficient land is secured in strategic locations for recreational facilities to meet the community's needs. In addition to sportsfields there is an identified need for aquatic facilities and indoor multi-use sports facilities and events space to serve a fully developed **Ōmokoroa and the wider catchment area.** **Neighbourhood reserve requirements also** need to be considered. A significant feature of Stage 3 is the existing gully network which is proposed to be utilised for walking and cycling connections as well as stormwater purposes in some instances. Ideally the gully network and walking and cycling connections will be used to form linkages and connectivity between different areas of open space, active reserve, the school and town centre.

Due to higher density housing proposed within Stage 3 it is important that sufficient levels of open space are provided for. A central area (approximately 10ha in size) of active reserve is proposed. In addition to this a future aquatic centre and indoor stadium are also identified on the Structure Plan. Due to the scale of the reserve it

is necessary to identify the area and specifically include it within the Structure Plan. The purchase of 10ha of land has been included in 2024 and 2026 in the 2021/31 Long Term Plan.

The future active reserve needs to be centrally located, accessible, relatively flat and linked to the wider reserve network. It would be advantageous if the site was in close proximity to the **future school site at 426 Ōmokoroa Road to potentially share** resources and costs of development with the Ministry of Education as identified in the Regional Spaces & Places Strategy.

Various locations for the active reserve have been considered within Stage 3. An assessment of these is provided in the table below. Refer to Attachments 2 and 3 for maps which shows the locations of each of the sites that have been investigated for active reserve purposes.

#	Options for Active Reserves	Topography and soil suitability	Estimated acquisition cost based on capital value, refer to Attachment 4	Strategic alignment	Overall benefit	Overall constraints
1.	452 Ōmokoroa Road (and adjoining land to make up to 10ha)	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system) wet / water logged soils <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat to sloping. Towards the north east of the site it slopes away with an approximately 6m fall. This lower portion of this site may be suited to indoor recreation activities, e.g., indoor sports centre. 	\$8,115,000	<ul style="list-style-type: none"> - Good access from existing road network, opportunities for Park and Ride connectivity - Close proximity to proposed future town centre and proposed medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network - Connection with school site, opportunity to partner with MoE for recreation needs of students 	<ul style="list-style-type: none"> - Adjacent to (across the road) the future school site. - Good visibility from Ōmokoroa Road. - Suitable entrance way available from Prole Road and Francis Road extension. - Relatively flat land. - A contiguous rectangle could be configured (through additional land acquisition) that would be suitable for sports field development. - Provide prominent entrance into Ōmokoroa, with views to the north including Kaimais and possibly Bowentown. - Link to open space network through walking and cycling connections via 	<ul style="list-style-type: none"> - Requires approximately 6 willing landowners to sell land to Council to create 10ha. (PWA process or designation could be undertaken).

		<p>Shape</p> <ul style="list-style-type: none">- The site is likely able to be configured to suit large rectangular sportsfields. This would require the acquisition of approximately 6 existing sites.			<p>gully system.</p>	
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2.	Middle of Prole Road (eastern side)	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields 	\$8,725,000	<ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Suitable accessibility - Relatively flat land - Large contiguous sites - Close proximity to school site - Link to open space network through walking and cycling connections via gully system. 	<ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing
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3.	Middle of Prole Road (western side)	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to rear of the site. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields. 	\$9,290,000	<ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Accessibility - Relatively flat land - Large contiguous sites - Relatively close proximity to school site - Link to open space network through walking and cycling connections via gully system. 	<ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing
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4.	K,Francis orchard property	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to east of the site. Raw soil over esplanade area of River (to the west). Young soil with no distinct topsoil development found along braided rivers and tidal estuary locations. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat but slopes down towards the northern aspect. <p>Shape</p> <ul style="list-style-type: none"> - The site is narrow in the 	\$5,540,000	<ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be surrounded by medium / high density development in future - Walking and cycling connection potential through adjoining gully system. 	<ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network - Relatively flat land 	<ul style="list-style-type: none"> - Poor visibility of site with little/no road frontage - Poor shape factor for sportsfield configuration - Not centrally located - Poor transportation access
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		northern portion (approximately 2ha) the remainder of the site could be configured to provide sportsfields however avoiding the poor draining soil in this location would be difficult.				
5.	End of Prole Road	<p>Soil condition</p> <ul style="list-style-type: none"> - Gley (wet) soils over almost entire site. <p>Slope</p> <ul style="list-style-type: none"> - The site is flat. <p>Shape</p> <ul style="list-style-type: none"> - The site is unusual in configuration. Approximately 100m in width 	\$1,965,000	<ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be near medium / high density development in future - Walking and cycling connection potential through adjoining gully system and open space network. 	<ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network 	<ul style="list-style-type: none"> - Poor soil structure and type. - Not centrally located - Natural hazard issue - Potential large scale geotechnical constraints due to fill site

		<p>across the majority of the length of the site.</p> <p>Other</p> <ul style="list-style-type: none"> - The site adjoins the Waipapa River and has been used as a cleanfill site for a number of years. - The site is being investigate for future stormwater wetlands for Prole Road and surrounding residential development 				<ul style="list-style-type: none"> - Poor transportation access
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6.	Prole Francis Link	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system adjoining property on both sides) wet / water logged soils <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is likely able to be configured to support some rectangular sportsfields but the shape is narrow (adjoining Francis Road and to the northern end of the site) 	\$7,940,000	<ul style="list-style-type: none"> - Good access from future road network, - Not in close proximity to proposed future town centre or school site. - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network 	<ul style="list-style-type: none"> - Access via future Francis Road link. - Link to future walkways and cycleways through gully network 	<ul style="list-style-type: none"> - Shape factor is not ideal for sportsfields. - Adjoins wet gully system on either side. - Dissected by future road
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		<ul style="list-style-type: none"> - Site is bisected by future Francis Road link. 				
7.	R and G Francis Property	<p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately steep to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is not likely to be able to be configured to support sportsfields due to the proposed road by Waka kotahi. 	\$3,139,000	<ul style="list-style-type: none"> - Would provide good access and connectivity with future road network however this depends on future road alignment in partnership with Waka kotahi. 	<ul style="list-style-type: none"> - Access is to be determined. Could have walking and cycling connection opportunities. 	<ul style="list-style-type: none"> - Waka Kotahi interchange utilises a large section of this site. - A small section could be used for sportsfields but it is small and steep in contour.

