

Westbrook Sport & Recreation Precinct



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Presentation outline

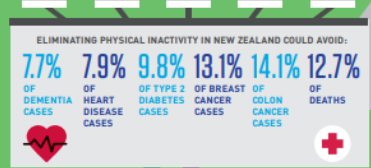
- Background and context to why Sport & Recreation Precinct initially considered
- Steps in project journey to date
- Engagement to date
- Further work needed
- Timeline for further community conversations

Rotorua's sports field network



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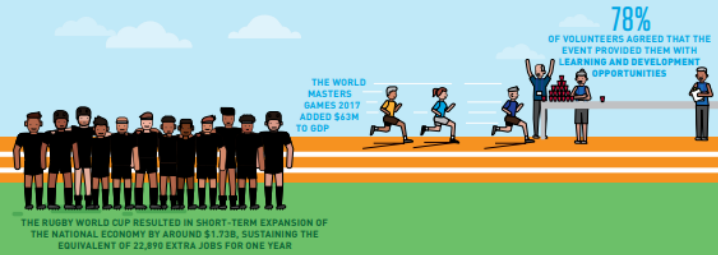
HAPPIER, HEALTHIER PEOPLE



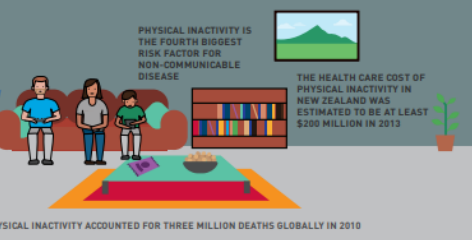
BETTER CONNECTED COMMUNITIES



A STRONGER NEW ZEALAND



THE RISK OF PHYSICAL INACTIVITY



Rotorua's sports field network

- Rotorua has a poor quality sports field network
- Investigations into field quality to determine supply of playing/training hours
- Surveys with clubs/codes to understand demand of users for field time
- Across 35 fields and with 180 teams, there is a supply deficit (2018) of 79 hours/week, increasing to 98 hours/week by 2030
- Overuse means poor quality playing conditions
- Improvements to fields can be made, but not enough



