

Blake Park Future State Options Report

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1. Executive Summary

The purpose of this report is to provide high level options for the future state of Blake Park (the Park), along with a suite of recommendations that are required to transition the Park from the current state, to the desired future state. These options and recommendations have been developed as an outcome of co-design workshops undertaken with the users of the Park, research and understanding of good practice in multi-use sports parks.

Through the co-design workshops a set of principles and values for the park were developed with park users:

Principles and values:

- We will work together, endeavouring to achieve functional shared use.
- We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use.
- Protecting the greenspace (fields) and environment is important.
- We want Blake Park to be inclusive and accessible.
- We value quality, fit-for-purpose playing spaces and facilities.

These were used to inform the development of options and the recommendations contained in this report.

Background

Blake Park is currently the city wide/regional base for hockey, netball, junior rugby and cricket. International standard sporting facilities provided on the Park include: cricket at the Bay Oval, hockey at the Tauranga Hockey Centre and croquet at the Mount Greens Sports site. The University of Waikato Adams Centre for High Performance (HP) is adjacent to the Park, with users such as the NZ Rugby Sevens teams and Bay of Plenty Steamers making regular use of the Park for training purposes.

Blake Park is experiencing significant capacity issues. Many sporting clubs, organisations and activities are not able to be accommodated to the level¹ they desire. Users of Blake Park and other stakeholders have expressed concerns around the management and long-term strategy for the Park.

Currently there are a number of projects underway, or proposed, relevant to community sport and high performance use of the Park. There is potential for these projects to impact across the site and also potential for a more connected, strategic approach to investment decisions, overall utilisation and optimisation of current and future facilities on the Park.

Summary of Key Issues

The built infrastructure on the Park (buildings, hard courts, cricket training nets and turfs) has been developed over a long period. Some of the assets have recently been developed or refurbished. Other assets, in particular buildings, are reaching a stage where they will require refurbishment or major redevelopment in the short to medium term. Direction is required to help inform future development plans. A summary of the status of current assets is provided in Appendix 2.

As part of the co-design workshops, users of the Park identified a wide range of challenges and issues. These include strategic issues such as the desire of all codes to have space to grow and the age and condition of many existing buildings. There are also relationship and

¹ By this we mean at the desired times, for as long as desired and with expected quality standards rather than the level of the competition.

operational issues including clashes of use, competition between users for access especially to field space and ground maintenance and quality issues.

In addition to feedback from users, bookings data highlights significant increases in field use from 2013-2021 across high performance, community sport (both competition and training). Details of these increases are set out in Section 3.1.

Since 2013, Tauranga City Council (Council) has worked to increase field use capacity through the introduction of warm season grasses (kikuyu or couch) on fields 2 and 3 and increased maintenance inputs (refer to section 3.2 for detail). However, these measures have only resulted in an increase of total assessed field capacity at the Park by 29%. There are limited options available to further increase capacity of the existing sports fields without significant changes such as development of artificial or hybrid turf surfaces.

Given the significant pressure that Blake Park is under there is a clear need for change. Blake Park cannot continue to cater to all of the current users and uses in a way that will be satisfactory to them in terms of either current operation and/or growth projections/aspirations.

Summary of Future Options

A range of options for the future of the Park were considered, these are detailed in Section 8 of this report. In summary the options considered were:

- Retain status quo
- Change the delivery model for some or all users.
 - A. Home for field sports only + Mount Greens
 - B. Home for fields sports + tennis and Mount Greens leased areas
 - C. Become grass sports High Performance Hub and remove community grass field use
 - D. Retain community sport use and relocate all or part of the High Performance Centre off the Park
 - E. Expand the Park through purchase of additional land

Retaining the status quo and changing the delivery model were eliminated as not viable to secure the level of change required.

Regardless of the ultimate option selected for the future purpose of Blake Park there are a number of recommendations that should be considered and implemented in the short to medium term, while the necessary investigations into, and implementation of the long term option(s) are undertaken. Each of the long-term options will take some time to implement so it is important that some changes are made in the short to medium term to help ease current pressures. These are presented as major and supplementary recommendations in Section 10 of this report.

Park User Feedback

A Blake Park user workshop was held on 29 November 2021 to present and obtain feedback on the high-level options and recommendations. Briefly summarised, the feedback from users was:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop² felt the primary purpose of Blake Park should be as a community sport park.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of

² Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.

Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.

- Option E was considered as ideal but many organisations questioned the cost of it and how realistic it was.
- Option D was the next most strongly favoured.
- Most organisations present at the workshop supported all 9 major recommendations.
- Most organisations were also generally supportive of the supplementary recommendations.

Key Recommendations

1. Council should endorse the major and supplementary recommendations contained in this report and commence implementation of those.
2. Council should commence development of a Masterplan for Blake Park, as a priority, with both Options B and D to be considered as part of the Masterplan process.
3. At the same time Council should also progress consideration of its role in high-performance sport (recommendation 18) and the Baypark Masterplan (recommendation 5) as a priority³ as these items will influence consideration of Option D during the Blake Park Masterplan process.

³ This will allow Council to clarify its role in high performance sport, develop the Baypark Masterplan and further consider the concept of a multiuse stadium for Tauranga. All of these components may play a role in the long-term future for high performance sport in the City.

2. Introduction

Blake Park is experiencing significant capacity issues. Many sporting clubs, organisations and activities are not able to be accommodated to the level⁴ they desire. Users of Blake Park and other stakeholders have expressed concerns around the management and long-term strategy for the Park. Currently there are a number of projects underway, or proposed, relevant to community sport and high performance use of the Park. There is potential for these projects to impact across the site and also potential for a more connected, strategic approach to investment decisions, overall utilisation and optimisation of current and future facilities on the Park.

2.1 Purpose of This Report

The purpose of this report is to provide high level options for the future state of Blake Park, along with a suite of recommendations that are required to transition the Park from the current state, to the desired future state. These options and recommendations have been developed as an outcome of co-design workshops undertaken with the users of the Park, research and understanding of good practice in multi-use sports parks.

2.2 Key Terms

There are some terms used in the report that readers may not be familiar with. An explanation of these is provided below:

In this report we use a narrow definition of **community sport** to mean competitive sporting activities undertaken by children and adults at a local club or association level and community members participating in organised sporting events, including training.

In the context of Blake Park **high performance sport** is considered to include emerging and elite athletes who compete at regional, national and international levels. It includes organised training programmes undertaken to prepare these athletes for competition. A significant proportion of high performance use of Blake Park is for training and development programmes.

Use of Blake Park for more individualised recreation such as play, jogging, walking the dog or throwing a frisbee with friends or family is considered to be **informal recreation**.

Recreational/casual use can also include playing traditional team sport in a less-competitive and more social way. It might be offered by a community sport club (pay -to-play) but may also be undertaken by other groups or communities of interest, outside of a formal club setting. Typically this is without a formal booking and with a more flexible approach to participation and rules such as the number of players within a team.

⁴ By this we mean at the desired times, for as long as desired and with expected quality standards rather than the level of the competition.

2.3 The Process

To inform the development of this report Council and Sport Bay of Plenty (SBOP) led a series of co-design workshops with the current, regular users of Blake Park. The approach was used as a way of working together to better understand issues and aspirations and to come up with co-developed outputs for the future of Blake Park. The process involved 4 key stages:

- Workshop 1 - values, competing demands, issues and challenges
- Workshop 2 - pathways to the future. What do we want in a perfect world (aspirations)?
- Workshop 3 - action planning (together). How do we get there together?
- Workshop 4 - feedback. Have we heard correctly?

To support this process and the resultant options and recommendations report other key actions included:

- Secondary data review including other councils' approaches to multi-use parks.
- Hui with mana whenua at key stages.
- Interviews with specific stakeholders such as the University of Waikato Adams High Performance Centre staff and tenants.
- Project team workshops with Council and SBOP staff.

3. Current State

Overview of Blake Park

Blake Park is a premier sports park which serves local clubs, city wide sporting competitions, sporting tournaments and a number of high performance sports. The Park is the key community sporting hub for the City (at present), with only Gordon Spratt Reserve in Papamoa providing a similar area of sports field surface. The Park is able to effectively serve a city wide sporting function for many sporting codes due to its location and close proximity to major roads such as Hewletts Rd and State Highway 2.

Blake Park is well located with access from two main roads (Maunganui Rd and Totara Street). Its large street frontage makes it a high profile site, highly visible to the community. However, the Park is an irregular shape and requires careful planning to accommodate any desired changes as clubs and activities grow and develop. Whilst Blake Park's primary function is as an active reserve, it also provides a significant amount of green, visual amenity to the area, providing visual relief from the urban and industrial environment and space for passive and informal recreation.

Figure 3.1 Blake Park Aerial View 2021



Source: Tauranga City Council

Figure 3.1 shows all of the areas which are part of Blake Park outlined in yellow. The Park is home to a variety of sporting clubs and codes including bowls, croquet, cricket, football, hockey, rugby, touch, netball, tennis, squash, skateboarding and indoor sports (at the Mount Maunganui Sports Centre). Many of the clubs at the Park have made significant investments into infrastructure over the years including club rooms, specialised playing surfaces such as turfs and hardcourts, and lighting.

Blake Park is currently the City wide/regional base for hockey, netball, junior rugby and cricket. International standard sporting facilities provided on the Park include: cricket at

the Bay Oval, hockey at the Tauranga Hockey Centre and croquet at the Mount Greens Sports site. The University of Waikato Adams Centre for High Performance (HP) is adjacent to the Park, with users such as the NZ Rugby Sevens teams and Bay of Plenty Steamers making regular use of the Park for training purposes. Blake Park also provides a large, flat greenspace making it highly sought after for large non-sporting events. It is also used by fitness groups such as boot camps and for informal recreation. To some degree, the high levels of organised use of the site are starting to restrict its availability to serve informal recreation needs.

Council's Tauranga Reserves Management Plan (2019) restricts non-sporting events' use of Blake Park to 4 events per annum. This is to help minimise disruption to regular sporting activity from events on the Park, supporting the active reserve function of the site.

State of Key Infrastructure

The built infrastructure on the Park (buildings, hard courts, cricket training nets and turfs) has been developed over a long period. A summary of the status of current assets is provided in Appendix 2.

Some of the assets, have recently been refurbished due to age, including some of the netball, tennis courts and associated fencing and lighting. The Tauranga Hockey Association undertook major turf redevelopment works in 2012/13 for 2 turfs and developed a third turf in 2020/21.

Many other assets, in particular buildings, are reaching a stage where they will require refurbishment or major redevelopment in the short-medium term. For example, the Mount Maunganui Sports Club (Mount Sports) is ageing and requires seismic strengthening,⁵ the netball building is ready for refurbishment, including strengthening of the veranda. The Mount Maunganui Sports Centre (MSC), built in the 1960s, has had very limited refurbishment over the years and is expected to require approximately \$430,000 of renewals work over the next 5 years, including re-roofing.⁶

Mount Sports has long had aspirations to upgrade and extend their building, including for additional squash courts. The future of their facility was considered through the Blake Park Multi-Club Sports Facility Feasibility Report (2021) which concluded that there was a need for a new Sport and Recreation Hub on the Park, in an alternative location to the current building. The report also recommended that squash be co-located on another site. The concept of squash not being part of the Mount Sports redevelopment was not well received by the Mount Sports Club⁷.

A number of other users of the Park have plans for redevelopment or extension to buildings including:

- Tauranga Hockey Association – proposal to develop a new administration and pavilion facility to replace their existing, small facility.
- Bay Oval – proposed building extension for corporate hosting; proposed indoor training facility.
- High Performance Centre (HPC) – potential expansion in association with Bay of Plenty Rugby Union (BOPRU).
- BOPRU – investigating the development of an accommodation lodge adjacent to the HPC and the Park

⁵ Summarised from Blake Park Multi-Club Sports Facility Feasibility Report (2021), Xyst Ltd, p3.

⁶ According to the BVL asset management plan - renewals programme and budget.

⁷ Summarised from Blake Park Multi-Club Sports Facility Feasibility Report (2021), Xyst Ltd, p2.

There is also a proposal to develop a new indoor court sport facility at Tatua Reserve (the Tatua Reserve Sports Hub) which is approximately 700m away from the current MSC facility on Blake Park. A business case is currently underway for that facility, which provides an opportunity to consider catering for some or most of the current users of the MSC within that facility.

Given the numerous development plans and the aged condition of some of these key facilities it is timely, and important to develop a comprehensive plan for the future of Blake Park.

3.1 Blake Park Field Use Trends

Table 3.1 Total Hours of Field use by Booking Type 2013/14-2020/21

	Competition	Event	High Performance	Tournament	Training	Annual Total
2013/14	1791.75	366.00	192.50	1973.00	1912.50	6235.75
2014/15	2218.50	696.93	245.00	1673.25	2549.00	7382.68
2015/16	3032.00	705.00	791.75	1683.25	2159.00	8371.00
2016/17	2308.95	506.00	774.25	2267.50	1647.75	7504.45
2017/18	2275.55	183.00	1759.50	2351.50	1797.05	8366.60
2018/19 ⁸	3478.83	0.00	2207.25	1568.00	1500.25	8754.33
2019/20 ⁹	2392.50	90.00	2326.65	1900.42	3111.33	9820.90
2020/21	1779.50	468.50	2173.17	209.50 ¹⁰	2323.00	7493.67
Percentage change 2013-2021	-0.68%	+28%	+1028%	-89%	+21%	+20%

Key:

Competition - Club level cricket, football and rugby competition

Event - Non-sporting events on the Park ticketed/not ticketed

High Performance - Regional, national and international bookings from the tenants of the High Performance Centre

Tournament - School, club, regional, provincial tournaments including AIMS Games

Training - Club level cricket, football and rugby training including some academy use

Note: There have been some inconsistencies with how different booking data has been entered and some high performance use has been included in the training category in recent years.