8. Summary of table

The desktop analysis shows that Option 1 has a high level of suitability for future sportsfields. With the potential decision to approve the JACE site as the future Town Centre within Stage 3, the council owned land at 452 could be considered for active reserve. This site has good access opportunities with **access from Ōmokoroa Road via the future Francis Road extension as well as Prole Road**. The site is also immediately opposite the future school site creating the possibility of shared use and cost sharing of facilities.

The council owned land at 452 Ōmokoroa Road has two distinct levels, both are relatively flat however there is a noticeable distance between the levels. Large structures, such as the aquatic centre could be located on the lower level with sportsfields on the top level. The embankment between the two levels is not too dissimilar to the Western Avenue Sportsground.

The use of this site for sportsfields also provides an additional benefit of **providing a high level of amenity as an entranceway into Ōmokoroa**. The use of this site for sportsfields and active purposes would also mean that Council **doesn't** need to purchase land in the middle of Prole Road from developers who already have preliminary development plans for medium/high density residential housing. Land acquisition will be required from private landowners to enable the development of a contiguous area of 10ha. Informal preliminary discussions have been held with potentially affected landowners. The main concerns that were raised were in relation to landowners being able to secure suitable land elsewhere within **Ōmokoroa** for their business activity.

Both options 2 and 3 are also suitable for sportsfield development given their flat topography, well draining soils and contiguous rectangular shape. However, options 2 and 3 will come at significant cost to Council. Both of these sites are currently being progressed by established land development companies who are preparing development plans and resource consent applications to be lodged when the new residential rules are in place for **Ōmokoroa**.

Option 4 and option 5 are located towards the end of Prole Road adjoining the Waipapa River. The sites do not have good visibility or access for the public when considering the high number of users that will access future sportsfields. The sites are not located centrally and do not have good connectivity to the town centre or future school site. Option 5 is also unsuitable due to the soil type and configuration of the site. In addition, Option 5 is likely to be purchased for the use of stormwater purposes for the development of Prole Road and surrounding residential land.

Option 6 is suitable from a soil type and contour perspective however is limited due to the gully which adjoins the site on either side of the site. In addition, the future Prole to Francis link road will bisect the site which reduces the suitability

of the site for contiguous playing fields. The southern end of the site is also very narrow and visibility from Francis Road is reasonably restricted.

Option 7 is significantly impacted by the Waka kotahi SH2 and **Ōmokoroa** Interchange upgrade and existing designation. There is some land that could be leftover as shown on Map 7, however, it is impacted by steep slopes and is not large enough for sportsfield development.

9. Next steps

Consultation was scheduled for early April (2021) but this has been postponed because of the delay in the Jace town centre hearing decision. The consultation is now likely to be in May. It will comprise of a session with landowners within **stage 3, followed by two events for the wider Ōmokoroa community.**

The purpose of the consultation events is to present the updated Structure Plan and proposed residential rules before Council makes a final decision on what is to be formally notified. We will be seeking feedback from the community to inform any necessary changes that may be needed prior to notification.

Following the completion of upcoming consultation events Council will summarise feedback received and report to Council on any necessary changes to the Structure Plan and proposed residential rules.

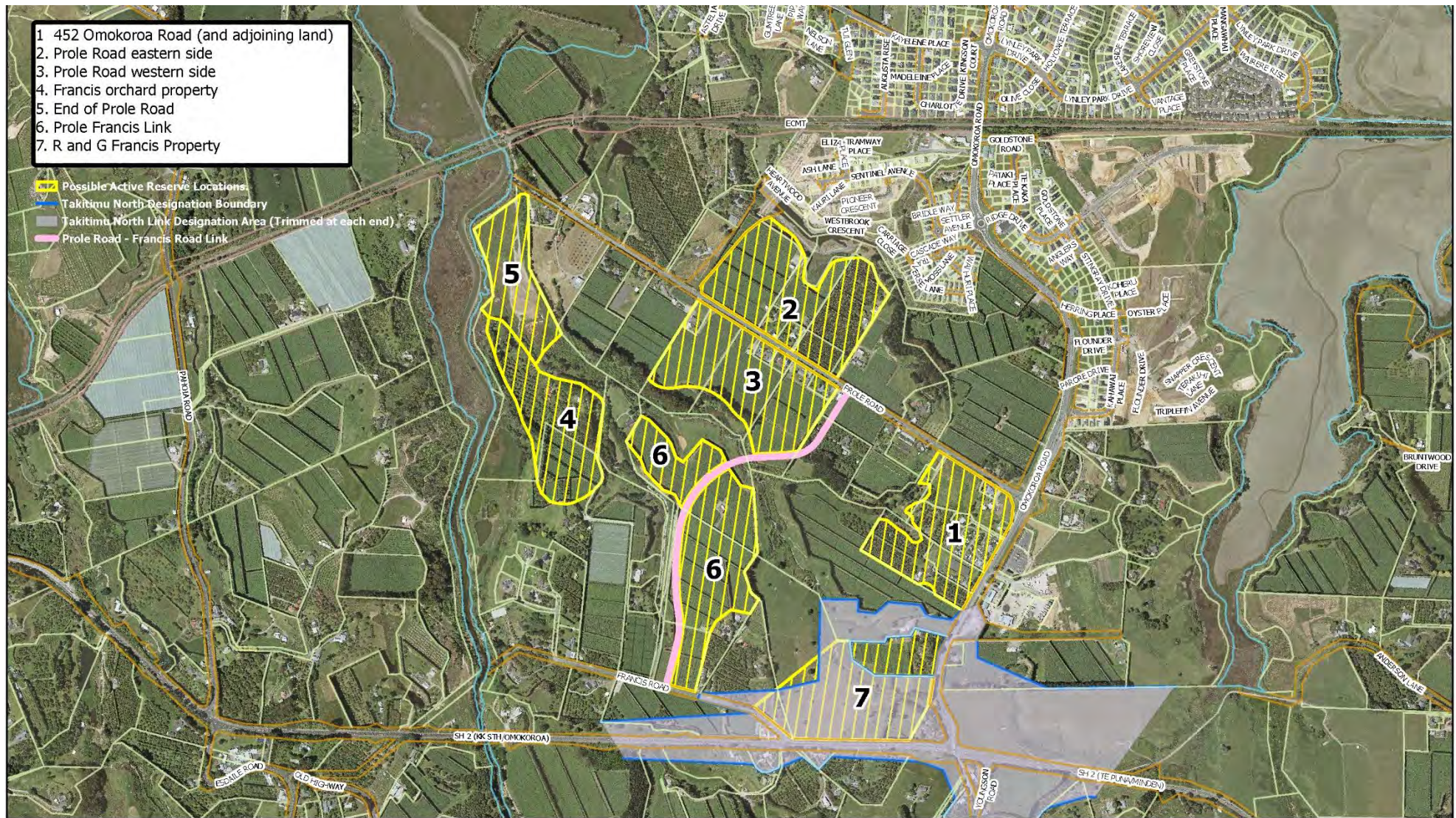
The Resource Management Team will either prepare the formal reporting documentation through the Streamlined Planning Process or the standard Schedule 1 Plan Change Process for Council to adopt. Both processes will require formal notification where the public and key stakeholders will be invited to make submissions on the proposal.