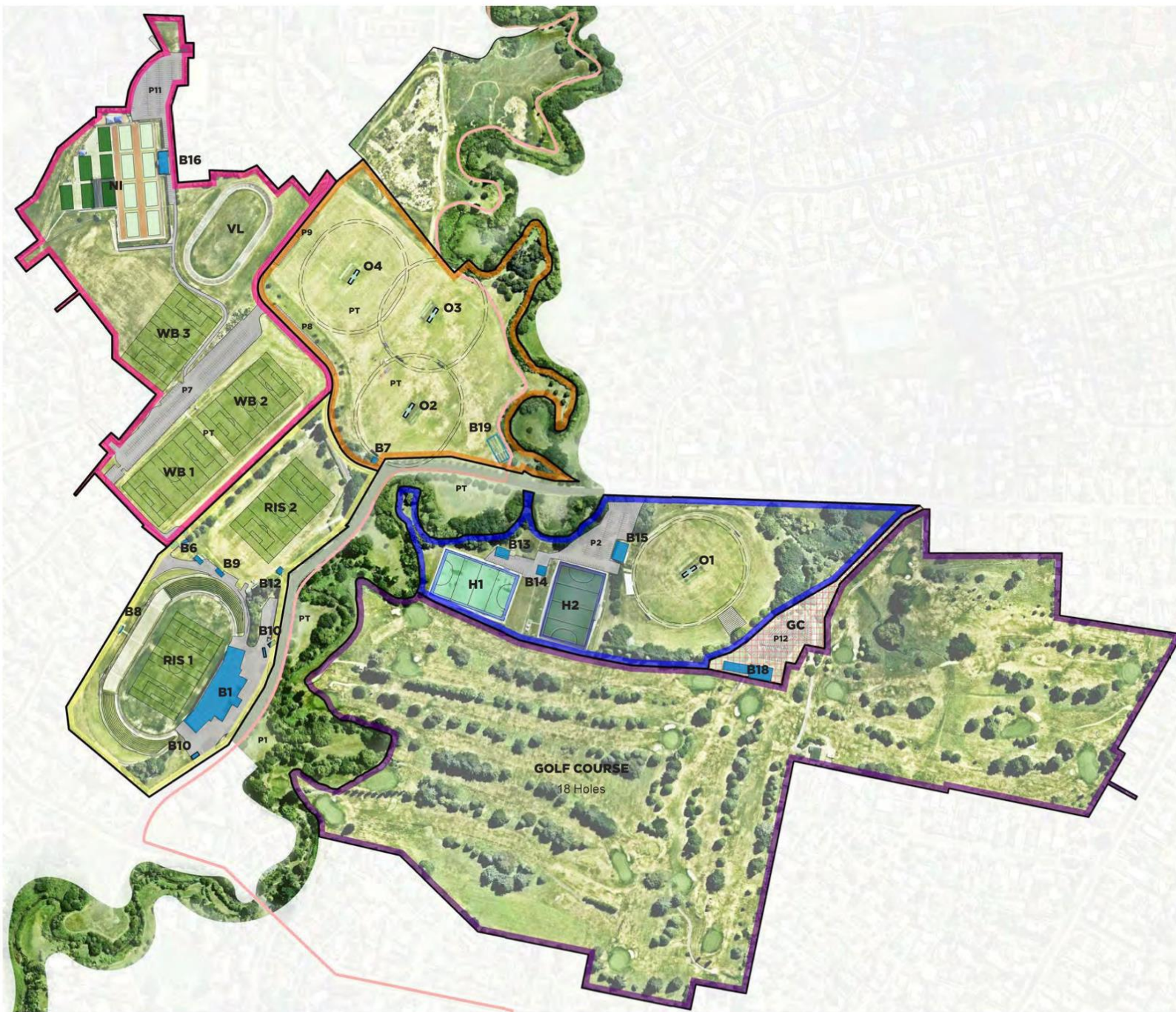
Multi-sports hubs and Stadium

- Sports clubs face increasing pressures on operating and maintaining club facilities
- Smallbone Sports Hub feasibility showed combined membership of 2,350 members presents feasible model for joined facility
- Rotorua International Stadium needs development within wider area context, unique value proposition for “Home of Māori sport” to increase opportunities and utilisation

Westbrook Sport & Recreation Precinct Feasibility Study

- Improve existing fields where improvements can be made and increase the number of playing fields to meet existing and future demand.
- Objectives for Precinct to:
 - Create a local community training and competition hub for outdoor field sports
 - Create a destination park for passive and active recreation with a focus on community health and wellness
 - Create New Zealand's home of Māori sport and a preferred outdoor national tournament and stadium venue

