



# **SUPPLEMENTARY AGENDA**

**Ordinary Council meeting  
Tuesday, 12 November 2024**

**Date: Tuesday, 12 November 2024**

**Time: 9:30am**

**Location: Groundfloor Meeting Rooms  
306 Cameron Road  
Tauranga**

*Please note that this meeting will be livestreamed and the recording will be publicly available on Tauranga City Council's website: [www.tauranga.govt.nz](http://www.tauranga.govt.nz).*

**Marty Grenfell  
Chief Executive**





**Order of Business**

**11 Business..... 4**

11.8 Memorial Park Aquatic Centre Update - Supplementary Information..... 4

**13 Public Excluded Session..... 166**

13.9 Memorial Park Aquatic Centre Updated Business Case - Supplementary Information ..... 166

## 11 BUSINESS

### 11.8 Memorial Park Aquatic Centre Update - Supplementary Information

**File Number:** A17045892

**Author:** Mike Naude, Director of Civic Developments  
Alison Law, Manager: Spaces & Places

**Authoriser:** Marty Grenfell, Chief Executive

#### PURPOSE OF THE REPORT

1. This is a supplementary paper to the report received by Council on 29 October 2024 – Memorial Park Aquatic Centre Update, and should be read in conjunction with that report.
2. The purpose of the original report was to present, together with attached documents, a comprehensive overview of Council's decision-making processes regarding the Memorial Park Aquatic Centre, including the demand for an aquatic facility, the options considered, and the reasons for the current proposal.
3. The original report was in response to the Memorial Park Aquatic Centre project being put on hold pending a Council decision on the future direction of this project.
4. The original report seeks approval to recommence detailed design through to the completion of the Design Feasibility Report based on option A – Single-staged Memorial Park Aquatic Centre indoor and outdoor facility.

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#### RECOMMENDATIONS

That the Council:

- (a) Receives the report "Memorial Park Aquatic Centre Update" and "Memorial Park Aquatic Centre Update - Supplementary Information".
- (b) Notes that the Memorial Park Aquatic Centre project has been put on hold pending a decision from the Council on the project's future.
- (c) Notes that the Council is currently surveying the community to help inform the future direction of the Memorial Park Aquatic Centre project [Closed on 8 November].
- (d) Approves the recommencement of the project through to completion of the Design Feasibility Report, based on Option A - Memorial Park Aquatic Centre single-stage delivery at a cost of \$100-105m.
- (e) Approves the expenditure of \$2.2m for the purpose of completing the Design Feasibility Report.
- (f) Notes that the Design Feasibility Report will be reported back to Council within four months, to enable Council to make a further decision regarding the preferred option for the Memorial Park Aquatic Centre, before moving to a fixed price design and build contract.

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#### BACKGROUND







5. On 29 October 2024, Council received a report entitled Memorial Park Aquatic Centre Update. The report was left to lie on the table and additional information was requested by Council. This supplementary agenda includes the additional information requested.

### ADDITIONAL INFORMATION

6. The additional information attached to this report is summarised in the following table:

Document	Summary
Interim Memorial Park Aquatic Centre Survey	<p>The survey regarding the Memorial Park Aquatic Centre has been underway since 25 October, with a close date of 8 November. Attached is an interim report, showing results from 5,119 responses, up until Tuesday 5 November. Final results from the survey will be tabled at the Council meeting on 12 November, note they are not expected to change significantly.</p> <p>High-level results:</p> <ul style="list-style-type: none"> <li>73% of survey respondents support additional aquatic facilities.</li> <li>72% of survey respondents support spending \$80-105 million on Memorial Park Aquatic Centre.</li> <li>The ranking of pool features in priority order were: <ol style="list-style-type: none"> <li>1. A learn to swim pool</li> <li>2. An indoor 50m lane pool</li> <li>3. Leisure pool</li> <li>4. Indoor 25m lane pool</li> <li>5. Water sports/competitive swimming pool</li> <li>6. An outdoor 25m lane pool</li> <li>7. Hydrotherapy pool</li> <li>8. Hydroslide</li> <li>9. Spa pool</li> <li>10. Gym</li> <li>11. Manu pool</li> </ol> </li> </ul>
Memorial Park Aquatic Centre Previous Consultation Summary	<p>This document outlines a summary of feedback from the community on the Council's previous three Long Term Plans, and from previous targeted user group engagement.</p> <p>High level results from LTP 2021-31 and 2024-34 consultation:</p> <ul style="list-style-type: none"> <li>30 submissions referenced support for Memorial Park Aquatic Centre</li> <li>27 submissions referenced support for a 50m pool.</li> <li>9 submissions referenced retaining and investing in existing pools.</li> <li>22 submissions did not support investment in aquatics for reasons of affordability.</li> </ul>
Memorial Park site plan	<p>The site plan depicts a red dotted line showing the current QEYC overlaid onto the proposed Aquatics Centre. Note the image includes the Northern carpark, which is not currently included in the budget for the options being considered.</p>
Memorial Park Stage One and Spatial Plan	<p>The Spatial Plan provides a vision for how the park will look in the future. This enables Council to work towards the plan over time and ensures various uses of the park work together. The full (136 page) document provides detail, but the 1-page stage one document provides an overview of what is currently proposed through the LTP 2024-34, with a budget of \$6m.</p>
Memorial Park Aquatic Centre Renders	<p>These renders provide an artist impression of how the aquatic centre may look, based on the current proposal.</p>

**ATTACHMENTS**

1. **Appendix 1 - MPAC Interim Survey results - A17045809** [↓](#) 
2. **Appendix 2 - MPAC Previous Consultation Summary - A17045835** [↓](#) 
3. **Appendix 3 - Memorial Park Site Plan - A16974542** [↓](#) 
4. **Appendix 4 - Memorial Park Stage One - A16974548** [↓](#) 
5. **Appendix 4b - Memorial Park\_Landscape Spatial Plan Report - A16974564** [↓](#) 
6. **Appendix 5 - MPAC Renders - low res - A16974550** [↓](#) 

## Interim Memorial Park Aquatic Centre Survey



**To:** Council

**From:** Alison Law

**Date:** Results last updated 11:30am – Tuesday 5 November 2024

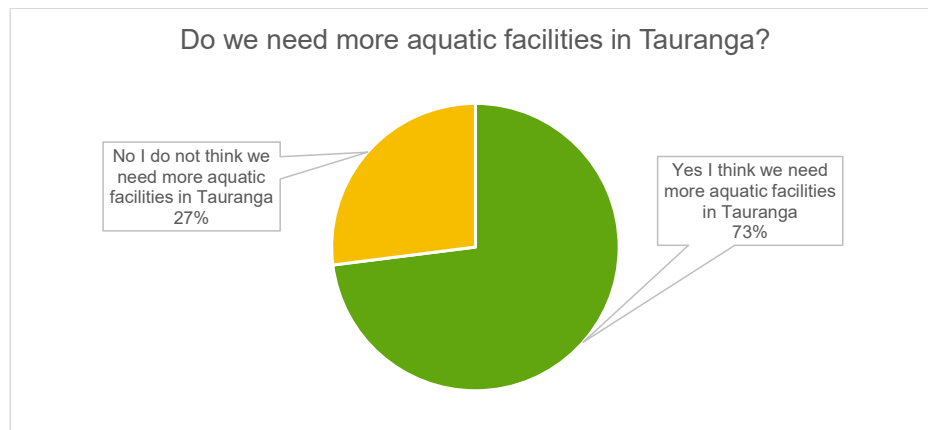
### Summary

1. A Memorial Park Aquatic Centre Survey has been carried out from 25 October closing on 8 November 2024.
2. A total of 5119 responses have been received as at 11:30am Tuesday 5 November.
3. 73% of survey respondents support additional aquatic facilities.
4. 72% of survey respondents support spending \$80-105million on Memorial Park Aquatic Centre.
5. The ranking of pool features in priority order were:
  1. A learn to swim pool
  2. An indoor 50m lane pool
  3. Leisure pool
  4. Indoor 25m lane pool
  5. Water sports/competitive swimming pool
  6. An outdoor 25m lane pool
  7. Hydrotherapy pool
  8. Hydroslide
  9. Spa pool
  10. Gym
  11. Manu pool

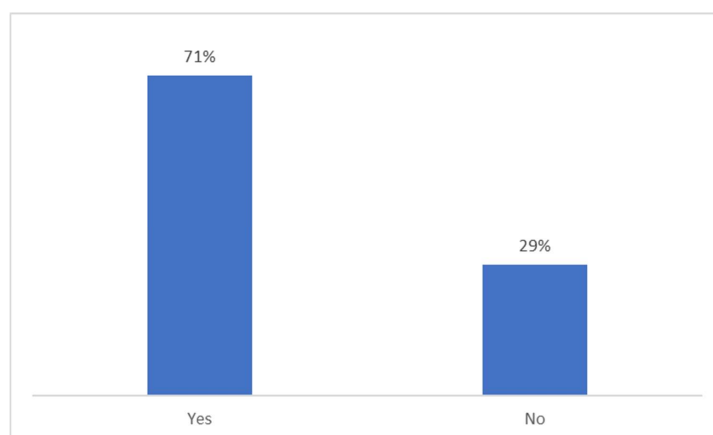
### Overall

Total Survey participants	5119
92% live in Tauranga	
56% work in Tauranga	
72% own a home in Tauranga	
74% are Council Pool Users (28% weekly)	

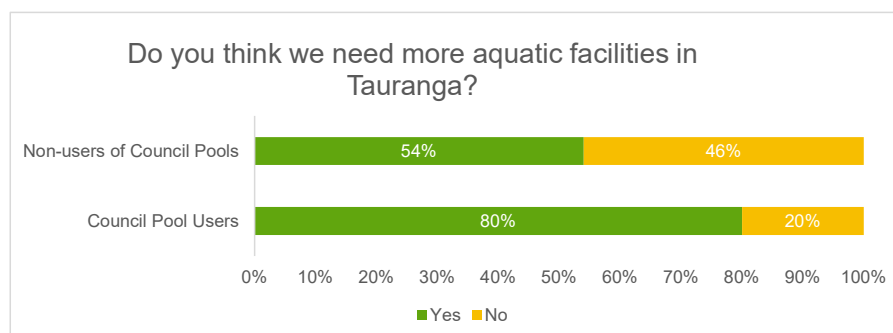
### Aquatic Facilities



**Do you support spending \$80-105 million on Memorial Park?**

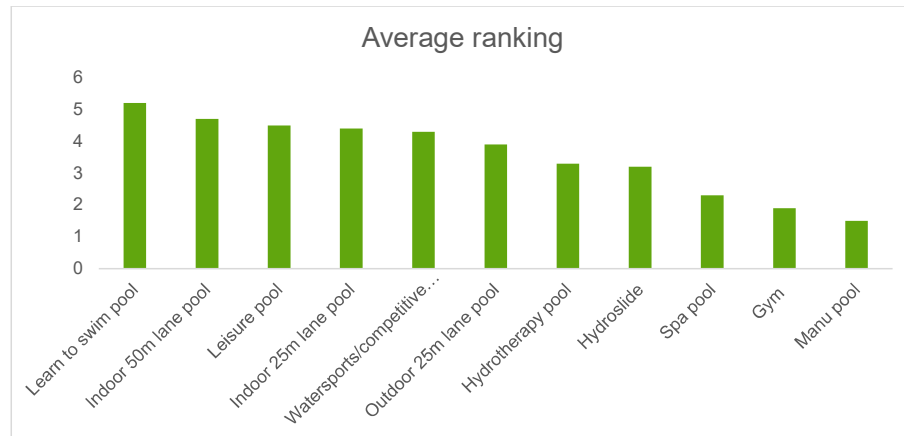


**Does current pool usage influence support?**



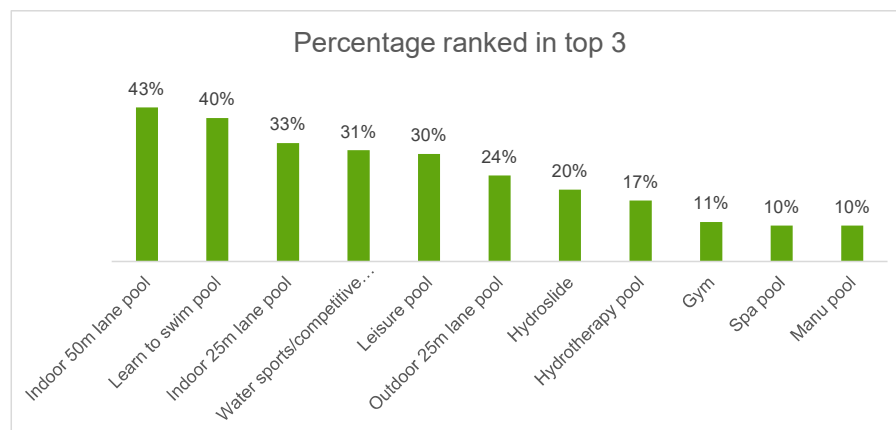
### Pool Features

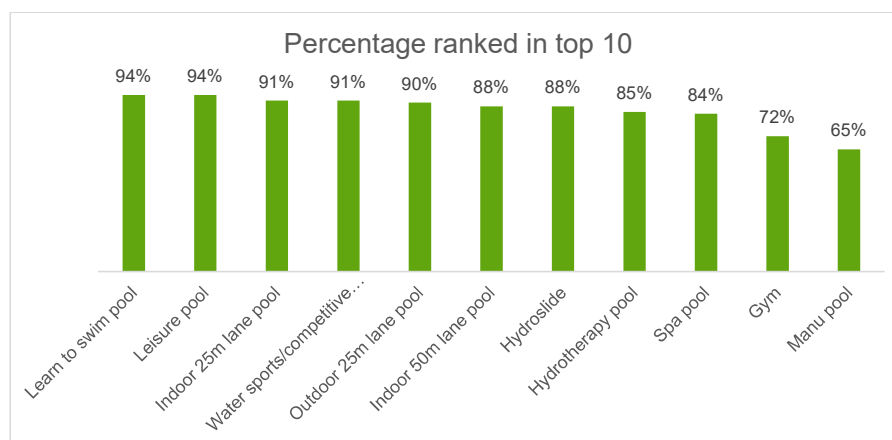
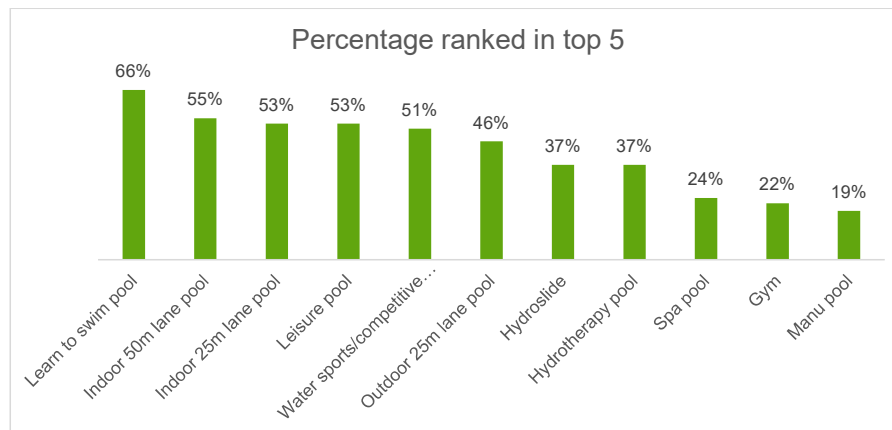
The survey enabled people to rank the features they would like to see, as well as add their own suggestions.



The learn to swim pool was the highest ranked feature followed by the indoor 50m lane pool.

When grouping pool features listed in the survey, the features wanted are as follows. I.e. 43% of people ranked a 50m pool in their top 3.





2,472 other suggestions were provided and grouped into features.

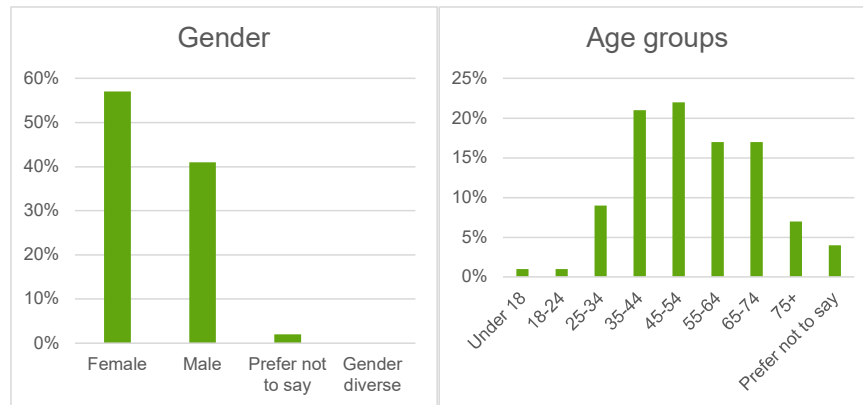
Feature	Number of suggestions	Percentage of suggestions*
50m pool	907	37%
Pre-school/toddler pool	225	9%
Sauna	171	7%
Deep pool for hockey, waterpolo etc	136	6%
Diving boards/pool	106	4%
Café	93	4%

\*Not every respondent provided suggestions. This is the percentage of suggestions provided, not respondents. Each respondent could provide up to 5 suggestions.



As shown above survey respondents put features in the other suggestions that were already in the ranking list.

#### Demographics of survey respondents



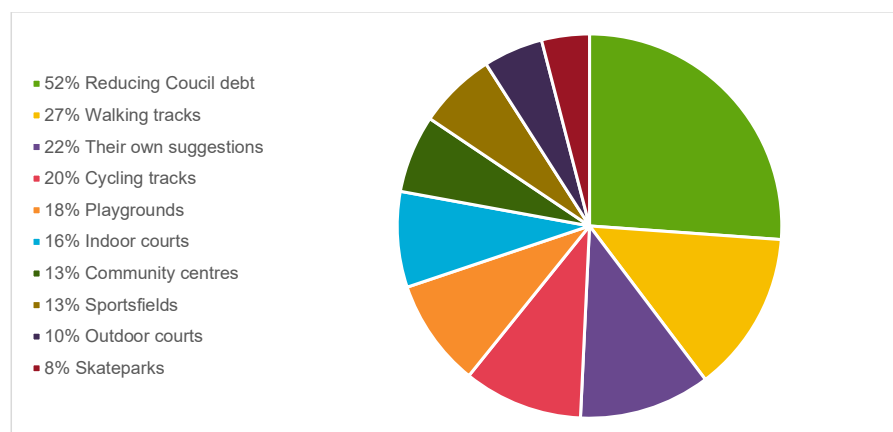
#### Those who do not support additional aquatic facilities.

1. 27% of respondents do not support additional aquatic facilities.
2. 57% of these people are Council pool users, and 21% swim weekly, and a further 24% swim monthly.
3. 73% of these respondents believe funding should go to reducing Council debt, compared to those who said yes (44%). This was followed by their own suggestions and then walking tracks. Their own suggestions included suggestions such as investing in current aquatic facilities, reducing rates, investing in dog facilities, water infrastructure, public transport, the city centre, roads, playgrounds and other facilities.
4. The demographic curve was older than the average of all respondents combined, with the highest number of respondents in the 65-74 years of age category (21%), followed by the 45-64 year age categories.
5. Respondents primarily live in Pāpāmoa (14%), Ōtumoetai (10%), Pyes Pā (8%) and Bethlehem (8%).

#### What did we learn from those who do support additional aquatic facilities?

6. 44% believe savings should go to reducing Council debt, followed by walking tracks and cycling tracks.
7. 81% were Council pool users, and 34% swim weekly, while a further 21% swim monthly.
8. Were younger than those who said no, with the highest number of respondents between 35 and 54 years of age (23-24% in each 10-year band).
9. Primarily live in Pāpāmoa (12%), Ōtumoetai (9%) and Bethlehem (8%).

With any savings in spending from this project, would you rather see these used to reduce Council's debt or spent on facilities for the community?



## Memorial Park Aquatic Centre Previous Consultation Summary



### Long Term Plan Submissions 2018, 2021 and 2024

The proposal to have an upgraded aquatic centre at Memorial Park has been included within Council's Long Term Plans since 2018. Whilst it was never the topic of a specific questions in a Consultation Document, it was included as a capital project, and therefore open to submissions.

#### LTP 2018-28

8 submissions to the 2018-28 LTP commented on aquatic facilities, with the majority requesting a 50m pool. Other issues raised include improved child safety, focus on recreation, and making swimming affordable. A couple of the submissions were not supportive of expenditure on a new aquatic facility due to other priorities, concern about increased congestion and costs.

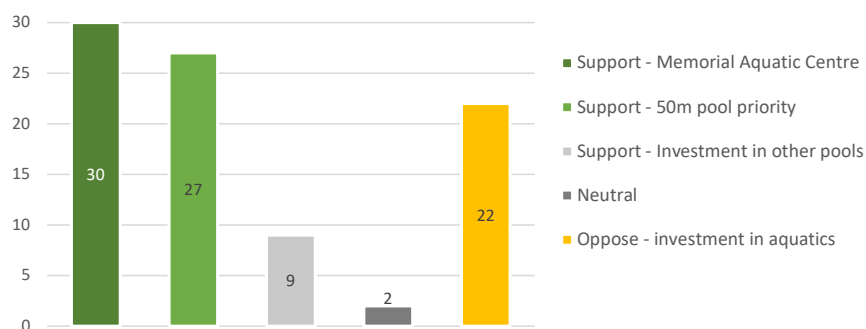
#### LTP 2021-31 and 2024-34

During the 2021-31 and 2024-34 consultation, Council received 90 submissions on the topic of investment into aquatic facilities.



Whilst the community were not asked a specific question regarding Memorial Pool Aquatic Centre, or about investment in aquatics more generally, those that chose to submit on this topic had some very common views. There was a lot of support (66 comments) for investment in aquatic facilities generally. A third of submitters on this topic (30) expressed general support for the Memorial Park Aquatic Centre, a further 36 submitters focussed on two key themes including the need for a 50m pool (27), and the desire to ensure existing facilities continue to be operated (9) – the majority referencing Ōtūmoetai Pool. For those not supportive of investment in aquatics (22 submissions), the main concern was affordability.

Historic LTP submissions on investment in aquatics



### User Group consultation 2018-2024

The following pages outline notes from forums with aquatic facilities user groups between 2018 and 2024, including stakeholder engagement.

User Group Forum Hosted by Bay Venues - 30 July 2024, 6.15pm, Mercury Baypark

#### 1. Memorial Aquatic Facility

presented by Sam Toulmin, General Manager Preconstruction, Apollo Projects

In 2019, a feasibility study revealed a significant shortage of pool and recreational water spaces in our city. Plans were put on hold due to Covid. The next phase was to develop the Memorial Aquatic and Courts facilities, but high costs led to exploring alternative options. When the Warehouse building became available, TCC recognised an opportunity to purchase this building and develop indoor courts while still proceeding with the new aquatic facility, café and gym.

Sam presented the plans for the new Memorial Aquatic Facility, which will include 8 indoor lanes (2.5m wide, 2m deep) and 5 outdoor lanes (1.2-1.4m deep, 2.5m wide). The facility will also feature an indoor gym, office spaces, and a café. The main entrance will be located between Devonport Road and 11th Avenue. The existing train station will remain on-site, with the new facility being constructed around it. Geotechnical testing is scheduled for early next year. Much work remains on the design, details, and functionality of the project.

According to a recent study by Sport NZ, the goal was to create additional leisure spaces to meet the city's growing needs. Baywave will continue to serve as the competition pool for now.

#### User group feedback:

- UWH – Natare pool not suitable for underwater hockey.
- LVW Swim Club – first time attending a user group forum as recent regular users of Greerton Pool queried why not a 50m pool. National aquatic demand findings outlined. Referenced Sport [National aquatic facilities strategy](#) refer 8.15, pg 24.
- Seating capacity needs to increase to cater for local/regional meets – BV to pass feedback on to Apollo.
- Traffic concerns raised getting in and out of carpark onto busy Fraser St.

User Group Forum Hosted by Bay Venues - 6 December 2023, 6pm, Tauranga Yacht & Power Boat Club

***A presentation was provided and feedback was captured in a letter that was subsequently provided as an Aquatic Sport User Group Joint Submission to Council in December 2023 (see appendix 2 of Memorial Park Aquatic Centre Update report - 29 October 2024).***

User Group Forum Hosted by Bay Venues - 15 June 2023, 5.15pm, Mercury Baypark

### 3. Updates

presented by Chad Hooker, CEO & Tina Harris-Ririnui, GM Operations, Bay Venues

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#### Memorial Park development update

- An architect has recently been appointed; the concept design will develop over the next while
- Due to seismic issues, a decision whether to upgrade the QEYC or demolish the building is yet to be decided by the Commissioners
- Recognising the QEYC could be out of action due to construction for a significant period of time, TCC are investigating relocation options across the City
- At this stage, our assumption is the QEYC will be demolished within the next 12-months, but yet to be confirmed
- Stakeholder engagement will form part of the project – timelines for engagement is estimated to be in approx. 4-6 months time.

User Group Forum Hosted by Bay Venues - 16 June 2022, 6.15pm, Arataki Community Centre

### 1. Bay Venues Update

presented by Chad Hooker, CEO & Tina Harris-Ririnui, Venues & Programmes Manager, Bay Venues Limited

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#### Memorial project update

The Memorial project includes indoor and outdoor aquatics facilities, removal of the Memorial Hall court, the addition of two new courts plus auxiliary services. The indicative construction for this project will commence in the 23/24 financial year. Feasibility study peer review has been completed. Next, a detailed seismic assessment of the QEYC is to be undertaken. The scope and timing of the project (aquatic and indoor courts concurrently or immediately one after the other) is yet to be confirmed.

#### User group feedback:

Why is there no scope for a 50m pool as part of the Memorial Pool Project? Limited building space, regional provision suffice, event attraction limited – *refer Sport NZ 25m vs 50m lane pool fact sheet*.

User Group Forum Hosted by Bay Venues - 18 May 2021, at 7.00pm, TrustPower Arena

### **1. Memorial Park Recreation Hub**

**presented by Anita Coy-Macken, Senior Consultant, Visitor Solutions**

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**Link to feasibility study presentation on Tauranga City Council Website;**

[https://www.tauranga.govt.nz/Portals/0/data/future/heart\\_of\\_city/files/memorial-park-recreation-hub-presentation.pdf](https://www.tauranga.govt.nz/Portals/0/data/future/heart_of_city/files/memorial-park-recreation-hub-presentation.pdf)

**Record of comments / issues raised at stakeholder presentations to be factored into the next stage of the detailed design work:**

- Opportunity to include shared admin space for primary aquatic and indoor sport users. Could potentially provide space for club/squad members to eat breakfast, do homework before and after school / training.
- Need to consider space for sport events for marshalling, tournament control, storage etc. Not sure there is sufficient space around the pool provided for this.
- Underwater Hockey preference is for tiled pool and preference to have no shelf in the main pool.

### **Long Term Plan Submissions**

Closes Monday 7<sup>th</sup> June. Use the online form at [www.nowforthefuture.co.nz](http://www.nowforthefuture.co.nz)

User group support for this facility will help to ensure it remains as a priority project in the LTP.

Email submissions to: [submission@tauranga.govt.nz](mailto:submission@tauranga.govt.nz)

User Group Forum Hosted by Bay Venues - 29 June 2020, 5:30pm, Trustpower Arena

### **3. CBD Recreation & Leisure Hub**

**presented by Justine Brennan, Acting CEO, Bay Venues Limited**

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- A Feasibility Study has been completed and received by TCC
- TCC now refining the scope, scale, timing and financial model which will determine whether and how this project progresses through the 2021-2031 Long Term Plan
- This work will determine approach to community consultation.
- Justine will organise an update for all user group stakeholders who were consulted at the beginning of the feasibility process to outline in more detail the rationale for the conceptual plan, next steps of the project, and a link on where to provide feedback. **Post meeting notes: A stakeholder workshop will be held late August, early September depending upon consultant availability.**
- Zane Jensen to coordinate meeting with aquatic user group stakeholders to prepare for the next round of public consultation on this project.

## CBD Recreation & Leisure Hub Stakeholder Engagement Responses led by Visitor Solutions, 2019

### Partner and Stakeholder Perspectives

A wide range of partner and stakeholder perspectives were gathered from a series of interviews, web-based surveys and site walks. These perspectives are summarised in the following section and have been taken into consideration in the development of the feasibility study.

#### Iwi Perspectives

Interviews were conducted with three iwi representatives representing Ngāti Ranginui, Ngai Tamarawaho, Tukairangi and Ngāti Tapu. The interviewees perceived the need to have facilities for this side of Tauranga (the north and west). It was believed that Bay Wave presented some access issues due to the requirement to travel on busy roads and cost.

Representatives expressed strong opinions about the composition of the proposed development. These can be summarised as:

- A need to have a full recreation hub approach to the development (that retains waterplay for free).
- The creation of a “destination facility” that has indoor and outdoor facilities. Such a facility would pull people to the site.
- The importance of incorporating geothermal hot pools in the design. This was perceived as an attractor with cultural linkages.
- The development of a bilingual café that serves both the park and the sports and aquatic facility simultaneously.
- A design that represents and supports an iconic contemporary design. One that recognises tikanga and Māori heritage and that can be used to promote Tauranga.
- Opportunity to create “a place for people”.
- It was also seen as being very important for the proposed facility to foster leisure activities and pastimes such as “bombing” that were outside of normal structure sports activities. This was perceived to require a range of pools and connected water spaces of different types.
- The opportunity to address wider park issues were also explored. For example, optimising the park with features such as:
  - A cultural playground,
  - A Kapa haka facility,
  - A contemporary Whareniui.
- Recycling of water and providing all weather access (outside and inside pools) were also highlighted as being important.

#### Web Survey

A web-survey was circulated to potential stakeholder organisations believed to have an interest in the proposed development of aquatic and dry facilities in Central Tauranga. Two slightly different survey versions were used, one for general user-group organisations (such as sports clubs) and the other for schools and education providers. The survey also generated a series of non-targeted responses from individuals<sup>1</sup>.

Two site walks and several key stakeholder interviews were also undertaken. The summarised results of which are reported in this section.

Organisational stakeholder survey responses were received from the following entities, many of whom had interest in both aquatic and dry facility types (marked with \*).

- Primarily Aquatic stakeholders

Ōtūmoetai Waterpolo\*; Tauranga Synchronized Swimming Club\*; Synchronised Swimming New Zealand\*; Tauranga Underwater Hockey Club\*; Bayswim; Mount Maunganui Swimming Club; Evolution Aquatics\*

- Primarily Dry-facility stakeholders

BOP Badminton Assn Inc; BOP Table Tennis Association; Volleyball Tauranga; Netball Waikato-Bay of Plenty\*; Body in Motion Physio\*; Avenues Physio-Fitness\*; Arataki Sports Club

- School / Education stakeholders

Bellvue Primary; Bethlehem College\*; Matua School (aquatic-only); Ōtūmoetai College; Ōtūmoetai Intermediate; Aquinas College (aquatic only); Tauranga Girls (aquatic only); Tauranga Boys College\*; Tauranga Intermediate School\*; Aspire2 International\*; University of Waikato\*

Given most had interest in both wet and dry facilities, their responses are summarised according to both facility types.

In addition, 120 non-target survey responses from the wider community were also received. While targeted at organisations, the survey was also circulated by some organisational recipients to their individual members. While these were outside of the design-scope of the specific survey, the 120 complete responses delivered added perspectives. Key summary points are noted in the main summary results presentation.

#### Aquatic Facility Perspectives – Survey

This section briefly summarises the main themes raised about aquatic facility needs and issues.

##### *Summary of Stakeholder Organisation Survey Points - Aquatic:*

- It was perceived that access to suitable pools with the required minimum water depths is constraining growth of some water sports (i.e. water polo, synchronised swimming and diving). A minimum 3m depth is commonly perceived as being required (with even greater depths for diving). Water polo also expressed strongly the need for a tiled pool floor. It appears any facility containing those attributes would strongly attract these groups.
- A small number of people called for a 'traditional' 50m pool. More favoured multiple pools with different characteristics (achieved potentially through the creation of a bulkhead dividing a 50m pool). It was noted 50m pools were attractive in principle, but less common in practice.
- Traffic was a commonly cited as a perceived constraint in respect to facility access (to Memorial Park, or to any alternative sites).
- School responses highlighted the value of facility proximity, with more distant options only of interest for occasional events. Some noted value in having access to higher specification pools for supporting their specialist sport uses.
- Priority was placed on the 'swimming', 'specialist' and 'accessibility' features of pools, rather than on any 'aquatic-fun' features. Some perceived 'fun' or 'leisure' opportunities were



provided in other locations and were less important and not core to a new pool (this however reflects the nature of the stakeholders being consulted).