Source: Tauranga City Council

Table 3.1 shows booked, rather than actual use. It does not factor in any informal recreation or recreational/casual use of the park that occurs without booking. It also does not reflect any last minute cancellations or changes to hours of use (either increases or decreases) that may occur with organisations that have bookings such as a training session going longer than booked.

The baseline of available field bookings is not consistent from year to year as field renovation or other work on the Park can reduce the availability of fields. It is also important to note that Covid-19 reduced some field bookings in 2019/20 but more significantly in 2020/21 due to cancellations affecting regular competitions and tournaments, in particular. Covid impacts have, in some ways, distorted the overall trend in use of the Park between 2013-2021.

⁸ Fields 2 and 3 had major renovations which resulted in no events use and some reduction in training bookings.

⁹ Construction of the covered cricket training lanes removed the availability of junior fields 6a, 6b, 7a and 7b.

¹⁰ Cancellation of AIMS Games was a key contributor to this reduction. Typically it requires anywhere from 600-800+ hours of tournament use per annum.

The overarching trend shows significant increases in field use requirements at Blake Park over the past 8 years. Overall, there has been a 20% increase in the hours of use of the fields, with total use hours per annum increasing from 6,235 in 2013/14 to 7,493 in 2020/21. Of note, prior to the impacts of Covid-19 the percentage change between 2013/14 and 2019/20 was 57% increase in total field use.

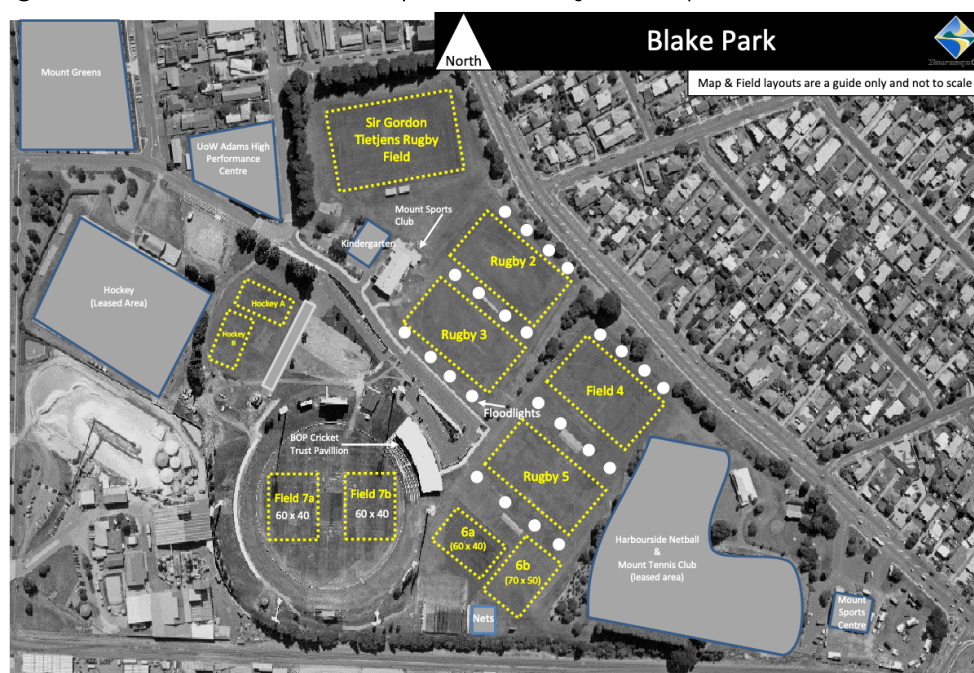
There has been a 1028% increase in high performance use from 192.5 hours in 2013/14 to 2173 hours in 2020/21¹¹. At the same time there has been a 21% increase in training use. Event use hours have also increased by 28% over the period.

Competition use reduced slightly (-0.68%) from 1,791 hours in 2013/14 to 1,779 hours in 2020/21. However, a significant portion of that reduction is attributed to Covid-19 impacts. In 2019/20 competition use had increased by approximately 33% from 2013/14. Tournament use has also shown a decline (-89%), most of this is also related to Covid-19. Although in 2019/20 tournament use had reduced by (-3%) some of this is due to less availability of the Park as increases in other uses occur. One example of a change in tournament use over the period is the relocation of AIMS Games football which is now played at Gordon Spratt Reserve. All of this additional use has occurred without any significant increases to the field capacity available (see below).

3.2 Blake Park Field Layouts

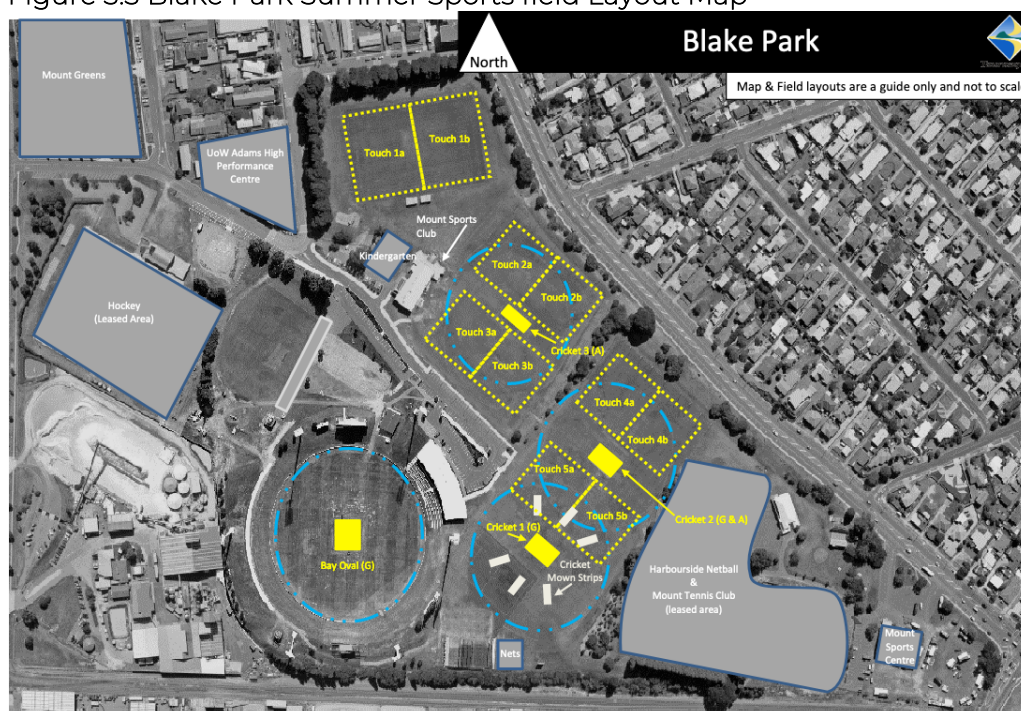
These maps are included to provide context to the field bookings data and give a general overview of the fields on the park (winter and summer). The field layouts shown are symbolic only rather than accurately measured. It is also important to note they are overlaid on old aerial maps and do not show all the latest developments at the park such as the new cricket training facilities and oval loop pathway which have impacted the useability of field 6a and 6b which previously provided junior/intermediate fields for rugby, kiwi tag and training uses.

Figure 3.2 Blake Park Winter Sports field Layout Map



¹¹ When the HPC was developed it was not clear how important the use of Blake Park fields would be, or how many access hours would be required in addition to community use at the time.

Figure 3.3 Blake Park Summer Sports field Layout Map



Source: Tauranga City Council

3.3 Sports Field Capacity

To help manage sports field capacity Council obtains specialist turf advice on a regular basis. Council has also been undertaking regular sports field supply and demand assessments since approximately 2011.

Table 3.2 Blake Park Field Capacity Hours Assessments 2013-2021¹²

Field	Field Capacity Hours Assessment		
	2013	2016	2021
Sir Gordon Tietjens Rugby 1 (GT1)	12	16	16
Rugby 2	14	14	22
Rugby 3	14	14	22
Rugby 4	14	18	18
Football/Rugby 5 ¹³	6	18	18
Rugby 5A	8	NA	NA
Rugby 5B	8	NA	NA
Field 6A	8	8	8
Field 6B	8	8	8
Bay Oval - 7A	5	5	10
Bay Oval - 7B	5	5	10
Total Assessed Capacity	102	106	132

Note: This data is presented using the field names from the winter field layout map.

A number of factors impact the capacity of individual sports fields including turf/grass type, irrigation/drainage and provision of sports field lighting. For Blake Park the field capacity

¹² Sourced from Taurang City Council Parks and Recreation department staff.

¹³ Football was relocated off Blake Park between 2013-2016 and the space was converted to rugby use. Football use was primarily games, there were no lights hence only 6 hours capacity assessed in 2013.

has had a 29% increase since 2013, largely due to the introduction of warm season grasses (kikuyu or couch) on fields 2 and 3 and increased maintenance inputs.

The hours assessed are what is considered to be ideal utilisation in order for the field surface to remain at an appropriate quality standard for community use, without the need to significantly increase maintenance inputs. There also may be instances where no further maintenance inputs can assist with improving field capacity. The reality is that many of the Blake Park fields are already used significantly more than the assessed capacity, meaning it is increasingly challenging to maintain surface quality. This is a particular issue for the fields used for high performance purposes, which require higher quality standards and therefore increased maintenance inputs to achieve those quality standards. It is also increasingly difficult to schedule appropriate field maintenance closures due to the dynamically changing requirements from high performance user groups and overall demand pressures at the Park.

There are limited options available to increase capacity of the existing sports fields without significant changes such as development of artificial or hybrid turf surfaces. For example, the introduction of warm season grasses on fields GT1, 4 and 5 would provide approximately 14 hours additional field capacity (bringing them up to 22 hours each). But downsides include putting the fields out of use for a minimum of 6 months for redevelopment and grow in and issues with managing weed species in warm-season grass fields. Optimisation of natural sports fields is dependent on the availability of appropriate management tools and currently Council's agrichemical use policy does not allow the use of products suitable for managing these types of fields. Council's use of toxic agrichemicals for vegetation management policy lists approved products. This currently does not include pre-emergent chemicals. This list can be amended by Council, however the Toxic Agrichemical Advisory Forum (TAAF) who assist Council in its determination of acceptable toxic agrichemicals and their circumstances of use have, in the past, opposed use of this type of agrichemical.

4. Key Issues and Challenges for Blake Park

To inform the development of this report a series of co-design workshops were held with the current, regular users of Blake Park. The workshops provided an opportunity to confirm the values associated with Blake Park, identify key issues and challenges, aspirations for the future and a range of potential responses to the challenges. This section provides a summary of the key issues and challenges. More detail on each of the co-design workshops including the values of Blake Park, aspirations for the future and the range of potential responses, including user feedback is provided in Appendix 1.

Overarching Challenges/Issues

Users of the Park were invited to share their experiences, competing demands, issues and challenges. The issues identified fell under 4 key themes – strategic, relationships, legislative/policy and operational. Some issues can be managed with simple, operational responses. However, many issues require more complex consideration and responses.

Table 4.1 Summary of Issues at Blake Park – Identified by Users

Strategic	Relationships
<ul style="list-style-type: none"> • City growth and lack of future planning. • Need to look at the Park more holistically. • Blake Park will be too small soon. • Codes want space to grow – including recreational/casual use opportunities. • Buildings – the number of them, the state of (aging/condition). Not fit-for-purpose. • Wasted areas of space. • Spatial allocation to different codes causing tension. • Tension around local community space versus international/high performance (HP) space. • Funding sustainability. 	<ul style="list-style-type: none"> • Lack of collaboration, need to work better together. • Competition between high performance and community sport. • Significant tension between community sport and HP desires. • Many want their own new building, some desire for a shared one(s). • Question value of BP User Forums • Competition between codes e.g. summer vs winter codes (longer seasons/cross over). • Codes competing for Council time, help and funding (through LTP).
Legislative / Policy	Operational
<ul style="list-style-type: none"> • Reserves Act 1977 (limitations) – seen as a barrier. • Current lease issues and limitations (linked to Reserves Act 1977). 	<ul style="list-style-type: none"> • Clash of uses of the Park (e.g. events). • Sports are growing - new, more diverse formats and lack of space for these. • Better programming needed as more users “demand” access. • Ground maintenance/quality issues- more operational investment needed due to high use, including to keep grounds suitable for HP requirements. • Parking and toilets (lack of). • Safety (field condition and broken glass).

Relationships with Council

The relationship between Council and users of the Park is important to the current and future functioning of the Park. A broad spectrum of views were reflected from general positivity and satisfaction with the relationship with Council through to significant frustration.

Table 4.2 Summary of Relationship Based Feedback

Basis of Relationship Issues with Council	
Linked to Agreements or Rules	Linked to Communication
<ul style="list-style-type: none"> • Frustration with Reserves Act 1977. • Leases are considered outdated. • Agreements with Council that have been changed or not adhered to creates a lack of trust with some. • Questions of fairness? Lease areas (turfs, courts) pay for lights, water usage. (with Non-lease areas Council pays). • Council puts limits on use but feel more could actually happen on the Park 	<ul style="list-style-type: none"> • Users feel process is delaying them. • Discrepancies re decisions, hearing different things from different people. • Hear of Council “plans” for our sport that we are not involved in. • Communication and collaboration has been viewed by Council as optional. • Lack of transparency at times.
Basis of Positive Relationships with Council	
<ul style="list-style-type: none"> • Flexibility and autonomy with their use of grounds/courts/turfs and their own buildings. • Help of specific staff members. • This process shows Council is willing to listen, is an opportunity to be heard. 	

Summary Comments

- There is increasing pressure for use of the Park by a wide range of users.
- The key issues facing Blake Park link directly to the significant increases in field use requirements at the Park in recent years, as demonstrated in section 3.1.
- A clear vision and purpose for the Park needs to be developed early, as this is a key influencer of long term recommendations.
- The current mix of users/usage does not allow for optimisation of the Park.
- It is recognised by most of the users that the Park cannot be all things to all clubs/codes and some need to relocate.
- Most community users have shown a willingness to share and support both community and HP use in the future.
- Some HP users have expressed strong desires for dedicated field space.
- Some HP users have indicated a willingness to consider alternative locations in the City, however some have not.
- There is a need to consider the future options for Blake Park in the context of the wider network, including plans for changes at other sites, for example, Gordon Spratt and new Active Reserve development plans.