Consideration	Description	Further Information
Purpose and Function	<p>Across the District, sport and recreation network achieves multiple objectives, including:</p> <ul style="list-style-type: none"> • Outdoor spaces and facilities for organised sport to occur, both training and competition • Outdoor spaces and facilities for informal sport and recreation to occur • Significantly contributing to increased ecological functions and amenity values of the surrounding areas. • Places for the community to interact, connect and attend community events (sport and non-sport) and engage in recreational activities. 	<p>The types of activities and facilities provided by sport and recreation parks include:</p> <ul style="list-style-type: none"> • Organised sport and competitions with specialist's surfaces required • Informal sport and recreation • Community events and infrastructure e.g., clubrooms • Greenspace and amenity • Ecological corridors • Walking and cycling connections • Stormwater management

Consideration	Description	Further Information
Guiding Principles	<p>Across the District, our sport and recreation parks network;</p> <ul style="list-style-type: none"> • Is accessible through endeavoring to ensure a reasonable geographic distribution of parks across the District particularly in larger urban areas and smaller towns. • Is efficient, Council will look for opportunities for making the most of what is available to respond to demand in the first instance • Supports the development of strong communities through providing places for recreation and community activities and events to occur. • Supports the development of successful and sustainable sports clubs that are meeting the needs of the community as a social, training and competition level. • Is developed and managed to primarily respond to the needs and demands of the local community in which the park is located. • Is delivered in partnership with local communities and other organisations 	<p>Council will utilise a range of tools to make the most of current provision including drainage improvements.</p> <p>Council will apply best practice in development of sport and recreation parks in decision making on proposals for parks including provision of multi purpose facilities.</p> <p>Council will utilise Reserve Management Plan and Community Plan processes to understand local community needs.</p>

Consideration	Description	Further Information
Purchase of land for sport and recreation parks	<p>There are a range of factors that need to be considered when identifying the need for the purchase of land for sport and recreation parks.</p> <p>Council should fully explore what options are already currently available.</p> <p>Council will consider one or more of the following factors when identifying the potential to purchase land for sportsfields;</p> <ul style="list-style-type: none"> • Ability to improve the quality and function of existing parks • Ability to provide flexible and multi-use spaces to cater to wider needs • Ability to contribute to a sense of community, increased ecological functions and amenity values in higher density environments. • Where there is an identified equity issue and the access to sports and recreation facilities will provide benefits to the community. 	Councils sports code supply and demand assessment will continue to be reviewed every 3 years to understand growth of codes.

Consideration	Description	Further Information
Development of sport and recreation parks	<p>Councils basic level of service for sport and rec park development is tow own, fund, develop and maintain the following;</p> <ul style="list-style-type: none"> • Carparks • Internal roads • Toilets, change facilities • Basic level of service for grass sportsfields and hardcourts • Pathways • Signage • Playground • Landscaping; tree planting and areas that can add links for ecological corridors. <p>If demonstrated demand is proven</p> <ul style="list-style-type: none"> • Floodlights • Clubrooms • A higher LOS than what Council provides. 	Where clubrooms are provided on Council land Council can enter into a land lease only where the clubrooms can effectively demonstrate multiuse of the facility. Council may fund toiles/changing/storage rooms as part of the facility where this available to the general public.



- 1 452 Omokoroa Road (and adjoining land)
- 2. Prole Road eastern side
- 3. Prole Road western side
- 4. Francis orchard property
- 5. End of Prole Road
- 6. Prole Francis Link
- 7. R and G Francis Property

- Possible Active Reserve Locations
- Takitimu North Designation Boundary
- Takitimu North Link Designation Area (Trimmed at each end)
- Prole Road - Francis Road Link