- Most groups (including many with a specific aquatic-activity focus) noted the value in having access to suitable dry spaces for complementary exercise/training and meeting event organisation requirements. Interested aquatic groups preferred these spaces to be physically associated with the pool facility.
- University (and international student institutions) indicated likely high demand for casual student use due to the proximity of Memorial Park facilities to the CBD and associated educational campuses.

#### Indoor/Dry Facility Perspectives - Survey

##### *Summary of Stakeholder Organisation Survey Points – Indoor/Dry:*

- Netball and Volleyball groups expressed a strong need for increased capacity, particularly on the Tauranga side of the bridge due to perceived travel/traffic constraints.
- Traffic was a commonly cited constraint in respect to facility access (either to Memorial Park or to any alternative sites).
- Badminton and Table Tennis groups expressed a strong need for increased capacity. They preferred more exclusive-use facility arrangements.
- The indoor needs of most aquatic groups were associated with complementary dry spaces for exercise, training and event activities.
- Many groups (including some with an indoor-activity focus) also noted value in having access to suitable pool spaces for complementary exercise, training and therapeutic uses. Physiotherapy groups were common in this preference.

School responses highlighted the value of facility proximity (and some schools had gyms), with more distant options only of interest for occasional events. However indoor facility demand at some schools with gyms was reported to constrain participation.

University (and international student institution) response indicated likely high casual use demand due to the close proximity of Memorial Park facilities to the CBD and campus.

##### *Summary of Aquatic Stakeholder Interviews*

A range of interviews were undertaken with representatives from the main swimming organisations in the Tauranga area that were identified as potential users of the proposed aquatic facility. The summary findings from these interviews are outlined below.

There was a general sentiment expressed across the interviewees that organised aquatic sports were not being facilitated sufficiently by the existing facility network. Key factors pointed to by interviewees supporting this assertion were the perceived lack of quality water space and facilities for specialist aquatics sports. Swimming organisations perceived the lack of a 50-metre long (in competition mode) deep water FINA standard competition capable pool as a serious shortcoming in the Tauranga network.

It was generally perceived that any new pool should be between 10 to 12 lanes wide and have a depth of no less than 2 metres. Having a moveable bulkhead was also seen as being essential by some to divide the pool for training and enable greater levels of aquatic sports use. A smaller number of interviewees perceived a spectating seating capacity of between 1,500 and 2,000 would also be desirable for hosting national level competitions and specialist events, such as the AIMS Games.

Sports such as underwater hockey were also strongly of the belief that the pool should be designed with underwater hockey and other growth niche sports in mind. There was a perception that underwater hockey has been marginalised and unfairly targeted by facility managers for perceived pool damage (that the interviewees believed was the result of poor initial construction). Pool tiles were an essential design component and it was stated by underwater hockey that any other pool lining system would be opposed on the grounds that it would offer specialist sports a sub-optimal playing outcome.

A small number of interviewees had strong opinions about “so called leisure community use”. These individuals perceived that incorporating this type of pool requirement into the development brief of pools had led to a range of wasted opportunities and poor resource allocation decisions in Tauranga and nationally.

Comments included that “leisure pools” and “leisure water” resulted in pool complexes being filled with “wasted space”. Equally two other interviewees perceived “we” (wider society) had “gone soft” and water temperatures of the likes of 32C were “ridiculous” and “inhibited proper aquatics use”.

There was also a perception that some leisure activities like wave pools and fun pools should not be included in indoor facilities unless budgets had already accommodated traditional core pool designs first (25 and 50-metre lane pools). These interviewees perceived leisure facilities or opportunities were naturally provided throughout Tauranga’s beaches and harbours and wharf areas. For these individuals the allocation of resources should therefore be focused on activities that could not be easily reproduced naturally outdoors, such as a deep water 50m lane pool.

Most interviewees were however in favour of standalone warmer water learn-to-swim pools in any development. These facilities were perceived as having strong community and code benefits.

All the interviewees liked the concept of having dry facilities collocated with the core aquatic facilities. This was perceived as a strong advantage particularly in relation to accessing meeting rooms, drying rooms and dry training spaces. Office space for aquatics groups (and all sports clubs) was desirable to make “more of a multisport development”. It was believed that aquatics sports often lost the ability to have multisport developments because they used large community assets (pools) rather than traditional sport clubrooms.

#### Summary of Indoor Dry Stakeholder Interviews

The main desire from the indoor sports codes interviewed was expanded indoor court spaces suitable for a range of activities, such as netball, basketball, volleyball and table tennis. An expansion of QEYC was perceived to be beneficial because the venue was smaller than Tauranga’s main indoor court hub (Trustpower Baypark Arena) and was therefore more suitable for certain types of smaller event activities and sports leagues. Spatially there was a desire to see additional two netball court size spaces added with adequate storage for equipment, such as table tennis tables.

#### Summary of Other Stakeholder Interviews

Interviews were also conducted with three other stakeholders who were active in the immediate area around the existing QEYC building. These groups included the Tauranga Model Marine and Engineering Club, Tauranga Mini Golf and ‘Daniels in the Park’ events venue. All the interviewees expressed a strong desire to remain on their existing sites. They also highlighted that their operations strengthened the Memorial Park experience for the local community. ‘Daniels in the Park’ expressed an interest in potentially running any catering or café operation if one was being considered in the proposed pool redevelopment. Their only concern with the proposed facility was focused on car parking constraints. They explained that during large events car parking on the site was at a premium

and that this often hampered their own operations. They wish to see car parking over the entire QEYC precinct improved as an outcome of any development.

The Tauranga Model Marine and Engineering Club explained that they had invested heavily (in terms of volunteer hours and capital) over the years in their current site. Interviewees from the club expressed a strong desire to work with any new development around QEYC and believed that both their activity and the proposed facility could be mutually beneficial.

The Club stated that on a good Sunday they could attract 1,200 – 1,300 people for train rides. The activity is reported to be very attractive for families with young children.

Of immediate concern to the Club was the renewal of their lease with Council. They expressed a desire to be flexible with the current track layout should modifications be required due to any development.

The Tauranga Mini Golf representative explained that a new lease had been signed with Council that had approximately five years to run. The interviewee expressed a strong reluctance to move prior to the new lease expiring if this was ever required. Should the lease be terminated it was perceived compensation would be required to offset the businesses potential operational losses and the likely costs that would be required to re-establish in another location. However, given the history of the course and its community origins, having been established by Rotary in 1984 the business owner favoured staying.

#### Site Walks

Two site walks were held to give interested organisations a chance to walk around Memorial Park, especially the QEYC and existing pool precinct and express their views. These walks attracted a cross section of representatives from different organisations. The key messages to emerge (that have not already been discussed earlier) were that the Memorial pool site was much loved, but that its overall layout was not ideal.

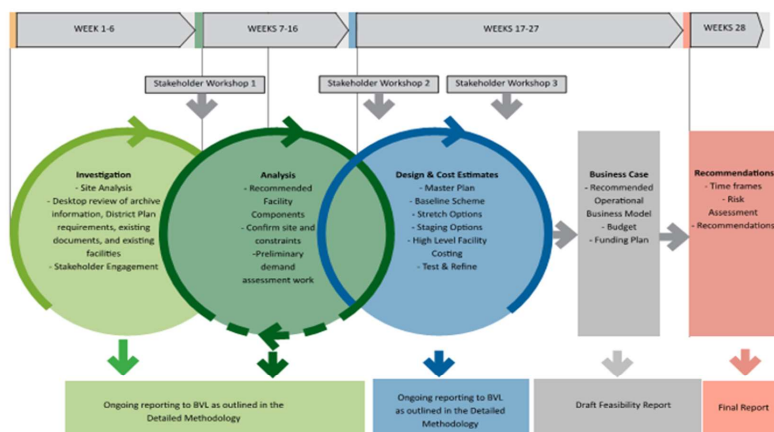
There was a feeling that the proposed redevelopment offered an opportunity to “tidy up” the site. Examples discussed during the walks included:

- Centralising buildings around QEYC to increase the open spaces areas,
- Wrapping buildings or structures around the existing pumping stations to “mask” them from the Park,
- Developing additional car parking opportunities around the periphery of the Park,
- Consider undercroft parking to maximise the site parking opportunities.

Badminton and Volleyball representatives also expressed that they liked the old Memorial Hall (which is part of QEYC) because the intimacy of the space. It offers three volleyball and badminton courts. Badminton also liked the fact that it did not have skylights and was therefore better for visibility of a shuttlecock. For these groups and Basketball, the location with good links to arterial and collector roads was another positive of the site.

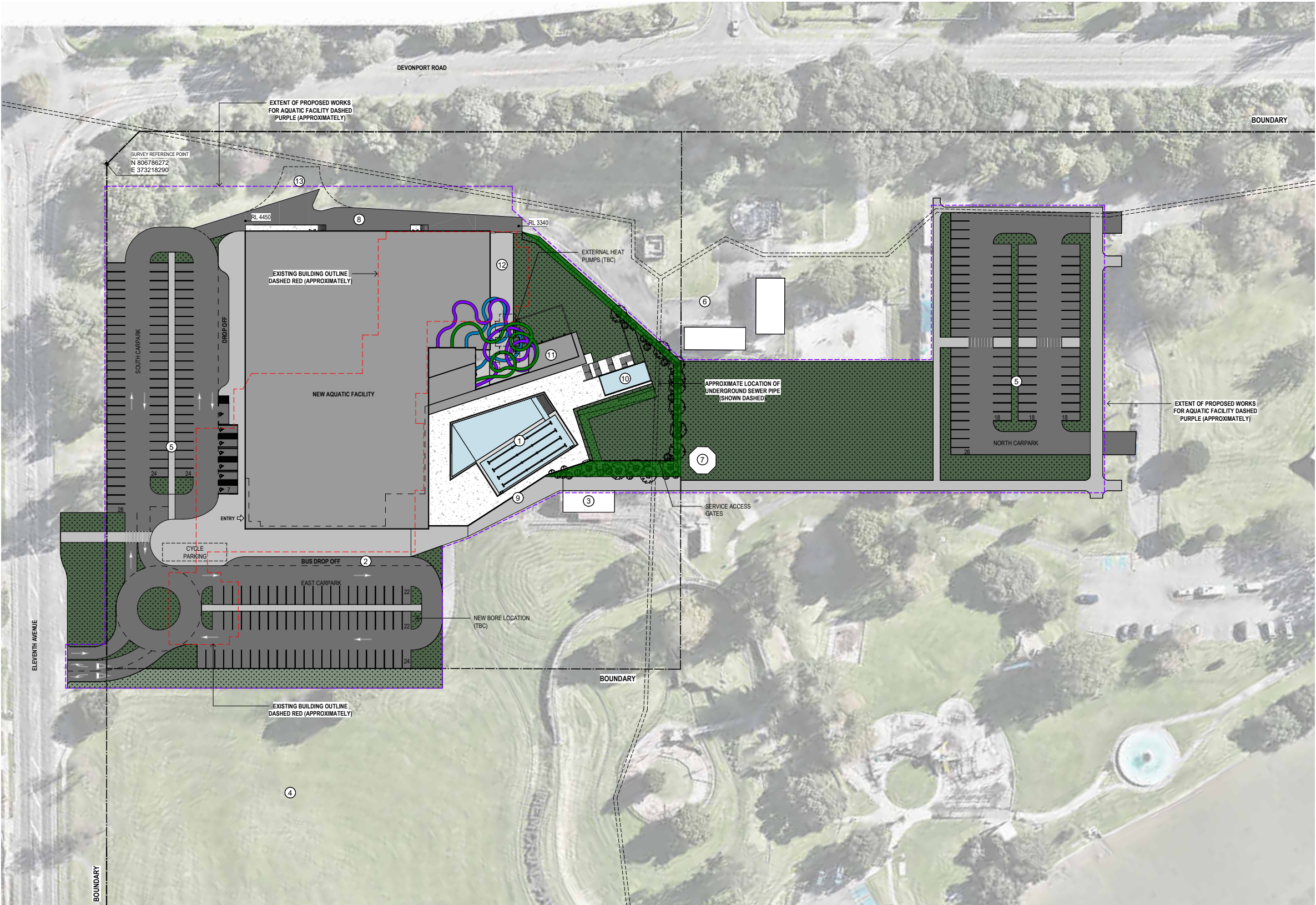
User Group Forum Hosted by Bay Venues - 26 November 2018, 6pm, ASB Arena

**3. CBD Recreation & Leisure Hub - Feasibility Study, presented by Justine Brennan, COO, Bay Venues Limited & Rebecca Ryder, Visitor Solutions**



Bay Venues Limited have engaged with Visitor Solutions and Boffa Miskell to lead the detailed feasibility study for the CBD Recreation & Leisure Hub. We are right at the beginning of the process undertaking investigations with key stakeholder engagement. The initial phase and first stakeholder workshop/site walk around is scheduled for Tuesday 4 December 2018. The second phase and stakeholder workshop/site walk around will take place in the New Year, date to be confirmed.





- LEGEND**
- ① Outdoor pools
  - ② Coach Drop-off zone
  - ③ Model railway station
  - ④ Memorial Field
  - ⑤ Public Car Park
  - ⑥ Sewage Pump Station
  - ⑦ Mini Golf
  - ⑧ Existing Service Lane
  - ⑨ Shared Pathway
  - ⑩ Bombing Pool
  - ⑪ Outdoor change & Store
  - ⑫ Service yard with ramp and retaining walls surrounding
  - ⑬ Turning bay for service yard

**CAR PARKING ALLOWANCES:**

EAST CARPARK	68
SOUTH CARPARK	76
TOTAL CARPARKS	144
ACCESSIBLE CARPARKS REQUIRED	5
ACCESSIBLE CARPARKS PROVIDED	7
TOTAL CARPARKS	151

**NOTES:**

Table above excludes north car parking.

NORTH CARPARK 80

**CYCLE PARKING ALLOWANCES:**

TBC	TBC
-----	-----

PROPOSED SITE PLAN - FULL CONTEXT  
1 : 500

**NOTES:**

- Do not scale off this drawing. Use figured dimensions only. Drawings printed from .pdf files will NOT be to scale.
- Contractor to verify all details and dimensions on site before commencing work.
- Contractor to report any apparent discrepancy to the Architect for interpretation prior to affected work proceeding.

**REVISIONS:**

P3	06.07.24	Site plan revision
P4	26.07.24	Revised floor plan
P5	15.08.24	Revised floor plan
P6	27.08.24	Revised floor plan
P7	30.08.24	Revised floor plan
P8	06.09.24	Revised floor plan
P9	27.09.24	WIP Drawings

**ARCHITECTURE**  
**HDT**

Project  
**MEMORIAL PARK AQUATIC FACILITY**  
Address & Client  
71 ELEVENTH AVENUE, TAURANGA 3110  
for APOLLO PROJECTS

**WORK IN PROGRESS DRAWING**

Sheet  
**PROPOSED SITE PLAN**

Status  
**CONCEPT DESIGN**

Job NO. 2249  
Scale (A1). As indicated  
Sheet NO. Revision NO.  
**A1.05 P9**



STAGE ONE SCOPE PLAN







# MEMORIAL PARK

ELEVENTH AVE, TAURANGA

**bespoke**  
LANDSCAPE ARCHITECTS



LANDSCAPE SPATIAL PLAN

DECEMBER 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... 01

A - CULTURAL CONTEXT & SITE HISTORY

Current Understanding of Cultural History & Values ..... 03

Cultural Map Overlay ..... 04

Site History ..... 05

Historical Imagery ..... 06

Design Principles & Outcomes ..... 07

Site Specific Design Outcomes..... 08

Early Ideas for Cultural Design & Expression ..... 09

B - SITE ANALYSIS & INVESTIGATION

Proposed Movement Networks ..... 11

• Pedestrian

• Cycle

• Vehicular

Key Community Facilities Network ..... 12

Existing Structures & Features ..... 13

Existing Underground Infrastructure ..... 14

Existing Vegetation ..... 15

Existing Site Circulation ..... 16

Site Character Imagery - Coastal & Open Lawn Areas ..... 17

Site Character Imagery - Skate and Central Play Areas..... 18

Site Hydrology ..... 19

• Flooding from Rainfall Areas

• Harbour Inundation

• Overland Flow Path & Flood Prone Areas

• Liquefaction

C - OPPORTUNITIES & CONSTRAINTS

Pedestrian Circulation ..... 21

Vehicular and Cycle Circulation ..... 22

Spatial Diagram..... 23

Views and Interfaces ..... 24

D - SPATIAL DESIGN

Stakeholder Engagement Process ..... 26

Schematic Concept Diagram ..... 27

Spatial Concept Plan ..... 28

Cross Sections 01 ..... 29

Cross Sections 02 ..... 30

Cross Sections 03 ..... 31

Specific Design Areas & Character Imagery

• Central Carpark ..... 32

• Southern Coastal Area ..... 33

• Central Coastal Area ..... 34

• Northern Coastal Areas ..... 35

• Central Play Area - Key Imagery ..... 36

• Youth Play & Skate - Key Imagery ..... 37

Perspective View 01 ..... 38

Perspective View 02..... 39

Perspective View 03..... 40

Perspective View 04..... 41

Staging

Stage One Scope Plan ..... 42

E - APPENDICES

E1 - Cultural Values Assessment .....

E2 - Archaeological Report .....

E3 - Stakeholder Meeting Minutes .....

E4 - Specialist Consultant Memorandums .....



EXECUTIVE SUMMARY

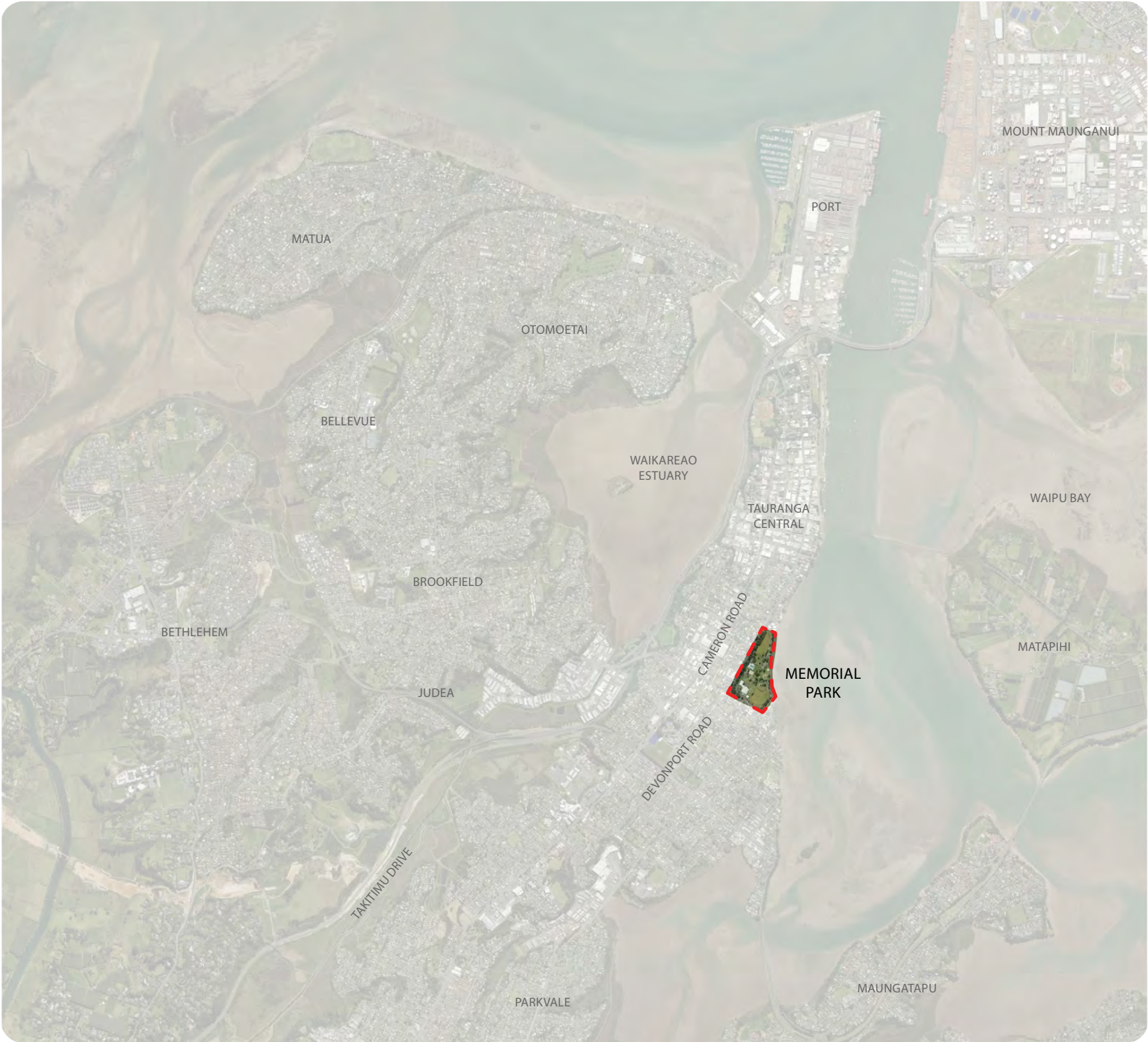
Bespoke were engaged in July 2023 by Tauranga City Council (TCC) to prepare a Spatial Plan for Memorial Park. The impetus for the preparation of this driven by the planned development of the Memorial Park Recreation Hub, a new community facility to replace the current Memorial Pools and Queen Elizabeth Youth Centre (QEYC). By developing the spatial plan, TCC foresaw that they could plan more effectively for the future of Memorial Park as a whole and best cater for potential impacts presented by the development of the Recreation Hub.

The Recreation Hub was originally planned to incorporate indoor courts, indoor pools, a gym and outdoor aquatic facilities. Through the concept design process this was analysed further and multiple options considered to respond to the requirements of the brief and available budget. The final option that is reflected in the Spatial Plan, caters for indoor pools, a gym and outdoor aquatic facilities only, with the indoor courts moved off site to another location. The hard landscape, parking and outdoor aquatic areas surrounding the facility are indicative only at this point and will be subject to more design development in the preliminary design of the Recreation Hub.

The development of the Spatial Plan was carried out as part of an iterative design process, carefully considering the existing site context, future impacts on the site and taking into account the feedback and preferences of existing stakeholders (external and internal to TCC). Key stages in the design process included:

1. In depth investigation and analysis of the existing site.
2. Development of a series of schematic design options.
3. Refinement of the schematic design to a preferred option.
4. Early engagement with mana whenua and development of cultural design objectives for the site.
5. Consultation on the preferred schematic design option with existing stakeholders.
6. Workshop with mana whenua to finalise the cultural design objectives and discuss early ideas for cultural design outcomes.
7. Preparation of the draft Spatial Plan based on the preferred schematic design option and feedback from stakeholders.
8. Presentation of the draft Spatial Plan to existing stakeholders and receipt of feedback.
9. Presentation of the draft Spatial Plan to mana whenua and receipt of feedback.
10. Finalisation of the Spatial Plan along with accompanying staging plans and estimated costs.
11. Preparation of technical memorandums for Planning, Traffic, Stormwater and Wastewater elements of the site. These to inform further refinement and development of the Spatial Plan.

The Spatial Plan was presented to and approved by Tauranga City Council commissioners at a meeting on Monday 11th December 2023.



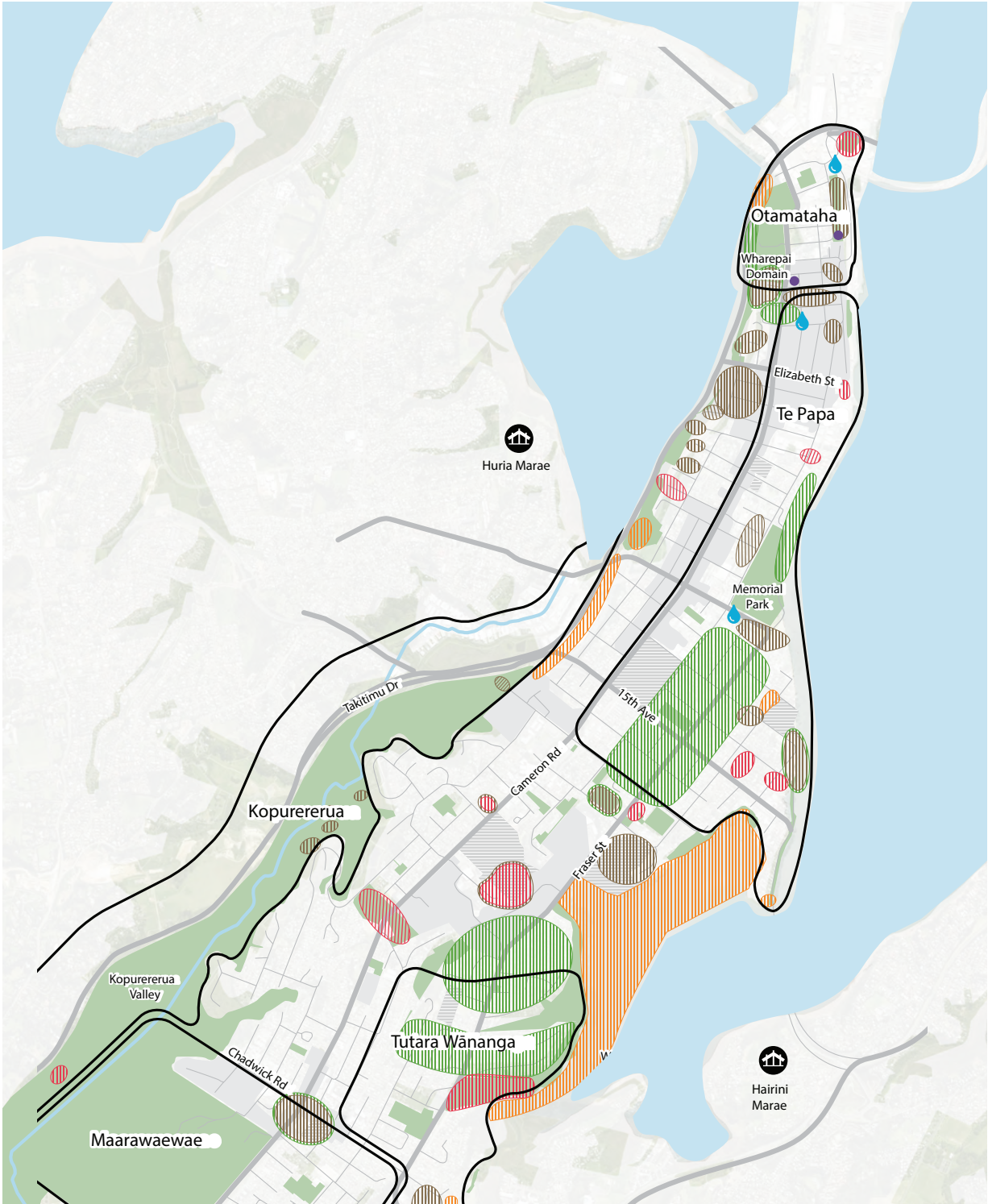
CULTURAL CONTEXT & SITE HISTORY





CURRENT UNDERSTANDING OF CULTURAL HISTORY & VALUES

- Through the receipt of spoken narrative from recent hui, review of a Cultural Values Assessment for an adjacent site (#1 11th Avenue prepared by Buddy Mikaere) and online research we have developed the following understanding of the cultural history and values for Memorial Park. We acknowledge that this may not be a full summary and consider this a work in progress to be developed further alongside mana whenua and tangata whenua representatives. Three hui have been held to date and we look forward to ongoing engagement and collaboration as part of the design development process.
- The site sits within the rohe of Ngai Tamarawaho, a hapu of Ngati Ranginui iwi, but holds significance to many other Tauranga Moana iwi and hapu.
  - Ngai Tamarawaho hapu descends from the Takitimu waka, which is said to have landed on the Te Papa Peninsula, just north of Memorial Park (near the present day Strand), some time in the 14th century.
  - From review of the cultural map for the Te Papa Peninsula (source: Te Papa Spatial Plan 2020-2050) it can be seen that the entire peninsula was a favoured occupation site for Maori. This evidenced by the number of Pa (fortified village or settlement), Kainga (village or settlement), Maara (garden or cultivation area) and Waahi (historic location) located throughout the area.
  - The Te Papa Peninsula is said to have had natural soils and climate that supported settlement and cultivation of the land for crops. Predominantly these crops were kumara and aruhe (bracken fern root).
  - Its been identified that a historic Maara sat within the Memorial Park site at its north eastern edge. Kainga were located adjacent to the site to the south and north west and a Puna (historic spring) to the south west. Kainga adjacent to the site likely acted as settlements associated with the Maara within the park.
  - The beach front area along the coastal edge of Memorial Park was known to Maori as Hawaiki (Hawaii). The Kainga on the headland adjacent to the site was known as Riri iti kainga.
  - The shoreline to Memorial Park offered a low tide pathway to the Waimapu estuary and onwards to the Waimapu wetlands and Oropi hills and forest.
  - Missionaries came to the area in the 1830's and were permitted to settle on the Te Papa Peninsula. They brought with them new gardening methods and new crops, such as wheat. Maori worked on the farms and within the gardens established.
  - The battles at Gate Pa and Te Ranga in 1864 were a defining point for Tauranga iwi. Ngai Tamarawaho were active participants in both battles and due to this were considered to be in rebellion and had their lands confiscated. This would have included the land area where Memorial currently sits.
  - Despite the confiscations Ngai Tamarawaho continued to garden and gather kai moana at the Memorial Park site through to the 1950's. Sadly in the 1950's they were told by the Council that they could no longer garden the site and they left, never to return to occupy or garden the site again.