5. Growth and Projected Demand

5.1 Growth

The Bay of Plenty region and Tauranga City continue to see strong population growth. In 2014 population and household projections were produced by the National Institute of Demographic and Economic Analysis (NIDEA) for Smartgrowth and the Bay of Plenty Regional Council. Since that time the projections have been reviewed a number of times, to take into account 2018 Census results, the COVID-19 pandemic, housing development trends and the revised Stats NZ population projections. The latest Council growth modelling is provided in the Tauranga City Population and Dwelling Projection Review 2021.¹⁴ It is noted that both “COVID-19 and the housing shortage are a developing situation and the revised projections can be further refined if necessary.”¹⁵

Figure 5.1 Extracted Table 1: Five Yearly Population and Household Projections, 2018-2063, Tauranga City.¹⁶

Year (at 30 June)	Resident Population	Occupied Dwellings³	Total Dwellings
2018	142,100	51,312	56,272
2023	157,675	56,444	61,867
2028	168,338	61,224	67,076
2033	181,150	67,312	73,712
2038	191,700	71,709	78,505
2043	201,000	74,906	81,990
2048	209,037	77,263	84,558
2053	212,967	79,077	86,536
2058	217,113	81,068	88,707
2063	220,717	82,869	90,669

This review shows the projected population and dwelling increases for Tauranga City are significant. Key projections are:

- The Tauranga population is projected to reach 181,500 by 2033 (27% increase from 2018 base) and 201,000 by 2043 (41% increase from 2018)
- A total projected increase in the Tauranga population of 78,617 people by 2063 to reach 220,717.
- Total dwellings increasing to 81,990 by 2043 (45% increase from 2018 base) and 90,669 by 2063 (61% increase).
- A combined Sub-regional¹⁷ population of 280,337 by 2048 (43% increase from 2018 base) and 292,317 by 2063 (49% increase from 2018 base).¹⁸

¹⁴ Sourced from <https://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/reports/population-and-dwelling-projection-review>

¹⁵ Ibid, p2

¹⁶ Table 1 extracted from Tauranga City Population and Dwelling Projection Review 2021, p4.

¹⁷ Combined Tauranga City and Western Bay of Plenty District Council areas.

¹⁸ Tauranga City Population and Dwelling Projection Review 2021, p4.

This growth will not be evenly spread across the City, rather there will be pockets of more or less intense growth in different parts of the City.

Blake Park is within the Mount North sub-unit, one of the high density areas that have City Plan Zoning that enables intensification to occur.¹⁹ The more detailed, revised population projections 2018-2048 for Mount Maunganui are:

Table 5.1 Mount Maunganui - Allocation of Revised Projections 2018-2048 by Statistical Area 2 (SA2).²⁰

Statistical Area 2 (SA2)	Resident Population		
	2018	2033	2048
Mount Maunganui Central	340	364	460
Mount Maunganui North	3,396	3,669	4,049
Mount Maunganui South	3,031	3,116	3,239

For the 2021-2031 LTP the following Resident Population projections were used:

Table 5.2 Mount Maunganui - 2021-2031 Allocation of Revised Projections by SA2.²¹

Statistical Area 2 (SA2)	Resident Population	
	2021	2031
Mount Maunganui Central	346	361
Mount Maunganui North	3,521	3,643
Mount Maunganui South	3,073	3,109

Figure 5.2 Mount Maunganui – Key Assumptions by Growth Type.²²

Growth Type	Key Assumptions
High Density	Redevelopment of a number of key sites in High Density zone. Some mixed use development expected in the commercial zoned areas. Within the wider Mount Maunganui intensification area.
Intensification Area (IA)	Mount Maunganui Intensification Area - Redevelopment of sites expected to maximise site potential, increasing over the projection period as housing stock ages, land value increases, and planning provisions enable and encourage greater intensification though wide areas constrained by identified hazards. Completion of Girven Road SHA in short term.
Infill/ Intensification outside IA	Limited infill development in part of Te Maunga outside Mount Maunganui Intensification area.
Rural Infill	Limited rural subdivisions/ partitions in Matapihi, particularly through papakainga housing.
Greenfield	No Greenfield SP areas assumed in Mount Maunganui GMA. Te Maunga CAU Greenfield meshblocks included in Papamoa GMA (ie: Maranui Street SP area).

This shows that the population of the area surrounding Blake Park is projected to show continued, strong population growth. Blake Park will continue to experience challenges catering to local access for sport, recreation and greenspace for a growing local population, alongside its role providing a citywide function for a number of codes, with a growing citywide population.

¹⁹ Tauranga City Population and Dwelling Projection Review 2021, p6.

²⁰ Data summarised from Tauranga City Population and Dwelling Projection Review 2021 Appendix 6: Statistical Area 2 (SA2) Allocation of Revised Projections – 2018-2048 (as at 30 June) sourced from <https://www.tauranga.govt.nz/Portals/0/data/council/reports/population-household-review-2021-app6.pdf>

²¹ Ibid

²² Ibid, excerpt from p11 table 4.2.2

5.2 Projected Demand

This project has significant interdependencies with the Sports field Supply and Demand project that is currently underway. Once that work is completed it needs to be incorporated into the masterplan process and the final decision making with regards to Blake Park.

6. Trends in Sports

6.1 Sports Park and Facility Provision Trends

There are a number of trends impacting on the provision of spaces for sport and recreation to occur. The following trends highlight the current situation and possible future requirements of sports park and facility provision.

Increasing Service Level Expectations

Over time there has been demand from participants for high levels of service provision for sport to occur. This has led to demand for more sports to be participated in on specialised surfaces or to have higher standards of traditional surfaces. A number of sports are requesting artificial surfaces to guarantee quality and reduce the impact of weather events (such as hockey, athletics and football).

Wider Range of Sports

The options to participate have increased as new sports have been invented or introduced from overseas. Historically there were a few winter sports and a few summer sports. Now, there are over 90 sports played at secondary school level²³. This has placed pressure on existing sports parks and facilities.

Wider Environmental Factors

Environmental impact is becoming more of a consideration when planning, designing, building and operating sports parks and facilities. The environmental impacts of development, high water use for many operations and the carbon footprint of developments are also considerations that are starting to be understood.

A Move to Multi-use Parks and Facilities

There is a move away from single-purpose sports parks or facilities, in many cases. Clubs have seen the benefits from sharing resources with other organisations, in an effort to maximise the use of parks and facilities.

Increasing Awareness and Demand for Inclusiveness in the Provision of Parks and Facilities

Sports that have traditionally focussed on one segment of the population have needed to become more inclusive. In this regard there is a move toward offering facilities that cater for a far broader participant base. There is a rise in participation in women and girls' participation and this needs to be reflected in how facilities are built and operated (such as gender neutral change spaces).

Increased Demand for Lit Playing Spaces

A number of codes are requesting additional floodlit spaces to play and train on. This is placing pressure on existing field capacity.

²³ NZSSC Census 2000-20 Trends

Ageing Buildings

A large number of sporting facilities that were built in the post-World War II era are now coming to the end of their useful life. In many instances there is significant deferred maintenance on these facilities and clubs cannot afford to keep them well maintained. Adding additional pressure to this is the requirement for earthquake strengthening among many older sporting facilities.

School Developments

There is a trend in New Zealand for schools to re-develop areas with multi-use, artificial turf areas as they can intensify use of space. Many of these artificial turfs are not full size and are used by the school for the majority of time. Often these turfs are being developed without floodlights, ruling out the ability for winter sports codes to hire this space for evening trainings.

6.2 Operational Trends

Move to Year Round Play

Many sports are changing their delivery approach and offering year round play with summer leagues for what were once traditional winter sports and extensions to seasons for some sports such as rugby based codes. This can improve revenue streams for sports organisations and can improve utilisation of assets such as turfs and hardcourts. However, it can create issues for timing the maintenance (of natural fields) and clashes for access between traditional summer and the expanding winter sports. It also means staff and volunteers are experiencing increased pressure from extended operating seasons.

Declining Level of Volunteers

Clubs are reporting it is becoming more difficult to get volunteers to commit to long term roles in their organisations. This is placing additional pressure on existing volunteers as replacements are often very hard to find.

Decline in Traditional Sport Participation

Changing lifestyles and the often highly competitive nature of some traditional team sports is seeing declining levels of participation in some of these activities, for both young people and adults.

Individual Versus Team and Recreation Versus Sport

We are witnessing a paradigm shift in participation from the overwhelming popularity of traditional team-based sports to more non-traditional, often individual, sport and recreation activities. Some of this is driven by the time demands of modern lifestyles, including weekend and shift work impacting on people's ability to participate at traditional times. This includes a trend towards more casual participation such as social summer competitions for many traditional sports.

Increased Focus on Recreation

With Active NZ Survey²⁴ results showing increasing participation in active recreation Sport New Zealand is now prioritising active recreation alongside traditional sport. This provides an opportunity for sports clubs to engage people in new, less structured formats and widened the number of organisations who may benefit from government support.

²⁴ Sport NZ annual participation surveys

Securing Funding

There are reported declines in some funding areas. Class 4 Gaming Trusts are reliant on gaming licenses to operate and in many districts across New Zealand are seeing a sinking lid policy reducing the number of machines in operation. This has a direct impact on the funding available to distribute to charitable purposes.

Other funding agencies are reliant on favourable returns on investment to grant proceeds to organisations. The current COVID climate means in some areas there is less funding available for distribution.

Changing Use of Sports Clubrooms

The heyday of clubrooms as a default community bar is long gone. Many sports clubs are reporting a reduction of revenue from bar takings, reflecting the changes in how people are utilising clubrooms. This is forcing clubs to look at other ways to generate revenue from their clubrooms, such as hiring out or sharing with other community organisations.

7. Primary Users and Participation Trends

The primary sports clubs and codes at Blake Park are:

- Mount Greens Sports - bowls, croquet and petanque
- Cricket – Bay Oval and Mount Maunganui Cricket Club
- Rugby – Mount Maunganui Sports Club, BOPRU (including junior rugby) and NZ Sevens
- Codes with specialised surfaces - Tauranga Hockey Association, Tauranga Netball Centre, Mount Maunganui Tennis Club, Sport Climbing Speed Wall (adjacent to the Bay Oval);
- Indoor Sports at the Mount Maunganui Sports Centre – providing for a variety of indoor sports such as basketball, indoor bowls, roller sports and others.
- Squash at Mount Maunganui Sports Club

There is also recreational/casual use by the community for both sport and non-sporting uses.

7.1 National Participation Trends

The following information is sourced from those codes that have high level national trend information available:

Cricket

- Overall declining numbers playing the game, although increasing numbers of juniors participating.
- Changing nature of the participant away from traditional forms of the game towards modified forms such as T20.

Hockey

- Overall growth in participation.
- Now a year round sport with summer and winter formats.

Netball

- Declining numbers of Netball NZ affiliated players.
- Increasing use of indoor courts and/or covered outdoor courts.

Rugby

- Participation growth (approximately 2.5%) is below population growth (5.1%) (2016-2019 period).
- Growth in alternative formats of the game such as sevens.
- Growth in women's rugby participation.

Tennis

- Slight overall growth in participation.
- More casual players and growth trend in national programmes such as hot shots (junior) and cardio tennis.

Bowls

- Declining club membership.
- Steady casual, pay-to-play participation.

Croquet

- Growth in both membership and casual participation.
- Increased interest in the golf croquet format of the game (shorter, simpler format).

- Steady tournament participation (note: decline in Covid-19 affected years).

7.2 Sport NZ Active NZ Survey and Insights Participation Data

Table 7.1 shows the estimated levels of participation (all ages) within the total population in the key codes that currently use Blake Park.

Table 7.1 Expected sport participation rates as percentage of population

Code Use	Mount Maunganui SA2 areas 2018			Tauranga City 2018	National NZ
Field/turf Based Codes	North	Central	South		
Cricket	0.9%	0.8%	1.4%	1.3%	1.8%
Rugby	1.3%	1.2%	2.1%	2.2%	2.3%
Touch	1.1%	1.0%	1.7%	1.7%	2.4%
Specialised Facility Codes					
Hockey	0.9%	0.6%	1.2%	1.3%	1.6%
Netball	1.5%	1.2%	2.0%	2.1%	3.2%
Tennis	1.7%	1.4%	1.8%	1.9%	2.2%
Squash	0.8%	0.8%	0.8%	0.7%	0.7%
Rock climbing/bouldering	0.4%	0.3%	0.5%	0.5%	0.5%
Mount Greens Sports					
Bowls	1.0%	0.7%	0.6%	0.9%	0.7%
Croquet	0.2%	0.2%	0.2%	0.2%	0.2%
Petanque	0.1%	0.1%	0.1%	0.1%	0.1%

Source: Sport NZ Insights Tool²⁵

The data presented gives an indication of the expected participation levels from the local Mount Maunganui area as well as city wide. Both are provided as Blake Park serves a local participation function as well as a city wide participation and competition function for many codes such as hockey, netball and junior rugby. Many of the clubs such as cricket and tennis, also draw players from outside of the three immediate Mount Maunganui suburbs.

²⁵ Sourced from <https://sportnz.org.nz/resources/insights-tool/> Data modelled from Active NZ Survey and Statistics NZ Census 2018 at a Tauranga City and SA2 (mesh-block level). Sport NZ notes that several assumptions were made in developing the data and care should be taken in using it. However, it has value as an indicator of expected participation rates.

7.3 Blake Park Club / Association Trends

Table 7.2 is self-reported membership and use data from regular use clubs/organisations based at the Park.