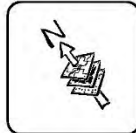
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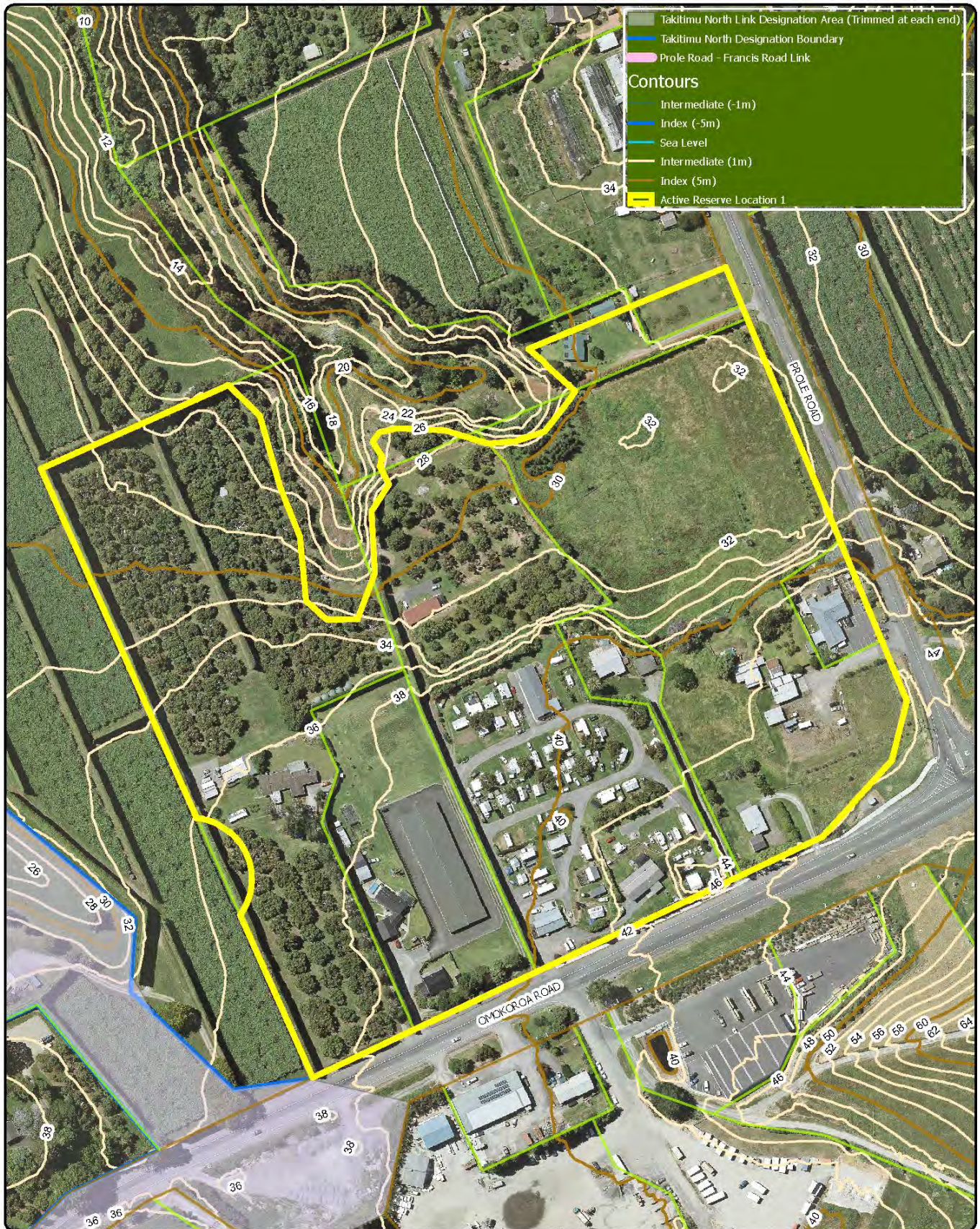
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**POSSIBLE ACTIVE RESERVE LOCATIONS
 INDICATIVE ONLY**



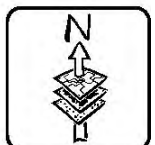


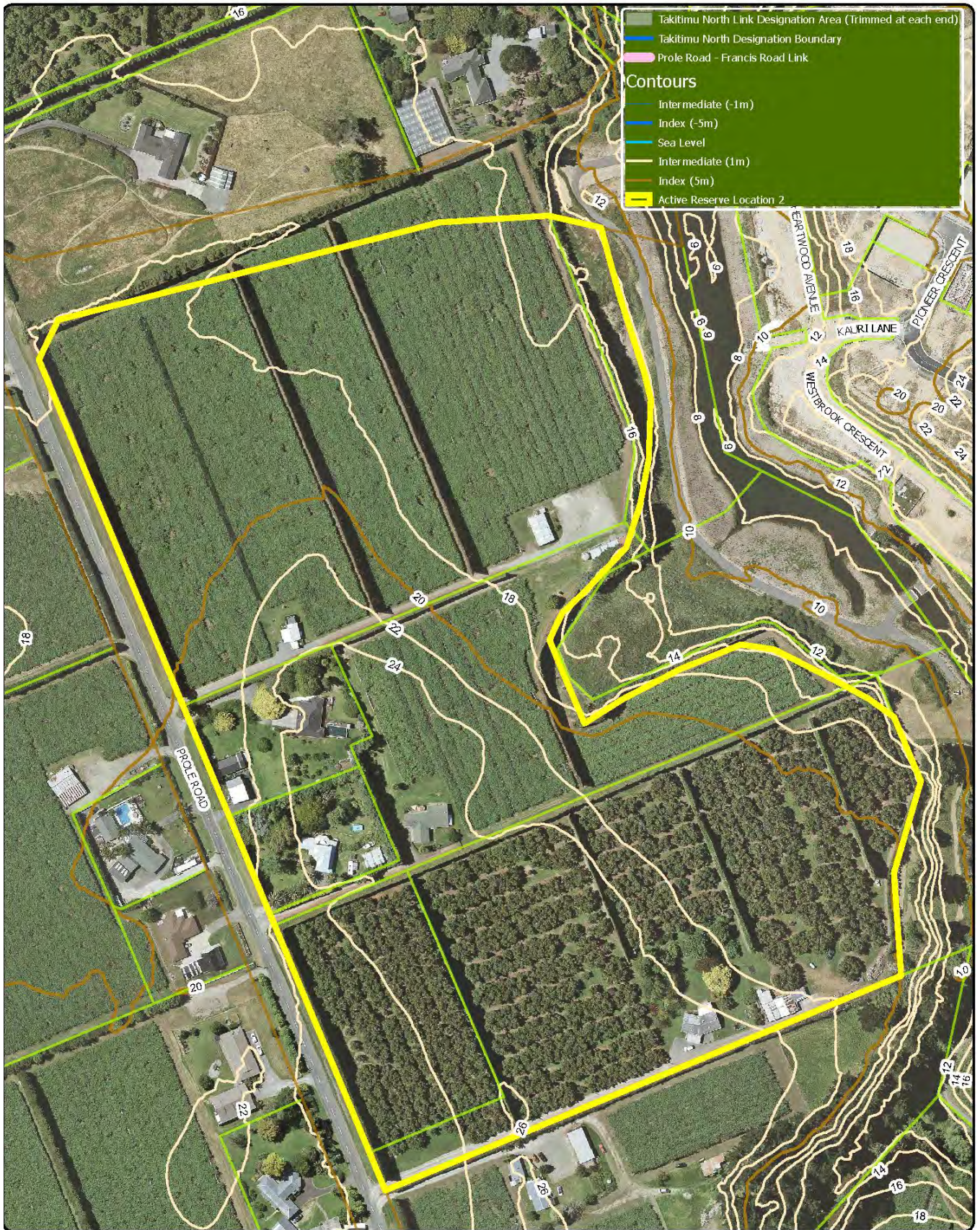
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 Date: 31/03/2021
 Operator: mb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 1 - AREA 9.26HA