Source: Te Papa Spatial Plan 2020-2050

**Legend**

- Takiwā: Historic Maori district/territory within the study area, including the historic name
- ▨ Pā: Location of a historic Maori fortified village or settlement area
- ▨ Kainga: Location of a historic Maori village or settlement area
- ▨ Maara: Location of a historic garden or cultivation area
- ▨ Waahi: A notable historic location, known by a particular name or significance
- 💧 Puna: Location of a historic spring or well where water was sourced, with associated cultural significance
- Redoubt (Pā maioro): Location of a historic European fort
- ▨ Existing commercial and industrial zones
- ▨ Existing schools
- ▨ Existing open space zones

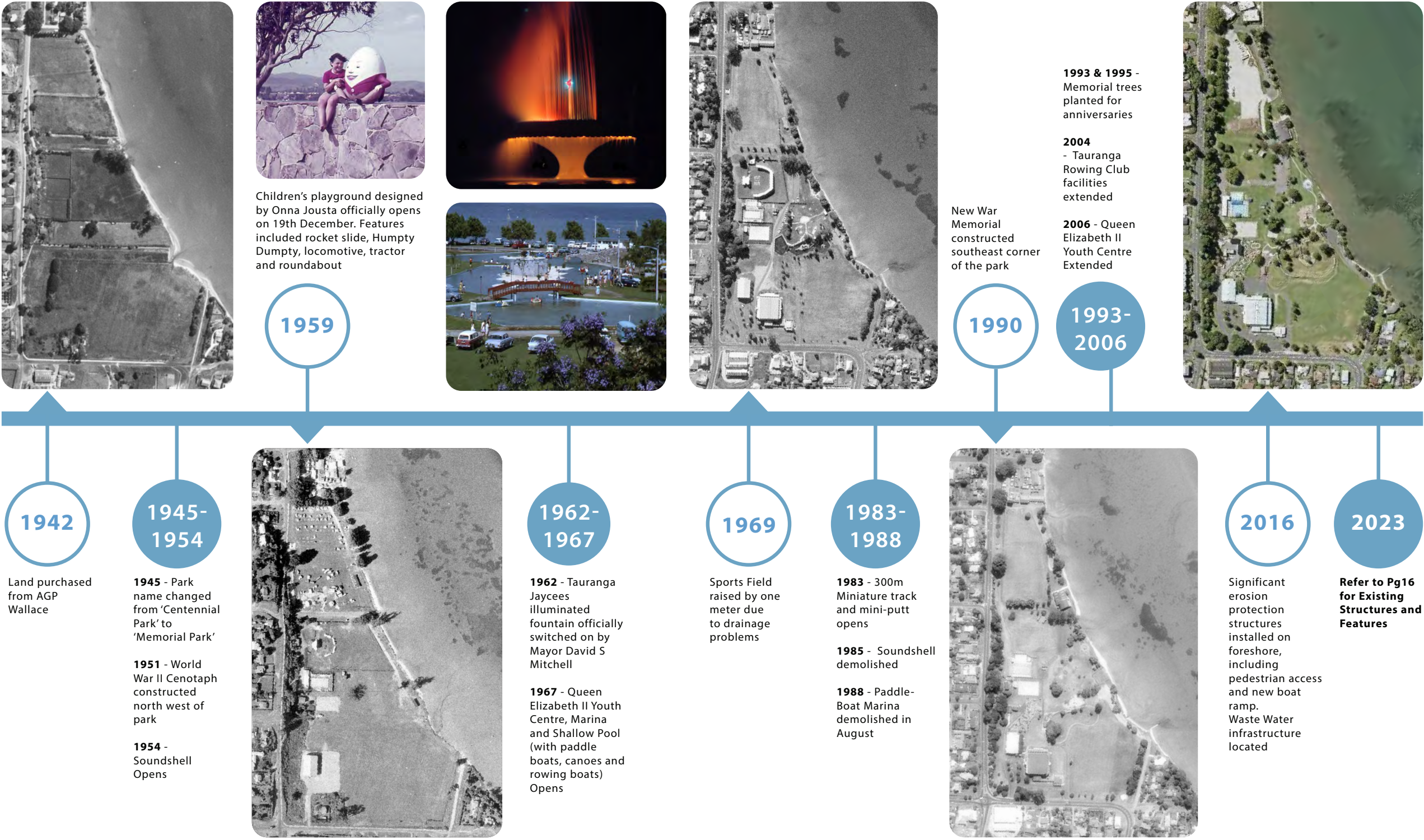


CULTURAL MAP OVERLAY





SITE HISTORY





HISTORICAL IMAGERY

Memorial Park has a rich and varied history of use over time. However there has remained a consistent theme of recreation and play since the park began to be developed in the mid to late 1950's. This as opposed to more common usage of parks and reserves with a mix of informal recreation and more organised sports.

The nature and interface with the coastal edge has seen fairly significant change. This transitioning from a natural shoreline to a formally retained structure that was designed to mitigate the effects of coastal erosion.

Key features such as the rocket slide, miniature railway and the humpty dumpty sculpture still exist in the park and hold particular significance to many in the local community.



1960 - Rocket Slide in Playground



1961 - Memorial Park Swimming Pool



1961 - Campervans



1961 - Circus Event



1962 - Sound Shell



1963 - Memorial Park Beach and Shoreline



1964 - Skating Rink



1966 - Aerial View of Memorial Park



1967 - Lake and Castle




1968 - Railway Train feature in playground




DESIGN PRINCIPLES & OUTCOMES

TAURANGA MOANA DESIGN PRINCIPLES




**MAURI TU**

Environmental health is protected, maintained and/or enhanced




**MAHI TOI**

Iwi/hapū narratives are captured and expressed creatively and appropriately




**TOHU**

Mana whenua significant sites and cultural landmarks are acknowledged




**AHI KĀ**

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




**MANA**

The status of iwi and hapū as mana whenua is recognised and respected



**WHAKAPAPA**

Māori heritage and names are celebrated



**TAIAO**

The natural environment is protected, restored and / or enhanced

MEMORIAL PARK CULTURAL DESIGN DRIVERS



**MAURI  
HEALTH &  
WELLBEING**

The health and wellbeing of the people relies on the health of the land and the sea



**PŪKŌRERO  
A RICH  
HERITAGE**

The area was known for safe anchorage. Adorned with intricate timber carving waka created strong horizontal forms on the water.



**TAIAO  
PLACE**

A landscape of abundance for its people, rich in resources and fertile soil.



**KOTAHITANGA  
GATHERING**

Traditionally a place of gathering, of food and of people. A hub, a natural place to congregate



**RARANGA  
WEAVING**

The concept of weaving people, land and sea together through movement



**MATARAU  
INCLUSIVE &  
WELCOMING**

A need for the hub to be welcoming and inclusive for the community and manuhiri (visitors)

MEMORIAL PARK & RECREATIONAL HUB DESIGN OUTCOMES



**CONNECTED &  
ACCESSIBLE**



**EVENT-ABLE**



**RESILIENT**



**TUHONO/  
SENSE OF  
PLACE**



**DESTINATION  
& SOCIAL  
HEART**



**SAFE &  
INVITING**



**PLAY &  
RECREATION**



**FLEXIBLE &  
ADAPTABLE**



**COASTAL  
CONNECTIVITY**



**ECOLOGY**

SITE SPECIFIC DESIGN OUTCOMES

CONNECTED & ACCESSIBLE	EVENT-ABLE	RESILIENT	TUHONO/ SENSE OF PLACE	DESTINATION & SOCIAL HEART	SAFE & INVITING	PLAY & RECREATION	FLEXIBLE & ADAPTABLE	COASTAL CONNECTIVITY	ECOLOGY
<div><div>+ Clear and legible pedestrian circulation</div><div>+ Less divided and dominated by vehicles</div><div>+ Open and accessible for all users</div><div>+ Encouraging access through public transport, cycle and walking</div></div>	<div><div>+ Jordan Field &amp; Memorial field protected and enhanced</div><div>+ Strong synergies with the Recreation Hub</div><div>+ A network of smaller supporting open spaces</div><div>+ Incorporate the required supporting infrastructure</div></div>	<div><div>+ Accepting and working with the natural site conditions</div><div>+ Acknowledging and planning for change over time</div></div>	<div><div>+ Recognise and embrace the cultural history and context of the site</div><div>+ Provide opportunities for education, art and interpretation</div><div>+ Maintain a focus on leisure and informal recreation</div><div>+ Maintain historical aspects and elements which are important to the community</div></div>	<div><div>+ Provide for a wide range of experiences and spaces</div><div>+ Be a destination and social heart for both the local community and visitors</div></div>	<div><div>+ Ensure spaces are designed to be open and visible</div><div>+ Address currently known issues and areas</div><div>+ Embed a sense of community ownership and pride</div></div>	<div><div>+ Offer experiences and outcomes which are unique to other parts of the city</div><div>+ Design for all ages and abilities</div><div>+ Incorporate play experiences and opportunities in multiple areas of the park</div></div>	<div><div>+ Ensure there is flexibility for spaces in the park to serve multiple uses</div><div>+ Design and construction that can be adaptable to future changes and requirements</div><div>+ Allowance for development over time</div></div>	<div><div>+ Removal of roads and parking that dominate the coastal edge</div><div>+ Celebrate and activate the coastal edge</div><div>+ Encourage and enable better access</div><div>+ Acknowledge and embrace the wider harbour and its landmarks</div></div>	<div><div>+ Retain and protect existing vegetation</div><div>+ Restore areas of native vegetation throughout the park</div><div>+ Incorporate wetlands and raingardens for stormwater treatment and natural drainage</div><div>+ Sustainable design and construction</div></div>





EARLY IDEAS FOR CULTURAL DESIGN & EXPRESSION

The following are some initial ideas that we are interested to workshop further alongside mana whenua and tangata whenua representatives and where appropriate, integrate within the design process moving ahead.

Naming

- Adopt appropriate maori names for the park and its key components/features
  - TCC to work with mana whenua to identify and agree
- Supporting Settlement and Sustaining Life
- Acknowledge & reference the historic Kainga
  - Possible options in the design of play areas and features
- Acknowledge & reference the historic Puna
  - Possible options in the design of play areas and features and within the pool areas of the Recreation Hub

Reference to Historic Maara

- Acknowledge & reference traditional methods of gardening and food storage
  - Possible options in the design of play areas and features
- Reference prominent growth and use of Kumara & Bracken Fern
  - Possible options in the design of play areas and features and within wider garden areas. Integrate principles of Maramataka

Strong Coastal Connection

- Restore and encourage a stronger physical connection from the park land to the coastal edge
  - Varied opportunities along the whole coastal edge
- Reference the importance of landing, access and the abundance of kai moana
  - Options to design physical features & references within the landscape
- Reference wider landmarks and features within the harbour
  - Provide interpretation within the design of coastal features
- Acknowledge the natural form and character of the coastal edge
  - Opportunity to reference the former sand ridge and marsh/wetland landscape

Ecology & Environmental Improvements

- Acknowledge the natural marsh/wetland landscape character
  - Opportunity to implement a ‘slow water’ approach within the landscape with the use of wetlands, raingardens, swales and the like
- Reinststate naturally occurring native flora and encourage native fauna to return
  - Options throughout many areas of the park, but predominantly along the coastal edge



KUMARA GARDEN



TRADITIONAL GARDENING TECHNIQUES



KAINGA



COASTAL ACCESS & HARBOUR CONNECTIONS



INTEGRATED STORMWATER TREATMENT



KUMARA STORAGE



.....

**SITE ANALYSIS & INVESTIGATION**

---



PROPOSED MOVEMENT NETWORKS

With its strategic location close to the inner city and along key transport routes, Memorial Park will continue to be well served for pedestrian, cycle and bus routes. This as part of proposed networks that have been outlined in current planning for the Te Papa Peninsula.

PROPOSED NETWORK  
(Adapted from :  
Western BOP Transport System Plan 2021

PROPOSED PEDESTRIAN KEY

- Proposed Path Network
- All existing paths

PROPOSED CYCLE KEY

- All existing cycle paths
- Planned Primary cycle paths
- Planned Secondary cycle Paths

PROPOSED VEHICLE KEY

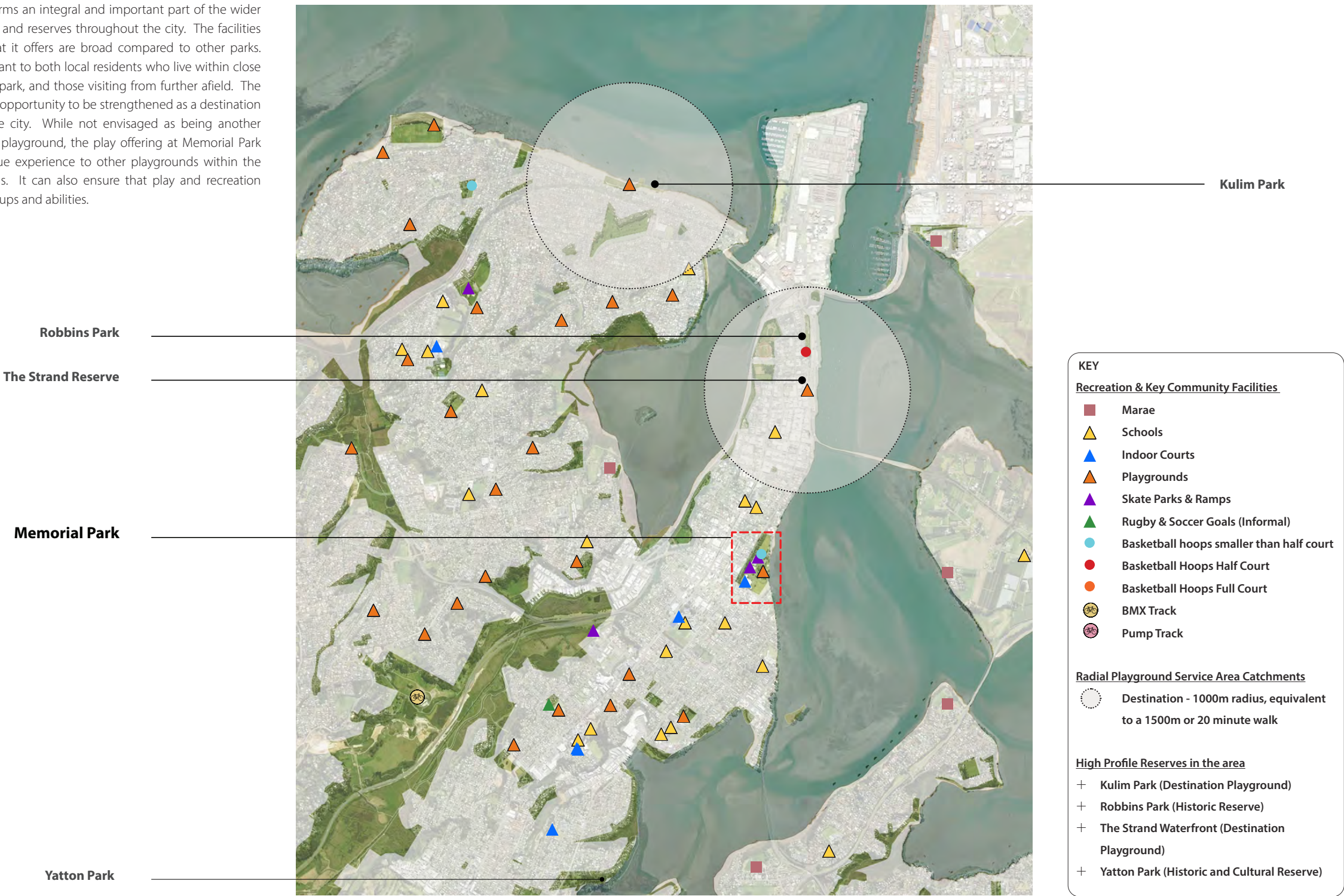
- Bus - Primary routes
- Bus - Secondary routes
- Future Indicative Bus Routes
- Vehicle - Primary routes
- Vehicle - Secondary routes





PARKS, RECREATION & KEY COMMUNITY FACILITIES NETWORK

Memorial Park forms an integral and important part of the wider network of parks and reserves throughout the city. The facilities and activities that it offers are broad compared to other parks. These are important to both local residents who live within close proximity to the park, and those visiting from further afield. The park also has the opportunity to be strengthened as a destination for visitors to the city. While not envisaged as being another destination level playground, the play offering at Memorial Park can offer a unique experience to other playgrounds within the surrounding areas. It can also ensure that play and recreation serves all age groups and abilities.





EXISTING STRUCTURES & FEATURES

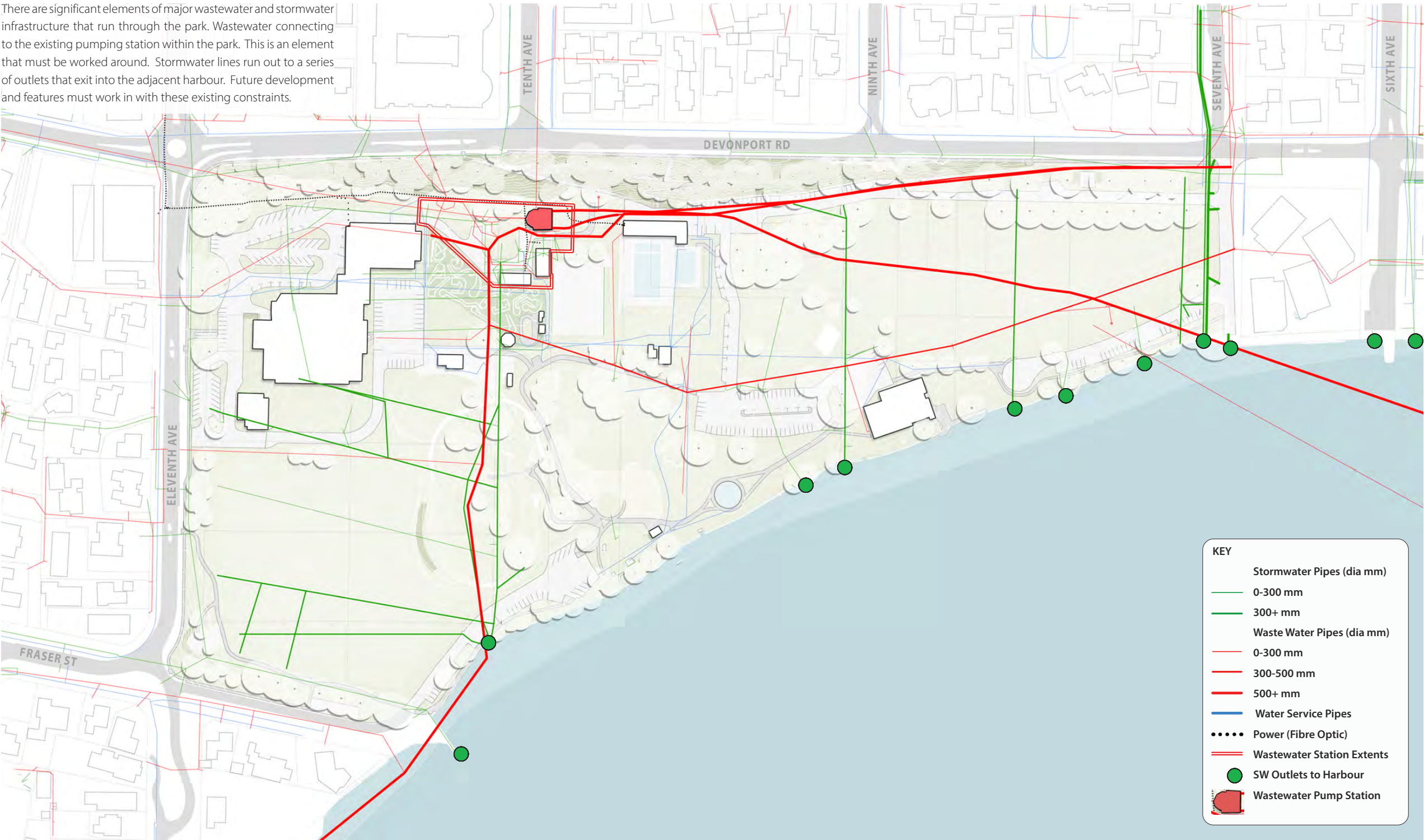
Analysis of the existing park structures and features shows that the park is well served with assets, but these haven't been established around a strong guiding structure or overall plan. This very typical of parks that have developed over a long period of time. Many assets are nearing end of life and are in need of renewal.





EXISTING UNDERGROUND INFRASTRUCTURE

There are significant elements of major wastewater and stormwater infrastructure that run through the park. Wastewater connecting to the existing pumping station within the park. This is an element that must be worked around. Stormwater lines run out to a series of outlets that exit into the adjacent harbour. Future development and features must work in with these existing constraints.





EXISTING VEGETATION

The park benefits from a significant number of existing mature trees that offer a great sense of character, seasonal change, natural shade and habitat for local fauna. The trees are a mix of native and exotic species and vary greatly in size and maturity. All efforts should be made to protect existing trees, unless these are of poor health and could present a health and safety risk in the future.





EXISTING SITE CIRCULATION

Circulation networks through the park are currently very disjointed and tend to connect carparks as opposed to offering continuous and easily legible walking experiences. Connection points from main entrance points of the park are also lacking and coastal paths constrained between existing carparks and the coastal edge. Carparking dominates prominent areas of the park, including the centre of the park and coastal edges.





EXISTING COASTAL & OPEN LAWN AREAS





EXISTING SKATE & CENTRAL PLAY AREA





SITE HYDROLOGY

The park is subject to major environmental effects as a result of the site hydrology. These include existing effects from flooding and overland flow and future risks as a result of harbour inundation and liquefaction. The design and planning of the park into the future must be cognisant and work in with these factors. This will have an impact on the placement of key features and infrastructure and the way in which they are designed and constructed. A plan needs to be developed that caters for change over time, particularly in the case of natural retreat from the coastal edge.

KEY

Flooding from Rainfall (100 year event , pre 2020)

0.1 - 0.25m

0.25 - 0.5m

0.5 - 1m

Above 1m

Harbour Inundation (Year 2070 & 2130 modeling)

2070

2130

100 Year event, Year 2130

Overland Flow Path

Major

Minor

Flood Prone Areas

Depth > 300mm

Depth < 100-300mm

Liquefaction Vulnerability

Very Low

Low

Medium

High

FLOODING FROM RAINFALL


HARBOUR INUNDATION

OVERLAND FLOW PATH

LIQUEFACTION VULNERABILITY


bespoke

LANDSCAPE ARCHITECTS



SITE ANALYSIS & INVESTIGATION

1:2000 @ a3



NORTH

MEMORIAL PARK

Eleventh Avenue, Tauranga

REV A

December 2023

19

Item 11.8 - Attachment 5

Page 45

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**OPPORTUNITIES & CONSTRAINTS**

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PEDESTRIAN CIRCULATION





VEHICULAR AND CYCLE CIRCULATION

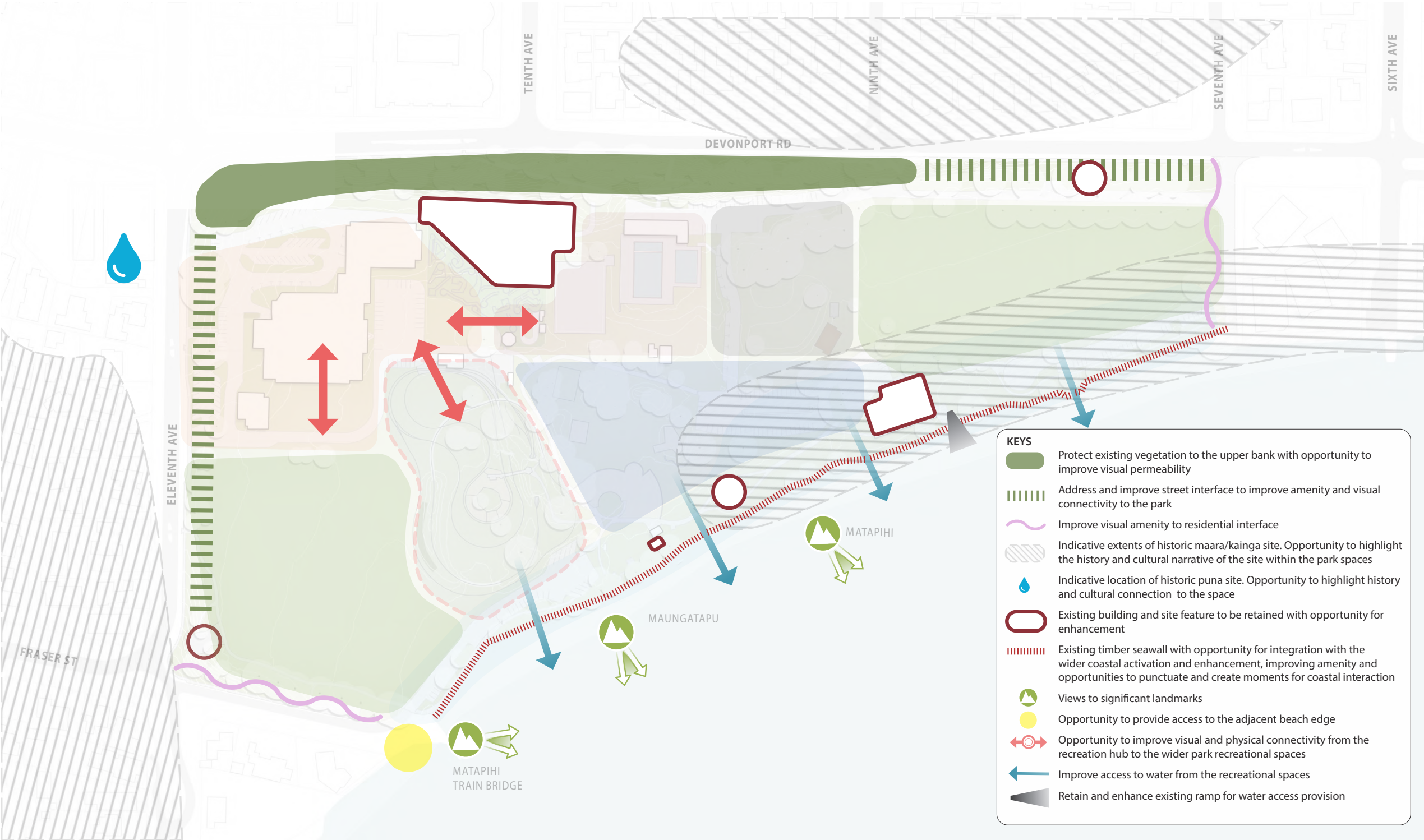


**KEYS**

- Redevelopment of recreation hub
- Review location of existing memorial pool, skate park and mini golf to improve the overall park functionality, amenity and connectivity
- Retain existing Memorial field and Jordan field as flexible grassed open space
- Review location of existing model rail tracks. Track forms a visual and physical block to the north and south of the park
- Review location of playground and central carpark to improve activation to the central core of the park providing better visual and physical connectivity through the park
- Enhance and address resiliency of the coastal interface and enable better water access opportunities
- Opportunity for a central spine with good visual and physical connectivity to the main recreational spaces and coastal edge.
- Opportunity to integrate and address safety aspect of memorial fountain
- Existing building and site feature to be retained with opportunity for enhancement
- Opportunity to strengthen the Green recreation spine both visually and physically



VIEWS AND INTERFACES





.....  
**SPATIAL DESIGN**



STAKEHOLDER ENGAGEMENT PROCESS

Engagement has formed a vital part of the concept design development to date and will continue to do so as concepts are developed further for key areas of the park. Engagement has included hui with mana whenua and a series of meetings with key internal (to TCC) and external stakeholders.

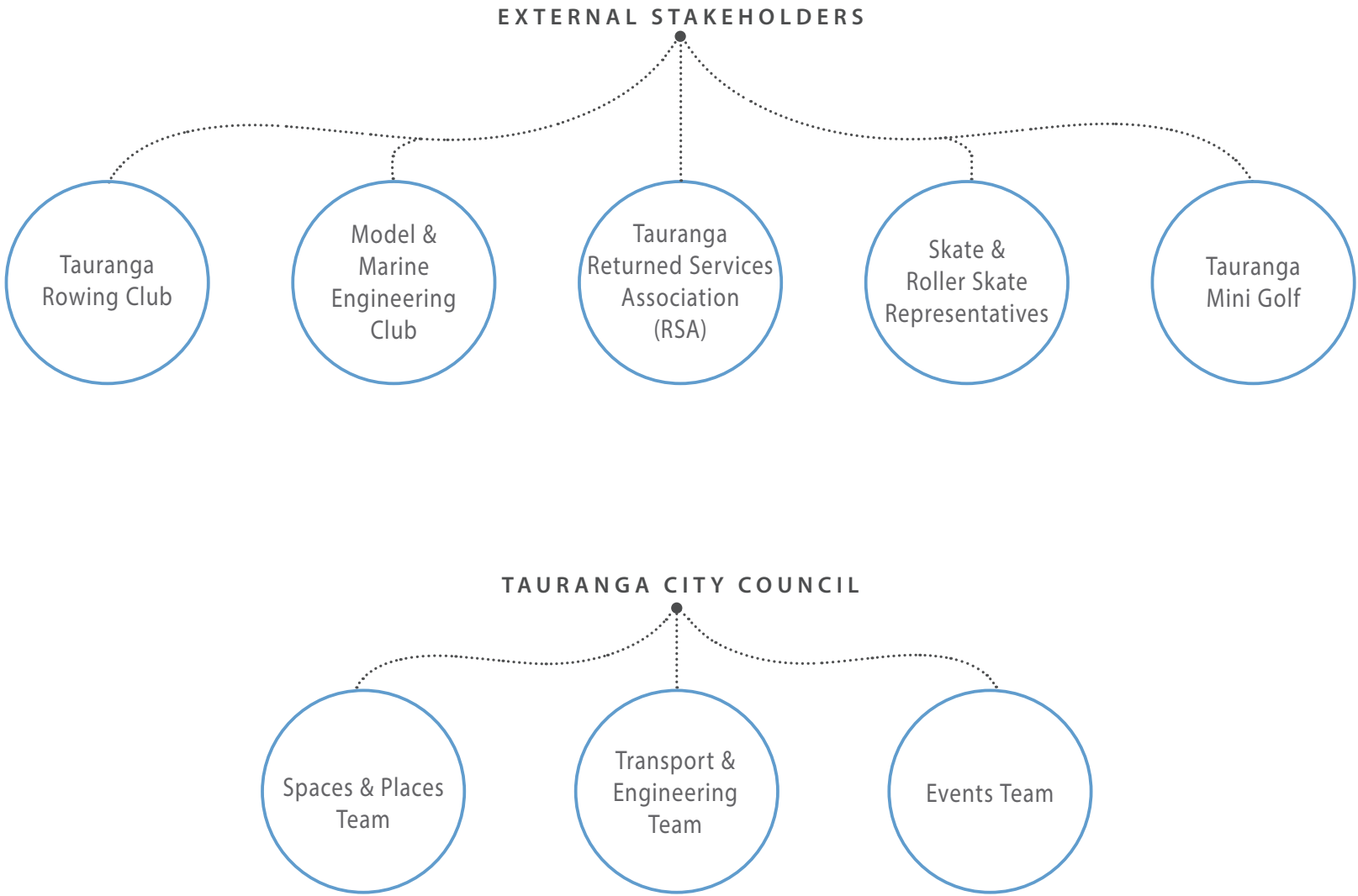
We have engaged with all groups to better understand how the site is currently utilised, what issues currently exist within the park, what could be improved to make the park a better place, what specific requirements each group had that reflect their use and/or relationship with the park and how plans for change in the park may affect them.

Three hui have been held with mana whenua representatives to date. Please refer to Cultural Context & Site History section of this report for a summary of the information shared and learned as part of the hui. Mana whenua are seen as partners in the design process and work developed to date to establish cultural narratives, understanding and objectives sets a strong foundation for the project to move ahead upon.

For consultation with internal and external stakeholders a two stage process was followed. The first stage to outline our understanding of the park, then gain a fuller perspective of how each stakeholder group operates within the park, their plans and aspirations for the future and any general feedback they had. The second stage was to present the draft concept design for the park and receive feedback on this.

Information and feedback received to date has been directly reflected in the development and refinement of the concept design and has also given us the opportunity to identify a series of actions and considerations that need to be taken into account as individual projects within the park progress through future stages of design and development.

Stakeholders consulted to date are listed in the adjacent diagrams. Please refer to the Appendices for copies of meeting notes from the engagement sessions.