EXISTING SITE PLAN

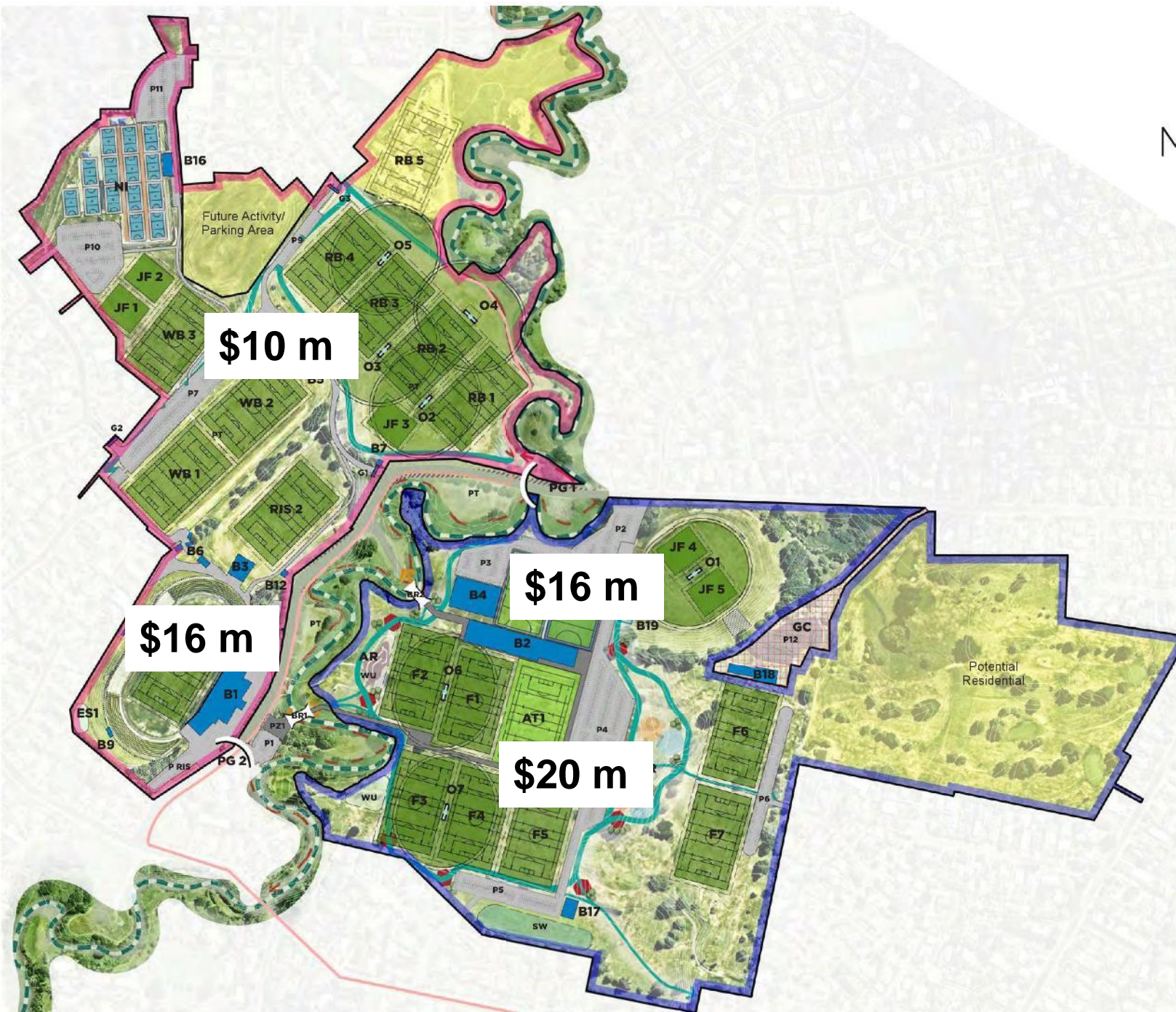


●	BUILDINGS/GATES	
B1	Rotorua Stadium	B13 Hockey Club
B6	North Gate & Toilet Buildings	B14 Park Utility Building
B7	Public Toilets	B15 Cricket Club
B8	Media/Radio Room	B16 Netball Club
B9	Score Board	B18 Private Golf Club
B10	Existing RIS Tickets/ Gates	B19 Cricket Practice Nets
B12	Storage	
●	FIELDS & STRUCTURES	
RIS 1	RIS Field 1	H2 Hockey Turf 2
RIS 2	RIS Field 2	O1-4 Cricket Oval
WB 1	Westbrook Field 1	N1 Existing Netball Courts
WB 2	Westbrook Field 2	SW Storm water Retention Area
WB 3	Westbrook Field 3	VL Velodrome
JF1-5	Junior Fields	
H1	Hockey Turf 1	
●	ROADING & PARKING	
P1	RIS Event/Accessible Parking	P9 Ray Board Fields Parking
P2	Hockey + Cricket Parking	P11 Netball Parking
P7	Westbrook Fields Parking	P12 Private Golf Club Parking
P8	Ray Board Fields Parking	PT Temporary/ Events Parking
●	Golf Course Private Land	Terracing Seating
—	Cycle	

ACTIVITY ZONES
SCALE 1:5000 (A3)