Table 7.2 Membership and Use Summary by Club/Association

Area of the Park	Sport/ Group	2020 / 2021 members/ player numbers	Use/Membership Trend
Mount Greens Sports (Totara St)	Mount Bowls	155	Declining
	Croquet	80	Stable
	Petanque	32	Stable
Tauranga Hockey Centre Turfs	Tauranga Hockey	Winter: 2,546 Summer Term 1: 594 Term 4: 1,116	Growing (pre-COVID)
Playing Field Clubs (1-5)	Mount Maunganui Cricket	Senior 70 Junior 203 Twilight 300 +	Stable - growing
	Mount Sports Club - rugby	Senior 60 Women 30 Junior 255 Touch 490	Decline in senior Stable junior and women Growth in touch
Hard Courts Area	Mount Maunganui Tennis	380	Growing (prior to COVID) Stable 2020/21
	Tauranga Netball Centre	3,492	Growing
	Mount Sports Club - netball	2020 – 0 2019 - 30	2020 COVID affected Stable pre-COVID
Indoor Court	Mount Maunganui Sports Centre	N/A – used by a range of sports / recreation groups	Growing
Squash	Mount Sports Club - squash	150	Declining membership Increasing court use including casual

More detailed use information for each organisation is provided in Appendix 5, along with additional details from some organisations who provided a greater level of membership or use information.

8. Summary of Future Options – Asset Based

Given the significant pressure that Blake Park is under there is a clear need for change. Blake Park cannot continue to cater to all of the current users and uses in a way that will be satisfactory to them in terms of either current operation and/or growth projections/aspirations.

This section looks at the alternative options for the future of the Park. Each option provides quite different scenarios and priorities for future use.

- Retain status quo.
- Change the delivery model for some or all users.
 - A. Home for field sports only + Mount Greens.
 - B. Home for field sports + tennis and Mount Greens leased areas.
 - C. Become a grass sports High Performance Hub and remove community grass field use.
 - D. Retain community sport use and relocate all or part of the High Performance Centre off the Park.
 - E. Expand the Park through purchase of additional land.

Feedback provided to date indicates that Blake Park has specific issues related to use and capacity that need to be addressed and are reflected in these options. The options are also based on the assumption that there is an overall supply issue for sport fields in the city. However, this is subject to findings of the yet to be released 2021 Supply and Demand Assessment.²⁶ There appears to be a need for the development of new spaces and places in the City to address current capacity issues, but again this is subject to the supply and demand assessment data. The assessment of the options is only high level at this time, due to the lack of complete data for analysis. How the issues are addressed at Blake Park will have a bearing on how other network wide issues are addressed.

It will be very important that future investigations into the preferred option or options carefully consider more detailed demand/needs information and the cost/benefit of implementation of the option(s). All options will require the development of a park masterplan to maximise the available space, the masterplan will also need to consider other key aspects such as building locations, to support activity, and changes to car parking (this could be multi-storey). Different options may alter car parking demand depending on the associated changes in use at the Park. Any future masterplan will take a number of years to be fully implemented, with key stages required i.e. relocation of some users first, to then allow conversion of space to alternative uses. Staging the masterplan will also provide the opportunity to spread the investment requirements and allow ongoing utilisation over the implementation period.

Some codes have expressed a clear interest/desire for satellite facilities in other parts of the City. Access to multiple fields and appropriate support infrastructure (lights, change rooms, storage and social space) is required for those to function well. Some of these may need to be developed as interim steps to help manage capacity issues while the Masterplan at Blake Park is implemented. Tables 8.1 - 8.7 show what was considered in relation to each option.

²⁶ This work is currently being undertaken for Council by Global Leisure Group with support from Sport Bay of Plenty. It should be noted that the supply and demand modelling focuses on projected growth in community use. Blake Park's HP use is accounted for in the model but projected growth in HP use is not included.

Options Eliminated As Not Viable

Table 8.1 sets out the advantages and disadvantages of the 2 options that were eliminated for not being viable to address the current and future issues with the Park.

Table 8.1 Options Eliminated as Not Viable

Brief Description	Advantages	Disadvantages	Reason Eliminated
Option: Status Quo			
All current leases and users remain on the Park	<ul style="list-style-type: none"> No sport or club is displaced. Respects the history of all current uses of the Park. 	<ul style="list-style-type: none"> Increased tensions. No room for growth for individual codes. Most codes or clubs will not be satisfied (long term). Current sport expansion or development plans will further restrict future options for the Park if they are progressed. 	<ul style="list-style-type: none"> Option does not address capacity issues, therefore tensions between users will likely increase.
Option: Change the Delivery Model for some or all users of Blake Park			
For example, split junior rugby activity across other reserves in the City. Increase night time competition play for field and court based sports. Make changes to HP use model by placing restrictions on what HP can have/use. i.e. limit hours of HP field use per week. Consider changes to field surfaces such as artificial or hybrid turfs. Likely to require the creation of additional infrastructure at other sites e.g. extra hockey turfs, additional fields and/or improved field quality and support facilities at some other locations.	<ul style="list-style-type: none"> No sport or club is displaced. Respects the history of all current uses of the Park. Reduces some of the grass sports pressures at the Park (e.g. junior rugby on Saturday mornings). Eases Saturday morning congestion. Extra capacity can be created if changes to field surfaces are made. 	<ul style="list-style-type: none"> Unlikely to address overall growth and capacity pressures for other codes (beyond possibly junior rugby). Creates some access opportunities for others but no additional field capacity unless surface changes are progressed. Extra field access created is not at times desired by HP users or senior rugby but changes to times of play may be possible. Increased night time competition play may clash with training requirements. Does not provide for HP desires - seeking more access not less. 	<ul style="list-style-type: none"> Will not achieve the overall level of change required to address key issues. However, some changes in delivery models can still be expected to occur as part of other solutions.

Other Options Evaluated

A range of options were identified and evaluated against how they could support the values and key criteria that were identified through the workshops as important considerations for the future of the Park. All options would provide a clear future purpose for the Park. As noted above, it will be very important that

future investigations into the preferred option or options carefully consider more detailed demand/needs information and the cost/benefit of implementation of the option(s). Tables 8.2 – 8.7 below set out the advantages and disadvantages of each of the other options considered.

It will be very important that future investigations into the preferred option or options carefully consider more detailed demand/needs information and a more detailed cost/benefit analysis of implementation. All options presented below propose the removal of the Mount Maunganui Sports Centre (MSC) indoor court off the Park. Only BVL (owners/managers) and a few users of the MSC attended the workshops, meaning the views of many users of that facility were not captured in this process. However, due to its age, lack of functionality for modern needs and the extra spatial capacity it would create on the Park, it is recommended to remove it and consider alternative ways of providing for users of that facility.

Table 8.2 Option A

OPTION A: Home for 'field' sports only + Mount Greens		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> • 'Field sports' is considered to include both grass fields and turf based fields (ie, hockey). • Relocate all non-field based users/facilities off Blake Park. (See relocation options below) (except for Mount Greens). • Convert the space obtained into additional sports field space to create extra capacity, primarily for rugby (all types) and cricket field(s).²⁷ This may include grass or alternative surfaces such as artificial or hybrid fields.²⁸ • Continue tournament use of the Park – primarily for multi-field tournaments from local – national level. • Relocated facilities and potential site(s) for investigation could include: <ul style="list-style-type: none"> • Playcentre – Golf Road Reserve. • Netball – Baypark. • Tennis – Baypark or portion of the airport land/ part of Omanu golf club. • MSC (indoor centre) – Tatua and other facilities. 	<ul style="list-style-type: none"> • Provides additional capacity for the main pressure points - field based codes (rugby, sevens, cricket). Estimated to provide 2-3 full sized rugby fields and 1 cricket field. • Provides capacity to achieve a functional balance between high performance and community use of sport fields, noting future growth will still need to be managed. • New locations for court based sports may provide capacity for long term growth. • May create opportunities for better building positions to support field codes. • Opportunity to modernise provision for relocated codes (eg, new buildings, courts including covers/lighting.) • Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. 	<ul style="list-style-type: none"> • Costs of relocation and redevelopment of infrastructure. • May be opposition from some codes/organisations/activities that are proposed to relocate. • Neither tennis nor squash identified relocation as an idea for their sports through the co-design process. • Relocating users off the Park who have had long term use of the site does not respect the history of the Park. • Limited spatial capacity for events (as sport use will be the key priority allocated to new field areas). • If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.²⁹ • Reduction in the number of codes may impact on the 'buzz' associated with Blake Park., eg, during AIMS Games.

²⁷ Pending the outcomes of the 2021 Supply and Demand Assessment to confirm the key codes.

²⁸ There are challenges around providing suitable artificial surfaces for cricket use, although Cricket Australia has endorsed community-level cricket on appropriate synthetic surfaces (see <https://www.community.cricket.com.au/clubs/running-your-club/facilities-and-infrastructure/synthetic-fields>). In New Zealand Westlake Girls High School has 2 FIFA class artificial fields used for both football and cricket.

²⁹ There is already an indoor court capacity issue in the City.

OPTION A: Home for 'field' sports only + Mount Greens		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> Skate ramp – Hull Rd land (overflow parking) or potential to link with the proposed new city skate park. Squash could be relocated off, or may be able to be retained within a building redevelopment. <p>Note: even with extra field capacity future growth and field use levels will need to be carefully managed and approved, particularly HP use.</p>	<ul style="list-style-type: none"> Likely support from netball who raised the idea of relocation. Growth opportunities for all codes relocated and remaining. 	

Table 8.3 Option B

OPTION B: Home for 'field' sports + tennis and Mount Greens leased areas		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> 'Field sports' is considered to include both grass fields and turf based fields (ie, hockey) Retain the tennis club (reposition it closer to Hull Rd) with a reduced number of courts. Relocate all other non-field based users/facilities off Blake Park (except for Mount Greens). Convert the space obtained into playing field(s), primarily for rugby (all types)³⁰ and possibly some junior cricket. This may include grass or alternative surfaces such as artificial or hybrid fields. Continue tournament use of the Park – primarily for multi-field tournaments from local to national level. Relocated facilities and potential site(s) for investigation as in option A above. Squash could be relocated off, or may be able to be retained within a building redevelopment. 	<ul style="list-style-type: none"> Provides additional capacity for the main pressure points - field based codes (rugby, sevens, and cricket). Estimated to provide 2 full sized rugby fields and 1 cricket field. Provides some capacity to help achieve a functional balance between HP and community sport use of fields. New location(s) for netball may provide capacity for its long term growth. May create opportunities for better building positions to support field codes. Opportunity to modernise provision for relocated codes (eg, new buildings, courts including covers/lighting). Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. No need to remove tennis from the Park. Likely to be supported by most users. May create additional capacity for field based tournament use of the Park, although less than in Option A. 	<ul style="list-style-type: none"> Costs of relocation and redevelopment of infrastructure. Costs of repositioning tennis courts with minimal spatial gains for other uses. Will provide less field capacity and building space capacity than option A. Repositioning tennis would reduce car parking provision at the Hull Rd end of site. Reduction in car parking space will be detrimental to other users, including events. Tennis / netball will no longer be able to share courts meaning less efficient use of court space under this option. May be an overall reduction in the total number of courts available to tennis. Limited spatial capacity for events (as sport use will be the key priority allocated to new field areas). If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users. Reduction in the number of codes may impact on the 'buzz' associated with Blake Park, eg, during AIMS Games.

³⁰ Subject to the 2021 Supply and Demand Assessment

Table 8.4 Option C

OPTION C: Become a grass sports High Performance Hub and remove community grass field use		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> • Convert current grass fields to high performance use only. • Relocate all community/club level grass field sports off Blake Park. • Retain existing leased areas for specialised surfaces (Bay Oval, hockey, netball, tennis, Mount Greens). • Expand the HPC. • Could still retain most tournament use of Blake Park. • To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. • Squash could remain in partnership within a redevelopment of one of the specialised surface leaseholders. 	<ul style="list-style-type: none"> • Provides the dedicated field access that HP users are seeking. • Reduces the need for major building development on the Park (HP needs are for appropriately positioned storage facilities and some additional administrative space only). • No need to relocate netball, tennis, skate. • Opportunity for proposed Tatua Reserve Sports Hub to accommodate some/most existing MSC users. This will also add value to the Tatua business case proposition. • Opportunity to expand the HP use of the Park. • Supports the original investment in the specialised aspects of the HPC and the desired expansion. • Opportunity to increase other events use of the Park as events will not impact regular community sport. However, impacts of events on HP field surfaces would need careful management. • Supports the BOPRU planned investment in an accommodation facility adjacent to the Park. 	<ul style="list-style-type: none"> • Costs of relocation and redevelopment of infrastructure. • Lack of certainty around HP uses in the long term (eg, sevens use unclear past 2024). • No obvious Mount based 'home' for rugby or cricket clubs as site(s) will need spatial capacity for 4-5 rugby fields and 3 cricket fields and training nets area. • Disrespects the history of club use of the Park (100 years for rugby). • Likely to be high levels of opposition from clubs and community. • Not consistent with the importance of community, particularly as articulated by mana whenua. • Would lead to underutilisation of the fields as HP use does not require all the field capacity available. • Existing courts may not provide adequate capacity for netball (long term). • Does not support Mount Maunganui community participation in grass field sports. • Not in line with most user ideas from the co-design process. • If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.