SCHEMATIC CONCEPT DIAGRAM



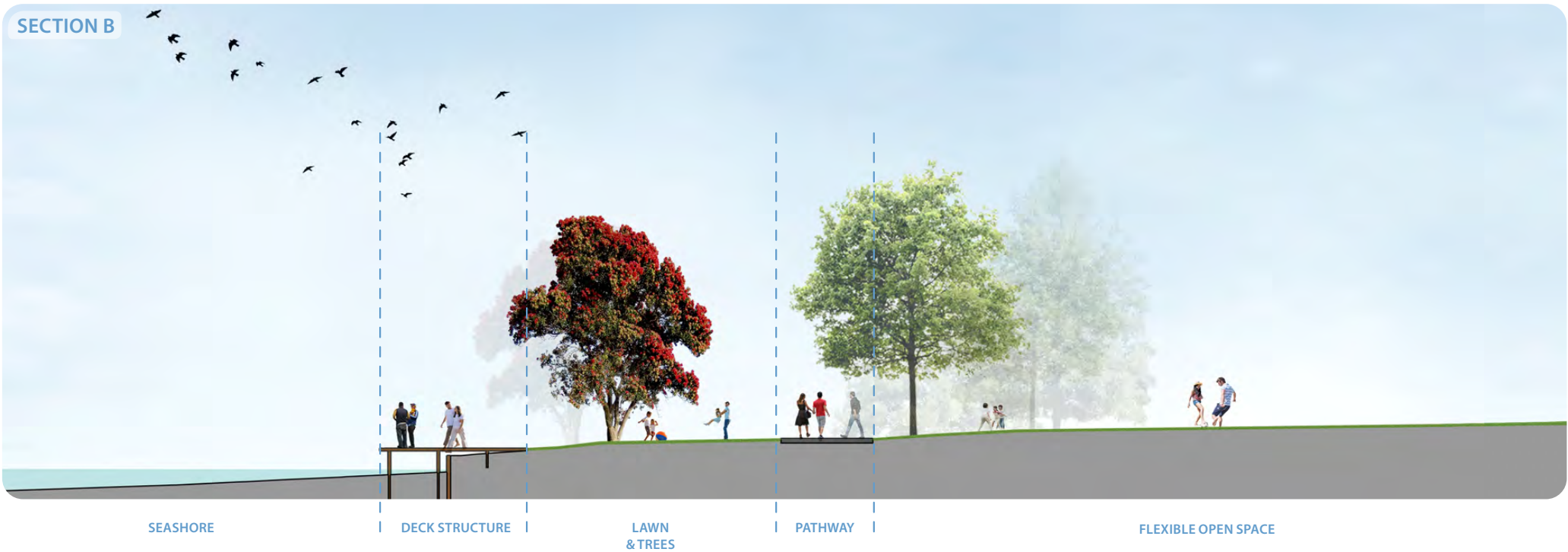
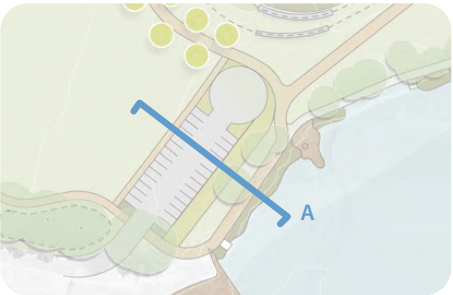
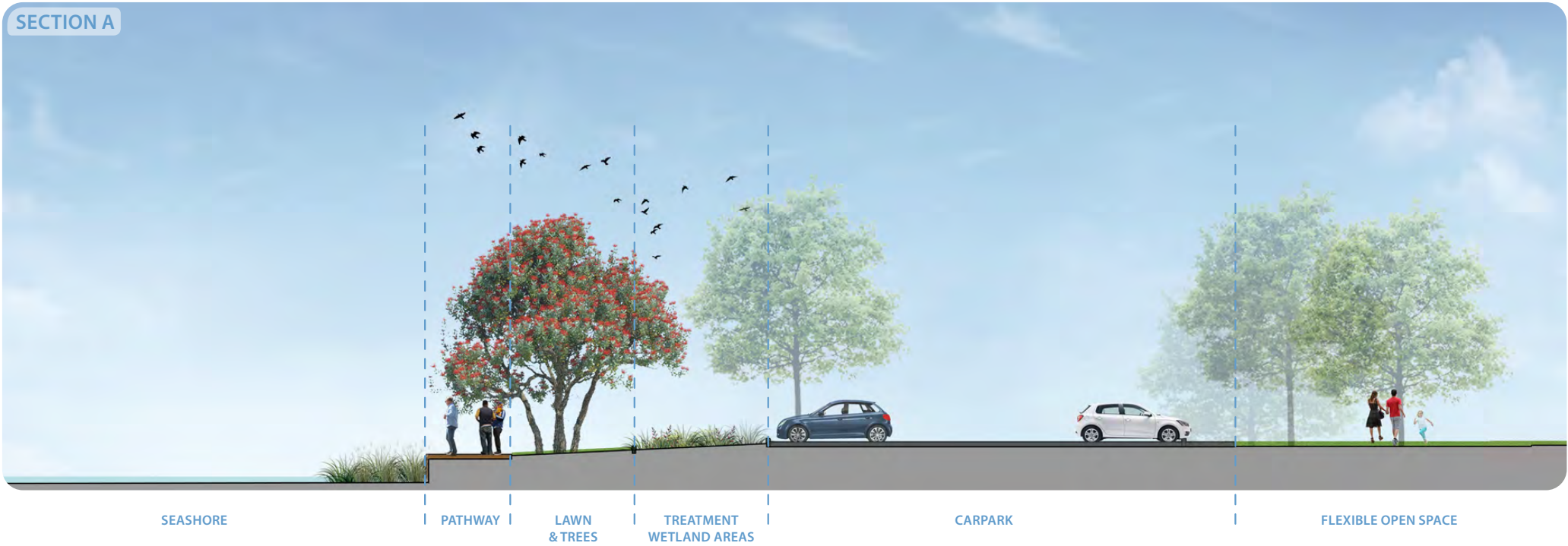


SPATIAL CONCEPT PLAN



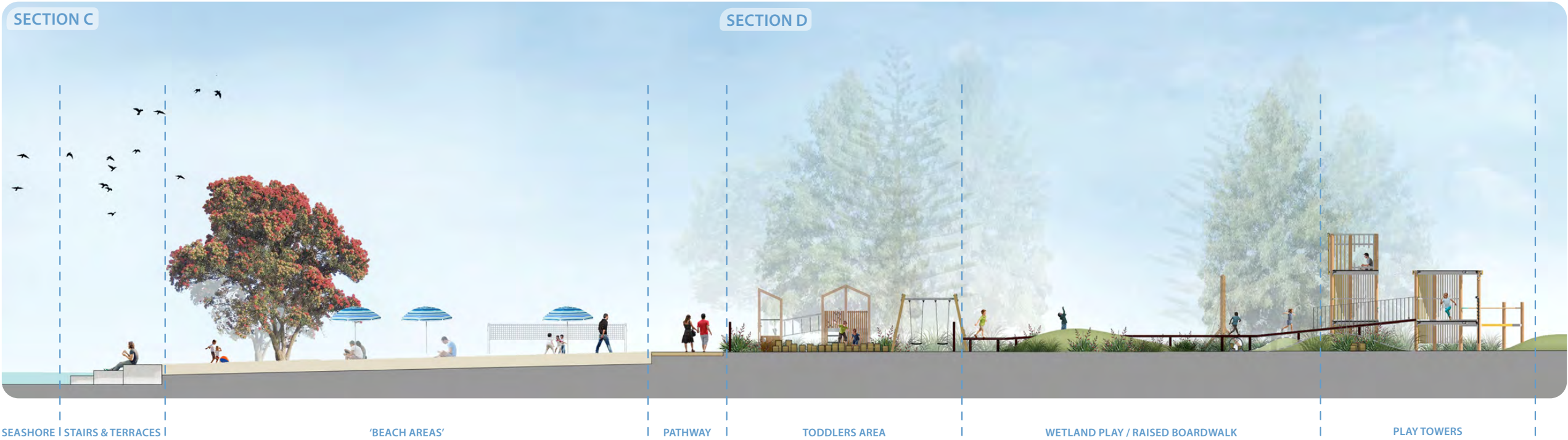


CROSS SECTIONS 01



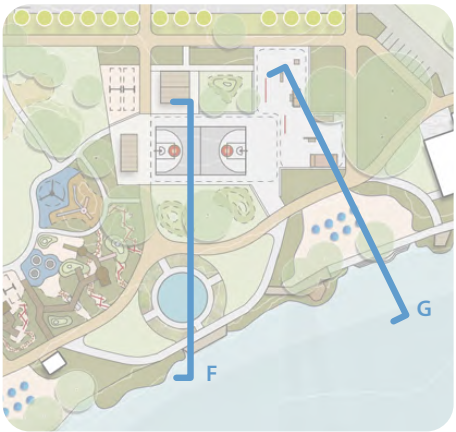
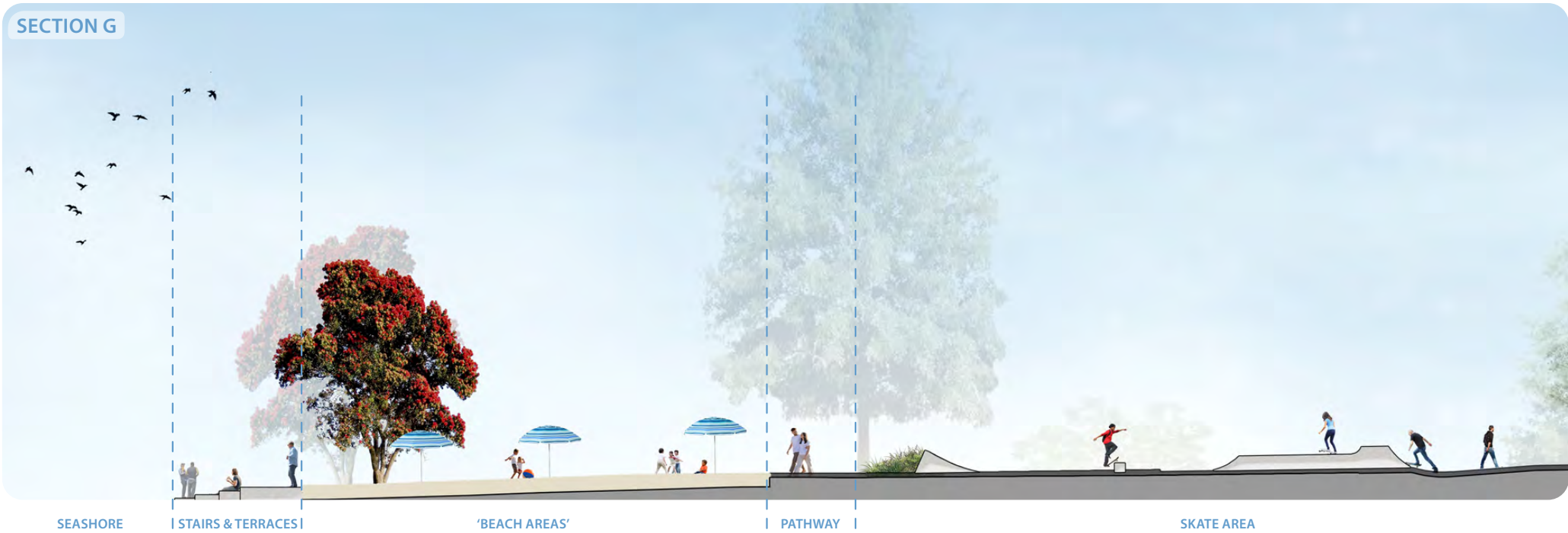
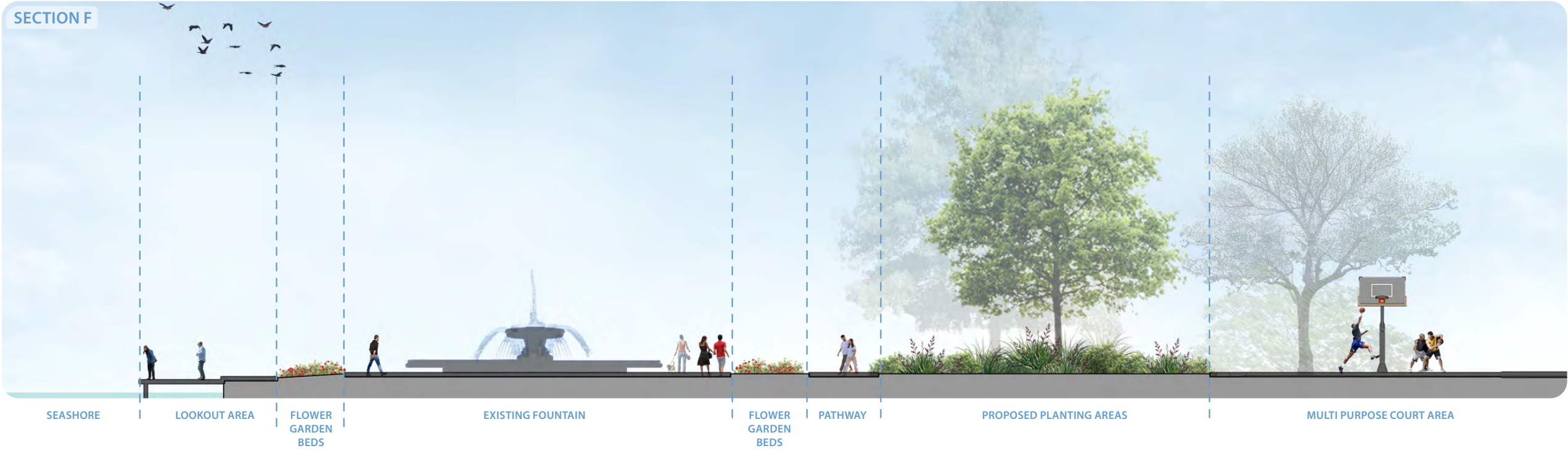


CROSS SECTIONS 02





CROSS SECTIONS 03





CENTRAL CARPARK



**DESIGN INTENT**

The establishment of a new central carpark within Memorial Park allows the ability to retreat carparking back from the coastal edge, whilst also freeing up valuable open space for improved play and recreation outcomes. It also assists with better legibility for park users. Its important that the carpark offers clear and legible vehicle movement, safe passage for pedestrians, incorporates WSUD strategies and strongly integrates planting for amenity and natural shade.

- KEY**
- 1. Carpark Bays
  - 2. Specimen Trees
  - 3. Pedestrian Crossing
  - 4. Carpark Planting
  - 5. Access Paths
  - 6. Swale Planting
  - 7. Rowing Club Access





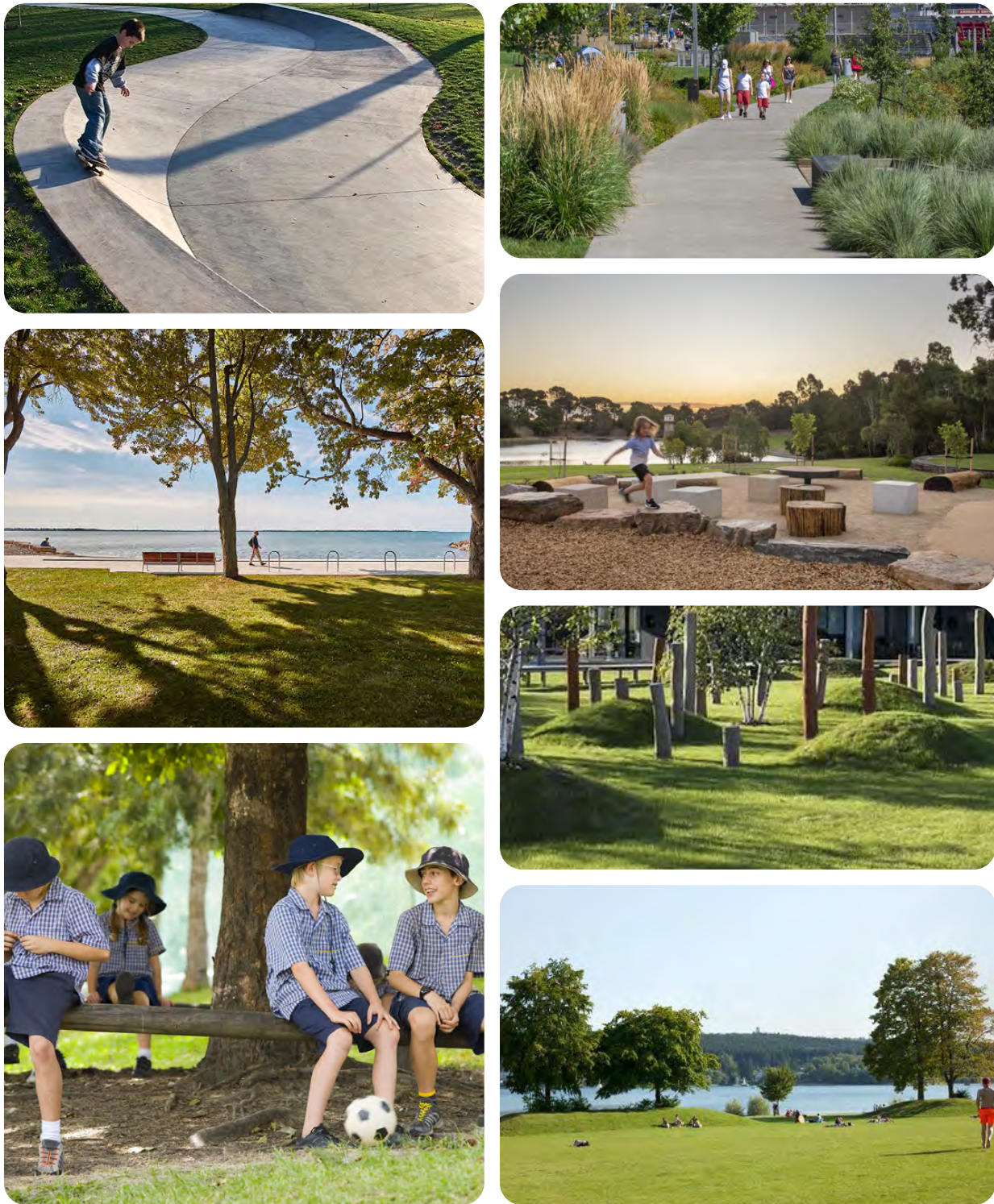
SOUTHERN COASTAL AREA



**DESIGN INTENT**

The southern coastal area is the main entrance into the park from Fraser Street. Currently dominated by a large linear carpark along to coastal edge, the key intent in this area is to reduce the dominance of the carpark and open up more space for coastal paths and flexible green area. Stronger connections are established to Memorial Field and through shared paths to the north and west of the park. The final location and extent of carparking and coastal features will be subject to more detailed coastal modeling. Play along the way features are planned for the areas beneath the mature Pohutukawa's that sit along the edge of Memorial Field.

- KEY**
- 1. Carpark Area
  - 2. Specimen Trees
  - 3. Carpark Planting
  - 4. Shared Path
  - 5. Swale Planting
  - 6. Coastal Planting
  - 7. Groyne Structure
  - 8. Play along the way





CENTRAL COASTAL AREA



DESIGN INTENT

The central coastal area is developed around the prominent existing water fountain. This being a key identifying feature in the park for many years. The water fountain will however be modified for improved safety. At the coastal interface adjacent to the fountain a timber lookout is proposed that will provide stronger connection to the wider coastal environment. Two large beach areas are proposed behind the existing retaining wall to offer a sustainable method of returning a beach edge experience to Memorial Park. Terraced steps lead down from these to the coastal edge. The final location and extent of coastal features will be subject to more detailed coastal modeling.

KEY

- 1. Existing Fountain
- 2. Beach Areas
- 3. Shared Path
- 4. Garden Beds
- 5. Coastal Planting
- 6. Groyne Structure
- 7. Timber Lookouts
- 8. Terraced Steps





NORTHERN COASTAL AREA



DESIGN INTENT

The existing northern coastal area is dominated by a long linear carpark that divides Jordan Field from the coastal edge. With the retreat of this carpark to the northern edge of Jordan Field, the coastal edge is opened up and can offer a series of features that extend off the proposed shared path. These features include boardwalks, timber lookouts and pockets of flexible open space. Play along the way features are also planned and sit beneath the mature Pohutukawa's that dominate this edge. Strong connections are offered back to Devonport Road, but also further to the north of the site. The final location and extent of coastal features will be subject to more detailed coastal modeling.

KEY

- 1. Shared Path
- 2. Boardwalks
- 3. Timber Lookouts
- 4. Groyne Structure
- 5. Coastal Planting
- 6. New Carpark
- 7. Carpark Planting
- 8. Play Along the Way





CENTRAL PLAY AREA



**DESIGN INTENT**

The central play area is situated in generally the same area as the existing playground and will seek to incorporate a number of existing features from this. In particular the rocket slide tower and the humpty dumpty sculpture. A wetland theme is proposed for the main play area which provides reference to the former natural character of the site and allows the opportunity to direct and manage stormwater in this low area of the park. A nature play trail is also proposed, as well as swinging options distributed more widely around the edges of the central open space. Shelter and BBQ areas provide key hubs for families and groups, all whilst having good observation and connection to play areas.

- KEY**
- 1. Existing Rocket Slide
  - 2. Swing Sets
  - 3. Raised Boardwalks
  - 4. Junior Play Area
  - 5. Int/Senior Play Area
  - 6. Mound Forms
  - 7. Shelter & BBQ Areas
  - 8. Nature Play Trail





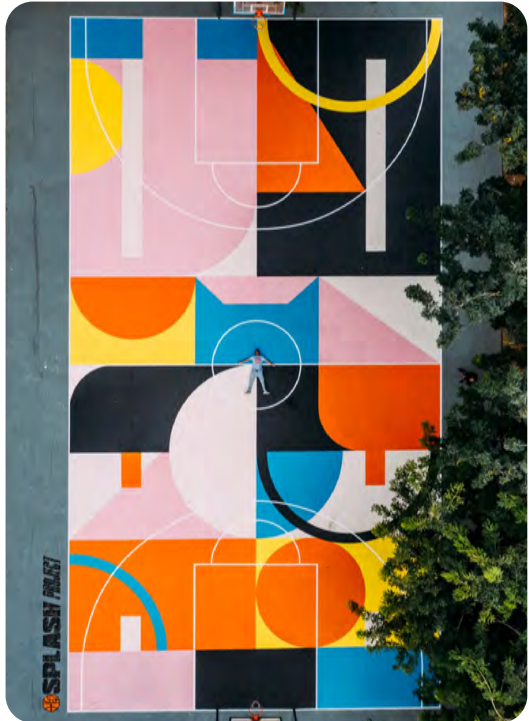
YOUTH PLAY & SKATE AREA



**DESIGN INTENT**

The proposed youth play and skate area has been purposefully located adjacent to the main play area and in prime location within the central coastal area. This offering a strong sense of activation and life within this area of the park. The skate and roller skate facilities are relocated from a less prominent area of the park where there is less visual observation and less synergies with surrounding elements. The basketball court is of a full size but is also transferable to offer a large hardstand area of other informal sports and for events. Flexible open space areas and planting are integrated to the edges of the space.

- KEY**
- 1. Public Toilets
  - 2. Shelter Structure
  - 3. Multi-Purpose Court
  - 4. Skate/Roller Skate Area
  - 5. Flexible Open Space
  - 6. Grassed Mounds
  - 7. Seat/Skate Walls
  - 8. Planted Areas





PERSPECTIVE VIEW 01 - EAST





PERSPECTIVE VIEW 02 - WEST





PERSPECTIVE VIEW 03 - SOUTH





PERSPECTIVE VIEW 04 - NORTH





STAGE ONE SCOPE PLAN





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**APPENDICES**



CULTURAL VALUES ASSESSMENT

E1



CULTURAL VALUES ASSESSMENT

Memorial Park

Tauranga

Prepared by:

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Contents

CULTURAL VALUES ASSESSMENT ..... 1

Memorial Park ..... 1

Tauranga ..... 1

    Introduction ..... 2

    Traditional History ..... 2

    Gardening..... 3

    The arrival of the missionaries..... 9

    Gate Pa and the aftermath ..... 10

    The hard years ..... 11

    Our kaumatua remember ..... 12

    Hapu Cultural and Environmental Values ..... 13

    Conclusion..... 16

## Introduction

The purpose of this Cultural Values Assessment (“CVA”) document is to assist with the planned redevelopment of Memorial Park by identifying and suggesting appropriate ways to address the cultural and associated environmental impacts that might arise from the proposed development of the park.

The area examined in this CVA is bounded on the east by Te Awanui harbour and inland by 11<sup>th</sup> Ave to the south and the Fraser Street extension, and on the western side – Cameron Road. To the north the park is bounded by 7<sup>th</sup> Ave.

The site sits entirely within the *rohe*, or traditional area, of Ngai Tamarawaho, a hapu of Ngati Ranginui iwi although others claim a past association with the land including Waitaha iwi and whom we acknowledge. The Ngai Tamarawaho *rohe* is established by way of the Ngati Ranginui Treaty settlement where the boundaries of the Ranginui hapu were agreed and set out in the map at Appendix 1.

In the years following the raupatu of 1865, it was Ngai Tamarawaho who maintained the *ahi kaa*. With little land to live on, having only the tiny reserve at Huria; the hapu was forced into becoming squatters and lived – and cultivated – unclaimed lands around their former *rohe*. With its good water supply Memorial Park was ideal as a mara, a gardening area, and the land was used for that purpose through into the 1950s.

It should be noted that the area also has links to Ngati Tapu hapu of Ngaiterangi. While the hapu are linked to two different iwi these days, nevertheless Tamarawaho and Tapu have a shared *Takitimu* ancestry and by mutual agreement, Ngai Tamarawaho safeguards the interests of Ngati Tapu on the western side of Tauranga harbour while the converse applies on the eastern side of the harbour.

Ngai Tamarawaho recognises that there is an iwi interest in wider matters such as the quality and health of the surrounding harbour environment, including water quality, for which all Tauranga Moana iwi and hapu have a shared kaitiaki obligation. In consideration of these issue the hapu is aware that it has a kaitiaki or guardianship obligation that it must exercise on our own behalf and on behalf of the other hapu and iwi with whom we share the harbour.

## Traditional History<sup>1</sup>

The land on the steep headland at the eastern end of 11<sup>th</sup> Ave was a former kainga site named Riri Iti. The kainga was a base for the gardening activities on the flat land that now comprises the greater part of Memorial Park. The meaning of the name has unfortunately

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<sup>1</sup> See also pages 4-7 of the Cliff Road Museum CVA.



been lost but it could possibly be a reference to an argument or conflict of some kind. One meaning of the word “Riri” is anger while “Iti” is normally a reference to small – hence “small anger” or “argument.”

Riri iti was a Ngai Tamarawaho kainga. The hapu descends from the migratory Takitimu waka which visited Tauranga sometime in the 14<sup>th</sup> century. Tauranga was the waka’s second port of call and tradition has it coming ashore on the small beach at the end of the present day Strand which was known as Okahukura.

The crew of the Takitimu did not all settle in the Tauranga area but it is said that it was here, somewhere on the slopes of Mauao, that the captain of the waka, Tamateapokaiwhenua, place the mauri or spiritual essence of the waka and its people thus committing them to settlement. The Te Papa peninsula has been a favoured occupation site ever since and accordingly there is a rich cultural and historical record associated with the land and harbour.

While seemingly suited for the purpose, the nearby kainga of Riri iti was never developed as a defensive position or pa. The major pa complexes were at Otamataha at the very end of the Te Papa peninsula and at Otumoetai. Across the estuary from Riri Iti, Maungatapu was the next large-fortified pa. Some smaller pa were developed along the cliff tops – Maeaui on the eastern end of present day Elizabeth Street being one. It is possible that the reason for not developing Riri Iti as a fortified pa but leaving it as an undefended kainga might be related to the lack of a reliable water supply.

Not the case with the beach front area along present day Memorial Park which was known as *Hawaii*<sup>2</sup> and was well served by springs along the steep ground that border present day Devonport Road. The origins of the name for the beach front are unclear. It may possible derive from traditional times but some in the hapu believe it has a more modern origin and relates to the use of the space for recreational purposes and the motor camp and soundshell that were formerly on the Park site i.e. Hawaii was an attempt to give the area a modern “promotional” name.

### Gardening

The flat land that makes up Memorial Park was formerly extensively gardened – a practice which Ngai Tamarawaho members persevered with until the late 1940s – the cessation of which will be explained shortly. In earlier times the Riri Iti kainga on the headland probably acted as a base for the community associated with the gardens. And would have been abandoned when war threatened with the people retreating to the protection of pa such as Otamataha or into the forested Oropi Valley.

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<sup>2</sup> According to some Hawaiiki.

As would be expected the Memorial Park shoreline was an easy low tide pathway to the area known as Tutara Wananga – in the Melrose/Yatton Park area beyond modern-day Fraser Cove – and the nearby Waimapu estuary and the Poike kainga and beyond that, into the Waimapu wetlands and the Oropi hills and forests.



*A typical late 19<sup>th</sup> century kainga*

As with the lands along the Te Papa ridge, any other flat land with reasonable water supply became locations for scattered kainga with extensive gardens, Memorial park being one of these. These gardens were established to take advantage of a benign climate and fertile soils.

Soils and climate made the peninsula ideal settlement place and much of the Te Papa land in particular was under cultivation or lying in a fallow state. The main crop was kumara which required much labour for a return of thumb-sized tubers. But the rapid spread of the introduced potato – likely to have been grown by Tauranga Maori as early as 1820 when Samuel Marsden on a visit in that year found them growing in abundance – was already beginning to supersede the labour intensive kumara.





*Preparatory breaking of the ground for the annual kumara crop using a ko or digging stick*

The other basic food “crop” was *aruhe* or bracken fern root. The rhizomes or roots were a key winter food and an important food resource. The roots were dried, roasted and pounded to produce a gritty carbohydrate “paste” which was sucked from the bracken fibres. A steady diet of fern root was responsible for grinding down the teeth of our ancestors. *Aruhe* was plentiful along the Te Papa spine because of the mode of gardening, especially with kumara. The land would be cleared by burning and the ash used as a fertiliser for the next kumara crop. The land would then be left fallow and in the following season this process would be repeated somewhere else and so on. Being a plant quick to colonise, the *aruhe* soon spread providing an effortless food source. Sometimes fern land was burnt to encourage more vigorous growth.

*Aruhe* was plentiful along the Te Papa spine because of the mode of gardening, especially with kumara. The land would be cleared by burning and the ash used as a fertiliser for the next kumara crop. The land would then be left fallow and in the following season this process would be repeated somewhere else and so on. Being a plant quick to colonise, the *aruhe* soon spread providing an effortless food source. Sometimes fern land was burnt to encourage growth.

This mode of land use however had consequences as the missionaries and early settlers viewed the acres of fern as “wastelands” and considered that it was not wanted or used by local Māori.



*Aruhe – fern root*



*Patu aruhe – wooden fern root pounder*

Much of the evidence for these kainga and gardens has been lost through later development with much of that development coming at a time when protections for our heritage - in terms of historical and archaeological features - was not a consideration.





*What a mara or mahinga kumara might have looked like. This modern version from Kirikiriroa features modified soils with added gravel, shell and sand to warm the soil and extend the growing season. Each mound would have an individual plant. The young plants would be put into the ground in a “J” shape so that the growing root tip faced up. This would then encourage the plant to grow outwards and spread rather than downwards, producing more tubers as a result.*

We can get an idea of how those kainga and gardening sites might have looked from recent excavations in the wider Tauranga area such as this site in Hastings Road at the far end of Greerton. It is possible that excavations on the Memorial Park project site might produce something similar. We note that recent excavations within the city centre – including under previously sealed areas - have uncovered extensive cultural features including koiwi – human skeletal remains. For that reason any excavations/earthworks at Memorial Park should be subject to cultural monitoring.



*Kainga excavation site in Hastings Road (2018) near Barkes Corner showing house sites, storage pits and modified soils which is evidence of gardening (U14/3442)*



*A close up view of the Hastings Road excavation site*





*Greenstone adze recovered during service trench excavation – between Hamilton and Harington Streets on the Northern Quarter JWL development*

### The arrival of the missionaries

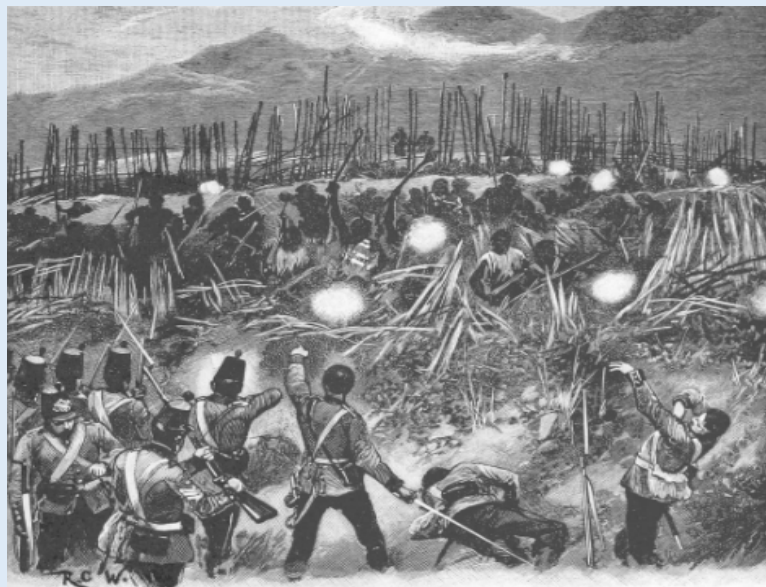
Following earlier visits by Henry Williams of the Church Missionary Society (“CMS”), Tauranga chiefs, under attack from Ngapuhi forces from the northern part of the island, asked him to send missionaries. That request was finally responded to in 1834 when Alfred Brown and William Williams were sent to choose a site for the mission station at Te Papa and arranged for two raupo houses to be built. The station, located on the present site of the Elms mission house, opened for business in 1835 with William Wade and John King as the first resident missionaries. Brown himself arrived in 1838 to begin a long residency that only came to an end when he died in 1884. Brown made two “purchases” of land although our view is that the missionaries were permitted to settle. The first was the land about the mission station – about 7 hectares; the second and the most important in terms of this assessment was the whole of the Te Papa peninsula as far as the present-day site of St George’s Church at Gate Pa and including the Memorial Park site.