PROPOSED MASTER PLAN



BUILDINGS/GATES	
B1 Rotorua Stadium	B9 Relocated Score Board
B2 Multiport Hub	B11 RIS Men Gate & Tickets
B3 Home of Māori Sports Multipurpose Pavilion	B12 Storage
B4 Covered Practice Turf	B13 Hockey Club
B5 North Park Amenity Building	B15 Cricket Club
B6 Existing North Gate & Toilets Buildings	B16 Netball Club
B7 Upgraded Public Toilets	B17 Park Utility Building
B8 Media/Radio Room	B18 Private Golf Club
	B19 Relocated Cricket Practice Nets
PG1-2 Precinct Gateway	PZ1 Plaza
G1-3 Sports Park Gateway	AR Active Recreational
FIELDS & STRUCTURES	
RB1 Ray Brook Field 1	AT1 Artificial Turf
RB2 Ray Brook Field 2	F1 Full Field (Future Artificial Turf)
RB3 Ray Brook Field 3	F2-7 Full Fields
RB4 Ray Brook Field 4	WU Warm Up Area
RB5 Future Possible Field	H1 Hockey Turf 1
RIS 1 RIS Field 1	H2 Hockey Turf 2
RIS 2 RIS Field 2	O1-7 Cricket Oval
WB 1 Westbrook Field 1	N1 Existing Netball Courts
WB 2 Westbrook Field 2	SW Stormwater Retention Area
WB 3 Westbrook Field 3	ES1 Event Support Area
JF1-5 Junior Fields	
ROADING & PARKING	
P RIS RIS Event/Staff Parking	P7 Westbrook Fields Parking
P1 RIS Event/Accessible Parking	P8 Ray Board Fields Parking
P2 Hockey Parking	P9 Ray Board Fields Parking
P3 Hockey Parking	P10 Netball Parking
P4 Taiongo Parking	P11 Netball Parking
P5 Taiongo Parking	P12 Private Golf Club Parking
P6 Taiongo Parking	PT Temporary/Events Parking
GC Golf Course Private Land	Cycle
BR1 Ped/Cycle Bridge	Terracing Seating
BR2 Ped/Cycle Bridge	

RESIDENTIAL CHARACTER

Low Density (L1-L4)



Medium Density (M1 - M2)



High Density (H1 - H8)



Area 4 - Development Type
Scale 1 : 2500 (A3)

STREET/OPEN SPACE CHARACTER



1. Green Reserve/ Residential Entry



4. Green Reserve & Residential Interface



2. Residential Boulevard



5. Green Belt



3. Local Residential Road



Area 4 - Site Character

Scale 1 : 2000 (A3)

Post Feasibility Investigations

- Westbrook Precinct land acquisition
- Land valuation and existing Golf Club lease
- Existing sports field improvement potential
- Alternative land purchase options
- Ecological report on Westbrook/Golf Course
- Soil suitability of Golf Course

Engagement

- Sports Clubs & Codes pre & post feasibility
- Springfield Golf Club
- Springfield Resident mail drop and Korero Mai feedback
- Covid 19 Lockdown timing effect
- Saving Springfield meeting and Petition to Council

Further Work

- Understanding sports field network and open space provision for changing city
 - Renewing sports field supply and demand with new growth areas, changing activity trends and Open Space Policy
 - Code specific network facility plans – District and Regional needs and Spaces & Places context
 - Play, Active Recreation and Sport Plan will identify priorities and guide future provision needs for development or rationalization.