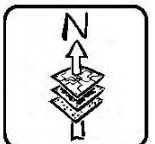
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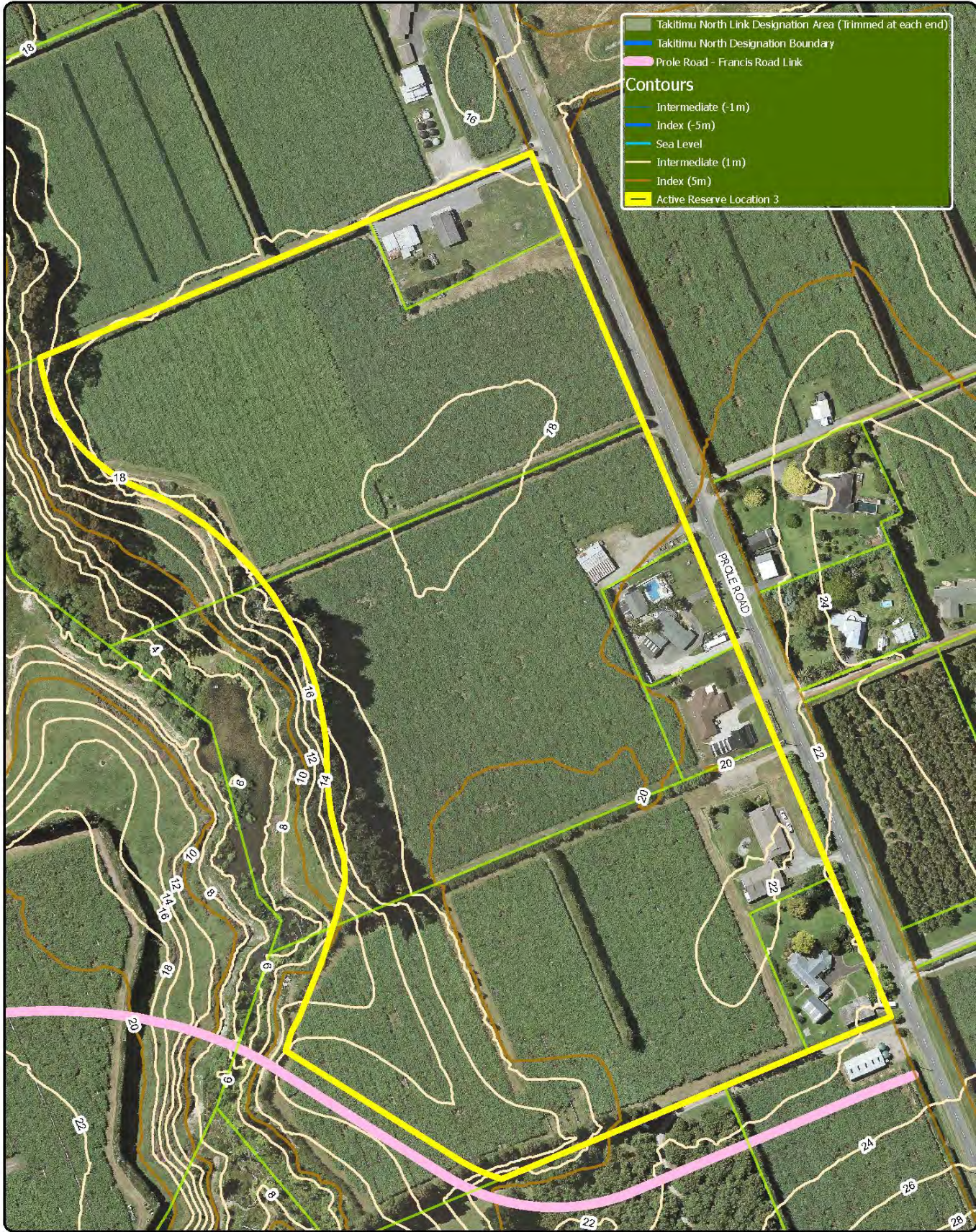
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 2 - AREA 11.62HA





Takitimu North Link Designation Area (Trimmed at each end)

Takitimu North Designation Boundary

Pole Road - Francis Road Link

Contours

- Intermediate (-1m)
- Index (-5m)
- Sea Level
- Intermediate (1m)
- Index (5m)
- Active Reserve Location 3