In his diary, Brown records how the intent of the larger purchases was to preserve land for local Maori as he could see that a time would come when all their land would be gone. The purchase of the land was where the CMS held the land in trust.

Brown brought with him new gardening methods and crops such as wheat. Our people continued to garden the land and took employment with Brown around the mission station working on the farm and in the gardens that sustained the missionaries. In return children received instruction in reading and writing while adults were subject to religious instruction. Accordingly, there was a perception that there had been no change to our usage and perceived ownership of the land. This all changed after the 1860s.

### Gate Pa and the aftermath

We are all familiar with the events of 1864 when British troops landed in Tauranga in January and in April of that year the battle at the Gate Pa took place. The construction of the pa defences incorporated the large ditch the missionaries had built to mark the end of their holdings. The battle was regarded as a victory for the Maori side even though the pa and battle site were occupied by the British. The British, in turn, regarded it as one of the worst defeats of regular British forces by “native” irregulars.



*An artists impression of the failed British attack on Pukehinahina – Gate Pa 29 April 1864*

On 21 June 1864 the British regiments met with the Tauranga iwi and their allies again at Te Ranga. The Maori defences were only partly constructed and they were heavily defeated by a superior force who also brought artillery to the battle.





*Artists impression of the battle at Te Ranga*

Ngai Tamarawaho were active participants at both battles and as a result, under the terms of the New Zealand Settlements Act of 1863 were considered to have been in rebellion against the Crown and our lands – including Te Papa and obviously the Memorial Park site - were confiscated.

### The hard years

The 1864 confiscations left Ngai Tamarawaho in a bad way. Despite uncertainty about land ownership, Ngai Tamarawaho resumed gardening activities on any land that had not been taken up by the new “owners”. In effect they became squatters. This was because the reserves at Huria (Judea) were insufficient to sustain the gardening activities that the hapu was heavily dependent on.

The poverty of our people was only alleviated by gathering kai moana, gardening, and at Taumata gardening and the gathering of bush foods. It is from this time that the land at Memorial Park becomes valuable to us as a gardening area and usage of the land for this purpose continued right up to the 1950s.

### Our kaumatua remember

This extract from evidence given to the Waitangi Tribunal in the 1990s recall the circumstances of our hapu who bereft of their lands were forced into “squatting” on any vacant land.

#### **Extract from Evidence to the Waitangi Tribunal of Te Hoori Rikirangi (born 1937)<sup>3</sup>**

Another area which we used for growing kai is the area where Memorial Park is now. We used to take horses and ploughs over to cultivate kai there. We used to camp there in a hole in the hedge. We’d stay there for two or three days to weed the kumara and other crops. We could stay there no problem, there was a freshwater spring ... and we could get fish from the beach, snapper and pipi. I had started school then, I must have been about seven years old.

One day my grandfather and I were ploughing the area and this Pakeha chap came to talk to my grandfather. My grandfather told me to get off the horse and go off to light a fire on the beach and boil the billy. When my grandfather came over, he had tears in his eyes. It turns out the Pakeha chap was from the Council and he had told my grandfather that he couldn’t grow crops there anymore. We didn’t go back after that, we didn’t even finish the ploughing that day, we just finished our cup of tea and left, back across the estuary with the plough on the sledge. That impacted on me for the rest of my life because I was old enough to see the pain in my grandfather’s eyes.



*Morehu Ngatoko and Te Hoori Rikirangi (on the right) at Huria Marae 2015*

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<sup>3</sup> Te Hoori Rikirangi passed away on 19 May 2018.



## Hapu Cultural and Environmental Values

### Cultural Values

Against this background and the ongoing hapu associations with our *rohe* the development of the Memorial Park site has the potential to affect the cultural values of the hapu. Those values are:

- Respect for ourselves as Maori people with a valued historic heritage that is our inheritance, this creates an obligation on us to ensure that respect for that heritage is maintained;
- Respect for the active practice of our culture through the proper observance of the tikanga and protocols that guide our lives;
- Respect and reverence for all the places that are important to us; including the cultural landscape that we live in...our traditional lands;
- Respect for the burial places of our dead; the ancestors from who we have sprung and who provided these places for us.

### Actions

Most of these cultural values are not applicable to this development proposal but giving these cultural values practical effect within the Memorial Park development requires the consideration and implementation of the following:

### Earthworks monitoring

Because of the possibility that cultural artefacts, taonga and possibly koiwi may be discovered during development work involving excavations, we ask that our earthworks monitor be present while any such work is being undertaken. The monitor will be able to provide direction should any such discoveries be made and determine what needs to be done from a cultural perspective. The monitor needs to work closely with the site archaeologist who we assume will also be present at excavations time. The usual earthworks protocols will apply.

The issue related to earthworks is the loss of sediment from the site during rain or storm events. However this issue can be easily met with the application of an appropriate consent condition and it is our expectation that this will occur.

The hapu is also aware of the growing challenge posed by climate change and with all developments within the city we are supportive of the preservation of existing native vegetation where possible and the planting of replacements where this is not possible. It is not a matter that can be captured by a consent condition but the hapu would be supportive of a landscaping plant that provides for the establishment of native trees and other plants and the eventual replacement of the exotic trees on the site with natives also.

In the longer term it is expected that the planned walkway from the Strand Extension around to Memorial Park will similarly be extended along the harbour edge to the vicinity of the 15<sup>th</sup> Ave Hairini Road Bridge and onward to Fraser Cove. The hapu is in support of this proposal as it retraces a traditional pathway.

#### Environmental Values

The hapu retains kaitiaki status for the land involved in this project – cultural “ownership” as opposed to legal ownership – and as such seeks observation of its relevant environmental values. Cultural ownership brings with it kaitiaki obligations and those obligations relate largely to land and water related issues.

As already mentioned the obligation is to ensure that there is no possibility of sediment from excavations or other pollutants e.g. oil or fuel discharges from machinery because of equipment failure or stormwater overflow or similar; reaching the harbour. Appropriate preventive or containment measures need to be put in place. Again as already mentioned, it is the hapu expectation that standard conditions to meet this concern will also form part of any needed consents and be closely observed.

#### Actions:

Incorporation of appropriate consent conditions required. Hapu to be a party to any resource consent applications.



### Treaty Principles<sup>4</sup>

The applicable principles in this case are:

- Principle of tino rangatiratanga - self management – the right of Maori to exercise under the law, authority and control over their rohe, land, rivers, resources and taonga;
- Principle of whakawhanaungatanga – Partnership – A duty on all relationship parties to interact in the best possible way with reason, respect and good faith;
- Principle of kaitiakitanga – guardianship – the right of Maori to exercise guardianship over their ancestral lands, water, sites, waahi tapu and other taonga;
- Principle of mutual benefit – a duty to ensure that any proposals have a mutual benefit to both parties

It is noted that in seeking early and full consultation with Ngai Tamarawaho and others and in the commissioning of this CVA to address rangatiratanga and kaitiakitanga issues the development project proposals are compliant with these Treaty principles.



*Huria Marae, Judea. The wharehenui, Tamateapokaiwhenua, is named for the Takitimu ancestor.*

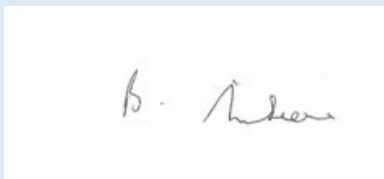
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<sup>4</sup> See section 8 of Part 2 of the Resource Management Act (1991).

## Conclusion

The Cultural Issues associated with this proposal are ones that the hapu has encountered many times before and the applicant deserves commendation for being early to the consultation with Ngai Tamarawaho.

The hapu offers to assist with appropriate ceremonials at the commencement and completion of works as thought necessary and appropriate. The hapu is also pleased to take a lead role with any cultural design features associated with the development proposals and which reflect our important hapu *ahi kaa* links to the site.

A handwritten signature in dark ink, appearing to read 'B. Mikaere', on a white rectangular background.

**Buddy Mikaere**

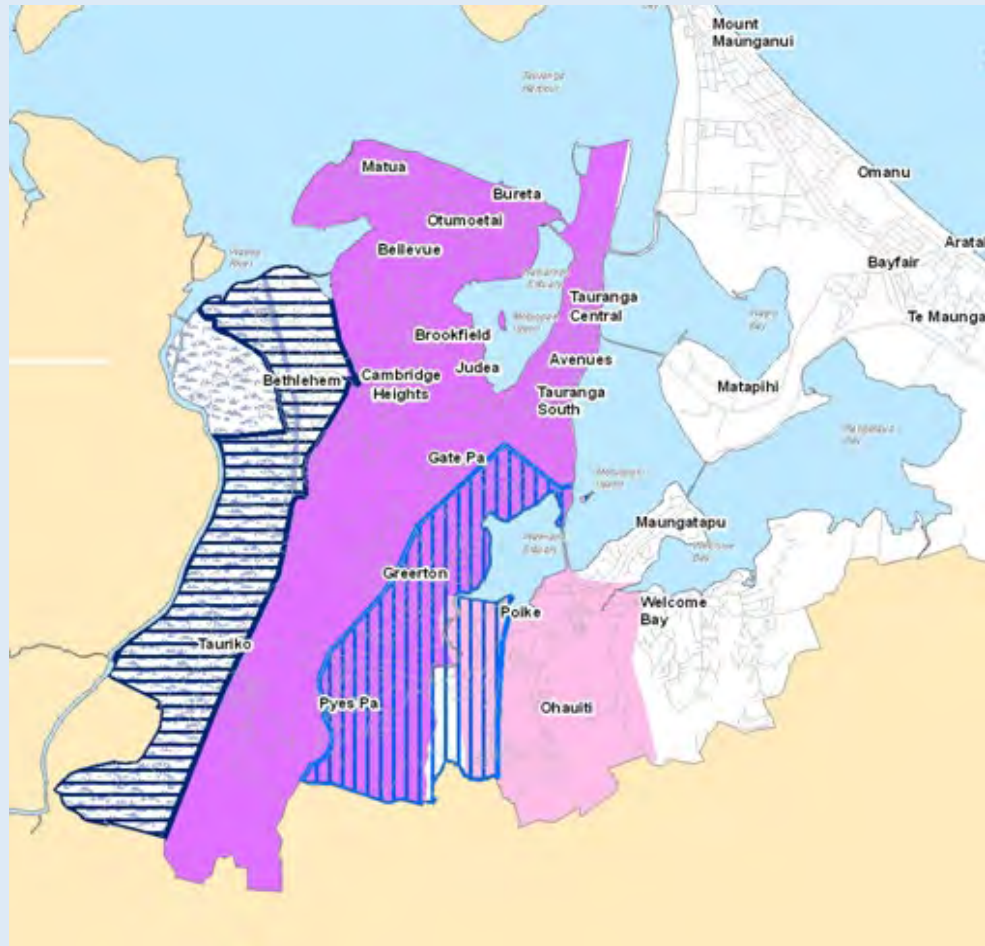
**Consultant**

**For Ngai Tamarawaho Environmental and Development Unit**

**1 November 2023**



## APPENDIX 1



## LEGEND

	NGATI KAHU
	NGATI HANGARAU
	NGAI TAMARAWAHO
	NGATI RUAHINE
	NGAI TE AHI

.....  
**ARCHAEOLOGICAL REPORT**

E2



ARCHAEOLOGICAL ASSESSMENT  
TAURANGA CITY COUNCIL  
PROPOSED  
MEMORIAL PARK RECREATION HUB  
TAURANGA

PREPARED BY

KEN PHILLIPS

FOR

BECA

SEPTEMBER 2023

**ARCHAEOLOGY B.O.P.**

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## INTRODUCTION

This report was commissioned by Beca, on behalf of Tauranga City Council, in order to determine if archaeological sites are affected by the proposed construction of the Memorial Park Recreation Hub within Memorial Park, Eleventh Avenue, Tauranga.

The construction of the Recreation Hub will involve extensive earthwork within the development footprint. While no known archaeological sites are affected by the development there is a possibility that unrecorded subsurface archaeological sites or artefacts may encountered during earthwork associated with the development. It is therefore recommended that a Heritage New Zealand authority is obtained before the commencement of earthwork associated with the development.

This report has been prepared as part of the required assessment of effects accompanying a resource consent application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

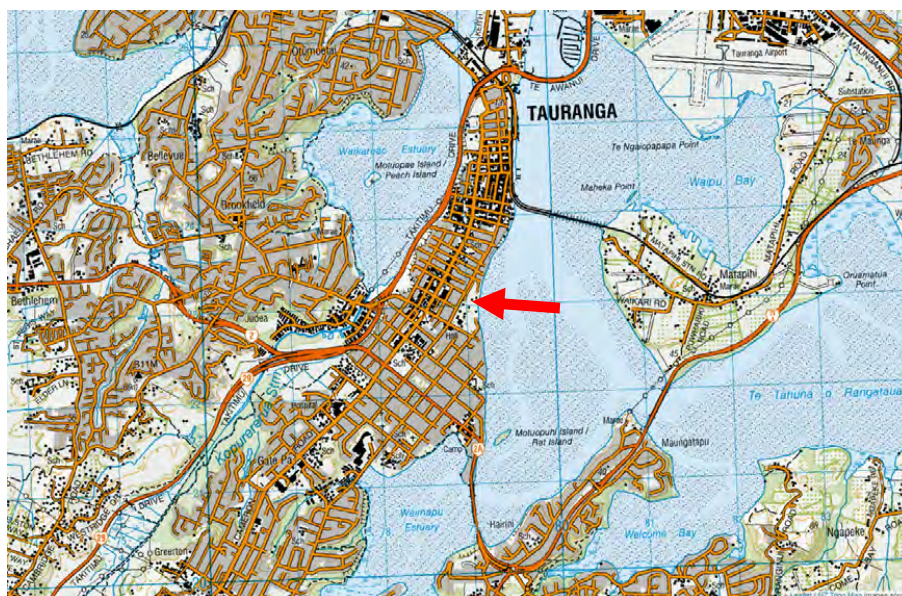


Figure 1. Topographic map showing the location of Memorial Park (arrowed).





Figure 2. Aerial photo showing the extent of, current land use and land parcels within Memorial Park. Approximate footprint of Recreation Hub outlined in red broken line. (TCC Maps)

## RELEVANT LEGISLATION

An archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014 6(a), is any place in New Zealand, including any building or structure (or part of a building or structure), that (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900 and (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

### Resource Management Act (1991)

The RMA 1991 recognizes as matters of national importance: ‘the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga’ (S6(e); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f).



Territorial authorities are required under Section 6 of the RMA to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’.

Historic heritage is defined as ‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Maori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

### **Constraints and Limitations**

This is an assessment of archaeological values and does not include an assessment of Māori values. Consultation with tangata whenua is being carried out independently of this report. An assessment of the cultural significance of an area can only be competently made by the affected tangata whenua. It should be noted that an assessment of cultural significance might not necessarily correlate with an assessment of archaeological significance.

### **Methodology**

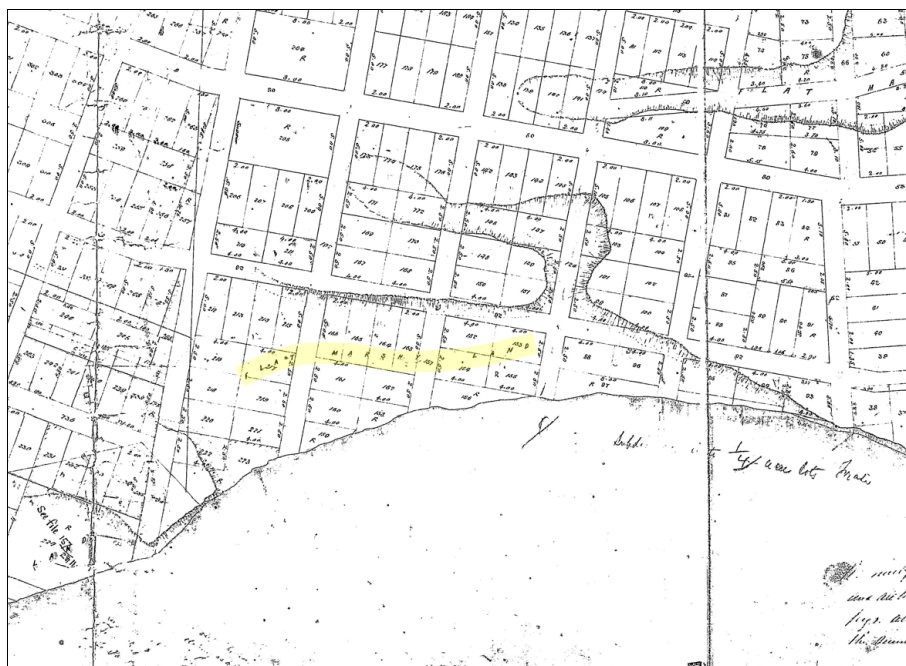
Prior to the archaeological survey the records of the New Zealand Archaeological Association (NZAA) were consulted in order to determine whether any archaeological sites had previously been recorded within or in the immediate vicinity of land affected by the project. Early survey plans, aerial photos and archaeological reports relating to the area were also reviewed.

### **PHYSICAL LANDSCAPE**

The Te Papa peninsula is comprised of fluvial terrace deposits, primarily derived from the volcanoclastic sediments of the extensive ignimbrite formations backing Tauranga Harbour. The peninsula is characterised by flat to gently rolling tablelands surrounded by steep coastal escarpments with areas of coastal accretion forming low lying harbour edge terraces and sand spits particularly below the eastern escarpment including Memorial Park. Overlying the elevated tablelands are allophonic soils of the Katikati series derived from airfall volcanic ash.

Memorial Park was formerly an estuarine embayment until the accretion of one or more sand ridges linked the headlands to the north and south impounding the embayment perhaps as recently as 2000 years ago. Subsequent volcanic ash mantels and colluvial wash turned the estuarine bay into marshlands. An earlier low sand ridge 75 – 100m inland from the coastal ridge may have extended north south through the park (Figure 7).

The marshlands were optimistically surveyed into quarter acre residential lots in the mid 1860s (Figure 4) however by the mid 1900s only a few houses had been built on slightly elevated areas on the margins of the marshlands (Allotment 775, 783 & 784).



**Figure 4. Part survey plan SO 1575B produced in 1864 showing the Memorial Park area described as Flat Marsh Land.**

Centennial Park, established in the late 1930s comprised 11 acres from Eleventh Avenue north to include the eastern unformed extent of Tenth Avenue. Subsequent acquisition of allotments to the north has expanded the Park to 27 acres. In 1941 the 11 acres comprised 2 ½ acres subject to flooding at high spring tides and the remaining area frequently flooded by stormwater from surrounding higher ground (BOP Times 30 August 1941, Page 2). In the 1930s the Town Council excavated a network of drains exiting by way of an existing outlet through the coastal sand ridge to deal with the storm water problem and by the early 1950s several sports fields had been established on the former marshlands, however, poor drainage problems persisted and the sports fields were raised by a metre in 1969.

Significant modification to the original topography of the coastal sand ridge have occurred during subsequent park development. Imported fill has been used to raise low lying areas and various activities including an early swimming pool development, miniature train network and playgrounds have further changed the landscape within the park. The installation of the southern pipeline and pump station at the northern end of the park account for the most substantial earthwork within the park to date.





**Figure 5. Aerial photo taken in 1937 showing Memorial Park land partially drained with possible poorly drained areas within the Recreation Hub footprint (outlined red) evidenced by differential vegetation growth, circled blue.**



**Figure 6. Aerial photo taken in 1943 showing the drainage network constructed by the Town Council. The eastern unformed extent of 9<sup>th</sup> and 10<sup>th</sup> avenue were bounded by ditch bank and hedge stock barriers.**





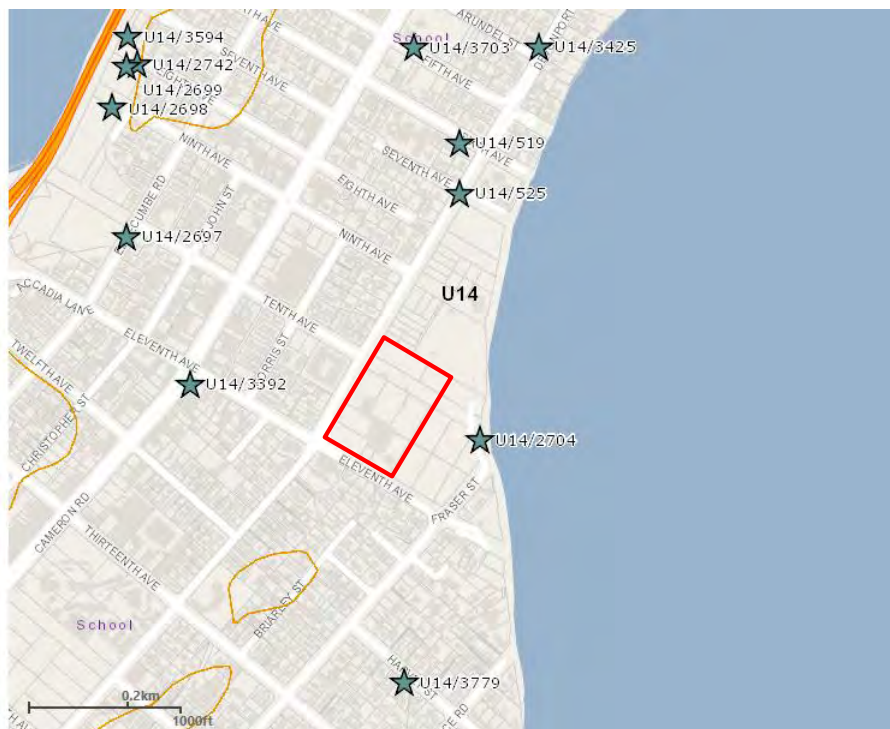
**Figure 7. Aerial photo taken in 1951 showing exposed subsoils where some cut and fill contouring had taken place within the southern end of the park. The truncated dunes (outlined brown) may represent an earlier impounding sand ridge.**

#### **ARCHAEOLOGICAL LANDSCAPE**

The Te Papa peninsula has been the subject of a number of archaeological and historic studies in recent years. The New Zealand Historic Places Trust carried out an archaeological survey of the Tauranga District in the mid 1980s during which many sites were identified and recorded on the Te Papa peninsula. More recent archaeological surveys and investigations have added significantly to our understanding of the archaeological landscape of the peninsula. There is a high concentration of recorded archaeological sites on the northern end of the peninsula as a result of recent historic research of the CBD. The relative lack of recorded archaeological sites south of Third Avenue is primarily due to the post 1900 residential and commercial development that has destroyed or obscured the archaeological landscape.

### Previously Recorded Archaeological Sites

The New Zealand Archaeological Association (NZAA) maintain a file on all recorded archaeological sites in New Zealand. The file was consulted in order to determine if archaeological sites have been recorded within or in the immediate vicinity of land affected by the proposed Memorial Park Recreation Hub. According to the file there are six previously recorded archaeological sites within 500m including one site (U14/2704) within 100m (Figure 8).



**Figure 8. Topographic map showing the location of recorded archaeological sites in the general vicinity of land affected by the proposed Recreation Hub (outlined red).**

**Table 1. Previously recorded archaeological sites within 500m of the proposed Recreation Hub.**

Site No.	Site Type
U14/519	Historic – house site, 19 <sup>th</sup> century
U14/525	Shell Midden
U14/2704	Obsidian Find spot
U14/2697	Shell Midden / Oven
U14/3392	Historic – Crushed shell road aggregate, 19 <sup>th</sup> century
U14/3779	Shell Midden



**U14/2704 Artifact Find Spot**

This site was recorded during the New Zealand Historic Places Trust survey of the Tauranga District in 1985. The site is located on the sand ridge forming the coastal margin of Memorial Park. The artifact identified at the specified location comprised an obsidian flake and may relate to discrete pre-European Māori activity on the sand spit or activity associated with permanent settlement on high ground to the south in the vicinity of Kotare Crescent. The sand ridge may have been a significant activity area providing waka access to the adjacent harbour channel that extends south to the Waimapu Estuary.



**Figure 9. Aerial photo showing the approximate location of the obsidian flake find spot (U14/2704).**

**RESULTS OF THE SEPTEMBER ARCHAEOLOGICAL SURVEY**

An archaeological survey of land affected by the proposed Memorial Park Recreation Hub was carried out in September 2023. The specified location of previously recorded archaeological site within the park was inspected. Subsurface testing was limited to the examination of exposed soil profiles where they occur.

Land affected by proposed development has been extensively modified by drainage reclamation and 20<sup>th</sup> century development. This has significantly reduced the likelihood that surface archaeological features would be identified during the survey and has reduced the possibility that subsurface archaeological features will be encountered during ground disturbance associated with the development.

During the course of the survey no previously unrecorded archaeological sites or evidence for the presence of subsurface archaeological features were identified within land affected by the proposed Aquatic Park development.

**Unrecorded Archaeological Sites**

The recorded archaeological site inventory for the Te Papa Peninsula represents the visible surface expression of a once extensive archaeological landscape. Certain geographical areas within the peninsula can be identified as more likely to contain subsurface archaeology based on the results of archaeological survey and investigation carried out elsewhere within Tauranga District. In the Memorial Park area evidence of Māori settlement is likely to be present on the surrounding headlands and allophanic soils of the slopes extending west up to the Cameron Road ridge. The coastal sand ridge is also a likely location of archaeological sites as it provided access to the harbour resources for surrounding populations.

The marshlands would have also been a source of important natural resources and may have supported cultivation of traditional crops such as taro. The anaerobic conditions of marshlands can also preserve artefacts that may have been lost or stored beneath the water table for hundreds of years. The preservation qualities of the anaerobic wetland environment were known to Māori who would purposely secrete important artifacts made of organic material such as whakairo (carvings) in the wetlands typically in close proximity to settlements on terra firma.



**ASSESSMENT OF EFFECTS**

There is one recorded archaeological site within 100m of land affected by the proposed Memorial Park Recreation Hub. The site is located on a coastal sand ridge to the east of the proposed Recreation Hub and will be unaffected by the development. While it is considered unlikely that unrecorded subsurface archaeological sites will be encountered during the development due to the unsuitability of the former marshland for settlement or cultivation of staple crops there remains a possibility that unrecorded subsurface archaeological features may be encountered during earthwork associated with the development. These may include features associated with cultivation of traditional crops suited to the waterlogged soil such as taro as well as artifacts that may have been lost or secreted within the marshlands.

In summary the proposed Memorial Park Recreation Hub will not affect known recorded archaeological sites but there is a possibility that unrecorded subsurface archaeological sites or artefacts may be encountered during earthwork associated with the development. It is therefore recommended that a program for the mitigation of effects on possible archaeological resources is established before the commencement of earthwork associated with the project.

**RECOMMENDATIONS**

The following recommendations are provided as points of discussion for the landowners, statutory agencies and tangata whenua.

1. That a Heritage New Zealand (HNZ) authority to modify damage or destroy possible unrecorded archaeological sites within land affected by the proposed Memorial Park Recreation Hub is obtained prior to the commencement of earthwork associated with the proposed development within the properties.
2. That if unrecorded subsurface archaeological features are encountered during ground disturbance associated with the project all work should stop in the immediate area until the site can be investigated in accordance with conditions of the HNZ authority.
3. That if kōiwi tangata (human remains) are encountered, no further modification of the site concerned shall occur until tangata whenua and the HNZ have been advised and their responses received.
4. Archaeological survey cannot always detect sites of traditional value to Māori, such as wahi tapu. Tangata whenua should be consulted regarding the possible existence of such sites and informed of the recommendations of this report.

STAKEHOLDER MEETING MINUTES

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## MEETING NOTES

Project: Memorial Park Masterplan  
Subject: Preliminary Engagement Meeting – RSA  
Date: 06.09.2023  
Attendees: Kelvin Eden (Tauranga City Council)  
Fred Milligan (RSA)  
Morton Anderson (RSA)  
Lee Brazier (Bespoke)  
Author: Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held at the site of the existing memorial, which sits within the park at the corner of Eleventh Ave and Fraser Street.*

- It was noted that there are two memorials within the park, but the main one is where the meeting was held in the southern end adjacent 11<sup>th</sup> Ave. The RSA noted this memorial is a civic development and that the second memorial on the Devonport Road boundary does not hold as much prominence.
- RSA representatives noted that they will be leaving their current site in Greerton as part of a move towards just offering a welfare-based service to veterans. The new site will not host memorial services or have any restaurant and bar as part of the facility.
- As Anzac Day dawn services are currently held at the Greerton facility, these will now likely move to be held within Memorial Park instead. This to compliment the other Anzac Day civil public service which is currently held mid-morning within the park.
- Some existing memorial stones will be removed from the Greerton facility and require a new home, which could be within Memorial Park.
- There was also discussion about the memorial gates and plaques that form part of Wharepai Domain and whether these are still in the right location. This used to be a regular location for services before Cameron Road became too busy.
- It was noted that Remembrance Day services are also held on the 11<sup>th</sup> of November.
- A number of upgrades were suggested to the existing large memorial within Memorial Park. These included:
  - Additional flagpoles so that all different service flags can be flown during Anzac Day and Remembrance Day services.
  - General upgrade to path and step surfaces – ideally meeting accessibility requirements
  - Repainting of the existing walls
  - Upgrade to the existing lighting
  - Ensuring a compliant access ramp for less able users
  - Updates to ensure the current memorial plaques are current and correct

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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Tauranga Model Marine & Engineering Club

**Date:** 06.09.2023

**Attendees:** Kelvin Eden (Tauranga City Council)  
Warren Karlsson (TMMEC)  
Bruce McKerras (TMMEC)  
Owen Bennett (TMMEC)  
Warren Belk (TMMEC)  
Peter Jones (TMMEC)  
Regan Olivecrona (TMMEC)  
Lee Brazier (Bespoke)

**Author:** Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held on site within the Tauranga Model Marine & Engineering Club (TMMEC) clubroom.*

- It was confirmed that TCC have now provided a surety letter of an ongoing lease for TMMEC within Memorial Park
- It was noted that the Recreation Hub building will likely have an impact on the TMMEC facility but the exact degree of impact it still to be defined.
- There are currently around 70 members within the club
- Public rides are offered every Sunday from 10am to 3pm. Special evenings are made for Halloween and Matariki
- The club has also hosted Conventions in the past where other clubs and enthusiasts come together for a major event
- Around 30,000 rides are provided every year
- Key points noted for operation of the current facility were:
  - Clubrooms are key for day to day running of the club and operation of days when the track is running for rides
  - The steaming bay is an essential part of the operation where locomotives are set up and prepared for running. This ideally is located after the start/finish area and have vehicle access for locomotives to be dropped off on trailers
  - The tunnels are utilised for storage as well as a feature of the track
  - The location of the start/end point and proximity of this to the clubroom is critical
  - The tracks are currently configured in a circuit which loops 3 times. With 3 track gauges.
  - The trains run in a clockwise direction
  - The radius of the tracks must remain no tighter than existing to run the types of

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- locomotives the club has
    - Manual gates are utilised to keep the general public out of the inner track areas whilst the trains are running
    - A container is currently utilised for additional storage on site
    - Its important to have sufficient parking in close proximity and good walkway access
  - Other key notes in relation to the existing facility were:
    - A canopy has been considered for shade/shelter over the start/end point area, but not pursued due to expected changes as a result of the Recreation Hub. A cover over the steaming bay has also been considered
    - The existing play area within the centre of the track area causes no issues but would provide the option to install a 'Roundhouse' in its place if the play area was removed. A roundhouse provides storage for locomotives
    - There are no current flooding issues experienced on site, just soggy ground in wet periods of weather
    - The raised viaduct track is a popular and unique feature
    - There are good synergies between the train and mini-golf sites, and they have a good working relationship
  - Key points in relation to potential modification of the facility were:
    - There is a desire to have a larger clubroom facility, potentially two storeys, but single storey is preferred
    - If moving the clubroom, the southwestern edge of the current site is preferred. Potentially the northern edge of the site could also work but would need to do so around the existing trees
    - Maintain good views across the track network
    - The existing tunnels and viaducts cannot be moved/relocated
    - The steaming bay will need to maintain good vehicle access
    - It is preferred not to fundamentally modify the existing track layout and the club members would not be in a position to undertake any of these works unless just minor realignments in certain areas. Would need plenty of time to programme any works and ideally be completed with continuity of service.