Table 8.5 Option D

OPTION D: Retain community sport use and relocate all or part of the High Performance Centre off the Park		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> • Redevelop the HPC and associated fields in a new location that can have dedicated HP use. Land size required: 3 fields³¹ plus an HPC building. • There are 2 key scenarios for this option: <ul style="list-style-type: none"> ◦ D1. Move all HPC use and repurpose the HPC facility/space to some other purpose. ◦ D2. Move all HPC grass field users to a new, purpose built HP hub including approx. 3 fields and building facilities (this could be in one or more locations in the City). • Retain existing leased areas for specialised surfaces (Bay Oval, hockey, netball, tennis, Mount Greens). • To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. • Removes the majority of HP pressure off the Park, allowing the retention of community sport use. 	<ul style="list-style-type: none"> • Removes the key pressure point (HP field use) from the Park. • Significantly reduces or eliminates the requirement for new field space on Blake Park as community use would take some of the capacity freed up by relocation of HP. • Respects the history of the Park as a home to rugby and cricket clubs. • No need to relocate netball, tennis, skate, squash. • If MSC (indoor court) is relocated off the Park it will also add value to the Tatua business case proposition. • Likely support from some community users (although they do recognise the value HP brings). • Provides an opportunity to find alternative uses for the HPC building and/or land. • May provide opportunity for more events on the Park. • May create additional capacity for tournament use of the Park, although this will still need to be balanced with regular use needs. • Retaining all current Blake Park community sports retains the 'buzz' associated with the Park, including for AIMS Games. 	<ul style="list-style-type: none"> • Costs of relocation and redevelopment of infrastructure. • Some or all of the specialist prior investment in the Adams Centre becomes a sunk cost (depending on if the building is repurposed or removed). • Requires more field capacity overall (in the City) as there will be dedicated use of new HP fields. • Business risk to BVL (owner of HPC) would increase if have a split location scenario, will need to secure extra users to maximise each of the facilities. • Limited demand from community sport for the current HP use hours (daytime), although overall additional capacity will be available for field based sports. • Impacts the BOPRU-led accommodation facility planned in close proximity to Blake Park. Therefore, BOPRU may not be supportive. • Does not recognise the overall value the community feels HP use brings, including the sense of pride and mana the community sees HP use bringing to the Park.³² • Economic value of HP in that location is not recognised (but may be transferrable to the other potential locations in the City). • Still limited spatial capacity for events (as sport use will still be the key priority allocated to field areas). • If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.

Table 8.6 Option E

³¹ HP Users have expressed a desire for access to 5 fields but with dedicated use that number of fields is unlikely to be required/justified by the actual use hours needed.

³² Although it should be noted HP tenants have specific tenancy terms and may not renew in future.

OPTION E: Expand the Park through purchase of additional land		
Brief Description	Advantages	Disadvantages
<ul style="list-style-type: none"> Purchase additional land adjacent to the Park to increase overall park capacity, for example the Salt Works. The extra land could be used to: <ul style="list-style-type: none"> E1. Relocate court based sports (netball, tennis, skate) – freeing up space for extra community focussed field sport, or alternatively <ul style="list-style-type: none"> E2. Create new grass sports fields. To gain extra spatial capacity should still relocate MSC (indoor court) and Playcentre off the Park. 	<ul style="list-style-type: none"> Both E1 and E2 would provide extra field capacity for cricket at HP and community level. Both E1 and E2 would create extra field capacity for rugby (all types) at HP and community level. Increased spatial capacity may also create the opportunity for an indoor training centre and additional car parking (if required). No need to relocate any current users off the Park. If MSC (indoor court) is relocated off the Park it will also add value to the Tatua business case proposition. May provide more location options and capacity for events on the Park. Will create additional capacity for tournament use of the Park, although this will still need to be balanced with regular use needs. Retaining all current Blake Park community sports retains the 'buzz' associated with the Park, including for AIMS Games. 	<ul style="list-style-type: none"> High land value in area may be prohibitive. Depending on the land desired to be purchased there may be challenges of negotiating with multiple landowners. Costs of relocation and redevelopment of infrastructure. Option A likely a lower cost way to create similar additional capacity for field sports. Overall, very similar outcomes to option A and likely to be significantly higher cost. Previous uses of additional land may have redevelopment implications, eg, the Salt Works is classified as a Hazardous Activities and Industries List (HAIL) site. If the MSC is removed from Blake Park without providing extra indoor court capacity elsewhere in the City there will be access issues for current MSC users.

Initial Assessment of Options

As an outcome of the values discussion held in workshop 1 RSL developed a set of principles, values and criteria which were used to give an initial assessment of the options.

Table 8.7 Principles and Values Used to Assess Options

Principles and values:	Criteria:
<ul style="list-style-type: none"> We will work together, endeavouring to achieve functional shared use. We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use. Protecting the greenspace (fields) and environment is important. We want Blake Park to be inclusive and accessible. We value quality, fit-for-purpose playing spaces and facilities. 	<ul style="list-style-type: none"> Clarity of purpose. Aligns with principles, values. Optimizes usage of the Park. Supports outcomes for more than one code/user. Helps achieve functional shared use. Provides citywide benefit. Estimated cost.

This assessment, provides an overview of how the different options relate to the values of the Park and support the kind of future that users are seeking for the Park.

Table 8.8 How the Different Options Relate to the Values of the Park

Options A - E	Provides clarity of purpose	Aligns with principles and values	Optimizes usage of the Park	Supports outcomes for more than one code/user	Helps achieve functional shared use	Provides citywide benefit	Estimated capital cost
Option A: Home for 'field' sports only	✓	✓	✓	✓	✓	Medium	Medium
Option B: Home for 'field' sports + tennis leased area	P	✓	P	✓	P	Low/med	Low/med
Option C: Become a grass sports High Performance Hub /remove community grass field use	✓	X	X	✓	X	Medium	Medium
Option D: Relocate all or part of High Performance Centre off Blake Park/ Community only site	✓	P	P	✓	X	Medium	Medium
Option E: Expand the Park through purchase of additional land	✓	✓	✓	✓	✓	High	High

Key: ✓ = mostly met P = partially met X = mostly unmet

9. Options for Further Consideration

A Blake Park user workshop was held on 29 November 2021 to present and obtain feedback on the options and recommendations. In summary the feedback from users³³ on the high-level options was:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop³⁴ felt the primary purpose of Blake Park should be as a community sport park.
- The overall view of Option C was 'not favoured'.
- While many organisation indicated Option E was favourable or even ideal, many felt the likely high cost would be prohibitive to the achievability of it.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.
- Tennis were not in favour of any of the options which proposed a change to their leased area. Their resistance to Option B was partially based on the suggestion that it would likely reduce their court numbers. The Masterplan could explore the provision of up to 19 courts for tennis.
- Option D was the next most strongly favoured.

Feedback on Major and Supplementary Recommendations

Most organisations present at the workshop supported all 9 major recommendations. Most organisations were also generally supportive of the supplementary recommendations. Some additional recommendations were also suggested at the workshop. There are some key priority recommendations that need to be progressed immediately, such as the Masterplan(s). There are also other interim changes that will be required in the short term to ease the current pressure on the Park. One of these key supporting recommendations is for clubs and codes to explore changes to the delivery model for their sport, for example changes to competition times to ease pressure on Saturdays.

Following discussions with the project team of Council and Sport Bay of Plenty staff, where appropriate, user feedback on specific major and supplementary recommendations has been reflected into the final recommendations tables contained in Section 10 of this report.

Key Recommendations

1. Council should endorse the major and supplementary recommendations contained in this report and commence implementation of those.
2. Council should commence development of a Masterplan for Blake Park, as a priority, with both Options B and D to be considered as part of the Masterplan process.
3. At the same time Council should also progress consideration of its role in high-performance sport (recommendation 18) and the Baypark Masterplan (recommendation 5) as a priority³⁵ as these items will influence consideration of Option D during the Blake Park Masterplan process.

Rationale for Recommended Masterplan Options:

³³ The feedback provided was an indication from the representative present, rather than a formal response from the club or organisation.

³⁴ Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.

³⁵ This will allow Council to clarify its role in high performance sport, develop the Baypark Masterplan and further consider the concept of a multiuse stadium for Tauranga. All of these components may play a role in the long-term future for high performance sport in the City.

- While Option A obtains the most spatial capacity for future changes to the Park, Option B recognises that tennis is a Mount Maunganui based club with a long history in the community and at Blake Park.
- Other users/facilities that are proposed to be relocated have a wider role, for example, Tauranga Netball Centre serves as the competition base for the sub-region and the Mount Sports Centre draws many users from across the City, for example Tauranga Indoor Bowls Association and roller sports users.
- Netball has indicated a willingness to consider relocation.
- While tennis is not supportive of Option B at this time the Masterplan will determine how many courts can be provided. The potential for new purpose built courts (which may be exclusive use for tennis) may be appealing when further detail can be considered.
- High performance sport is the key pressure point at Blake Park and Council's role in this needs to be clarified.
- Other locations and projects the City is currently exploring may provide other options for high performance sport.

10. Recommendations for Transitioning the Park

Regardless of the ultimate option selected for the future purpose of Blake Park there are a number of recommendations that should be considered and implemented in the short to medium term, while the necessary investigations into, and implementation of the long term option(s) are undertaken. Each of the long-term options will take some time to implement so it is important that some changes are made in the short to medium term to help ease current pressures. The majority of these are non-asset solutions, although there are also some minor asset based changes that could be made in the interim.

The recommendations that are considered to be required regardless of the final future purpose of the Park are detailed in the tables below, along with who should be involved and the indicative timeframe/priority for the recommended action. They are categorised into non-asset and asset-based solutions.

10.1 Major Recommendations

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
1. Establish a Blake Park Management Board (BPMB) to oversee the Park. This BPMB will play a primary role in the further investigations required for determining the long-term future option for the Park. It will also support the implementation of recommendations and play an operational oversight role, including being used as a decision making group for determining access priority when there are clashes between different users. The BPMB should include representatives from the key partners; Council, mana whenua, Sport Bay of Plenty (SBOP), with some appointed representatives from Blake Park leaseholders/users including the University of Waikato Adams High Performance Centre (HPC)	SBOP, Council, Mana whenua	All Park users	Short
2. Finalise the purpose of the Park and develop a long-term vision, in conjunction with the investigations into, and selection of a preferred long-term option for the future of the Park.	BPMB, Council	All Park users	Short
3. Investigate the creation of a dedicated Council staff member with overall operational responsibility for Blake Park. They would have a relationship management role and be the one point of contact for all operational management aspects of the Park, including maintenance contracts, leases and bookings liaison. This role would be the key advisory resource to the BPMB.	Council	SBOP, BPMB	Short

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Asset Based Solutions			
4. Develop a Blake Park Masterplan – subject to the outcomes of recommendation 2. Key aspects the Masterplan will need to consider include: <ul style="list-style-type: none"> a. Repositioned fields/buildings/courts. b. The future provision of buildings on the Park may need a few, well located buildings to support playing infrastructure rather than 1 major multi-sport hub building. Due to the shape of the Park one building is unlikely to be able to service all the key playing areas adequately. Collaborative relationships will still be required. c. Car parking requirements associated with the option. Consideration of a parking building to ease parking pressure whilst minimising the reserve footprint dedicated to car parking may be part of this. d. Ways to maximise the benefits of current areas of off-field space. This may include potential for dedicated training areas, seating, shade, shelters, storage or other infrastructure to support on-field activities. 	Council, BPMB, SBOP	Mana whenua, All Park users	Short
5. Develop a Masterplan for the Baypark site. This could be done in conjunction with the Blake Park Masterplan as Baypark provides a key alternative site for potential relocation of some codes/clubs creating spatial opportunities at Blake Park.	BVL, Council	SBOP, BPMB	Short
6. Pending the outcomes of the 2021 Supply and Demand Assessment prioritise investment in new sports field space in other parts of the City. ³⁶	Council	SBOP	Medium
7. Proactively monitor and seek opportunities for land purchase(s) in the vicinity of all existing active reserves with the intent to add additional capacity to these sites, where possible.	Council		Ongoing

³⁶ Note: provision of indoor court facilities is considered through the Tauranga Community Facilities Investment plan (CFIP).

Action:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
8. Relocate the Mount Maunganui Play Centre off Blake Park to create additional spatial capacity to support the masterplan.	Council, Mount Maunganui Play Centre	All Park users	Short
9. Remove the indoor court facility - Mount Maunganui Sports Centre (MSC) off the Park. Regardless of which long-term option is selected for the future, the indoor centre does not need to be based at the Park. The facility is aging and in need of some major renewal work in the short-medium term. The proposed development at Tatua Reserve (the Tatua Reserve Sports Hub) provides an opportunity to cater to some/most of the current users of the MSC. ³⁷	Council, BVL	SBOP, MSC users, Tatua Reserve Sports Hub	Short

³⁷ Other indoor court related projects identified through the CFIP are also relevant to this recommendation.

10.2 Supplementary Recommendations

These recommendations are in no particular order.