Further Work

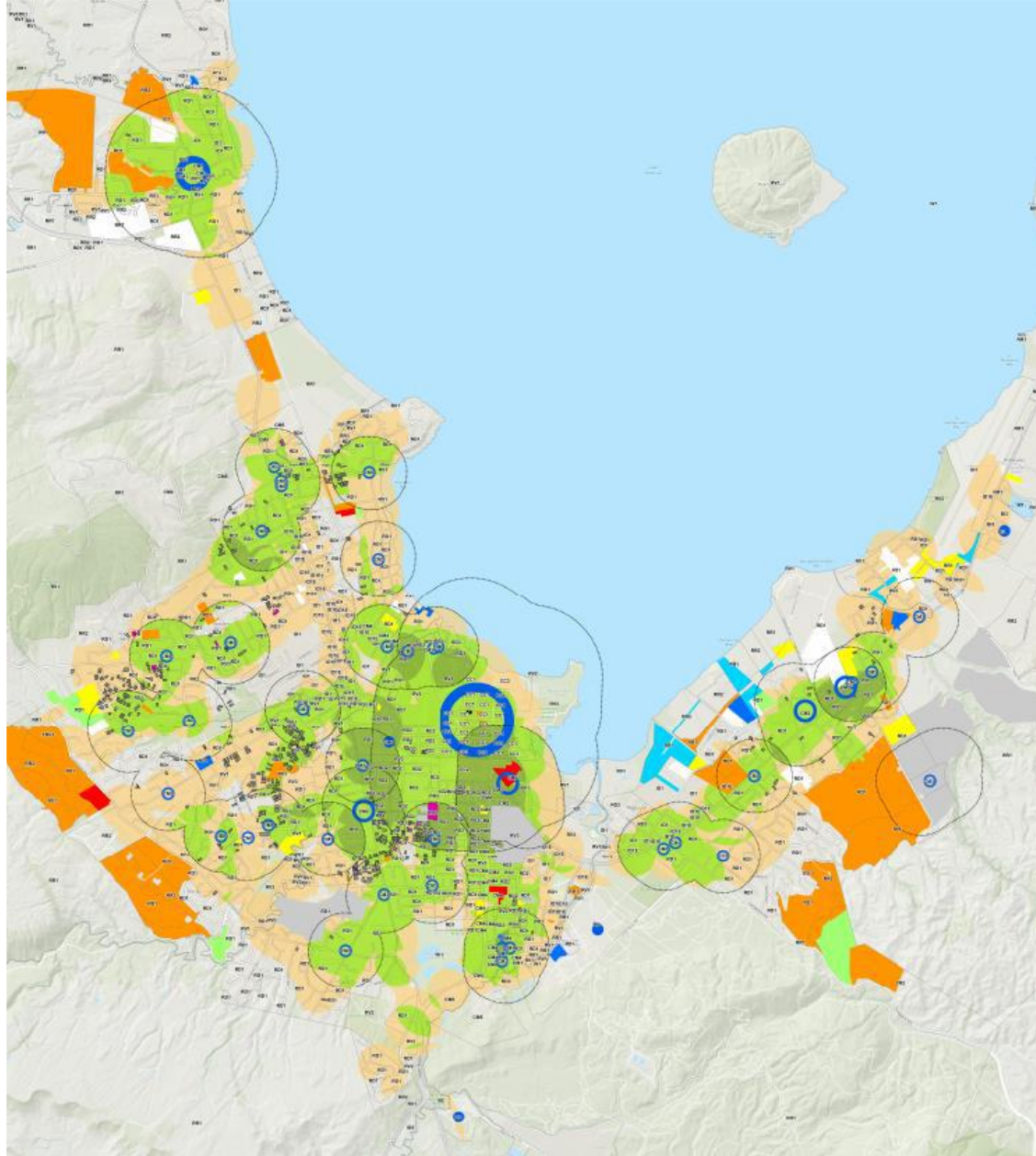
- Rotorua's housing requirements
 - 6000 homes needed by 2030
 - Greenfield growth areas
 - Intensification plan change required