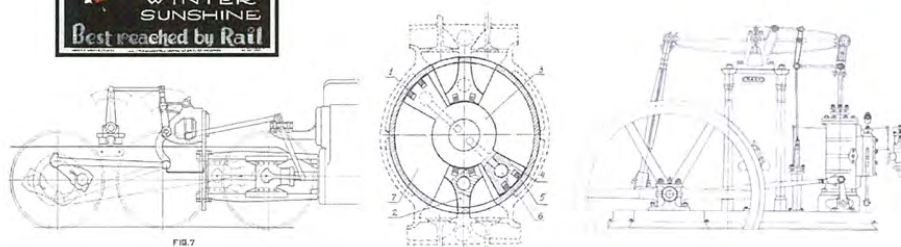
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Dossier for:-

## Tauranga Model Marine and Engineering Club Memorial Park



May 2023



This document prepared by Ashley Grant B(Arch.), NZCD (Arch)  
May 2023



5. The **Turntable** is fully rotatable and delivers locomotives from the traverser onto the seven raised siding tracks or onto the main track. It has a 2 ton capacity and has a hydraulic operating system set below ground level.

6. The **Storage Container** is a 6 x 3 metre converted shipping container for housing locomotives on-site. It is clad with professionally prepared mural panels on both long sides.

7. The **Public Queuing Area** contains safety rails for the public and their children to form queues ready to buy tickets from the ticket office and board the trains. Ideally this area is required to be an Accessible Area for both children and the disabled.

8. The **Station Control Centre** comprises a shelter over electrical equipment for operating track points and rail configurations. In the interests of safety it also serves as a **central point for the Duty Operator to oversee the entire operation of the track** and serves as the train's boarding point for the public.

9. The **Ticket Office** is part of the Clubrooms where the public purchase their tickets.

10. The **Clubrooms** are the club's main facility consisting of ticket office, meeting room, kitchen, bathroom, toilet and **Workshop** with storage in the attic space. The building measures 12m x 4m providing 48 square metres of ground floor area plus 16 square metres in attic storage space. The building also has a covered veranda along one long side 1.5 metres wide. With the community's steady increase in use of this facility, the Clubroom's area has come under increasing pressure and is presently being used at its optimum.

11. There are three **Tunnels** which are earth covered. Tunnel 1 has a double track whilst the two others have single tracks. All three are used for storage while the track is not in use.

12. The substantial **Timber Viaduct** is 120 m in length and 2.2 m high.

13. The **South Traversa** is within a bay which loads/off loads locomotives to/from the raised track.

#### Public Participation Statistics

Train rides by the community continues to grow year upon year, with the demand putting increasing pressure on operating procedures and the facilities. **On any one typical public open day, numbers can average 700 to 800 rides.**

The year 2020 saw TMMEC's **1 millionth customer** since opening in 1984, and the following is a sample of statistics indicating the numbers of train rides:

2014 ..... 24,000

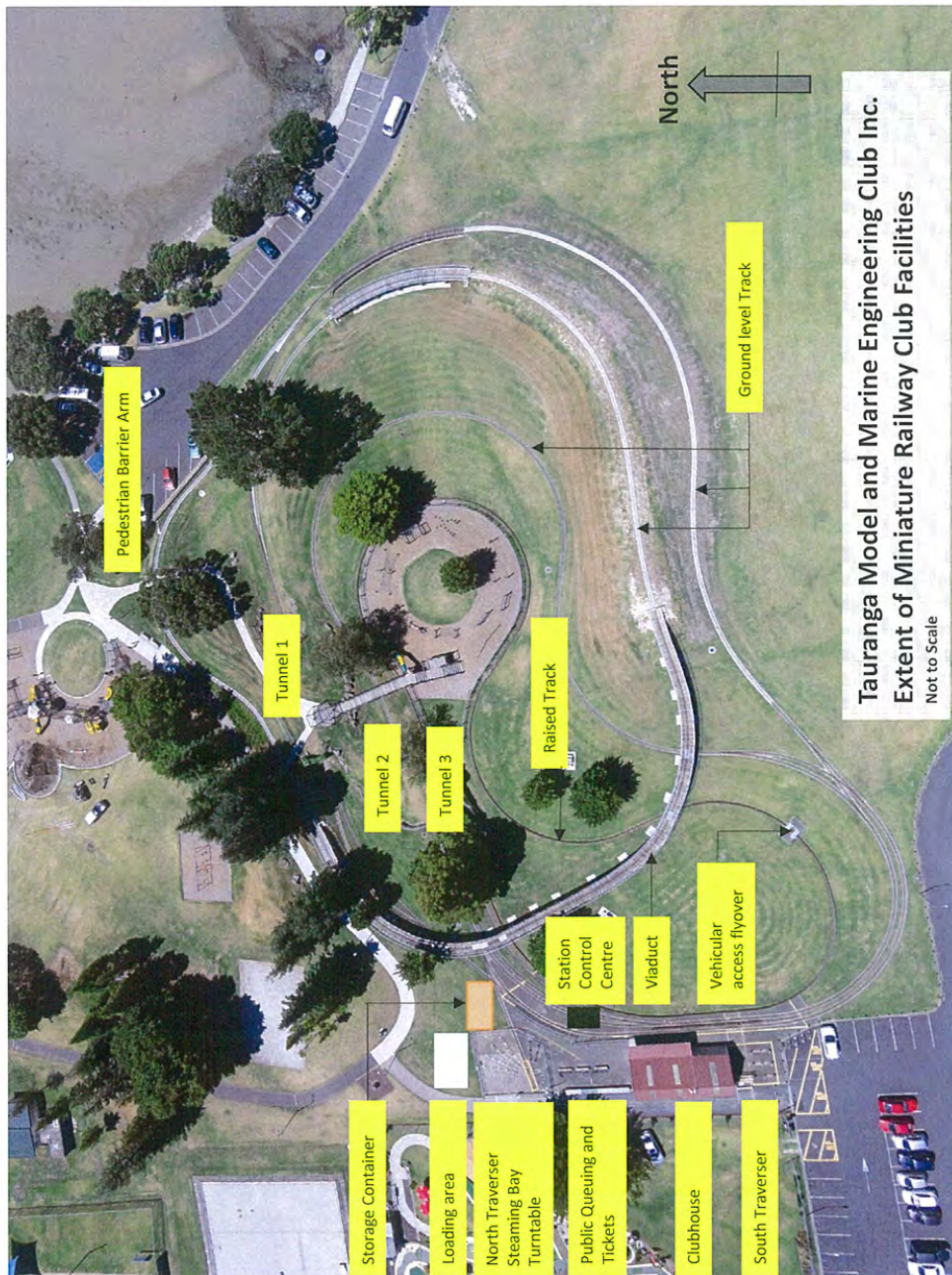
2016 ..... 38,471 (Club Convention year)

2017..... 37,725

2018 ..... 33,164

2019 ..... 38, 591

2020, 2021, 2022 ..... (Covid lockdown affected years)





## **Submission to Commissioners**

### **Proposed Memorial Park Expansion**

29 May 2023

Kia Ora Commissioners and Council Members,

As volunteer members of the Tauranga Model Engineers Club, we provide a fun rail ride escape at reasonable price to children and their parents from all over Tauranga, and beyond. We often have in excess of 1,000 patrons every Sunday that we run, weather permitting. We also provide night runs for Halloween and Matariki, which are highly popular and well supported by parents and their children.

We have won a number of awards for the public service we provide. Some parents have enjoyed rides on our trains when they themselves were children. We have been told that we are the most popular track in NZ.

We are aware of proposals to refurbish and develop the Queen Elizabeth Youth Centre some time in the future. We have seen a draft proposed development outline, and we are concerned that this development may encroach upon the area that we currently lease.

The track that we have laid down has taken a considerable amount of time and money to create. This is not easily altered or moved, as it must be properly engineered to be safe for both us and our passengers to use.

Along with the expanding population of Tauranga, the ongoing upgrade of city facilities are inevitable and necessary.

At present, our club is living in a state of uncertainty regarding this proposal. There is no point in our spending money on improvements or maintenance of our facility, such as painting, until we are secure in knowing our future.

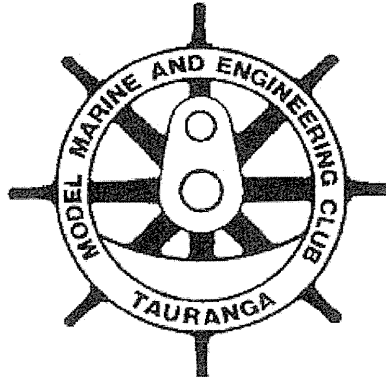
We would deeply appreciate being given the opportunity to be involved in the planning of this project, so that we may also plan ahead for any changes to our assets. These changes cannot be made overnight. We need to provide continuity of service to the public as best possible.

We wish to invite Commissioners and members of the Planning Committee to visit our facility at an agreed day and time so that you can be shown our facility and how it works.

If you wish to do so, kindly contact our Secretary Warren at 027 5422 863

## Tauranga Model Marine & Engineering Club Incorporated.

### 2023 - 2024

**CONTACT:**

The Secretary, PO Box 15589, 3112, Tauranga. [secretary@tmnec.org.nz](mailto:secretary@tmnec.org.nz)  
 Palmerville Station: Phone: 07 578 7293 (when attended)  
 Memorial Park, 53 11th Avenue, 3110, Tauranga City, New Zealand

**WEBSITE:**

[www.tnmec.org.nz](http://www.tnmec.org.nz)

**FACEBOOK:**

<https://www.facebook.com/memorialparkrailway/>

**COMMITTEE:**

President:	Bruce McKerras	022 045 5154
Vice:	Regan Olivecrona	
Secretary:	Warren Karlsson	027 542 2863 <a href="mailto:secretary@tnmec.org.nz">secretary@tnmec.org.nz</a>
Treasurer:	Sandra. Olivecrona	
Club Captain:	Joanne Knights	
Committee:	Warren Belk, Owen Bennett, Bruce Harvey, Russell Prout, Ash Thomas	

**Boiler Committee:** Peter Jones, Bruce McKerras.

**Safety Committee:** Bruce Harvey, Peter Jones, Warren Karlsson, Bruce McKerras, Russell Prout.

**Editor:** Chris Pattison

**Club Calendar** Max Donnelly

**Website creator:** Red Eye Designs      **Editor:** Joanne Knights

**CONVENORS:**

**Workshop:** Regan Olivecrona

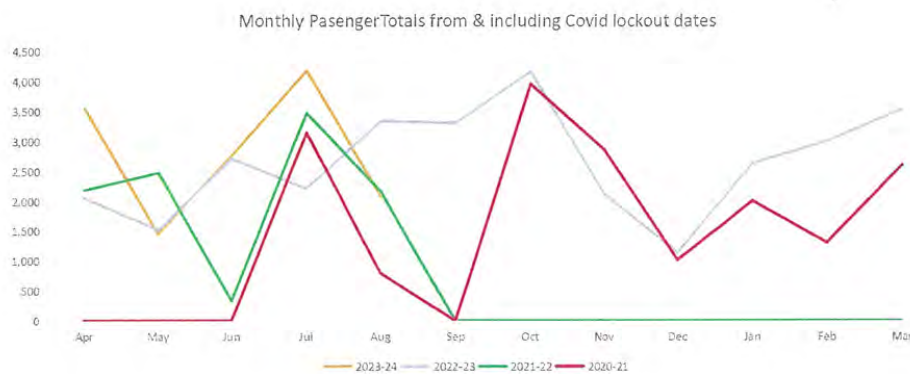
**Track:** Bruce Harvey, John Stent

**Librarian:** Chris Pattison

**Rolling Stock:** Bruce Harvey

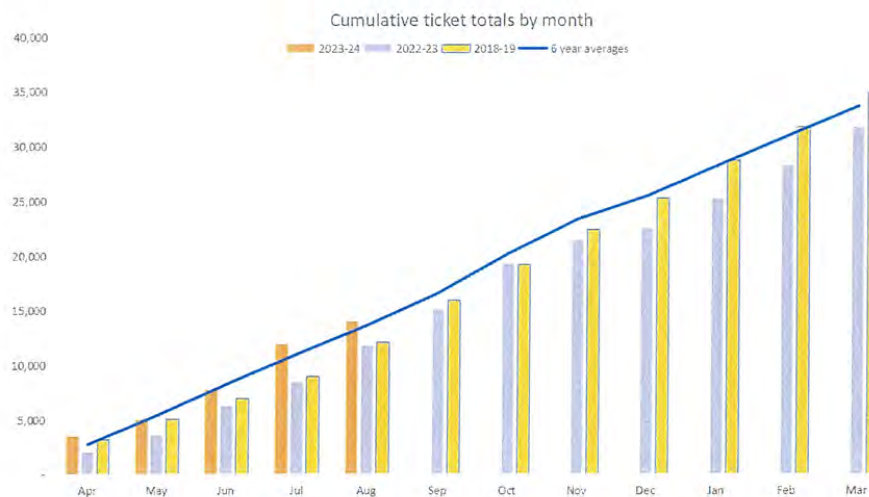
**MEANZ Rep.:** Peter Jones





Tauranga Model Marine & Engineering Club - Cumulative Passenger totals by Month

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	FY
3,548	5,008	7,775	11,951	14,036	15,142	19,302	21,426	22,565	25,197	28,197	31,731	2023-24
2,055	3,577	6,285	8,500	11,835	10,632	10,632	10,632	10,632	10,632	10,632	10,632	2022-23
2,187	4,661	5,004	8,471	10,632	10,632	10,632	10,632	10,632	10,632	10,632	10,632	2021-22
-	-	-	3,136	3,933	3,933	7,885	10,742	11,761	13,765	15,071	17,675	2020-21
3,658	7,080	10,549	14,090	15,516	19,204	23,274	25,759	29,010	32,458	35,450	36,946	2019-20
3,202	5,121	7,008	9,002	12,115	15,956	19,241	22,454	25,290	28,729	31,782	34,871	2018-19
4,239	6,650	9,981	12,512	14,600	16,684	19,366	23,651	26,482	28,816	31,284	34,356	2017-18
1,147	5,305	8,247	10,674	14,301	16,132	20,125	24,045	25,635	31,087	34,538	36,888	2016-17
4,059	8,536	11,705	15,007	18,451	21,801	27,367	31,752	35,359	42,910	45,359	48,195	2015-16
2,748	5,399	8,266	11,025	13,650	16,600	20,215	23,362	25,473	28,244	30,956	33,647	5 year averages



Tauranga Model Marine &amp; Engineering Club - Actuals - Passengers Carried by Month

Year Totals	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	FY	To date
14,036	3,548	1,460	2,767	4,176	2,085	3,307	4,160	2,124	1,139	2,632	3,000	3,534	2023-24	2023-24
31,731	2,055	1,522	2,708	2,215	3,335	3,335	2,161	3,335	2,161	2,161	2,161	2,161	2022-23	2022-23
10,632	2,187	2,474	343	3,467	2,161	0	0	0	0	0	0	0	2021-22	2021-22
17,675	0	0	0	3,136	797	0	3,952	2,857	1,019	2,004	1,306	2,604	2020-21	2020-21
36,946	3,658	3,422	3,469	3,541	1,426	3,688	4,070	2,485	3,251	3,448	2,992	1,496	2019-20	2019-20
34,871	3,202	1,919	1,887	1,994	3,113	3,841	3,285	3,213	2,836	3,439	3,053	3,089	2018-19	2018-19
34,356	4,239	2,411	3,331	2,531	2,088	2,084	2,682	4,285	2,831	2,334	2,463	3,072	2017-18	2017-18
36,888	1,147	4,158	2,942	2,427	3,627	1,831	3,993	3,920	1,590	5,452	3,451	2,350	2016-17	2016-17
48,195	4,059	4,477	3,169	3,302	3,444	3,350	5,566	4,385	3,607	7,551	2,449	2,836	2015-16	2015-16
265,330	24,095	21,843	20,616	26,789	22,076	18,101	27,708	23,269	16,273	26,860	18,719	18,981	Convention	Convention

Excludes the Convention and the Covid years.

The club ran extensively during the January 2016 & October 2020 school holidays, thus these are removed from the equation so as not to distort the averages

Average Rides per Month

Average Rides per Year

Average Rides per month pre-Covid

2748 2651 2867 2759 2625 2950 3614 3147 2771 2712 2691

34,958 2804

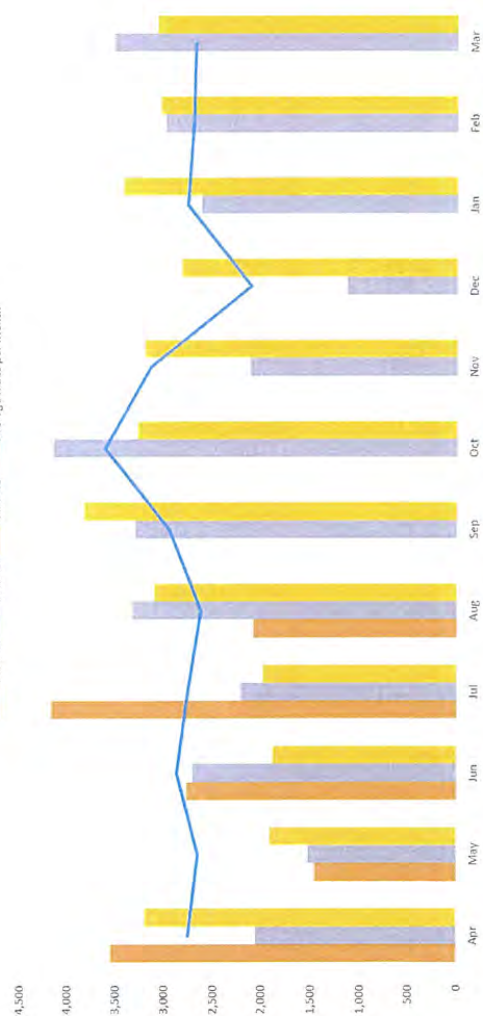
3062 2977.5 2907.3 2623.3 2564 2861 3320 3475.8 2627 3073.7 2991 2501.8

35,765 2915

5 Sunday Months

Tickets sold by month vs average

2023-24 2022-23 2018-19 Average Rides per Month







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## MEETING NOTES

**Project:** Memorial Park Masterplan  
**Subject:** Preliminary Engagement Meeting – Tauranga Rowing Club  
**Date:** 06.09.2023  
**Attendees:** Kelvin Eden (Tauranga City Council)  
Adele Marsden (TRC)  
Helen Rothery (TRC)  
Simon Aubrey (TRC)  
Lee Brazier (Bespoke)  
**Author:** Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held on site within the Tauranga Rowing Club (TRC) clubroom.*

- The rowing club is comprised of club rowers and masters' rowers, as well as affiliation with 6 different local schools to help deliver their rowing programmes
- The club sees good opportunities to expand upon the number of watersports offered from their site and as part of their operation. Sports considered include waka ama, paddle boarding, kayaking and coastal rowing
- Coastal rowing is a relatively new sport that has now been confirmed for the 2026 Commonwealth Games. There is the potential for Tauranga to become a hub of coastal rowing for NZ Rowing
- Good potential synergies exist between the rowing club and the proposed recreation hub
- Although the site is tidal, the club operates in all tides, carrying their boats out to the water's edge at low tide
- The club has noticed a degree of increased siltation over time within the harbour
- The club noted that when the sea wall was put in place this resolved any issues with erosion and secured the coastal edge
- No issues have been encountered by the club with regard to flooding or coastal inundation
- The existing facility gets good use from a number of different groups and is also rented out for a range of events, including weddings, corporate events and other celebrations
- Car parking is sufficient with the southern car park typically used when accessing the building and trailers loaded via access to the north,
- Large storage areas, changing facilities and a gym are located in the lower area of the building
- There are existing concrete terraces and a small ramp at the interface with the coastal edge. The ramp is small and angled in nature which requires improvement
- No current issues were noted with the operation of the public toilet from the corner of their

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building as it is run independently by Council

- The club tabled a long-term plan with 2, 5 and 10 year goals (refer attached). This includes the development of a new building facility which would be located further to the east on the edge of Jordan Field. This would allow boats to be brought out directly from the western edge of the building, rather than the current northern edge. The building facility is envisaged to accommodate multiple water sports and be a community venue, similar in operation to their current facility. Have aspiration to continue to host events which provide income to the club.

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**TAURANGA ROWING CLUB INC**  
**LONG TERM PLAN**  
**JULY 2023**

Within 2 years

- ❖ Develop relationships with other water sports codes to plan for a shared facility including coastal rowing, canoe/kayak, waka ama
- ❖ Develop relationships with local Waka Ama groups and Colleges to provide opportunities for school age paddling
- ❖ Increase storage capability in the short term to accommodate additional equipment, including from other codes

Within 5 Years

- ❖ Obtain Rowing New Zealand designation as a Rowing Hub for pathway athletes
- ❖ Grow membership through the pathway and by developing opportunities for adult/school rowing
- ❖ Obtain RNZ designation as a Coastal Rowing hub in line with their business plan to develop this aspect of the sport
- ❖ Obtain approval and funding to create an events course in the harbour for different water sports
- ❖ Develop plans for a new shared facility accommodating different sports codes
- ❖ Include within the new facility a community venue to hold community functions, for parents/family to be onsite during training and for community/members to socialise.
- ❖ Develop a business plan for the community venue to operate with revenue generated being returned to the Club.

Within 10 Years

- ❖ Obtain approval, funding and a contract for construction of a new shared facility



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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Spaces & Places

**Date:** 13.09.2023

**Attendees:** Kevin Burrows (Tauranga City Council)  
Warren Aitken (Tauranga City Council)  
Karne Robertson (Tauranga City Council)  
Peter Fraser (Tauranga City Council)  
Michael Barton (Tauranga City Council)  
Lee Brazier (Bespoke)  
Vimal Kumar (AECOM)  
Sam Johnston (AECOM)

**Author:** Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting.*

### Site Lines:

- It was noted site lines are currently being blocked by trees and rail. It would be beneficial to gain a clear perspective on the park's size since it feels quite enclosed, although this isn't necessarily a negative aspect.
- MB observed that there are possibilities to create view corridors within the park, allowing for diverse individual uses within different sections. MB appreciated the unique character of each pocket within the park. There was a question raised about the potential impact on aesthetics if views within the park were opened up too much. The current natural wayfinding within the park was acknowledged as suboptimal. MB also mentioned the need to revitalise the vegetation boundary along Devonport Road to enhance access, recalling that it was once well-planned. Additionally, the condition of the rear bank and park assets was noted.

### Vehicle Movement:

- PF noted he did not like the idea of vehicle movement from one carpark to another as this increases the possibility of the park being used as a 'rat run' between Devonport Rd and Eleventh Ave.

### Beach and Sand Renourishment:

- WA mentioned previous discussions about establishing a beach and sand renourishment project. LB plans to connect with the coastal team later today to gain a deeper understanding. LB also raised questions about the sea wall's history and its future implications as it currently acts as a barrier. WA pointed out that the timber seawall has the potential to be covered with sand, but challenges arise due to tidal fluctuations and relatively shallow water.

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- Half Pipe: PF noted the existing vert ramp is nearing the end of life and is experiencing structural problems. Given its size and scale it has limited usability for anyone but skilled vert ramp skaters. More often children use it as a slide. A limited number of events have been held at the ramp. There was a suggestion that having two vert ramps, one at Blake Park and one at Memorial Park, might not be necessary, and having one in the city could suffice. LB also acknowledged that building a new vert ramp would be a costly exercise.
- PF pointed out that the current placement of the skatepark is problematic due to its seclusion, lack of surveillance, and the resulting potential for undesirable behaviour. There was a suggestion to explore alternative areas within Memorial Park or potentially identify a more suitable nearby location. Coordination of timelines with other skate park projects was also emphasised.
- High Water Table: The high water table in the area imposes limitations on the depth of the skate bowls, necessitating the raising of the ground level to accommodate this constraint.
- Youth Play: PF highlighted the significance of providing opportunities for youth play within the park, emphasising that this remains important even if a skate park is not located at Memorial Park. The discussion included exploring options for incorporating 'skateable' features within the park to cater to the interests of young people.
- Pathways to Skate Park: KR pointed out the absence of paved pathways leading to the skate park, highlighting the need for the installation of proper pathways to facilitate access for skaters.
- It was discussed that it's essential to consider the creation of pathways that cater to a wider cross section of wheeled play users, including scooters, bikes and longboarders, potentially in the form of informal loop tracks to encourage active and enjoyable play.

#### **Wheel play provision across the city:**

- The provision for wheel play across the city has been taken into account in a report by TCC titled The Play, Active Recreation & Sport (PARS) Action and Investment Plan (AIP). This report identifies the existing skate and roller facilities and highlights areas where there is a need for new facilities.

*POST MEETING NOTE: LB has been provided with a copy of this report for reference.*

#### **Wastewater:**

- Constraints identified and need to be taken in to account in the future design.

#### **Pedestrian Access:**

- LB looking to strengthen pedestrian access and loop paths within the park while maintaining wide open spaces.

#### **Outdoor Basketball:**

- Noted that it is a growing sport across NZ and the courts can be multi use. There's a recognized demand to maintain the outdoor basketball courts, providing older youth with recreational opportunities. It was also acknowledged that the courts don't necessarily have to be full-sized. The current court has reached the end of its life, and there is an intention to include for new ones within Memorial Park

#### **Future Walkway to The Strand:**

- KB highlighted a separate project that has been approved, focusing on the future walkway to The Strand. The initial stage involves enhancing access points to the harbor at the road ends,

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and the project is currently progressing through the necessary processes, taking into consideration input from land users. LB emphasized that key outcome of the master plan is to enhance activation and engagement with the coastal edge. This involves efforts to strengthen and extend a continuous walkway along the edge, potentially reevaluating parking arrangements to free up space. There's also consideration of the Rowing Club's interest in moving their building slightly backward, which could lead to a more open and uninterrupted space. It's envisioned that the fountain would remain in its current location, contributing to the creation of a boardwalk boulevard space.

**Next steps:**

- Follow up discussions to be held in 3 weeks' time to capture feedback on 3 proposed options. VK to send invites 2 weeks in advance.
- Opportunity to talk through issues further and feedback to refine to a single option.



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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Transport and Coastal

**Date:** 13.09.2023

**Attendees:** Kelvin Eden (Tauranga City Council)  
Kevin Burrows (Tauranga City Council)  
Reece Wilkinson (Tauranga City Council)  
Karen Hay (Tauranga City Council)  
Paul Young (Tauranga City Council)  
Warren Budd (Tauranga City Council)  
Anna Somerville (Tauranga City Council)  
Scott McCauley (Tauranga City Council)  
Guy Protheroe (Tauranga City Council)  
Lee Brazier (Bespoke)  
Vimal Kumar (AECOM)  
Sam Johnston (AECOM)

**Author:** Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting.*

### **Opportunities and Constraints:**

#### **Green Spine:**

- GP sought additional details to determine if it serves as a transport route, a space for pedestrians and cyclists, or if it is intended as a green feature running through the site. GP pointed out that it might not be feasible for pedestrians to enter at 11th Avenue and suggested considering an alternative intersection. LB emphasised that the Green Spine serves as a fundamental connection line to enhance the north-south connectivity. It's important to anticipate increased demand with the Recreation Hub Project originating from 11th Ave.

#### **Cyclist:**

- GP noted Fraser street as a potential point to split incoming users and connect into the harbourside and the inner parts of the park at this point.

#### **Footpath between 10<sup>th</sup> and 9<sup>th</sup> :**

- Footpath between 10<sup>th</sup> and 9<sup>th</sup>: GP suggested that instead of placing the connection in the middle of the block between 10<sup>th</sup> Avenue and 9<sup>th</sup> Avenue, it might be more suitable to align this connection to opposite streets of 9<sup>th</sup> and 10<sup>th</sup> Avenue. LB pointed out the need to consider the location of the WW pump station. LB emphasised that key entrances would still be maintained at 7th and Devonport, as well as Fraser Road and 11th Avenue, highlighting the importance of directing people through alternate routes and improving permeability in those area.

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**Foreshore Linkage:**

- GP emphasised the importance of prioritising pedestrians and cyclists as a general principle.
- GP highlighted the necessity for a buffer zone between the foreshore, pathways, and roads. This buffer doesn't have to cover the entire distance but should reflect a philosophical approach. LB acknowledged the importance of considering general policies and procedures related to coastal interfaces and the historical context of the current seawall. LB also noted the opportunity to improve ecological and environmental outcomes.
- GP suggested introducing some variety in the experience of people moving along this space. This concept aligns with ecological and resilience approaches, making it desirable to achieve a diverse range of experiences.
- GP suggested that the connection between the park and the strand should offer more than just an access route; it should provide a recreational experience, potentially including swimming areas or other amenities to enhance visitors' enjoyment.

**Vehicle:**

- GP noted the site is divided east to west with parking, opportunity lost in terms of making one entity as a cohesive space. LB noted this was discussed in an early meeting where currently the park has isolated pockets which has its own benefits rather than one large space. LB noted there was an option to connect internal roading, however this could create a 'rat run' through the park. The goal is for the park's movement to be intuitive and sensible.

**Car parks:**

- WB emphasised that car parks should ideally be located close to the buildings to ensure accessible access.

**Existing Entrances, Pedestrian & Cycle Access:**

- WB pointed out that the current access points are acceptable, but there should be more consideration given to pedestrian access across the adjacent main roads, particularly because they tend to be busy. KE noted that this is particularly important given future residential intensification planned and the fact that this is a destination level park. WB said there may be some cost funding available for future upgrades.
- WB mentioned a planned improvement project at 11th Avenue and Devonport that is currently underway to upgrade the intersection, emphasizing the need for coordination with the masterplan project. Decision is pending whether this is to remain as a roundabout or be changed to a signalised intersection, with works scheduled to commence from 2024 to 2027.
- WB also highlighted the importance of considering safety improvements along Devonport Road and exploring options for the cycle path, whether it should be on or off the road, as well as examining parking arrangements, including the possibility of clearways.
- KB noted that traffic from the Recreation Hub will significantly increase access and egress demands to the park. WB noted upgrading entry/exits are important in relation to this project car parks and carpark numbers.
  - **Action:** WB to Look into access on 11<sup>th</sup> Avenue.
  - **Action:** LB to do further research on this.

**Marine & Coastal Planning:**

- SM pointed out that there is currently no specific plan for Memorial Park. However, they mentioned that a marine facilities strategy project was conducted a couple of years ago, involving the community in discussions about access around the city. This project has now



evolved into a marine access framework, which will initiate further investigations into water access improvements. SM expressed the intention to share this information with the team, highlighting that it aligns with other user needs. Currently, there are overarching guidelines but nothing specific in place for Memorial Park.

➤ **Action:** SM to share framework with this group.

#### **Mapping of Coastal Inundation:**

- SM indicated that they were not aware of any previous mapping efforts related to coastal inundation over time in the area.

➤ **Action:** SM to check with the resilience team and share with LB.

#### **Access to Water:**

- The discussion involved a comparison between powered and passive water activities. LB confirmed that the master plan focuses on passive water access only, including activities like stand-up paddleboarding and kayaking. Additionally, the plan will explore the possibility of providing amenities such as change rooms, toilets, and lock-up facilities for water users.
- LB noted the rowing club users have a desire to interact with other watersport users and expand their club on this basis. They have also mooted the idea of shifting their building further back which would allow more access through the waterfront area.
- It was noted that showers and changing facilities will need to be included for to support increased water access and usage.

#### **Walkway:**

- SM expressed that an interactive walkway along the waterfront is desirable. They mentioned a project on the waterfront project on the strand where they are considering a living seawall to create an environment where marine creatures can thrive. The aim is to create an interactive space that brings people closer to nature and the marine environment.