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Non-Asset Solutions			
10. Individual codes/clubs to investigate changes to the current delivery model for Blake Park use such as changes to hours or days of play to help spread peak demand. This should also consider use of other sites in the City to help support programme delivery rather than reliance on Blake Park, particularly for junior rugby.	Individual clubs; regional sports organisations (RSOs)	SBOP, Council	Short
11. Initiate detailed discussions between key Park users regarding future building provision options. This will help inform the development of the Blake Park Masterplan (recommendation 4). The Mount Maunganui Sports Club is keen to combine with other users of the Park in a shared building. Hockey is keen to accommodate squash in a shared facility adjacent to the hockey turfs. All options should be further discussed in conjunction with investigation into the long-term option(s) for the Park. These discussions will need to consider sustainable income streams for any proposed facilities/clubs.	SBOP, Mount Sports Club, Squash, Hockey	Council, BPMB	Short
12. Review the Council Toxic-Agrichemical Use Policy to ensure that it is appropriately supporting the maintenance needs of sports fields to enable the highest possible levels of use. It is apparent that the current policy restricts some maintenance treatments that can support warm season grasses, which have a higher resilience and play loading (capacity) but can be sensitive to invasion by weed species. This will require technical advice from turf specialists.	Council	BPMB, SBOP, All Park users	Short
13. With technical specialists, investigate all available options to increase the capacity of fields. This may be a combination of improved irrigation, alternative natural surfaces, hybrid surfaces or artificial surfaces. Recommendation 12 will also contribute to supporting increased field capacity.	Council, SBOP	BPMB, all Park users	Short

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
14. Investigate options for re-naming the Park to give it a more appropriate, meaningful name that recognises the cultural history of the site.	Mana whenua, Council	BPMB, All Park users	Short
15. Develop future regional level facility and programme delivery plans for individual sports codes to give clarity on future needs and priorities at code level. These will need to consider other sites in the City (and sub-region) for supporting each individual code as either a main or satellite site, along with considering the role that Blake Park can play in the future.	RSOs, SBOP	Council, clubs	Short
16. Investigate sharing of resources between organisations based at the Park to support financial and operational sustainability, such as a shared staff members for common functions.	SBOP, BPMB	All Park users, Council	Medium
17. Investigate the development of joint contracts between codes/leaseholders for common service needs. Some possibilities include financial services, security monitoring, grass cutting and rubbish collection services (within leased areas).	All Park users, BPMB	SBOP, Council	Medium
18. Develop a strategy/policy position on Council's role in high-performance sport in the City.	Council, BVL/HP	SBOP, National Sports Organisations (NSOs), RSOs	Short
19. In conjunction with recommendation 18, review the approach to fees and charges for HP use to help support the maintenance requirements at the Park. This could be a set hourly charge or a percentage of maintenance/field renovation costs per annum.	Council, BVL/HPC	HP users	Short
20. Develop clear use priorities for different parts of the Park as an interim measure to help manage use pressure and clashes of use. Prioritisation options may include a set number of priority access hours for HP and community use of different fields on the Park with the aim to ensure key access requirements are met across fields 1-5.	Council, BPMB	SBOP, All park users	Short
21. Implement increased or changed frequency of Park inspection and litter collection to improve the standard and ease safety concerns, particularly related to broken bottles on weekends.	Council	BPMB, All Park users	Short

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
22. Undertake an education session with Park users to help them understand the technical requirements and limitations for field maintenance. Also use this as an opportunity to gather information on users' views of the best maintenance/renovation options. ³⁸	Council, SBOP	BPMB, sports-field users	Short
23. Review Council operational and capital budgets and increase where required to ensure adequate funding is available to support ongoing, high levels of use of Blake Park.	Council	All Park users	Ongoing
24. As part of the Council land use policy review (currently underway), consider how the operations of commercial traders on reserves may impact on sustainable income streams for organisations with buildings on Blake Park and other active reserves.	Council	SBOP, BPMB, All Park users	Short
25. Through the Council funding framework development process provide clarity around the types of support that Council can provide to different infrastructure to support sport delivery. This may require a review of the Active Reserves Level of Service Policy.	Council	SBOP, BPMB	Short
26. Work with the Regional Council to investigate better public transport options to support peak park use times (including events) and to help minimise car parking requirements.	Council, BOPRC	SBOP, Events	Short
27. Review the Blake Park section of the Tauranga Reserves Management Plan (2019) to ensure it aligns with key decisions made regarding the Park, particularly following recommendations 2, 4, 20.	Council, BPMB	SBOP, All Park users	Medium
28. Develop appropriate signage and cultural features to tell the story of the land and the importance and role of the Park over time. To be done in conjunction with recommendation 14.	Council, Mana whenua	BPMB, All Park users	Short
29. Consider and discuss the ownership aspiration of mana whenua for the Blake Park land and/or implementing a co-management approach for the Park.	Council, Mana whenua	BPMB, SBOP	Medium
Asset Based Solutions			
30. Investigate options to improve the lux levels of the existing lit sports fields to enable night-time competition play. This will support recommendation 10 and in turn may help ease congestion on	Council	SBOP, BPMB	Short

³⁸ This could incorporate information from the satisfaction monitoring WBOP Cricket Association undertake through the captain's report process.

Recommendation:	Facilitator(s)	Supporters	Timeframe Short = 1-3 years Medium = 4-6 years
Saturdays. This will not increase field capacity, rather it gives greater flexibility of use. It may also result in some training displacement.			
31. Investigate whether partnerships with schools could support access requirements for Blake Park users. This should consider any of the current Blake Park sports (court sports and field sports) for both training and games. Ideally these would be permanent partnerships, but at a minimum access to school facilities would be required during field maintenance/renovation closures of Blake Park.	Council, SBOP	Mount Maunganui Primary School, Mount Maunganui High School	Short

11. Appendix 1 - Co-design Workshops

11.1 Workshop 1 – Values, Issues and Challenges

Values

Workshop 1 provided the opportunity for users of the Park to express what they have always valued about Blake Park along with the experiences and values they want future generations to experience. These are summarised in table 11.1 below.

Table 11.1 Summary of Past and Future Values

Key Past Values	Key Future Values
<ul style="list-style-type: none"> • Greenspace • Location - Easy to get to (access) • Home for multiple sports • Community use • International stage • History • Caters to all ages, family friendly • Improving health • Available • Safe place • Proud “Mounties” • Has mana • Close to Mauao • Unofficial hub for AIMS Games • Saturday morning Blake Park is “alive” 	<ul style="list-style-type: none"> • A home • A positive experience • First class (quality facilities) • Caters to all ages • A place to be proud of/mana • Easy to access • Inclusive • Safe place • Sustainable • Fun

Overarching Challenges/Issues

Users of the Park were invited to share their experiences, competing demands, issues and challenges. The main themes from the discussions have been captured in the table below

Table 11.2 Summary of Issues at Blake Park – Identified by Users

Strategic	Relationships
<ul style="list-style-type: none"> • City growth and lack of future planning. • Need to look at the Park more holistically. • Blake Park will be too small soon. • Codes want space to grow – including recreational/casual use opportunities. • Buildings – the number of them, the state of (aging/condition). Not fit-for-purpose. • Wasted areas of space. • Spatial allocation to different codes causing tension. • Tension around local community space versus international/high performance (HP) space. • Funding sustainability. 	<ul style="list-style-type: none"> • Lack of collaboration, need to work better together. • Competition between high performance and community sport. • Significant tension between community sport and HP desires. • Many want their own new building, some desire for a shared one(s). • Question value of BP User Forums • Competition between codes e.g. summer vs winter codes (longer seasons/cross over). • Codes competing for Council time, help and funding (through LTP).
Legislative / Policy	Operational
<ul style="list-style-type: none"> • Reserves Act 1977 (limitations) – seen as a barrier. • Current lease issues and limitations (linked to Reserves Act 1977). 	<ul style="list-style-type: none"> • Clash of uses of the Park (e.g. events). • Sports are growing - new, more diverse formats and lack of space for these.

	<ul style="list-style-type: none"> • Better programming needed as more users “demand” access. • Ground maintenance/quality issues- more operational investment needed due to high use, including to keep grounds suitable for HP requirements. • Parking and toilets (lack of). • Safety (field condition and broken glass).
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Table 11.3 Summary of Relationship Based Feedback

Basis of Relationship Issues with Council	
Linked to Agreements or Rules	Linked to Communication
<ul style="list-style-type: none"> • Frustration with Reserves Act 1977. • Leases are considered outdated. • Agreements with Council that have been changed or not adhered to creates a lack of trust with some. • Questions of fairness? Lease areas (turfs, courts) pay for lights, water usage. (with Non-lease areas Council pays). • Council puts limits on use but feel more could actually happen on the Park 	<ul style="list-style-type: none"> • Users feel process is delaying them. • Discrepancies re decisions, hearing different things from different people. • Hear of Council “plans” for our sport that we are not involved in. • Communication and collaboration has been viewed by Council as optional. • Lack of transparency at times.
Basis of Positive Relationships with Council	
<ul style="list-style-type: none"> • Flexibility and autonomy with their use of grounds/courts/turfs and their own buildings. • Help of specific staff members. • This process shows Council is willing to listen, is an opportunity to be heard. 	

11.2 Workshop 2 - Pathways to the Future

At workshop 2 users were asked to think about the ideal future of the Park, aspirations for their sport, what would make the Park better and what would need to change to achieve the ideal future. The main themes are summarised below.

Question 1: With the values in mind - what does the ideal future of Blake Park look like that would allow organisations and users to exist cohesively?

- Work together more, increase communication and transparency (including shared information such as booking/events calendar).
- Quality, fit-for-purpose playing spaces and facilities with year round use (shared).
- Define the users/strategy on use (may include defined access, seasonal windows and use priorities).
- Masterplan.
- Dedicated Council staff member.
- Sharing of resources between codes, for example, could be shared paid staff.
- Financial sustainability - less reliance on grant funding.
- Renovations/maintenance improvements.

Question 2: What would make Blake Park better than it is today?

- Think about park holistically.
- Upgraded/new facilities such as multisport building(s), lights.
- Relocate some users, for example, to Baypark and other sites in city.

- Better programming.
- Enhanced, planned maintenance; improve quality of grounds (especially for HP).
- Acquire extra land.
- Multi-level car park and/or better public transport.
- Organisations working together.

Question 3: What are your plans for the future of your sport/organisation at Blake Park?

- More space (most codes) to accommodate future growth.
- Higher quality facilities, upgrades or new facilities/buildings (playing surfaces, lights and buildings).
- More members and more income from members.
- More night use.
- Long term home.
- HP Centre has plans to expand (more pressure on the site).

Question 4 - What are the key aspirations for the future of our sport / organisation citywide?

- Growth, more members, appeal to wider demographic.
- Need for satellite facilities in other parts of the City (eg, fields, turfs, courts) including improved training facilities as well as playing facilities.
- Sustainable clubs/organisations.
- Quality facilities capable of hosting high levels (including International).
- Able to deliver to growing population across the City may include extended hours.
- Facilities in schools to support access when fields under renovation/maintenance.
- HP Centre may need to look at satellites (regional academy, cricket, others).
- Some clubs are not citywide – location determines their boundary.

Question 5: What would need to change at Blake Park to achieve the ideal future?

- Increased capital and operational funding.
- One or more codes moving off the Park.
- Collaboration, build community connections.
- Shared facilities, clubroom that works, views of fields etc
- Improved forward planning including Masterplan – improved layout, realigned or repositioned fields/buildings/courts.
- Board to oversee park operations.
- Other services on site that support sport, health, consider/improve environment and therefore health outcomes.
- Past Council decisions to be upheld.
- Improved sponsorship opportunities/revenue to run sports.
- Improve transport.

Question 6: What examples of the future that we've described (in our values and Q1, 2, 3, 4) already exist at Blake Park? / What from Blake Park (currently) do you want to ensure is taken forward into the future?

- Community aspects - use by all ages, levels, grass roots accessibility.
- Full accessibility - can get into the Park from all directions.
- Continue as a multisport hub -helps create the buzz.
- Pride in history of the Park.
- Balance between users (HP and community use).
- Green space.
- Security of current leases.
- Local club environment (don't want to be too generic, lose club history).

- HP athletes having direct access to fields.

11.3 Workshop 3 – Action Planning

At workshop 3 users of the Park were asked to consider the values and issues identified in workshop 1, and the ideas for the future from workshop 2 in order to help them consider what the purpose of the Park might be and the key actions and changes that need to occur at the Park.

Purpose of the Park

The following example purpose statement was discussed:

Blake Park is the home for organised sports from community level to international, and is a base for major infrastructure making it the Citywide/regional headquarters for several sporting codes.

Summary of user responses:

- The purpose is key in defining the essence of the Park, what is provided.
- Home is a key word.
- Community is a key word.
- Balance is a key word.
- Greenspace.
- No more 'headquarters' (no room).

Actions

Workshop attendees considered potential actions identified at workshop 2, identified further actions they felt were required and gave a view on what they considered were possible quick wins, ideas that need further development or are complex. They also identified what they considered to be the top priorities for future action.

Actions were also categorised into individual code actions, collective actions and actions that need to be led by Council and/or SBOP but still may be collective actions.

The highest priority actions were:

- Develop a Masterplan for the Park.
- Develop a geographically relevant multi-sport building.

Increased capital and operational funding from Council was felt to underpin the whole process and future actions.

The next most commonly supported were:

- Develop a Board to oversee the Park operations.
- Review the purpose and long-term vision for the Park
- Sharing of resources between codes such as shared staff.

Some other actions which were prioritised were:

- Looking to other sites in the City, one or more codes relocating off the Park.
- Car parking building/options and public transport.
- Dedicated Council staff member.
- Mount Maunganui Sports Club combining with other users.

Users also contributed to the criteria that have been used as part of assessing the recommendations in this report. The final principles, values and criteria developed as an outcome of workshop 3 were:

Principles and values:	Criteria:
<ul style="list-style-type: none"> We will work together, endeavouring to achieve functional shared use. We acknowledge the community importance of Blake Park, including for non-sporting community events and casual use. Protecting the greenspace (fields) and environment is important. We want Blake Park to be inclusive and accessible. We value quality, fit-for-purpose playing spaces and facilities. 	<ul style="list-style-type: none"> Clarity of purpose. Aligns with principles, values. Optimizes usage of the Park. Supports outcomes for more than one code/user. Helps achieve functional shared use. Provides citywide benefit. Estimated cost.

11.4 Workshop 4 – Feedback: Have we Heard Correctly?

Summary of User Feedback on High-Level Options:

- There was a very strong preference for retaining the community focus of the Park. Users represented at the workshop³⁹ felt the primary purpose of Blake Park should be as a community sport park.
- The overall view of Option C was ‘not favoured’.
- While many organisation indicated Option E was favourable or even ideal, many felt the likely high cost would be prohibitive to the achievability of it.
- Most organisations showed a willingness to further consider Option A and Option B, which received similar ratings. Overall, many organisations saw the extra benefit of Option A (spatially) but some favoured Option B as it allows tennis to remain on the Park.
- Tennis was not in favour of any of the options which proposed a change to their leased area. Their resistance to Option B was partially based on the suggestion that it would likely reduce their court numbers. The Masterplan could explore the provision of up to 19 courts for tennis.
- Option D was the next most strongly favoured.