Further Work

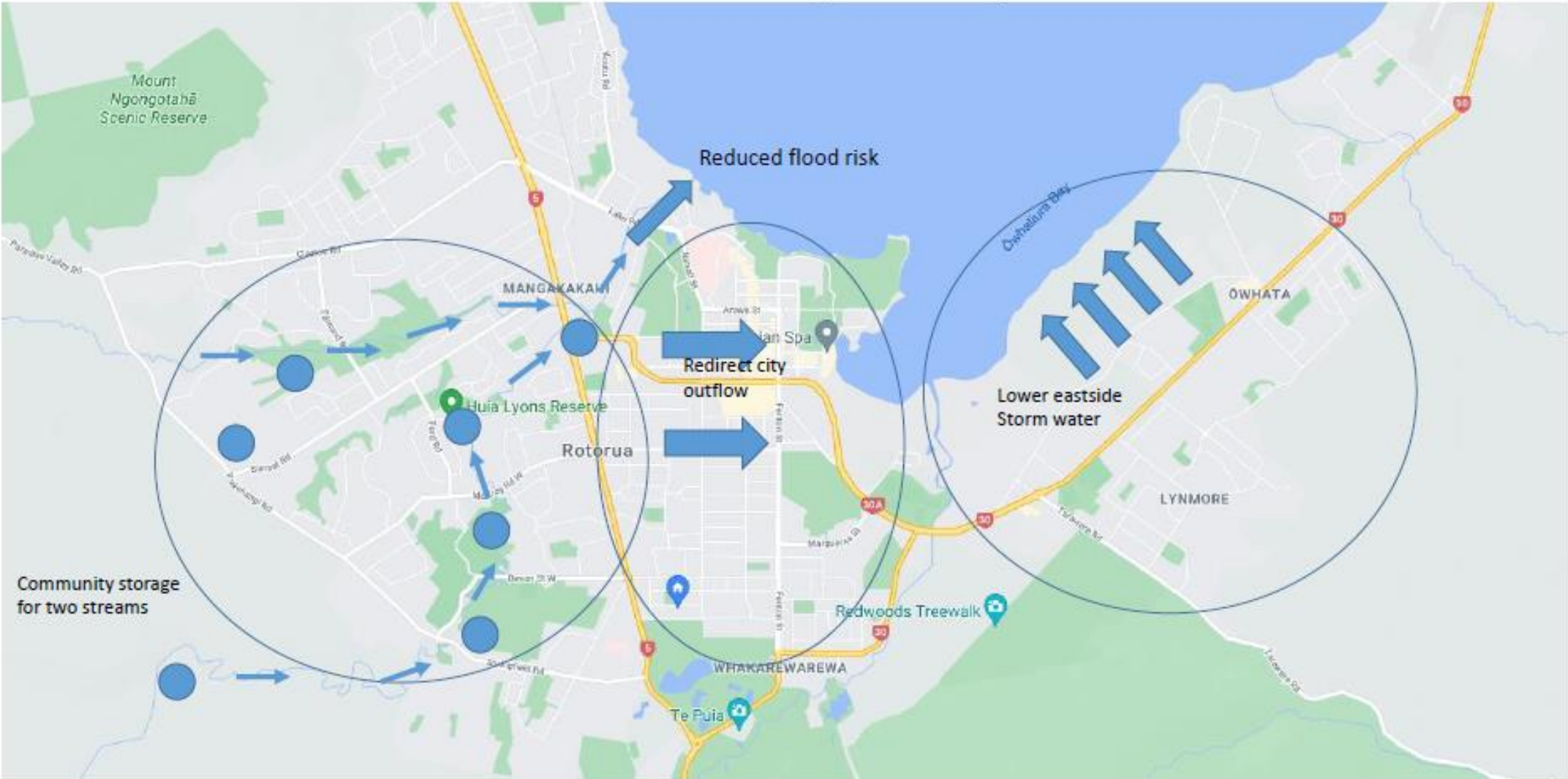
– Infrastructure Strategy

- Significant investment in stormwater infrastructure required to enable development and mitigate climate change effects
- Funding sought for planned significant stormwater upgrades to accelerate delivery from 30 years to 4 years