#### **Beach and Sand Renourishment:**

- The concept of creating artificial beaches was raised by LB. SM pointed out that this idea hasn't been previously discussed. SM also mentioned an example where this was implemented at Southbank in Brisbane. GP brought up the importance of assessing the current coastal dynamics and considering the potential impact on the rowing club. Additionally, there's a need to understand the cultural and environmental impacts and gain feedback from Mana Whenua around their preferences for this edge.

#### **Bus Route Changes or Other Impacts:**

- WB to investigate with the regional council but didn't anticipate any route changes. KH mentioned the public transport network and explained that the regional council is conducting a bus network refresh, primarily focusing on frequency rather than route changes. The first draft of this refresh is expected in October or November, and further clarity is needed. LB suggested working on the basis that the routes will remain unchanged but being flexible around timing to accommodate any potential adjustments.

#### **Proposed Parking Changes in the Avenue and Time Restrictions:**

- RW emphasised the need to avoid imposing excessive time limits within the park and the difficulty in establishing this within an open space area.

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- The currently proposed changes include implementing paid parking that extends from the city centre. There's a plan to reassess the situation six months after the initial round of changes and potentially introduce time limits around the Memorial Park area to address the issue of all-day parking. This all-day parking is expected to worsen with the change to the paid parking extents around the city.
- A survey conducted earlier revealed that one-third of the parking spaces were occupied by workers all day. RW outlined a review approach initially, with ongoing monitoring as changes take place. Surveys will be conducted after the first expansion on November 1st and every six months thereafter. Additionally, CCTV will be used for regular monitoring of parking activities.

**Freedom Camping:**

- KB noted the current freedom camping within the park and the importance of addressing how this will be managed.
- KE confirmed that there are three formal areas for freedom camping, located near the kids' playground, rowing club, and pools.
- VK suggested closing vehicular access after a certain time to reduce the presence of freedom campers as a deterrent. KE pointed out that the rowing club has an upstairs area for events which run till late at night and rowers are present from 5am, so there will be limited hours for access restrictions to consider.

**Next Steps:**

- LB to share investigation and analysis plans to WB.
- TCC transport and Coastal teams to review the investigation and analysis plans and provide feedback to LB, cc in VK & SJ.
- Follow up discussions to be held in 3 weeks' time to capture feedback on 3 proposed options. VK to send invites 2 weeks in advance.
- Opportunity to talk through issues further and feedback to refine to a single option.



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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Tauranga City Council

**Date:** 19.09.2023

**Attendees:** Kelvin Eden (Tauranga City Council)  
Kevin Burrows (Tauranga City Council)  
Jenna Quay (Tauranga City Council)  
Nelita Bryne (Tauranga City Council)  
Warren Aitken (Tauranga City Council)  
Guy Protheroe (Tauranga City Council)  
Lee Brazier (Bespoke)  
Vimal Kumar (AECOM)  
Sam Johnston (AECOM)

**Author:** Lee Brazier  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting.*

### **Current events at both Jordan Field and Memorial Field: Jordan Field**

- JQ observed their fondness for expansive, open areas, which are notably scarce within the city. JQ noted Jordan field is used a lot for commercial events, e.g. circus, gypsy fairs, markets and community events. This area sees a blend of both commercial and community activities.
- JQ mentioned that it's important to avoid hosting events that generate excessive noise since they have experienced noise complaints in the past from adjacent neighbours.
- JQ also emphasised the necessity for strategic positioning of objects and activities due to the presence of the southern pipeline.

### **Memorial Field**

- Larger-scale community events, including ANZAC services, are typically held at Memorial Field. However, JQ pointed out that these events are often discouraged from using this space due to concerns about potential damage to the damp grass surface. Furthermore, no events are scheduled during the winter months. The team also expressed general apprehension about the presence of vehicles on the field.
- JQ mentioned that the space could see increased usage if the drainage was improved.
- Noise complaints have been noted in the park, primarily due to the close proximity of residential boundaries. The park is subject to specific noise limitations, allowing for a maximum noise level of 70 AEQ (A-weighted equivalent continuous noise level) and 75 decibels (dB).
- Kapa Haka events draw a large crowd, but Memorial Park cannot be used for these events due to its typically wet conditions.

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**Annual Plan for Events**

- JQ mentioned that event dates are typically confirmed in March for the subsequent year and events can be booked in the system in advance
- KE distributed the "City Centre Events Calendar for Stakeholders" and the "ANZAC Day Event Advice"

**Smaller Scale Events**

- JQ pointed out that Memorial Park is frequently utilised for hosting large corporate picnics, barbecues, and weddings.

**Services for Spaces**

- JQ highlighted that there are power limitations, although the ANZAC event manages reasonably well in this regard. They also mentioned that there are opportunities for cost savings through future master planning, with the need for additional power at Jordan Field due to power short circuits. JQ will send more detailed information from the team.

**Access and Parking**

- JQ pointed out that access and parking pose continuous challenges at the park. To address this, they offer a park and ride system for ANZAC day events, as traditional parking arrangements are ineffective. The park and ride for ANZAC events is hosted at Tauranga Boys College and Pak'nSave provide their carpark (which is typically closed on ANZAC day due to trading restrictions) for people walking to Memorial Park. Additionally, 11th Ave is closed off due to concerns about overcrowded spaces during these events.
- JQ highlighted that events held in the park must have a Traffic Management Plan (TMP) in place and collaborate closely with Bay Venues. There is a restriction on making a right-hand turn out of 11th Ave, which is the most common turn. If Bay Venues is hosting an event in the park, TCC (Tauranga City Council) cannot do so, and vice versa.
- Public transport is not very good and bus stops are challenging.

**Hostile Vehicle Mitigation**

- NB pointed out that it's important to comprehend and address the issue of hostile vehicle mitigation, and clever landscape design could help alleviate these challenges. For instance, incorporating boulders as a design element could be a viable solution.

**Temporary Set Ups**

- KE emphasised the importance of avoiding temporary setups to simplify event preparation and enable them to be executed at a lower cost. The stage for Anzac Day was provided as an example of this.

**Drainage**

- JQ expressed the desire for improved drainage at Memorial Field, stating that it would make them more comfortable with placing community-related items there. They also mentioned that the drainage at Jordan Field is relatively satisfactory.
- There have been concerns related to weather events, including flooding and overland flow. JQ mentioned a specific instance where an urban polo event scheduled for the summer didn't go ahead due to rain, as there were worries about the site's condition. Fortunately, there haven't been any reported issues with overland flow, but there have been occasional incidents of damage caused by heavy trucks and vehicles at Jordan Field, although nothing of significant

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consequence. In the last 10 years at Jordan Park, there have been 1-2 reported incidents. WA observed superficial damage. It's important to note that groundwater levels tend to be high around the city due to the substantial amount of rain during the summer months.

**RSA**

- JQ mentioned their close collaboration with the RSA and requested that LB distribute the meeting notes from the RSA meeting to them.

**Egress**

- NB highlighted that the critical factors include design elements that enhance space around both fields, the delineation of specific areas, adequate lighting, and safety measures. Additionally, egress routes need to be taken into consideration.

**Contours**

- NB emphasized the importance of taking contours into consideration, as flat ground versus sloped areas can significantly impact the capacity of people in those spaces.

**Toilets**

- Currently, public toilets are situated at the corner of the rowing club and QEYC facility, and they are accessible to the public. LB mentioned that a standalone facility will be taken into consideration in the master plan to serve the park's needs.
- Portable toilets brought in for large scale events.

**Fountain**

- LB confirmed that the fountain is planned to remain in place, although water depth may be reduced. JQ highlighted that the fountain is a crucial feature for the film industry.

**Rowing Club**

- JQ mentioned that the Rowing Club has expressed a desire to host more events. LB added that coastal rowing and the increase of other paddle sports within the club could potentially pave the way for larger events to be organised at the park.

**Food and Beverage**

- Food and beverage trucks for events are typically positioned on Jordan Field, with a preference for locating them around the perimeter or edges of the park. Further details on this matter will be provided by JQ's team.

**Next Steps:**

- JQ will be checking in with her team to gather comments and feedback, and she plans to circulate this information to LB within the next week.
- LB will work on refining a set of options. A further meeting will be necessary to discuss these options in detail with the events team.





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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Mini Golf

**Date:** 24.10.23

**Attendees:** Kelvin Eden (Tauranga City Council)  
Kevin Burrows (Tauranga City Council)  
Jenna Waite-Leonard, JWL (Tauranga City Council)  
Alison Law (Tauranga City Council)  
Mike Head (Minigolf Tauranga)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)  
Sam Johnston (Aecom)

**Author:** William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held at the TCC offices.*

- MH noted 27,000 people per year. New mini golf scope will increase mini golf users. Weekends and holidays are very busy. NZ golfing foundation, annual events, family oriented – no café, no liquor license.
- Current size in real life is 2800 sqm. Bespoke have noted current size on plan as 2000sqm. Ideal size from MH would be 2500sqm but can make it work with around 2,300 to 2,400 sqm. Care is required to not downsize it significantly as it requires space to spill out area/forecourt for school buses. MH noted current design was a bit tight.
- MH noted that current trees in the area (no4.) cause issues and greatly affect the experience. Leaf droppings and needles get stuck in the turf and holes. KE noted that trees around the course are deciduous. Lee noted these as near items 4 and 9 on the Landscape Plan
- Carparks and the Rec Hub are currently eating into the green space. Minigolf could be classed as greenspace.
- LB noted the location of the mini golf was proposed so it feels like the Rec Hub and mini golf are a part of the park next to the outdoor pool space.
- MH noted that the survey he did showed clearly people want the skate park to remain.
- MH is happy with the current proposed location by Bespoke, preferably with the additional space for the forecourt. Also noted he'd ideally like the course to be flat for access to families with prams and wheelchairs. Must be perceived we are not taking anything away from the public.
- Bespoke and TCC to explore the option of wrapping around the northeast corner of the outdoor pools, to bring it up to 2300sqm. Bespoke also looking at extending mini golf area to

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the pump station.

- MH noted the desire to move away from the current fencing typology. New facility to have 1.5m pool fence with lighting and cameras to minimize vandalism.
- KE noted logistics and staging plans are being worked through over the next month. KE noted the existing pools will remain open to the end of sept 2024, best case demolition to commence October 2024 (5-6 months demolition). Construction works on Rec Hub early 2025. Mini Golf may be able to stay in current location until 2025.
- **Action:** KE to share programme updates once timings are firmed up and decisions from the Commissioners are confirmed at the end of 2023.
- TCC confirmed they will provide a fenced-off area, kiosk and services for new course location.
- Public toilets located near Rec Hub and rowing club. Eventually, Rowing Club toilets moved and located near the basketball courts (central location)
- MH noted a nice feature to have would be a water feature (reticulated). AL noted they are reviewing water features due to health and safety risks after the incident at the water fountain. LB noted that misted water will have lower costs and less risks.
- MH raised the possibility of putting building supplies in temporary containers for construction. AL noted this conversation would take place further down the track after lease discussions and commissioners' meeting.

**Next steps:**

**Bespoke:**

- In tandem with TCC and HDT investigate option to wrap end of mini golf area around outdoor pool to increase space to min. 2300sqm but ideally 2500sqm.
- Investigate forecourt option, likely at Northwest section of course adjacent proposed car park.





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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Tauranga Model Marine & Engineering Club

**Date:** 24.10.23

**Attendees:** Kelvin Eden (Tauranga City Council)  
Alison Law (Tauranga City Council)  
Warren Karlsson (TMMEC)  
Bruce McKerras (TMMEC)  
Owen Bennett (TMMEC)  
Warren Belk (TMMEC)  
Peter Jones (TMMEC)  
Regan Olivecrona (TMMEC)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)

**Author:** William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held within the TMMEC Clubroom Building.*

- KE introduced Rec Hub and Bespoke scope within Park Design.
- LB introduced Railway track rearrangement options.
- Initial concerns from TMMEC are the loss of the inner loop circuit as it acts as its own entity.
- TMMEC noted there is a 20m minimum radius for the bigger locomotives.
- TMMEC queried if the clubroom building footprint shown in the plans is the same size as the existing one. Noted a container could be a temporary solution.
- Is a two-storey clubroom an option? Storage underneath, everything else on top. LB confirmed that this is an option to consider.
- It was noted that an Easterly or North Easterly would send the smoke from the locomotive steaming bay into the café. The potential impact of this need to be considered and investigated further.
- Access to new clubrooms would need to come from the Rec Hub carpark.
- Raised Track vs Ground Track: Raised track is only used for smaller models, which people bring their own trains in for. Access is required for their cars and trailers. Raised Track requires a smaller radius and is considered a heritage item. The outer track is for larger / passenger trains.
- TMMEC are open to staging, putting in what is required now so that it can keep operating, with futureproofing in place so that that railway can grow over time (long term).
- TMMEC noted the Nelson model train is a good one to have a look at with its tidal water play area alongside the track – Bespoke have previously investigated.
- Bespoke to send TMMEC digital files to produce overlay to send back.

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- 
- TCC noted demolition starts on October 2024, with 5-6 months of demo before ground improvements start. A total of 18 months until the track would need relocation.
  - TMMEC queried whether the relocated track can be brought around the trees. This option is to be investigated further moving ahead.
  - Agreement required on what is done by TCC construction contract vs. who does the track laying. TMMEC are keen to do the laying of the track once the earthworks are complete. They will need to be involved in the final/detailed design and agree that the earthworks are to the required standard for the laying of the track to happen.
  - Understanding is required of the timing and staging from TCC so we know what needs to happen alongside the railway track/building and what's in TCC budget.

**Next steps:**

**Bespoke:**

- Investigate new railway track option that includes inner loop as a single entity.
- Investigate revised locations for a station that minimizes the potential risk of locomotive steam blowing into the café area.
- Investigate the pros and cons of sending railway track to the North amongst the trees and play areas.
- Send digital file to TMMEC for their own adjustments.
- Staging plan to be worked on.



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## MEETING NOTES

**Project:** Memorial Park Masterplan

**Subject:** Preliminary Engagement Meeting – Tauranga Rowing Club

**Date:** 24.10.23

**Attendees:** Kelvin Eden (Tauranga City Council)  
Kevin Burrows (Tauranga City Council)  
Amanda Davies (Tauranga City Council)  
Jenna Waite-Leonard, JWL (Tauranga City Council)  
Steve Finlayson (TRC)  
Helen Rothery (TRC)  
Simon Aubrey (TRC)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)  
Sam Johnston (Aecom)

**Author:** William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. The meeting was held at the TCC offices.*

- LB noted the rowing club sits in the existing location and the potential for it to move back as part of the TRC 10 year plan has been indicated also.
- General concern from TRC on moving trailers in and out, not just for rowing equipment, but for catering companies who move BBQS and hire chairs/tables.
- Constant access would be required by contractors to bring in supplies.
- Steve noted that Jordan field is quite boggy and had concerns about moving the trailers in and out on the proposed route in the winter.
- LB noted there may be an option for servicing car park or drained access on the grass, either way, it needs to be practical.
- LB also noted that access to the club from the north road/carpark is a long-term plan item and would be one of the last changes initiated.
- KE noted logistics and staging plans are being worked through over the next month. KE also noted the existing pools will remain open until the end of sept 2024, best case demolition to commence October 2024 (5-6 months demolition). Construction works on Rec Hub early 2025. Open 2027. Rowing Club users said there won't be many implications for the Rowing Club with other works.
- Steve queried the size of Rec Hub: KE noted the new building will have 4 courts, and indoor and outdoor aquatics. The focus of the project is on community courts and aquatics.
- SA queried if the gum trees would remain in place, and LB confirmed trees to remain.

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- HR queried the current lease and noted it is currently until 2029. KE noted they can review the lease. HR noted the plan for the Rowing Club team is they would like to stay and there is buy-in for the new location (with everything facing towards the water)
- SA queried budgets. LB noted \$8m in the short term, and KE noted \$122m for the Rec Hub, total budget \$130m
- HR noted no additional changes in the short term with the current location, however in the new plan would like to increase the space
- TRC noted that in an ideal world, the access to the club would face the water, and the garages would face the water's edge.

**Next Steps:****Bespoke to**

- Investigate options for access from nearby proposed carpark to the club. Permanent access may be required as there is constant back and forth to the club from contractors. Temporary access may have issues with how boggy Jordan Field gets.



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## MEETING NOTES

**Project:** Memorial Park Masterplan  
**Subject:** Preliminary Engagement Meeting – Events  
**Date:** 25.10.2023  
**Attendees:** Kevin Burrows (Tauranga City Council)  
Jenna Quay (Tauranga City Council)  
Nelita Bryne (Tauranga City Council)  
Guy Protheroe (Tauranga City Council)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)  
Sam Johnston (AECOM)  
**Author:** William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting. Note that comments from Guy have been added into the Spaces & Places meeting notes.*

### General Update:

#### Fields:

- LB has maintained as much flexible space as possible. More pressure on green space at Memorial Field due to the extent of the Rec Hub project.
- Memorial Field: Improve drainage so it's more user-friendly all year round. Size of field minimally reduced
- Jordan Field: Strong loop path and connection to coastal edge. More pedestrian dominated space. Easy access from carparks to the field. Multi use space, for food trucks that support events that operate in this space. JQ noted less trees in carpark would be better due to unloading and site lines for events
- **Parking:** Carparks have been split – Rec Hub and central carpark location so they serve the park as a whole. Retreat carparks back from coastal edge and free up space along coastal edge. Rec Hub carpark numbers 225 in total (150 being located near the Rec Hub itself and 75 centralised)
- **Railway:** Maintained in current location. Meeting held 24/10/2023 with stakeholders, working through options. LB noted it will be reduced back from the pool edge, however at present not fundamentally changing their core operation. Long term aspirations the goal would be to shrink it further
- **Play:** Youth play, skate, basketball, volleyball are in a centralised location

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- **Rowing Club:** Serviceability, through centre carpark. Maintained in current location. However, future aspirations (10 year plan) to rebuild a more modern facility in the corner of Jordan Field, impact the current scale of Jordan Field
- **ANZAC Memorial:** Minor upgrades. Dawn service from Greerton to move to this location
- **Rec Hub:** Café indoor outdoor seating
- **Beach Areas:** Recreational beach areas, opportunity to reimplement that feeling of sand which was historically present on the coastline

#### TCC Comments:

- **Memorial Field:** JQ noted from an events perspective generally pretty good, Preferable to have clear site lines for Memorial field looking out to the water. Ideally there wouldn't be any new trees planted. Vehicle entrance to be maintained for events
- **Jordan Field:** NB noted Jordan Field carpark needs green but not more trees, accessibility on to the field to be maintained, especially for large structures
- **Trees:** NB noted that having clever anchor points for securing event structures to. This to be part of more detailed concept development.
- **Lighting:** NB queried lighting.
- **Volley Ball:** NB queried whether play court or competition. LB confirmed largely informal play court

#### Next Steps:

##### Bespoke to

- Review extent of tree planting
- Review options for carpark surfacing and line marking to allow these to be flexible use spaces





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## MEETING NOTES

Project: Memorial Park Masterplan

Subject: Preliminary Engagement Meeting – Spaces & Places & Arborist

Date: 25.10.2023

Attendees: Kevin Burrows (Tauranga City Council)  
Karne Robertson (Tauranga City Council)  
Peter Fraser (Tauranga City Council)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)  
Vimal Kumar (AECOM)  
Sam Johnston (AECOM)

Not present  
but comments  
brought over  
from Events

Meeting: Guy Protheroe (Tauranga City Council)

Author: William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting.*

### Skate

- PF noted that there has been no further development on Greerton and Merivale skate options, however, there have been discussions on the Welcome Bay skate facility. He noted that if we are improving Memorial Park and Welcome Bay there may not be a priority for skate at Greerton or Merivale.
- LB shared photos of plaza style skate options. PF noted it would be fun and looks nice but would need to work through H&S and consideration around collisions.
- PF noted not keen to integrate basketball and Skate too closely as it causes problems between the two users. Landscaping could be used to define two spaces.
- PF noted Memorial Park skate is highly valued in the community, but that vert ramp is at end of life/redundant. Users indicated that the ramp at the Mount is sufficient.
- LB noted that the vert ramp is not shown in the plan but will stay in the mid term.
- PF noted that ideally the skate area would be 1000sqm.
- PF noted roller hockey and derby don't have a big flat area to play their games on, currently travelling to Hamilton for practice. LB will investigate options with potential to have multi purpose carparks.

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- PF noted possibility to include alternative design for boardwalks that is more suitable towards wheels on scooter and skateboards.
- PF has several people that he is talking to about skate plans.

**Paths (Updates from Bespoke):**

- Strengthened across the park.
- New carparks areas and paths will have a strong use of vegetation within them.
- Devonport Road path connections updated.
- Big generous widths, 3-3.5m provide good opportunity for general wheeled play. Options for off shoots and PF noted ledges would create good value. KB noted long boards and scooters suits the long paths. PF noted boardwalks for small wheels not ideal.

**Trees:**

- KR noted if boardwalks are to change, ideally wooden boardwalks would be best as uprooting of trees can affect concrete paths. Wooden paths will also soften the park.
- LB noted most trees are maintained, however, the biggest impact on trees will be the Rec HUB and carpark south of REC HUB.

**Play:**

- Generally stays in a current location subject to renewal and looks to incorporate natural wetlands.
- Nature-based play along the way has been introduced in two areas.
- **Youth Play:** GP queried the possibility of swapping youth active space and play concentrating all the built up hard elements into the central core. LB noted the main feature being retained is the rocket. Natural low point for wetland and natural play over the top in current location.
- **Volley Ball:** NB queried whether play court or competition. LB confirmed largely informal play court.

**Railway:**

- PF queried footprint of the railway. LB noted it will be reduced back from the pool edge however not fundamentally changing their core operation. Long term aspirations would be to shrink it further. KB noted the opportunity to open up space with bridges, LB noted currently under review.
- GP noted moving the rail station and steaming bay so it's closer to Rec Hub. LB noted steaming bay for the track has to sit in current location due to winds.

**Paths/Beach/Coastline/Areas:**

- 2 no. paths incorporated along the coastal edge.
- Bespoke working through how the outfalls are to be treated.
- GP noted two parallel paths near model railway, shared and public. Is there a prospect to consolidate them into one path.
- GP queried cyclist coming along Fraser Street and how connecting them into the coastal edge will work.
- **Flowers around memorial and fountain:** GP queried flowers. LB noted request came through from TCC (Alison and Amanda), opportunity to maintain seasonal planting, flowers and look to be determined.

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**Mini golf:**

- GP queried mini golf location and proposed switching minigolf and carparking south of Rec Hub as it would create a softer warmer edge with the relationship to Memorial field.

**Carparking:**

- **Carpark into Jordan field:** GP queried whether there was an option to reduce the scale, however generally ok with size.
- **Carpark near Jordan Field:** GP noted people often get Fish and chips and look over the harbour. Is there an option to reorientate carparks near 7<sup>th</sup> Ave so they can look out over the harbour.

**Rowing Club**

- **Vehicle Access to Rowing Club:** GP commented on access and how it will be maintained for the Rowing Club. LB noted distance is similar, servicing for events access from car park near Jordan Field.

**Drainage:**

- GP queried the potential use for the central area of model railway for drainage in terms of SW detention. LB noted starting to look at filter strips and swales associated with carpark areas. Opportunity to create ecology and swales in specific areas. Current central track of rail doesn't work in relocated area so may end up with more space, so may need to rethink how we use the space. Look at the opportunity to implement a wetland within Memorial Field which treats overland flow from 11<sup>th</sup> Ave. However, need to protect open green space. Looking at bubble up chambers within the park due to storms as current utilities at capacity so swales and wetlands to be implemented.

**Next steps:****Bespoke:**

- Investigate methods of integrating basketball and volleyball into skate areas.
- Investigate skate area with volleyball court relocated to another area of the park to test space requirements.
- Investigate options for carparks to double up as roller hockey areas.
- Arrange separate session with PF and Skate focus group over the next week.
- Test the relationship between coastal and shared path and look at similar projects where there are dual paths, coastal edge vs through route. Review path specs.
- Review relationship between Fraser Street and connections for cyclists into the park.
- Investigate reorientation of North carpark.
- Investigate option of switching minigolf and carparking south of Rec Hub.
- Review options for activation/landscaping of the centre of the rail area.





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## MEETING NOTES

**Project:** Memorial Park Masterplan  
**Subject:** Preliminary Engagement Meeting – Transport and Coastal  
**Date:** 25.10.2023  
**Attendees:** Kevin Burrows (Tauranga City Council)  
Reece Wilkinson (Tauranga City Council)  
Amanda Davies (Tauranga City Council)  
Warren Budd (Tauranga City Council)  
Lee Brazier (Bespoke)  
William Chrisp (Bespoke)  
Sam Johnston (AECOM)  
**Author:** William Chrisp  
Bespoke Landscape Architects

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*Following is a summary of discussions and key points raised during the meeting.*

### Perimeter of Site:

- LB has cross-checked where existing crossing points are located which are highlighted by the orange circles in the plan and opportunities in blue where additional crossing points could be added based on future feasibility.

### Intersections:

- Devonport and 11<sup>th</sup> Ave: WB noted there has been no further update on whether this intersection will be controlled by a roundabout vs signals. This will be part of the 24/27 LTP project. BBO did a general assessment of the intersection and how its running. CCTV camera monitor flows completed, full assessment. Noted not very pedestrian friendly. Maintenance upgrade to be undertaken early 2024 to strengthen and resurface the roundabout.
- 7th and Devonport intersection maintained in current form.

### Carparking:

- More centralised in the park to reduce impeding on Memorial Field.
- WB asked if additional parking would be available, LB noted to maintain status quo for the park. Rec Hub carpark numbers 225 in total (150 is located near the Rec Hub itself and 75 centralised).
- Retreat carparking out of the coastal zone for future planning and free up/activate the coastal space for a more pedestrian focus.
- LB noted areas around carparks will be planted and there are opportunities for swale and filter strips in adjacent locations.

### Play:

- Activation in centre of park. Basketball, skate and volleyball. Youth play over existing carpark. The playground maintained in its relatively same location.

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**Railway:**

- LB noted it will be reduced back from the pool edge, however at present not fundamentally changing their core operation. Long term aspirations the goal would be to shrink it further.

**Fields:**

- Goal is to maximise green space at Memorial and Jordan fields.

**Overland Flow:**

- LB is in contact with Neil Blazey around wetland and treatment options around Memorial Field. A lot of pressures on Memorial Field and requirements for events and protection for valuable open flexible space.

**ANZAC Memorial:**

- Minor upgrades. Dawn service from Greerton to move to this location.

**Coastal Edge:**

- LB is working through a civil review and input from coastal engineering team to understand the best options for the integration of current outfall structures.

**Beach Areas:**

- Sand amenity above the retaining wall is proposed.

**Fountain:**

- Maintained in current location. TCC are currently reviewing H&S requirements for the fountain.

**Centre of Park:**

- BBQ and shelters and proposal for a standalone toilet.

**Rowing Club:**

- Remains in the current location, however, the Rowing Club have aspirations for a rebuild in the corner of Jordan Field (10-year plan) which would open up the coastal edge.

**Mini Golf:**

- Proposed to be shifted near the outdoor pool and central carpark.

**Planning, Traffic, Civil and Coastal assessment:**

- LB noted BBO are currently preparing memos to provide feedback and assess the current risks – this will be high level commentary only.

**Servicing and Rubbish:**

- WB queried Servicing rubbish and deliveries. LB noted currently working through logistics with the Rowing Club.
- LB is working with rail as they will need to access their steaming bay.
- General servicing bins and general waste collection will be required. LB noted vehicle access might come down shared paths as they are reasonably large in width (3m). WB noted it might



become an issue as people might drive down the paths, LB noted may need to look at parking and bollards. LB noted details to work through.

- Events and mowing will come off main carparks

**Lighting:**

- WB queried what lighting will be available within the park. LB confirmed main routes and carparks will be lit but not the footpath linkages

**Staging:**

- WB queried staging and noted it will be very important.
- KB noted he is working closely with Rec Hub programme kicking off with demolition in Q4 2024. Priorities for the wider park are working through the elements affected by the rec hub. Staging off the rest of the work to be worked through on a sector by sector basis so the parks can be largely operational. Geothermal bores for the rec hub that will need to go in and some inside the park and consideration needs to be made on how that will affect the parks use.

**TCC Transport & Traffic Management Workshop: Action:**

- TCC to arrange late 2023 early 2024– Invite: KB, KH, WB, RW and Maintenance PM.

**Next Steps:**

- Bespoke to refine concepts based on feedback from the stakeholder workshops and finalise concept by 10/11/2023.
- Bespoke to work through programme and costing.
- TCC to provide any additional feedback by 3/11/2023.



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## Memo

**To** Lee Brazier – Bespoke Landscape Architects  
**From** John Olliver & Paul Iacuone  
**Date** 18 December 2023  
**Job No.** 148270  
**Job name** Memorial Park Masterplan  
**Subject** **Memorial Park Masterplan Planning Advice**

Dear Lee,

### Planning Advice for the Memorial Park Masterplan

#### Project Description

The subject site is situated between 11<sup>th</sup> and 7<sup>th</sup> Avenue Tauranga, adjacent to the Tauranga harbour. Memorial Park is made up of a number of individual land titles which are all in ownership of the Tauranga City Council. The park is a classified Recreation Reserve under the Reserves Act 1977 and is zoned **Active Open Space Zone** under the operative Tauranga City Plan. Memorial Park is approximately 11 hectares in area and currently contains the following community facilities:

- Two playground areas;
- Water fountain;
- Skate park;
- Swimming pools;
- Miniature railway and golf;
- Two open fields;
- Car parking;
- Rowing club;
- Queen Elizabeth Youth Centre;
- Internal road network;
- Coastal frontages;
- Wastewater Pump Station;
- Public toilet facilities.

The proposed Masterplan<sup>1</sup> includes the following changes to the park:

- Reconstructed and relocated internal roading and carparking areas;
- Reconstructed and relocated pedestrian pathways;

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<sup>1</sup> Bespoke Landscape Architects, Memorial Park Landscape Concept Design, December 2023



- Coastal activation/beach areas/deck and boardwalk areas;
- Relocated outdoor pool and miniature golf course;
- Relocated and reconstructed playgrounds and skate park;
- Flexible open space areas/open fields;
- Improved street interface with Devonport Road;
- Wetland/play areas;
- Basketball courts;
- Social hubs and eating areas;
- Separate development of the recreation hub (not considered as part of this memo)

### Background

The Memorial Park was purchased in 1942 and has been subject to a range of reconfigurations and community-based land uses. All land uses on the site generally fall under the umbrella term of community recreation and the current uses on the site would comply with the purpose and intent of the Active Open Space Zone of the operative Tauranga City Plan.

### Property Details

<b>Owner</b>	Tauranga City Council
<b>Address of Property</b>	Elizabeth Avenue, Tauranga
<b>Total area of property</b>	11ha
<b>Property description</b>	Recreation Reserve
<b>Local authority</b>	Tauranga City Council
<b>Zoning</b>	Active Open Space Zone
<b>Planning Map Overlay</b>	Flood Hazard Plan Area
<b>Existing Designations</b>	C 136 - Wastewater Pump Station 330 & 334 Devonport Road (allotment 777,778 and 880 Section Town of Tauranga)
<b>Archaeological Site</b>	U14/2704 - Obsidian Find Spot

Figure 1 – Zoning Map (Active Open Space Zone  )



TV7

2





Tauranga City Council Website (Mapi)

## Operative Tauranga City Plan

### Active Open Space Zone:

#### Clause 13A Purpose of the Active Open Space Zone

The proposed masterplan is considered to meet the overall intent and purpose of the Active Open Space Zone. These areas are primarily set aside for passive recreation purposes and are to provide large areas of open space provision. Alongside the purpose of the open space zone any specific amenity and character values are also to be respected. The overall master plan concept is considered to satisfy all policy requirements whilst respecting the specific amenity and character values of the area.

#### Table 13A.1 Open Space Activity Status

Pursuant to Table 13A.1 the proposed masterplan activities (defined as: community facilities: minor public recreation facilities and activities, minor structures and activities – flood hazard plan area, public recreation facilities and activities) are all permitted activities under the Zone. The activities do not require resource consent under Table 13A.1.

### Rule 13A.8 Permitted Activity Rules:

#### Rule 13A.8.1 Building Height

The masterplan does not depict any structures which would breach any listed maximum building height requirements of the Active Open Space Zone.