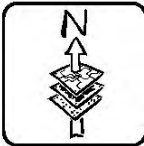
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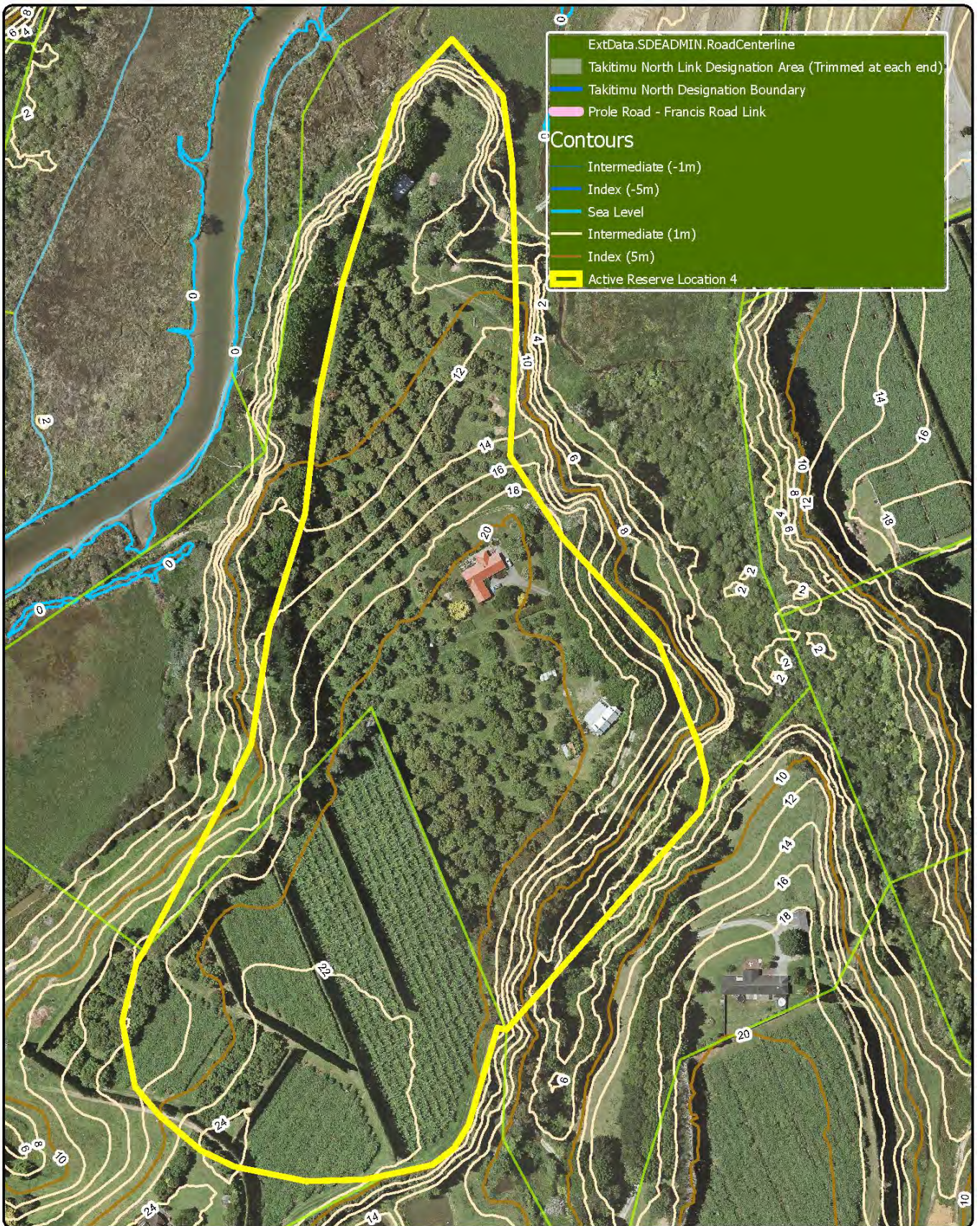
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 3 - AREA 10.50HA





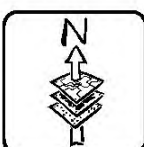
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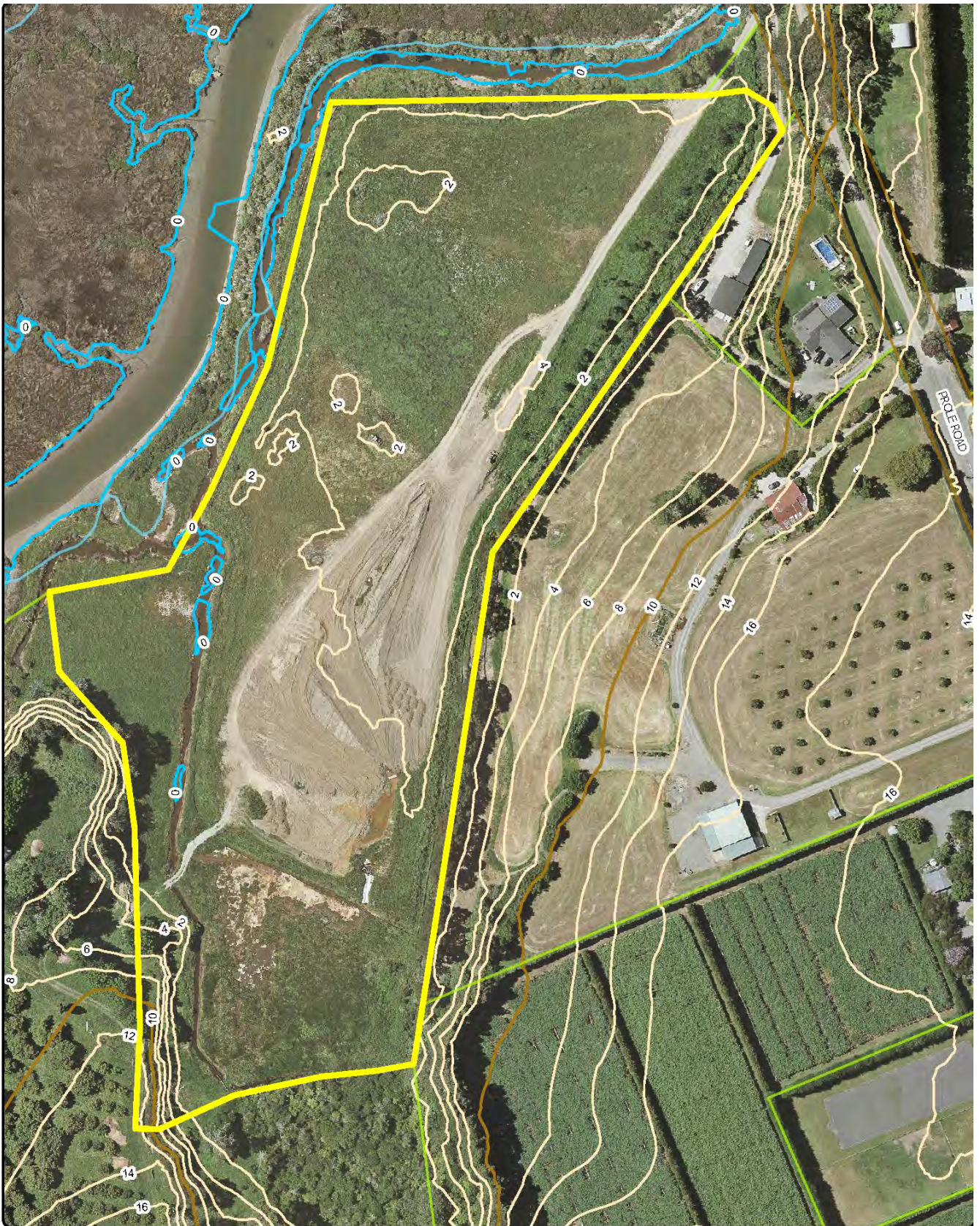
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 4 - AREA 7.95HA