Major Recommendations – User Feedback

- Most organisations supported all 9 major recommendations.
- While overall support was indicated some specific user comments were made related to recommendations:
 - 1 - All codes would need to be represented. Question of what this would mean for leaseholders?
 - 4 – Don’t support any greenspace loss to car parking (through Masterplan). Question the sustainability of a ‘village approach’ to buildings, repositioning should be prioritised; preference not to reposition tennis courts if means a reduced number.
 - 5 – Citywide plan for sports facilities is needed rather than individual park plans; reference to Masterplan for Tauranga Domain linked to stadium proposal; do not consider moving tennis to Baypark.
 - 6 – Indoor facilities also need to be prioritised.
 - 8 and 9 - As long as suitable replacement options are available.
 - 9 – Removing MSC for sports field space makes sense but other options beyond Tatua also need to be considered; this is critical for indoor bowls, need a suitable alternative; Tatua will not cater to TCB needs as a single court facility is not practical.

³⁹ Most organisations at the workshop were community based clubs/organisations. Despite being invited there was limited attendance from organisations with a high performance focus.

- Major recommendations that were not supported by some users or were questioned more fully included recommendations:
 - 1 - Considered there were too many stakeholders with diverse views as to what the Park should be delivering.
 - 7 – Question the ‘bang for buck’ for ratepayer dollars; question how realistic this is given land price.

Supplementary Recommendations – User Feedback

It appeared that most organisations were generally supportive of the supplementary recommendations. Specific comments made by users included:

- 10 – Support for a village model for buildings due to geo-spatial and individual club requirements; agree full plan is required.
- 11 – Only if it is safe for participants; update policy to allow best use of materials.
- 13 – Seen as low priority by some, supported by some.
- 14 – Strongly support this.
- 15 – Shared services need to be a priority; needs to be fit-for-purpose and negotiated, collaborative process.
- 16 – What does a collaborative approach to HP look like?
- 18 – Current use of the Park needs to be managed. Games should have priority over training.
- 19 – Lack of indoor facilities and outdoor courts limits this for basketball.
- 20 – Better communication needed.
- 21 – No understanding of current policy; would this include Bay Oval? If not why not?
- 22 – Needs to be collaborative process for this; needs to be done before (21) to ensure that Council spend is adequate before passing on cost to users.
- 23 – Reviewed in line with future plan.
- 25 – Needed in other areas as well, for example, Baypark.
- 27 and 28 - Suggest swap order of recommendations.
- 28 – Low priority.
- 29 – ‘Night time’ competition. This will reduce pressure on Saturday congestion; low priority for one.

Some organisations specifically disagreed with some recommendations including:

- 16 – Question why Council needs to support professional sport, public/ratepayer subsidy?
- 27 – Don’t see current need, would need to understand the reason why.
- 30 – Already happens now.

Ideas for new recommendations:

- Investigate joint contracts between codes for common service needs.
- Collective approach to managing the Park and parts of leased areas from an operational perspective, such as rubbish, grass cutting etc.
- Recommendation regarding security of the whole Blake Park area as there are issues.
- Ensure there is a contractor review process that will ensure optimum turf management year on year.

Other general comments made by users included:

- Need to develop better understanding of actual hours used not booked hours.
- All users need to be looked after – no one should be worse off.

- Important that current clubs/building owners maintain control of their buildings including any new facilities.
- Ask current users on their ideas on buildings and facilities, new layout. Those using the Park know it best.

12. Appendix 2 – Blake Park Asset Status

This section provides a summary of the current status and future plans related to the main assets based on the Park.

Asset	Status	Future Plans
Club/Association/Trust owned assets		
Mount Greens Sports (MGS) – playing surfaces	<ul style="list-style-type: none"> Bowling greens (including 1 artificial), croquet lawns and greenkeeper storage and toilets developed in 2010. Petanque piste and building developed 2016. 	<ul style="list-style-type: none"> Potential cover to artificial bowling green area. Future replacement of artificial bowling green mat (when required).
Club Mount Maunganui	<ul style="list-style-type: none"> Developed in 2010. Provides the clubroom facilities for MGS, also serves as a general social club to a range of other individuals and community groups. 	<ul style="list-style-type: none"> Unknown.
Tauranga Hockey	<ul style="list-style-type: none"> New turf 1 (Whanga/harbour) and turf 2 (Tahatai/Coast) developed in 2013. Turf 3 (Moana/Ocean) developed in 2020. 	<ul style="list-style-type: none"> New or redeveloped pavilion.
Bay Oval	<ul style="list-style-type: none"> High quality oval maintained to international cricket standards. Pavilion (including changing rooms and administration) opened in 2014. Major LED lighting system installed 2017. Training nets area - covered in 2020. 	<ul style="list-style-type: none"> Pavilion expansion for corporate hosting. Desire for indoor training centre.
Mount Maunganui Sports Club	<ul style="list-style-type: none"> Originally developed in the 1970s, some additions and alterations through 1980-early 2000s. Seismic issues have been identified. 	<ul style="list-style-type: none"> Desire for a new building, location to be determined.
Mount Maunganui Cricket Club	<ul style="list-style-type: none"> Historic facility was removed in 2015. 	<ul style="list-style-type: none"> Desire for a new building providing clubrooms, changing facilities and storage.
Tauranga Netball Centre	<ul style="list-style-type: none"> Complex (including building) opened in 1993. Most recent court resurfacing undertaken in 2019/2020. Seismic issues have been identified. 	<ul style="list-style-type: none"> Desire for upgraded building.
Tauranga Tennis Club	<ul style="list-style-type: none"> Courts originally developed in 1970s. Most recent court resurfacing undertaken in 2019/20. Building redeveloped in 2014/15. 	

Asset	Status	Future Plans
Council / BVL owned assets		
Skate ramps (vertical and junior)	<ul style="list-style-type: none"> • Original 12 foot (3.7m) ramp built in 1987. • Replaced by new, bigger 14 foot (4.3m) ramp in 2014. • Junior ramp donated by local business. Reskinned with the same surface material as vert ramp in 2014. 	
Mount Maunganui Sports Centre (MSC)	<ul style="list-style-type: none"> • Developed in 1960s, relatively minor modifications over the years. • Minor kitchen, toilet and changing room refurbishment in approximately 2010. 	<ul style="list-style-type: none"> • Asset management plan includes \$430,000 over 2021-2026 period. This includes \$333,000 in 2025/26 for roof replacement, wall finishes and some minor work.
University of Waikato Adams High Performance Centre	<ul style="list-style-type: none"> • 2015/2016 major redevelopment of building to convert to high performance use. 	<ul style="list-style-type: none"> • Desire to expand the facility.

13. Appendix 3 – Regional and Local Strategic Context

13.1 Bay of Plenty Spaces and Places Strategy (September 2020)

This document provides a high level strategic framework for regional sport and recreation spaces and places (facility) planning in the Bay of Plenty Region. It provides a strategic view of the regional priorities for future sport and recreation spaces and places. It provides key principles and decision making criteria to apply when considering facility related projects.

Figure 13.1 Guiding Principles of the Strategy⁴⁰



Section 6.1 of the document sets out a facility investment decision making process and evaluation criteria as follows:

Key work stages

1. Facility concept outline.
2. Preliminary feasibility assessment.
3. Detailed feasibility assessment.
4. Memorandum of understanding.
5. Detailed business case.
6. Negotiate partner and funding agreements

⁴⁰ Excerpt from Bay of Plenty Spaces and Places Strategy (September 2020), Visitor Solutions Ltd, p.13. Sourced from <https://www.sportbop.co.nz/downloads/Final-Bay-of-Plenty-Spaces-and-Places-Strategy---Summary-Report.pdf>

Figure 13.2 Evaluation Criteria – Level One⁴¹

Guiding Principles ⁵	Level One Criteria
	Investing Strategically
	The degree of alignment a facility or proposed facility has with national, regional and local plans and strategies, such as code specific national facility plans and those concerned with urban planning, infrastructure development, tourism / economic development, and transport networks.
	Maximising Value
	The degree to which any existing or proposed facility matches the projected needs of the community within its core catchment area. In the case of facilities with wide utilisation (such as aquatics facilities) this involves consideration of all potential and existing users from general recreational users through to organised sports codes (memberships).
	Sustainability
	The track record and ability of the proponent organisation. This can be assessed through an independent review of an organisation's governance, management, operations (including financial viability), and membership levels. ⁶
	Accessibility
	The extent to which the facility is accessible to a wide section of the community including geographically, affordability, demographic inclusiveness and visibility/awareness.

Figure 13.3 Evaluation Criteria – Level Two

Guiding Principles ⁴	Level Two Criteria
	Investing Strategically
	The degree to which a facility or proposed facility complements (avoids duplication) / optimises the existing or proposed facility network and builds on the Bay of Plenty region's strengths.
	The degree to which demand exceeds supply (once all existing facilities are being run at an optimal operational level) and the facility or proposed facility is capable of meeting the identified gap.
	The ability of the facility, or proposed facility, to progress the competitive sporting objectives of the Bay of Plenty region and wider New Zealand society.
	Maximising Value
	The potential for operational and/or capital partnerships between multiple stakeholders.
	The return on investment (measured in terms of community benefit) that the facility, or proposed facility, can generate.
	Sustainability
	The degree to which the existing or proposed facility is operationally sustainable (taking a whole of lifecycle approach which looks at operational and maintenance costs throughout the facility's life).
	The ability of the facility, or proposed facility, to reflect international and national best practice in its location, design and subsequent operation.
	Accessibility
	The degree to which the facility addresses known community disparities and encourages participation in areas/cohorts/sectors of greatest need.

⁴¹ Ibid, p18.

Recommendations included in the strategy of direct relevance to the future of Blake Park include:

Priority projects (1-3 years) ⁴²

16. Blake Park – support the Bay Oval Pavilion project, and indoor cricket training facility in accordance with the outcomes of a feasibility study.

19. Blake Park – Continue exploration of the need and viability of a multi-purpose turf.

20. Mount Greens Sports – continue detailed planning and the development of a feasibility study for covering the green.

Hockey

- Use a hub and spoke model for hockey provision, with the Tauranga Hockey Centre (at Blake Park) as the hockey hub for the Western Bay sub-region (supported by a network of school facilities).
- Maintain the Blake Park turfs in line with their asset management plan.
- Explore widening the existing financial partnership between TCC and Tauranga Hockey to secure fit-for-purpose provision at Blake Park and school ancillary facilities. This approach will broaden quality provision through a hub and spoke model and create potential facility efficiencies through greater multi-use functionality.
- Consideration of lighting to maximise availability should be explored.⁴³

Clubroom Facilities

- Identify how cricket clubroom provision can be accommodated on Blake Park. Options should explore the expansion of the pavilion, rationalising facilities to create multi-use clubrooms that service the fields and/or courts being complementary to surrounding infrastructure.⁴⁴

Other Priority Project recommendations⁴⁵ with potential relevance to Blake Park include:

14. Develop new sports fields in the Tauranga west area to increase supply of sportsfields as required through the demand and supply assessment.

15. Progress a feasibility study for a dedicated regional badminton facility within Tauranga.

18. Within the Eastern and Western Corridor, secure land and commence feasibility work for the provision of local social infrastructure including community centres, indoor recreation centres, aquatic facilities and sportsfields. Work with other organisations to explore potential partnership opportunities for delivery of these facilities.

13.2 Sport Active Living Strategy (2012 update – the Strategy)

A review of this Strategy is due to commence but will not be completed in time to help inform this project. As part of the review of the Strategy Council intends to develop an “investment/implementation plan that provides a coherent pathway for the development

⁴² Ibid, p. 22

⁴³ Bay of Plenty Spaces and Places Strategy, p30.

⁴⁴ Ibid, p36.

⁴⁵ Ibid, p22-23.

of the active reserve network.”⁴⁶ Specific considerations of the Strategy review are likely to include “understanding current and forecasted growth, competing demands from users, usage of buildings, configuration of fields, and the need for and feasibility of artificial turf.”⁴⁷ It is also intended that this report will help inform the Strategy review.

As the review is not yet underway, key aspects of the 2012 Strategy are summarised here for context, noting that a shift in direction may come about through the pending review.

Vision	“more people, more active, more often”
Goals	<p>Goal 1: A wide range of sporting activities and opportunities available to all.</p> <p>Goal 2: Creating pathways to enable groups and individuals to reach their potential (includes player, coaches, officials, administrators and volunteers).</p> <p>Goal 3: Participation in sport is recognised and valued.</p> <p>Goal 4: People are aware of sporting opportunities available in our area.</p> <p>Goal 5: Our programmes and events motivate and educate people on the value of being active and encourage participation.</p> <p>Goal 6: Our environment (built and open space) encourages and motivates people to be active in their daily lives.</p>
Principles	<ul style="list-style-type: none"> • Sport and active living contribute not only to the wellbeing of individuals but create community cohesion and identity. • Our sport and active living resources will be focused on our existing and emerging strengths. • Sport and active living opportunities need to be accessible for all to participate in. • Community and volunteer input is recognised as the backbone of many sport and active living activities. • Partnership and collaborative approaches are vital to the delivery of sport and active living opportunities in our communities.

⁴⁶ Ordinary Council Meeting Agenda 24 June 2021 – Issues and Options – Blake Park p5. Sourced from: https://infocouncil.tauranga.govt.nz/Open/2021/06/CO_20210624_AGN_2387_AT_WEB.htm

⁴⁷ Ibid.

13.3 Tauranga Reserves Management Plan (2019)

The Tauranga Reserves Management Plan (TRMP) provides direction for all reserves in the City. The goal of the TRMP is to provide a consistent approach to the management of reserves through establishing a guiding mission statement and objectives for the network of reserves managed or administered by Council, providing general management statements that apply to all reserves and also specific management statements for individual reserves where necessary.⁴⁸ The Plan also provides a decision making framework to inform all decisions, including request for use of reserve land. Decisions are to be made using the decision making process set out in Part A section 2.2 of the Plan.