#### Rule 13A.8.2 Building Scale

The masterplan does not depict any buildings which would breach any listed maximum GFA requirement of the Active Open Space Zone.

#### Rule 13A.8.4 Setbacks

Minor public recreation facilities and activities are excluded from the setback requirements of Clause 13A.8.2.

#### Rule 13A.8.5 Streetscape

The masterplan does not depict any buildings or onsite carparking provision located within the required streetscape setback.

#### Rule 4.2.2 Earthworks

Earthworks that are ancillary to a permitted activity are also a permitted activity provided that if they expose more than 100m<sup>2</sup> of area they must comply with the erosion and sediment control measures in Rule 4C.2.2(b). These are standard measures that would routinely be complied with as part of the earthworks. Therefore, the earthworks associated with the masterplan development will be permitted, subject to the below in relation to the Flood Hazard Plan Area.

TV7

3



#### Rule 4C.2.4 Flood Hazard Plan Area

All earthworks in the Flood Hazard Plan Area shall not exceed 500m<sup>3</sup> except where they are associated with the construction, erection or placement of a building. If the earthworks are more than 500m<sup>3</sup> they would be classified as a restricted discretionary activity under Rule 4C.3.

If a new building<sup>2</sup> is constructed in the Flood Hazard Plan Area and it is lower than 2.3-2.7m above NZVD Datum it would require a resource consent as a restricted discretionary activity.

#### Bay of Plenty Regional Coastal Plan

Outstanding Natural Features and Landscape 3 – Te Awanui Tauranga Harbour.

The GHD Stormwater Management Plan dated 13 January 2023 states that:

*TCC has an existing stormwater consent (consent number 66823, expires 31 October 2047) covering the Tauranga City Catchment for the discharge of stormwater to land, freshwater and coastal areas.... This consent allows the discharge of stormwater, from the TCC stormwater network, provided the consent conditions are met. It also allows maintenance and reconstruction works on existing stormwater structures. Additional stormwater discharges and structures outside the scope of this consent require resource consent from BOPRC.*

Therefore, while the existing stormwater discharges and outlet structures are consented, any additional stormwater outlet structures or any amendments to the outlet structure will require resource consent through the Bay of Plenty Regional Council. Additional information would be required should this be the case.

#### Bay of Plenty Regional Natural Resources Plan

Earthworks

Pursuant to Rule LM R4 any area of earthworks greater than 400m<sup>2</sup> in area and 400m<sup>3</sup> in volume is a discretionary activity if the land is within 20m horizontal distance of a coastal marine area. Parts of the site close to the coast would be subject to this rule.

#### Conclusion

The activities proposed as part of masterplan are permitted activities in the Active Open Space Zone and therefore do not trigger any resource consents under the operative Tauranga City Plan. The only exception would be earthworks, depending on their quantum and location.

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<sup>2</sup> Building has the same meaning as in the Building Act 2004, except it excludes any building less than 10m<sup>2</sup> in area and less than 2m in height and excludes swimming pools and uncovered decks less than 1m in height.



Any amendments to the stormwater outlet structures would require further analysis and will most likely trigger resource consents with the Bay of Plenty Regional Council.

Overall the masterplan is considered to meet the intent and purpose of the zone and is consistent with the relevant District Plan objectives and policies.

Yours sincerely

**Bloxam Burnett & Olliver**



**John Olliver**  
**Principal Project Planner**  
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**Paul Iacuone**  
**Senior Planner**  
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## Memo

**To** Lee Brazier, Bespoke Landscape Architecture  
**From** Victor Devyatov / Cameron Inder  
**Date** 15 December 2023  
**Job No.** 148270  
**Job name** Memorial Park Masterplan Support  
**Subject** **Memo – Traffic section review – Revision 1**

### 1. Introduction

#### 1.1 Purpose

Bloxam Burnett and Olliver (BBO) has been commissioned by Bespoke Landscape Architecture to undertake the following tasks:

- Review and comment on the Recreation Hub Traffic Report (Appendix E)
- Review of traffic movements, including existing traffic issues on the surrounding network
- Review and comment on the internal circulation routes within the park
- Review and commentary on the proposed car parking locations, layout and dimensions (refer to the latest version of Landscape Concept Design dated December 2023)

### 2. The Recreational Hub traffic report review

#### 2.1 Capacity of the Hub Parking

The Recreational Hub traffic report (Appendix E) provides a brief overview of the proposed project. It refers to the Feasibility Study that recommended 234 parking spaces to supply parking demand for 10,400 m<sup>2</sup> of Gross Floor Area (GFA), which gives a ratio of 2.25 spaces per 100m<sup>2</sup>. It then adopts this rate to the GFA of the Memorial Park Recreational Hub (MPRH) of 10,050 m<sup>2</sup>, stating that the total number of required parking spaces is 225.

The report states that this parking demand can partially be covered by the existing 75 on-street public parking spaces available in the surrounding area. The report then concludes that the total number of required parking spaces at the MPRH is 150 parking spaces.

The minimum requirements for the parking provisions were removed from the Tauranga City Plan. It is also noted that the old standard rates from rule 4B.4.8 Section 4B – Transportation and Parking of Western Bay of Plenty do not include specific rates that can be applied for the recreational centres.

The requirements of older versions of the Hamilton and Waikato District Plans were used to define the potential demand for parking associated with the Recreational HUB. The parking rates for the “Community Centre” were opted for the comparison.

TV1

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- As per table 5.2-1a of the previous version of the Hamilton District Plan dated July 2012, 1 parking space is required per 30m<sup>2</sup> GFA (Gross floor area). This is equivalent to 3.33 parking spaces per 100m<sup>2</sup> GFA.

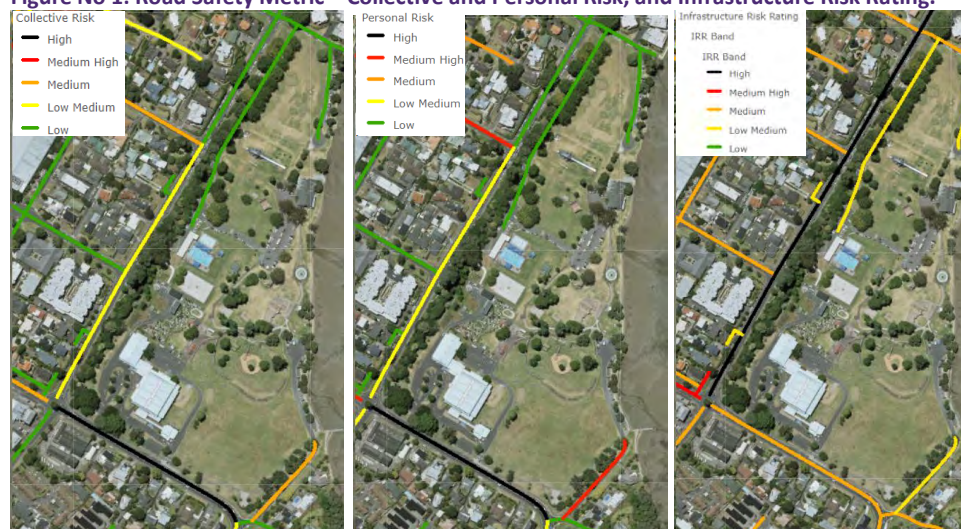
This rate is more conservative and would result in a potential higher demand of 335 parking spaces for the Recreational Hub.

The Feasibility Study was not provided to BBO to check the findings of the report, therefore BBO is unable to provide comments on whether the rate of 2.25 parking spaces per 100m<sup>2</sup> of GFA is appropriate or not.

### 3. Road Safety Environment

MegaMaps indicates that Eleventh Ave has high levels of both collective and personal risks as shown in **Figure No 1**. It also shows a high level of Infrastructure Risk on Devonport Road.

**Figure No 1: Road Safety Metric – Collective and Personal Risk, and Infrastructure Risk Rating.**

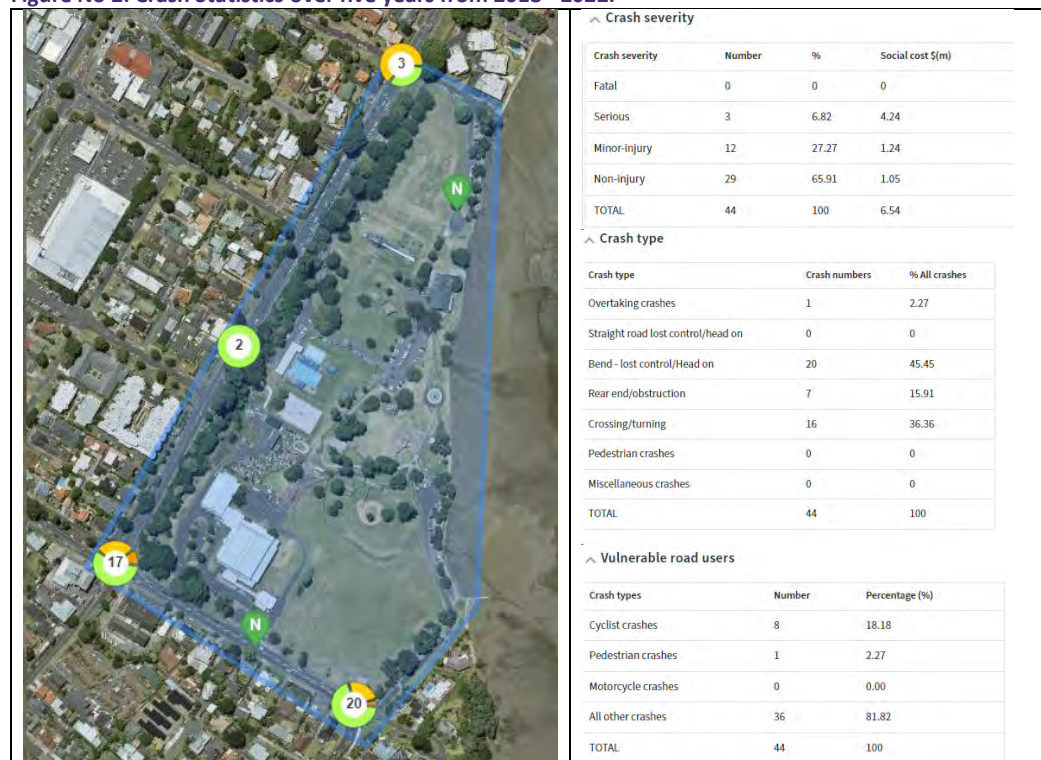


#### 3.1 Crash Statistics

Crash data was sourced from the Waka Kotahi NZ Transport Agency's (Waka Kotahi) Crash Analysis System (CAS) over five years from 2018 – 2022, including available data for 2023. The study area includes all crashes on roads and intersections within the site frontages (e.g., Devonport Road, Eleventh Ave, Seventh Ave) as shown in **Figure No 2**.

The crash data identifies that most crashes occurred at two intersections: Eleventh Ave – Devonport Road Intersection and Eleventh Ave – Fraser Street Intersection. The statistics show that 8 (18.18%) of 44 crashes involved cyclists and 1 crash involved pedestrians.



**Figure No 2: Crash Statistics over five years from 2018 - 2022.**

### 3.2 Access Arrangement

Section 1.4 of Appendix E raises the following concerns:

1. Alteration to the site entrance will impact the existing bus stop along Eleventh Avenue, noting there are standard space requirements per the TCC Infrastructure Development Code. It was observed that the existing infrastructure (i.e., location obstructing visibility, drainage location at the head of the stop) is sub-standard. There is an opportunity to undertake improvements if the entrance to the park is altered.

BBO agrees that the design of the new access should consider the existing bus stop that is currently adjacent to the access. The current public bus stop is in use by the following bus routes:

- Tauranga City Route # 1 - Pyes Pa - Greerton - Fraser Cove.
- The BayBus (Bay of Plenty) 105 - Tauranga to Rotorua Tertiary bus.

The current draft concept design does not consider the location of the bus stop as shown in **Figure No 3**.

The current access is approximately 12.5m wide and allows two separate turning lanes for exiting traffic. Such an arrangement allows better performance for the vehicles but also has a negative effect on pedestrian safety. The current location of the bus stop has a negative effect on visibility because the stopped busses restrict sight lines for entering and exiting vehicles.





**Figure No 3: The existing Eleventh Ave access arrangement.**



The master plan indicatively shows two pedestrian crossing locations, two bus stops and two pedestrian accesses.



However, the current plan does not include any details on how the access will be tied into the existing road.

The following changes are recommended to the access layout:

- The bus stop is to be relocated further northwest (closer to the pedestrian access and the existing bus stop on the opposite side of Eleventh Ave) as shown in the sketch below.
- The existing access including the auxiliary left turn bay to be moved further southeast.
- The internal path network should be provided.
- Raised platforms (internal) to be installed to provide safer pedestrian connectivity.
- Raised safety platform (could be raised zebra, but subject to further assessment and consultation with council) on Eleventh Ave to allow safer pedestrian connection between bus stops.

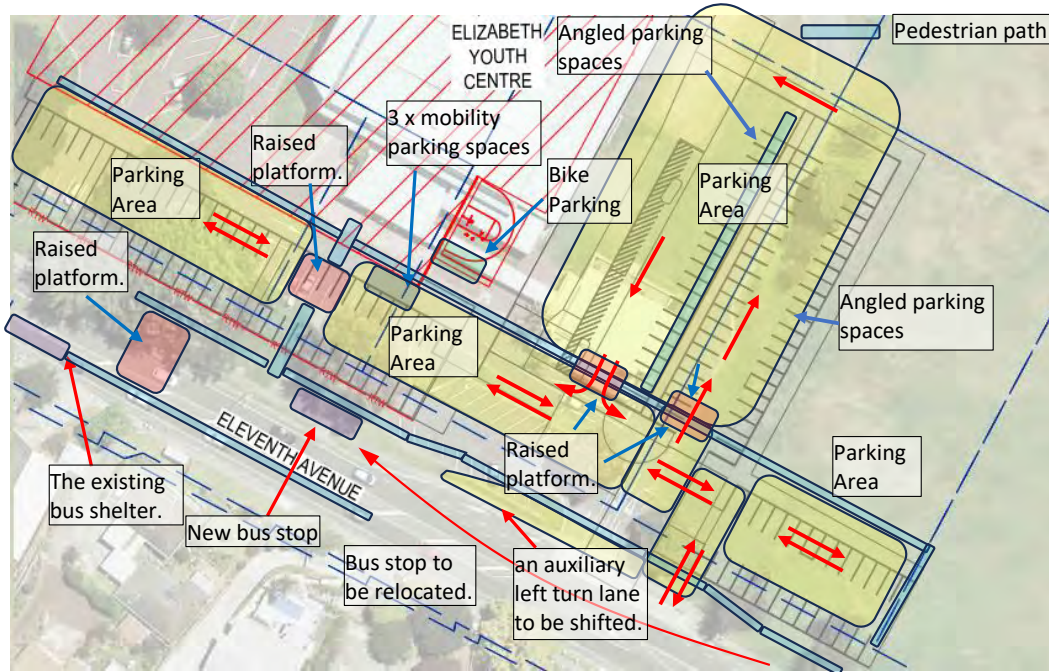
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Alternatively, the existing refuge island could be retained instead of adding a raised safety platform. However, it is not desirable because it is not aligned with the pedestrian access and might negatively affect the new bus stop location.

**Figure No 4: Recommended changes to the access layout.**



TV7

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## 4. The parking locations, layout, and dimensions review

### 4.1 Review and comment on internal layouts and circulation

The updated version of the Landscape Concept Design has been provisioned to BBO in December 2023.

Based on further analysis of the updated plans the following is recommended:

Safety improvements to the Recreation Hub parking area:

- Adopt a one-way circulation system and angle parking layouts to the HUB parking as shown in **Figure No 5** below. Such a layout will reduce the number of conflict points between vehicles and will have a positive effect on the safety of pedestrians.

**Figure No 5: Recommended changes to the Recreation HUB parking layout.**



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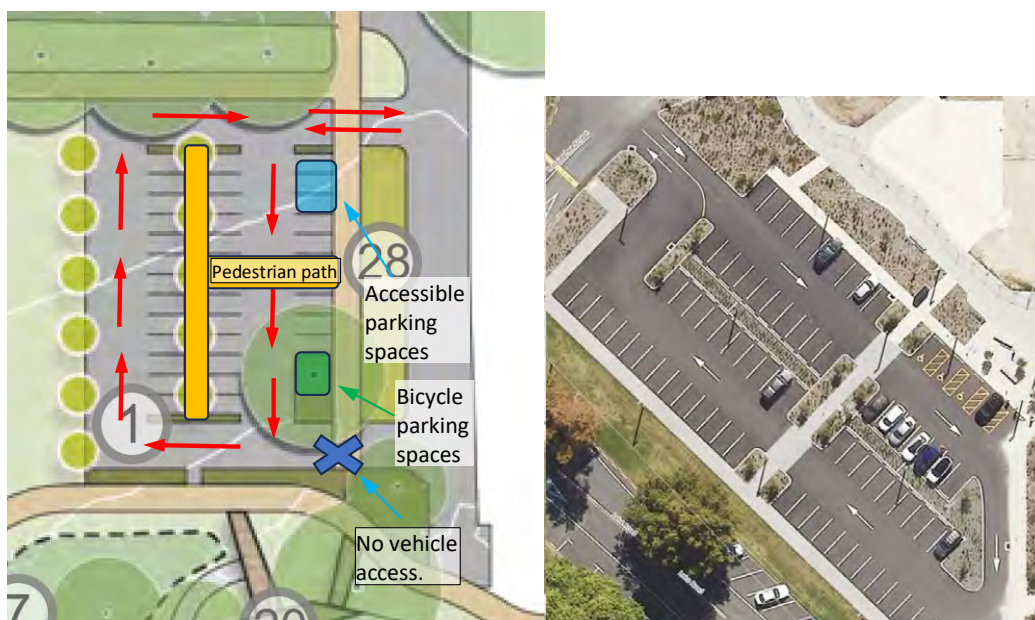
An example of the recommended layout (e.g., one-way circulation with an angle parking) is shown in **Figure No. 6**.

**Figure No. 6:** Example of angled layout:



- Adopt a one-way circulation system to the eastern parking as shown in **Figure No. 7**. Such a layout will reduce the number of conflict points between vehicles and will have a positive effect on the safety of pedestrians.
- Reduce the number of accesses to the parking area to one access.
- Highlight the recommended pedestrian paths within the parking area by using different types of surfaces to minimise pedestrian-vehicle conflicts.

**Figure No. 7: Recommended changes to the eastern parking layout and example of 90-degree layout.**



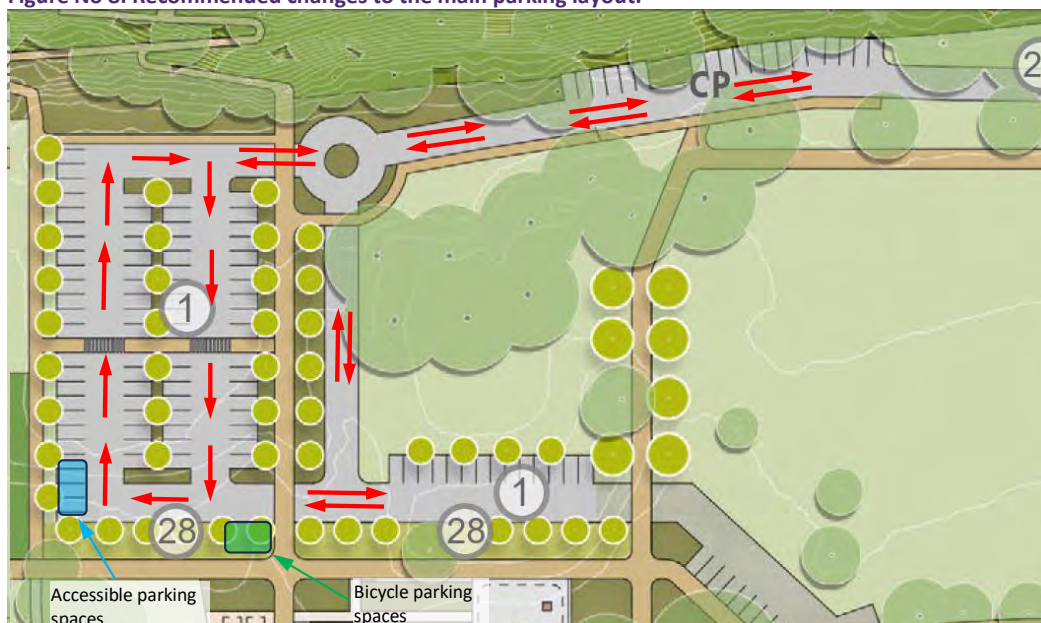
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- Adopt a one-way circulation system to the main parking as shown in **Figure No 8**. Such a layout will reduce the number of conflict points between vehicles and will have a positive effect on the safety of pedestrians.

**Figure No 8: Recommended changes to the main parking layout.**



**Figure No 9: Recommended changes to the Memorial Field parking layout.**

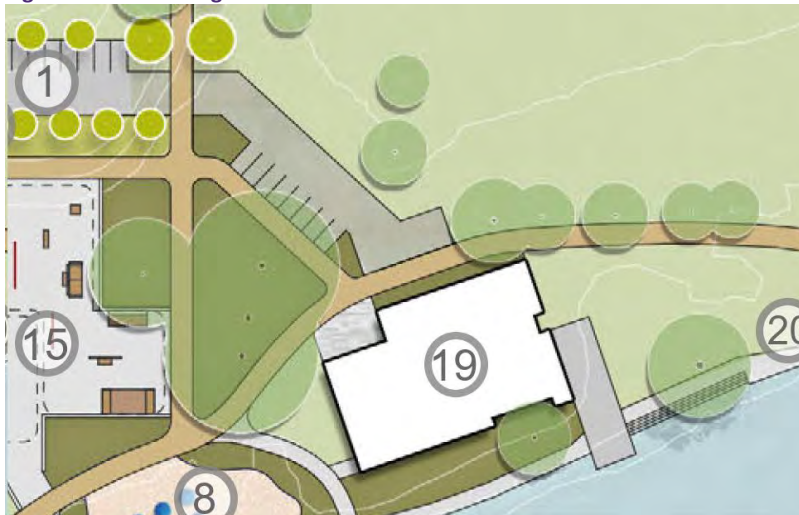


- Access to the Rowing Club



The schematic Concept Diagram shows that a secondary vehicle route will be provisioned for the Rowing Club as shown in **Figure No. 10**.

**Figure No. 10: Rowing Club vehicle connection.**



#### 4.1 Dimensions

Appendix 4B<sup>1</sup> of the Tauranga City Plan includes standard parking stall dimensions for vehicles, which are based on AS 2890.1: 2004.

**Figure No 11: Parking Stall dimensions.**

Type of Parking	Stall Width: a	Stall Depth for Wall: b	Stall Depth for Kerb: c	Length
Parallel	2.5m	-	-	6.0m
45°	2.5m	5.2m	4.8m	-
60°	2.5m	5.7m	5.1m	-
90°	2.5m	5.4m	4.8m	-

Aisle Width: d	Total Depth One Row (Kerb)	Total Depth One Row (Wall)
-	-	-
3.7m	8.5m	8.9m
4.6m	9.7m	10.3m
5.8m	10.6m	11.2m

Appendix 4C<sup>2</sup> includes bicycle parking dimension requirements.

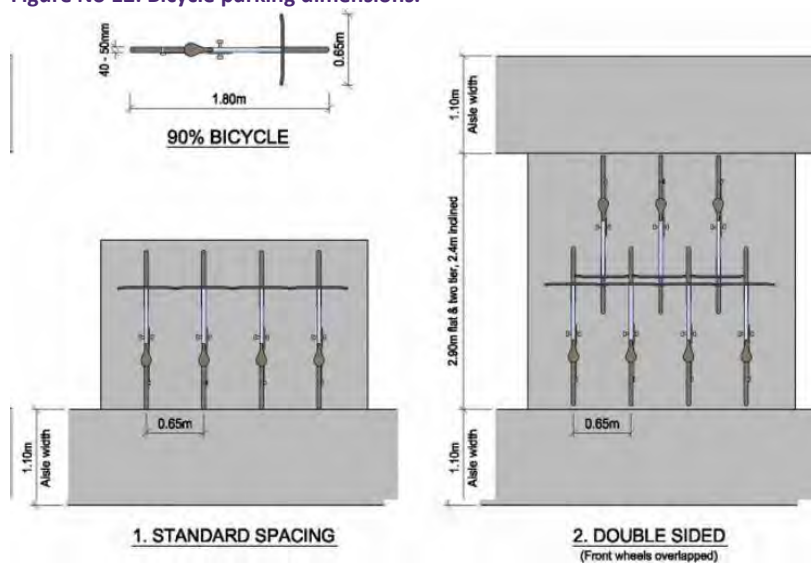
<sup>1</sup> [Tauranga City Plan. Chapter 4 - General Rules. Appendices. Appendix 4B: Parking Stall Dimensions](#)

<sup>2</sup> [Appendix 4C: Bicycle Parking Dimensions and Design Requirements](#)





Figure No 12: Bicycle parking dimensions.



## 4.2 Loading Space

Appendix 4A<sup>3</sup> of the Tauranga City Plan outlines the requirements for loading spaces based on the type of activity. In general, recreational and leisure facilities require the provision of at least 1 loading space for a 90-percentile car parking space and 1 HGV bay may also be required for some activities (e.g., Public Swimming Pools and Conference Facilities).

## 4.3 Mobility Parking

The number and dimensions of accessible parking spaces shall comply with the requirements of NZS 4121.

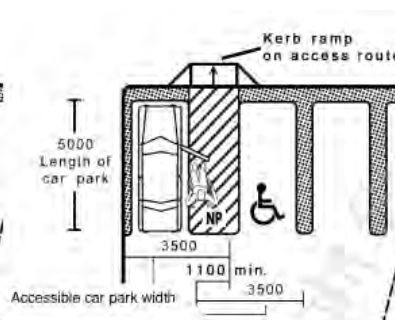
Figure No 13: Accessible Parking Requirements.

### 5.4 Number required

Where car parking is provided, spaces for people with a disability shall be provided in accordance with the following table:

Table 1 – Number of car parks

Total number of car parks	Number of accessible car park spaces
1 – 20	Not less than 1
21 – 50	Not less than 2
For every additional 50 car parks or part of a car park	Not less than 1



<sup>3</sup> [Appendix 4A: General Minimum Loading Requirements](#)



#### 4.4 Bicycle Parking

Appendix E states that there are approximately 17 cycle parking spaces currently available within the wider Memorial Park.

There are no minimal bicycle parking requirements in the Tauranga City Plan. However, the provision of bicycle parking spaces reduces the number of required vehicle parking spaces.

Appendix 4L<sup>4</sup> of the Tauranga City Plan allows the application of the adjustment factor of up to 5% where an appropriate number of bicycle stands are provided.



Yours sincerely

**Bloxam Burnett & Olliver**

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<sup>4</sup> [Tauranga City Plan. Chapter 4 - General Rules. Appendices. Appendix 4L: Parking Reduction Adjustment Factors.](#)





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## Memo

**To** Lee Brazier, Bespoke Landscape Architects  
**From** Eugene Vodjansky and Constantinos Fokianos  
**Date** 19 December 2023  
**Job No.** 148270  
**Job name** Memorial Park Masterplan  
**Subject** **Assessment of Coastal and Three Waters Influences**

### Introduction

BBO has been engaged to provide a high-level overview of the surface water, stormwater, and wastewater network conditions that will influence the redevelopment of Memorial Park, as shown on the draft Masterplan. Each of the general categories is summarized below.

### Coastal

Coastal influences on the design of the proposed improvements to Memorial Park are primarily caused by the rise in sea level associated with climate change. Sea level rise will significantly increase the impact of waves, primarily due to wave run-up (or set-up). The specific coastal issues are identified in the bullets below:

- The most important coastal issue is simply the high tide level due to sea level rise. Based on the NIWA sea level projections for Tauranga Harbour, provided in the Beca document, much of the park area will be inundated during the 2130 Mean Highwater Spring tide. This tide level is simply a spring high tide, adjusted for sea level rise. The figure below indicates the approximate extent of tidal inundation, that can be expected without earthworks over a significant area of the park. Tidal effects can vary in harbours, due to bathymetry and currents. Therefore, this effect should be reviewed by a qualified coastal scientist.







- Coastal inundation mapping in TCC's GIS should be verified. Wave height and wave run-up (or set-up) should be accounted for, under various storm and tide conditions. The vertical step near the shoreline could be configured to counter much of the wave run-up.
- Careful use of coastal vegetation and coastal wetland can be employed to reduce wave erosion, reduce breaking wave run-up, protect harbour water quality, and provide a visual buffer between the park and the mud flat during low tide.
- A very brief overview of historical aerial images does not seem to indicate that coastal sediment has been a problem for the existing stormwater outfalls. Rising sea levels may change this and a coastal expert should provide input.

#### **Stormwater Quality**

Due to the low ground levels in relation to sea level and the very close proximity to the shoreline, stormwater quality treatment options are limited and may be exposed to saline intrusion from waves or through groundwater. Plants should be selected to survive in an environment with varying salinity. A coastal expert should be engaged to help determine the limits and varying degrees of salinity to be expected in the proposed design. Treatment devices that employ or rely on infiltration should not be considered for use in the park.

Establishment of coastal wetland fringes along the shore can provide mitigation for reduced effectiveness of stormwater treatment swales and filter strips, as well as the benefits listed under the coastal heading.

#### **Flooding**

Overland flow paths for surface flooding must be accommodated in the design. Additional stormwater flood modelling may be required to properly locate and size the overland flow paths. The overland flow paths can provide most park functions, but should not contain structures, rubbish bins, or dense woody vegetation.



**General Stormwater**

The existing infrastructure consists of a network of small diameter pipes, subdrains and multiple outfalls into the harbour. Most of the infrastructure is dated and upgrade works should be considered. The proposed stormwater wetland and swale in the GHD report, along with the proposed carparks at the Recreation Hub and the coastal carpark proposed by the masterplan occupy significant part of the Memorial Field. This should be considered in relation to the intended use for the area.

**General Wastewater**

Generally, wastewater is adequately deep to avoid significant issues. Where fill will be placed over wastewater mains, settlement will need to be accounted for.

**Items to be Considered Regarding the Proposed Recreation Hub Stormwater**

Beca's Civil and Traffic Report (Appendix E) proposes the runoff from the carparks to be directly discharged into Cirtex Rainsmart Systems, which are underground storage and infiltration devices, without being treated first. This would be against the IDC and in general any contemporary stormwater standard. Carpark runoff is considered to have high contaminant load and is usually treated by multiple devices in a treatment train approach.

The report also proposes the use of filter strips to attenuate the Q10 flows. Filter strips can be used for treatment, but not for any kind of detention/attenuation. In other paragraphs, the report mentions the proximity to the harbour and that it is therefore not needed to attenuate flows, in contradiction to the proposed attenuation features. According to the report, it is proposed that the primary flows will be catered through the existing pipes around the park. Based on the small sizes of the pipes and the size of the overall catchment, it is believed that the existing pipes are already at capacity and would not be able to receive additional flows.

Finally, there is a proposal that the outdoor pools should be accounted for as a source of detention volume during "normal" rainfall events and will assist reducing the flows to the pre-development condition. Unless local runoff is routed through the pool, the only effect that the pool can have on total runoff is an increase in depression storage. If it is proposed to route local runoff through the pool for attenuation, the effect on the operation and safety of the pool will need to be carefully assessed.

**Items to be Considered Regarding the Proposed Recreation Hub Wastewater**

The proposed earthworks (Drawing 5642655-CA-SK004) show a fill that exceeds 2.0m high over the existing wastewater line that lies under the existing and proposed minigolf area. As previously mentioned, this could pose a settlement risk to the existing wastewater line.

There is a risk that the "preferred Option 2" of redirecting the flow from the line that currently lies under the future building to a line that serves another catchment might not be feasible. Option 1 is not even described in the report.

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## 13 PUBLIC EXCLUDED SESSION

### Resolution to exclude the public

#### RECOMMENDATIONS

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<b>13.9 - Memorial Park Aquatic Centre Updated Business Case - Supplementary Information</b>	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>