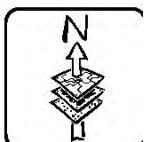
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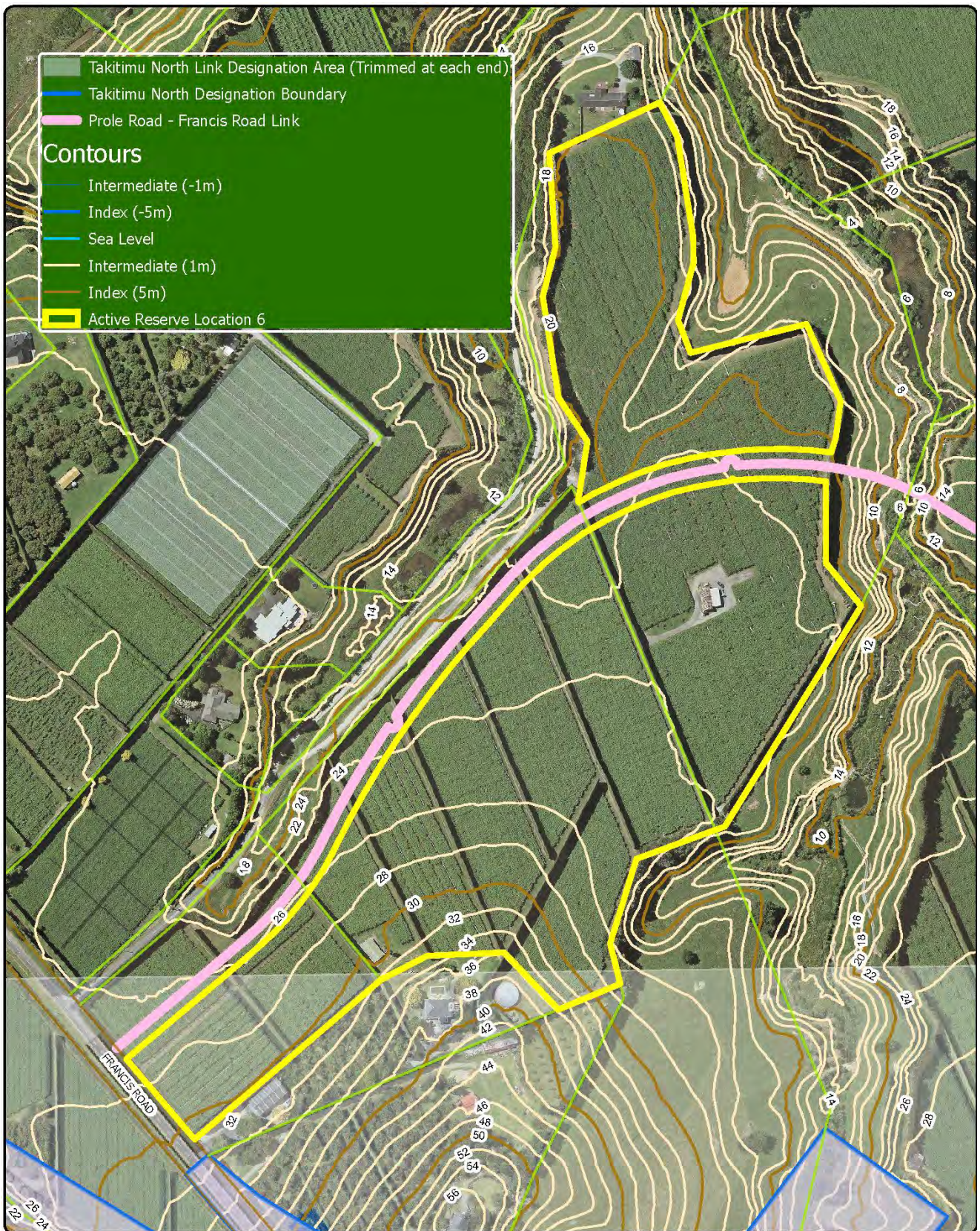
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Scale A4 - 1:2,000
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 Metres



**OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE
 LOCATIONS
 LOCATION 5 - AREA 5.37HA**





Takitimu North Link Designation Area (Trimmed at each end)

Takitimu North Designation Boundary

Prole Road - Francis Road Link

Contours

- Intermediate (-1m)
- Index (-5m)
- Sea Level
- Intermediate (1m)
- Index (5m)
- Active Reserve Location 6

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Email: gis@westernbay.govt.nz Scale A4 - 1:3,500