High level direction in the TRMP of relevance to Blake Park includes:

1.3 Overarching Management Statements

1. Manage reserves according to the role the reserve plays within the wider reserve network.
2. Appropriately balance the potentially competing values of reserves, depending on the specific context of each reserve and their proposed activity or use if applicable.
3. Allow for appropriate development of reserves, where this is consistent with the purpose and values of a reserve.
4. Preserve, protect, enhance, or restore where appropriate, the values for which each reserve has been established.
9. Recognise, develop and enhance recreational opportunities in a way which is consistent with the purpose and values of each reserve.
10. Facilitate a wide range of experiences and activities to happen in our reserves.⁴⁹

The TRMP Part C includes the following reserve-specific management statements regarding Blake Park:

1. Continue to manage the Park to provide for sports and high profile sporting events at all levels, and as a base for major infrastructure for several sporting codes, including hockey, cricket, netball, rugby, tennis and greens-based sport.
2. Monitor the increasing demand on the Park and the impact on all users, in order to assist in prioritising usage of the Park.
3. Enable Bay Oval to become New Zealand's premier cricket ground.
4. The Tauranga Hockey Association leased area is permitted to extend to enable the future construction of a new hockey centre, installation of two additional full size artificial turfs (staged development) (or any combination of turf to provide to full size equivalent turfs), and to enable the better installation of portable seating, provided that:
 - a. The Hockey Association proves it is sustainable and needed.
 - b. Any additions to buildings are encouraged to also cater to other users.
 - c. The fourth artificial turf is multipurpose and will be able to cater to cricket practice and other suitable user groups should demand be identified now or in the future.
 - d. the Hockey Association can demonstrate ongoing financial viability to operate the facility in a way that does not decrease the viability of any of the other facilities

⁴⁸ Content summarised from Tauranga Reserves Management Plan (2019) Part A, p.3. Sourced from https://www.tauranga.govt.nz/Portals/0/data/council/plans/reserve_management/files/tga_rmp/final_tauranga_rmp_introduction.pdf

⁴⁹ Ibid, p4.

on the Park.

- e. The Hockey Association will cover costs of reinstalling fencing.
5. The Mount Sports Club lease is permitted to extend to provide additional squash courts, provided that the Mount Sports Club can demonstrate ongoing financial viability to operate the facility in a way that does not decrease the viability of any of the other facilities on the Park.
6. Permit a lease for the Bay Oval Trust pavilion, ancillary buildings and cricket nets, and the summer use of the Bay Oval playing surface, to the Bay Oval Trust.
7. The current Playcentre lease will expire in 2019 and will not be renewed. Before the lease expiry in 2019 Council will work with the Playcentre to investigate new sites, and will assist in the relocation of the Playcentre to a suitable location.
8. The land on Hull Road (Section 44 Block VII Tauranga SD), and Maunganui Road (Part Section 46 Block VII Tauranga SD) will continue to be used for overflow car parking where necessary.
9. The Bay Oval is to be used for junior sports in the winter season.
10. Manage the reserve in accordance with any resource consents held by Council for the Park.
11. Restrict the number of non-sporting events that are predicted to attract over 2,500 attendees to a maximum of four within each calendar year.
12. Enable the enhancement of vegetation within the Park to improve its visual and landscape amenity values and to screen the Park from the surrounding industrial activities.
13. When required, all users will utilise the network of sports fields in accordance with Council's Outdoor Spaces Booking Policy.
14. Investigate options to provide for increasing demand for field space at Blake Park, including consideration of the need for and feasibility of an artificial surface, and utilising the wider network.⁵⁰

⁵⁰ TRMP Part C, p73. Sourced from https://www.tauranga.govt.nz/Portals/0/data/council/plans/reserve_management/files/tga_rmp/final_tauranga_rmp_reserve_specific_info.pdf

14. Appendix 4 - National Facilities Strategies

14.1 Hockey New Zealand Facility Strategy Update (2016)⁵¹

This Strategy identifies the current and future demand for hockey within New Zealand. It reviews and updates the 2010 National Hockey Facility Strategy. Hockey continues to evolve as a year-round sport making it difficult to accurately track participation as many players play both winter and summer hockey and may be double counted. However, overall growth is clear, with a 21.1% increase in winter hockey players since 2010 (51,947 registered in 2015) and a 42.6% increase in summer players over the same period (to 18,829).

The Strategy uses the concept of a Full Time Equivalent (FTE) turf to provide an indicator of turf accessibility. An FTE is a turf that provides at least 54 hours of access per week.

Information in the 2016 plan of relevance to the Bay of Plenty (BOP) and Tauranga Hockey is:

- Bay of Plenty had 1,929 registered players in 2015. 67.7% of the registered players were in the 5-12 year group, followed by 19.5% aged 13-18 years and 14.7% aged 18+.
- BOP has 4 full sized wet turfs that equate to 4 FTEs.
- BOP turf provision indicators were assessed as “all appears ok. No obvious areas of concern” with a ratio of 482 total players per FTE and 165 full field players per FTE.
- Tauranga Hockey had 2,495 registered players. 59.7% were in the 5-12 year group, followed by 27.4% aged 13-18 years and 12.9% aged 18+.
- Tauranga had 2 Full sized wet turfs in 2015,⁵² supported by 2 wet dressed turfs in schools. These equated to 2.5 FTEs in 2015.
- Tauranga turf provision indicators were assessed as “over the demand parameter, action is likely to be required” with a ratio of 998 total players per FTE and “pressure is increasing, begin investigation into future options” with 165 full field players per FTE.
- Projected growth and use measures show that Tauranga is expected to be exceeding turf utilisation parameters again by 2033.
- Tauranga Hockey membership increased by 59.3% between 2001 and 2015.

14.2 Cricket Planning Documents

New Zealand Cricket Strategic Plan 2017

- The Plan identifies cricket as a game for all New Zealanders, a game without barriers - a game that can be played anywhere, by anyone, with a high-performance culture underpinned by quality facilities, people and systems.
- Three of the 34 priorities relate to facilities:
 - Aligned high performance facilities.
 - Quality facilities to support game and player development.
 - The right facilities to support the delivery of community cricket across NZ.
- The only measure relating to facilities is a new high-performance facility built and operational.
- There is no mention of the 2013 NZ Cricket Facilities Strategy in the 2017 Strategy.

New Zealand Cricket Facilities Strategy 2013

- The Strategy was developed to define and provide direction for future facility investment, enabling the best use of existing and future facilities. While investment in some new facilities was envisaged a desire to improve knowledge of those

⁵¹ Developed by Global Leisure Group (GLG) for Hockey NZ.

⁵² it now has 3 full size wet turfs at Blake Park.

maintaining and developing grounds was a key focus as well as forming partnerships with schools and other cricket pitch owners such as councils.

- The Strategy identified two future needs facility requirements:
 - Further nationwide investment in artificial playing surfaces.
 - Capital investment in high quality natural playing surfaces in schools nationwide.
- It also identified 4 non-asset solutions:
 - Development of an NZC-approved advisor programme for provision of support services to facility providers.
 - Development of a nationwide schools' partnership programme to facilitate the sustainable provision of premier playing facilities.
 - Development of a facility usage policy to enable better utilisation of existing facilities in line with the desire to play all semi-hard ball cricket on artificial surfaces.
 - Completion of regional facility network plans for each association. Facility plans to include sustainable operation models for all facility providers.
- Other findings included:
 - Except for Auckland, most regions in New Zealand do not require significant investment in additional new facilities for the participation and development levels of cricket.
 - Each Cricket Association should develop a facility network plan to improve current facilities.
 - Developing more consistency in cricket facilities was a general priority, based on a link between facility quality and player development.
 - A focus was recommended on improving cricket facilities at the secondary school level, including a network-based partnership approach.
 - A focus was also recommended on developing more artificial facilities for playing and training, particularly including all semi-hard ball cricket. More specific use of expert facility advisory resources was recommended

New Zealand Cricket 'Junior Formats' and Age and Stage Documents

- NZC's Junior Formats document outlines the key parameters in the provision of cricket for junior players and includes aspects of pitch length and boundary size.
- Age and Stage is NZC's Junior Cricket's programme designed to make the game more accessible for junior players through shorter pitches, fewer players and shortened boundaries. Their website provides resources on pitch preparation among other documents.

14.3 National Facilities Guidelines for Tennis (2018)⁵³

Tennis New Zealand launched a new strategic framework in 2017. This document provides facility guidelines to help support the framework and:

- Getting the right courts in the right places
- Getting more players onto courts
- Planning for the facilities needed in the future
- Supporting high performance athlete development
- Hosting of world class international events

It is noted that for tennis to be accessible and thriving continued investment in, and maintenance of high quality facilities is required. The guidelines include a hierarchy of tennis facilities:

1. International (ASB Tennis Centre)

⁵³ Sourced from <https://tennis.kiwi/assets/Resources/TNZ-National-Facilities-Guidelines-LR.pdf>

2. Regional Tennis Centre – Auckland (x2), Hamilton, Wellington, Christchurch, Dunedin (catchment of 250,000 players within 30 mins)
3. Sub-regional Venue – all New Zealand cities
4. Tennis Clubs and Venues
5. Community Courts

Other key points from the guidelines include:

- Tennis NZ supports the provision of covered outdoor courts where the establishment of an indoor court facility is cost prohibitive or suitable land is unavailable. Covered courts provide shade and protection from inclement weather and extend the use of facilities.
- Tennis NZ has identified a national gap in high performance training facilities and clay courts.
- Tennis NZ identifies the trend towards provision and multiuse courts, and sees the use level benefits they bring, particularly for indoor court environments.
- Making it easier to access courts through use of digital court booking and entry systems is also highlighted as an opportunity.

Tennis facilities in Tauranga and the wider Bay of Plenty sit at the level of sub-regional or below in the hierarchy. At a sub-regional level a minimum of 8 courts of International Tennis Federation (ITF) standards are recommended. For 4. Tennis Clubs and Venues the guideline recommendation for metropolitan areas is 1 court per 2,500 population and courts within a 15 min drive time. Tauranga's sub-regional tennis facilities is Papamoa Tennis club located at Gordon Spratt Reserve.

14.4 Older Facilities Plans

A number of codes have facility plans that are dated, with many approximately 10 years old. Therefore, limited direction can be obtained from them. These are noted below:

- Netball New Zealand Facilities Strategy (2011)⁵⁴ and Regional Netball Facility Strategy Development Guidelines (2011)⁵⁵
- Bowls 2020 Securing our Future (2012)
- National Facilities Strategy for Indoor Sports (2013)

Codes or clubs based at that do not have a national facilities strategy include:

- Croquet
- Rugby
- Petanque

⁵⁴ Developed by Visitor Solutions Ltd for Netball NZ.

⁵⁵ Ibid.

15. Appendix 5 – Detailed Code/Club Data

Area of the Park	Sport/ Group	Detailed Use Information
Mount Greens Sports (Totara St)	Mount Bowls	Regular use: 3-4 days per week, 52 weeks per annum; 3-5 tournaments per week; Twilight bowls 100 people per week (12 weeks per annum); Corporate and casual bowls additional.
	Croquet	Regular use - 6 days per week (3-5 hours per day); tournaments, casual use additional.
	Petanque	Regular use 4 days per week (total of 11 hours per week); tournaments; corporate events additional.
Tauranga Hockey Centre Turfs	Tauranga Hockey	Available 7 days, approx. 77 hours per week. Weekday use mostly 3.30pm-8.30pm with some daytime use. Typical Saturday use 8am-6.30pm (with variation in numbers) typical Sunday use 9am – 4pm (with variation in numbers) 2-3 large tournaments per annum.
Playing Field Clubs (1-5)	Mount Maunganui Cricket	Senior field use - 76 hours per week training, games and twilight cricket over a 24 week season.
	Mount Sports Club - rugby	Field use spread across Monday-Saturday: Senior teams 1-2 trainings per week + weekend games; juniors average 1 training + game per week. Touch field use: Friday 5.45pm-7.45pm Clubrooms use averages 20 hours per week (excl. squash – see below).
Hard Courts Area	Mount Maunganui Tennis	7 days per week (2 – 6 hours per day). Coaching and tournaments additional. Year round play with main season October – April.
	Tauranga Netball Centre	Regular competition use 4 days per week (winter). Friday 5.15pm-9pm, Wed/Thurs 6.30pm-8.30/9pm, Saturday 8.30am-9pm. Regular training: Mon, Tues 2 hours per night. Summer Competition Wed 4.30pm-8.30pm. Courts are available for community use outside of netball hours.
	Mount Sports Club - netball	Court use is included in above Tauranga Netball centre data.
Indoor Court	Mount Maunganui Sports Centre	4,390 hours of use 2020/21. 39,448 users visits 2020/21. Main regular users: basketball, pickleball, roller sports including inline hockey, badminton, indoor bowls, remote control cars, leisure marching and more.
Squash	Mount Sports Club - squash	Courts/building used 365 days per annum from 6am-10pm.

A few organisations provided more detailed data. This is also captured here for reference.

Mount Tennis Club

Membership

	2017/18	2018/19	2019/20	2020/21	2021 Current
Adults	224	221	215	239	250
Juniors	126	142	151	149	130
Total members	350	363	366	388	380

Juniors are up to 18 years of age.

Court Hours

	2017	2018	2019	2020	2021
Total hours of use per annum	13,987	13,850	14,405	14,982	4,900

Building Use

	2017	2018	2019	2020	2021
Total hours of use per annum	1,685	1,690	1,728	1,728	576

Mount Maunganui Sports Club

Membership

	2017	2018	2019	2020	2021
Senior Rugby	120	97	65	60	
Women's Rugby			30	30	
Junior Rugby	250	252	243	255	
Squash	209	207	180	150	
Touch	400	400	440	490	
Netball	40	30	30	0	
Total members	1019	986	988	985	Audit not finished

Tauranga Hockey Association

Figure 15.1 Tauranga Hockey Association Player Registration 1989-2020