Date: 31/03/2021

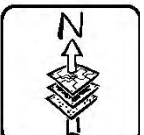
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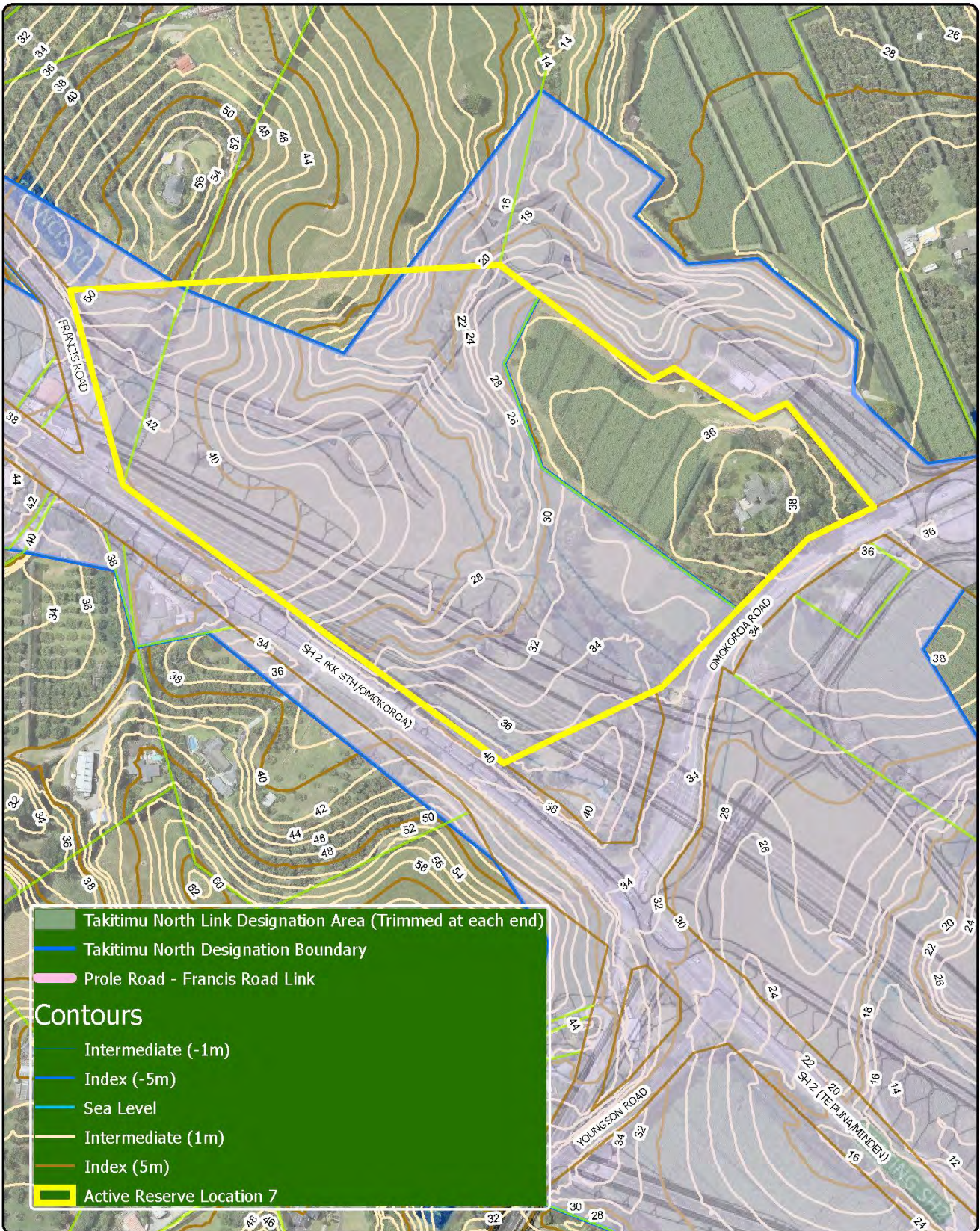
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS

LOCATION 6 - TOTAL AREA 11.50HA





Takitimu North Link Designation Area (Trimmed at each end)

Takitimu North Designation Boundary

Prole Road - Francis Road Link

Contours

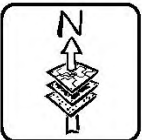
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- Sea Level
- Intermediate (1m)
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- Active Reserve Location 7**

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 Date: 31/03/2021
 Operator: mb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 7 - AREA 10.99HA



Omokoroa Capital Values of proposed sportsfield sites										
Area on Map	Parcel Numbers	Address	Land Value	Improvement Value	Capital Value					
1	1206/46	7 PROLE ROAD	375,000	605,000	980,000					
	1207/304	452 OMOKOROA ROAD	925,000	255,000	1,180,000					
	1207/593	454 OMOKOROA ROAD	515,000	235,000	750,000					
	1207/491	468 OMOKOROA ROAD	920,000	920,000	1,840,000					
	1207/371	474 OMOKOROA ROAD	685,000	905,000	1,590,000					
	1207/365	476 OMOKOROA ROAD	1,000,000	775,000	1,775,000					
			4,420,000	3,695,000	8,115,000					
2	1206/25	88 PROLE ROAD	1,170,000	1,170,000	2,340,000					
	1206/8	62 PROLE ROAD	650,000	130,000	780,000					
	1206/3	86 PROLE ROAD	570,000	505,000	1,075,000					
	1206/5	76 PROLE ROAD	540,000	490,000	1,030,000					
	1206/32	74 PROLE ROAD	820,000	765,000	1,585,000					
	1206/48	62 PROLE ROAD	985,000	930,000	1,915,000					
			4,735,000	3,990,000	8,725,000					
3	1206/18	PROLE ROAD	1,500,000	1,570,000	3,070,000	Adjoining Parcels				
	1206/45	85 PROLE ROAD	1,500,000	1,570,000	3,070,000					
	1206/17	105 PROLE ROAD	550,000	305,000	855,000					
	1206/19	83 PROLE ROAD	520,000	420,000	940,000					
	1206/593	65 PROLE ROAD	530,000	525,000	1,055,000					
	1206/669	69 PROLE ROAD	1,060,000	1,080,000	2,140,000					
	1206/44	75 PROLE ROAD	510,000	720,000	1,230,000					
			4,670,000	4,620,000	9,290,000					
4	1205/23	50D FRANCIS ROAD	2,120,000	3,420,000	5,540,000	Only small part of this parcel is on map and the rest of 4 is part of number 5 on map				
5	1205/16	42 FRANCIS ROAD	1,330,000	635,000	1,965,000					
6	1205/272	28 FRANCIS ROAD	2,110,000	3,130,000	5,240,000					
	1205/10	42 FRANCIS ROAD	1,400,000	1,300,000	2,700,000					
			3,510,000	4,430,000	7,940,000					
7	3002/2	SH 2 (KK STH/ OMOKOROA) 6 HARBOUR VIEW ROAD	1,470,000	29,000	1,499,000	Parcel bigger as on map				
	1207/165	492 OMOKOROA ROAD	915,000	725,000	1,640,000					
			2,385,000	754,000	3,139,000					