Intensification Plan Change



Storm water catchment issues affecting development



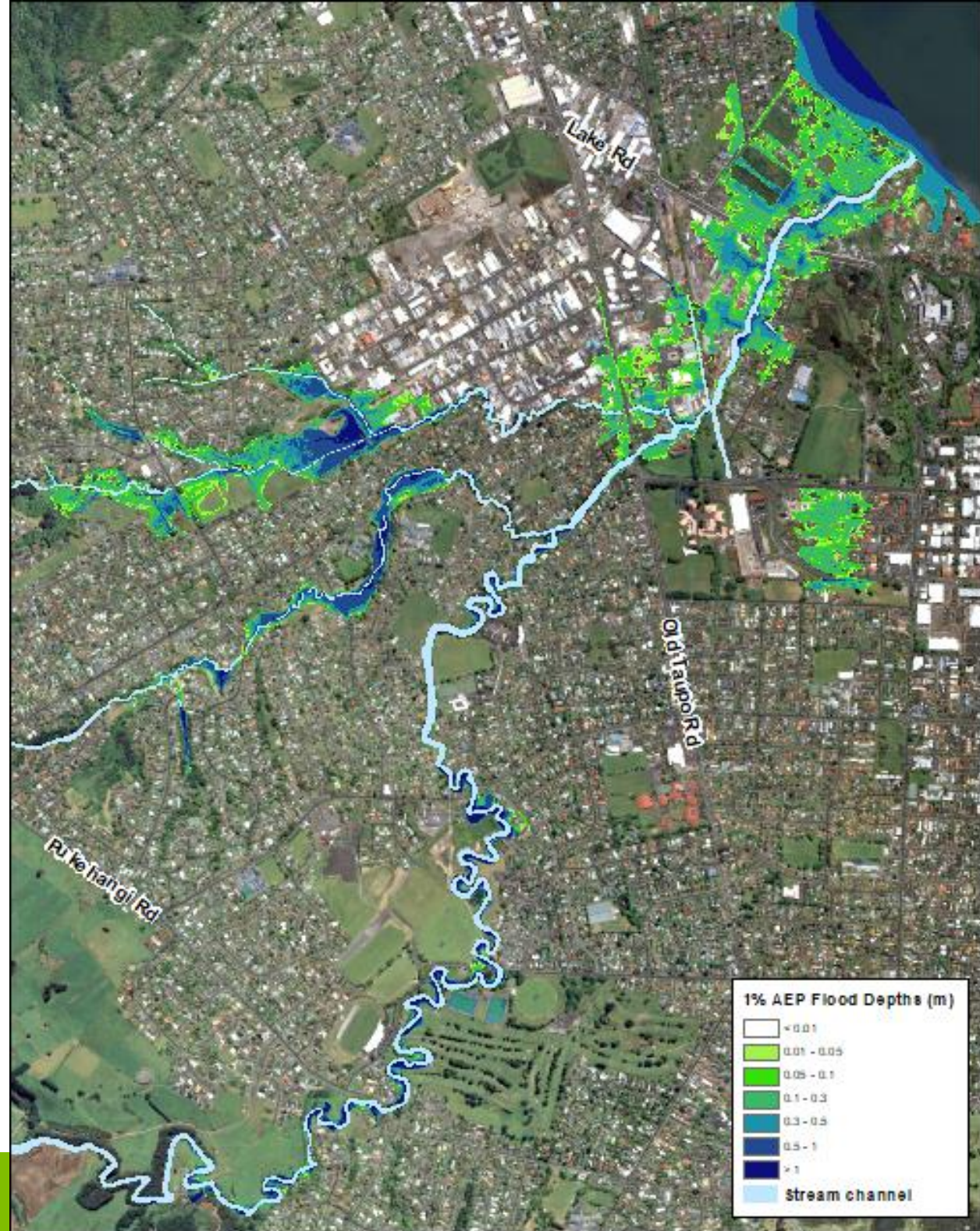
Further Work

– BOPRC Stormwater Modelling

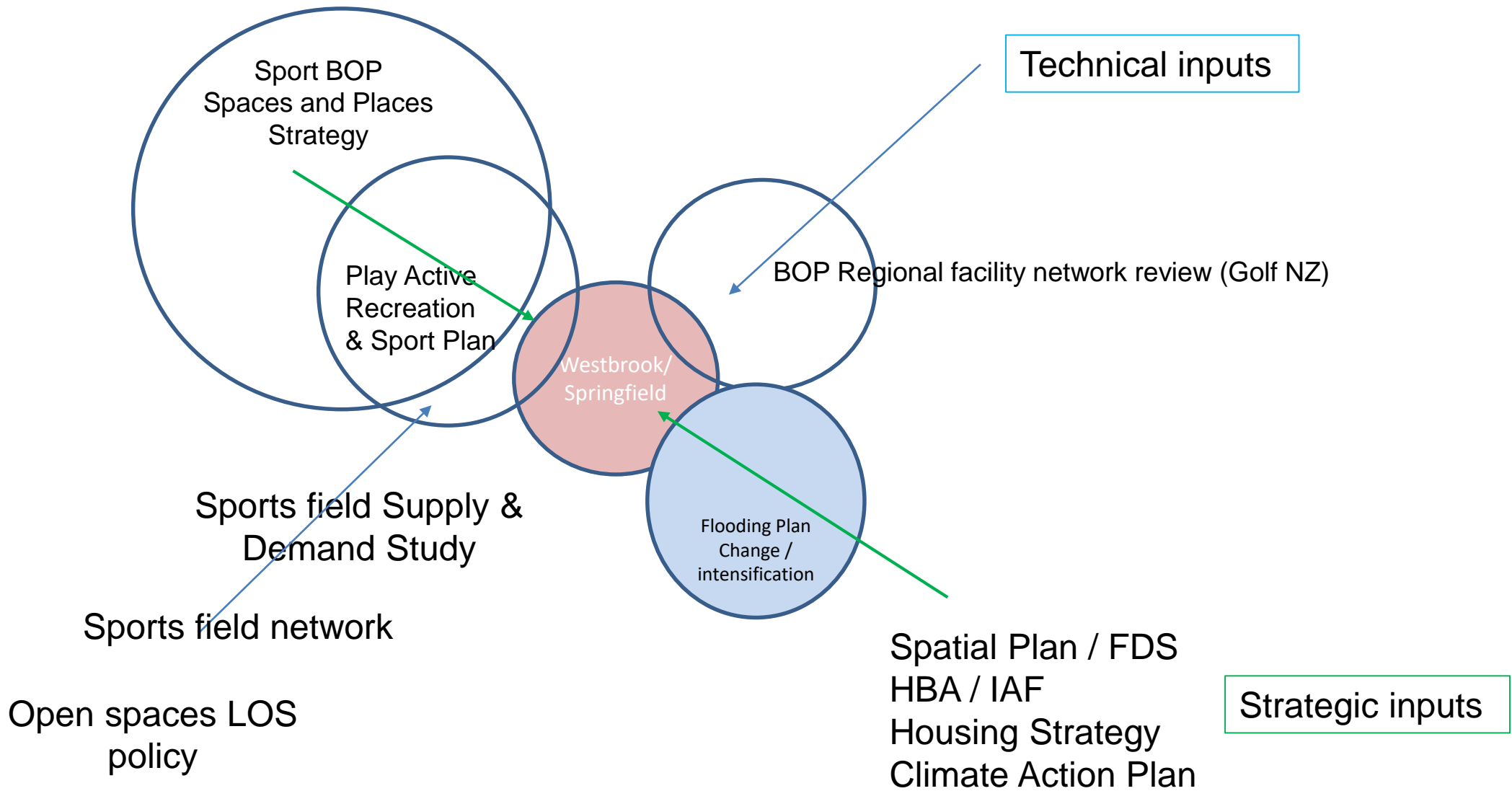
- Scale of potential impact that climate change alone is likely to have on city in the future
- Requirement for planned responses over time – both engineering and policy
- Responses to flooding risks provide an opportunity to improve water quality outcomes as well
- Requires close working between BOPRC & RLC on responses (climate & growth).

Flood map.

1% AEP, 2040 climate,
existing situation



Strategic context



Further Work Timeline

– Play, Active Recreation and Sport Plan

- 12 – 18 months with pre-consultation to inform draft and consultation on draft before adoption

– Housing District Plan Changes

- Initiate August 2022 and development for 2024-34 LTP, full Plan change consultation process

– Infrastructure District Plan Changes

- Work with BOPRC through stormwater response options for investment needs identified for 2024-34 LTP

Recommendations

1. That the report “Westbrook Sports and Recreation Precinct” be received.
2. That the Committee notes the nature and extent of the work that has been completed to date.
3. That the Committee note since the Westbrook Sport & Recreation Precinct was initially signalled, Rotorua has increasing pressures relating to housing and infrastructure that has increased the strategic value of this open space area.
4. That the Committee supports officers completing a comprehensive Play, Active Recreation and Sport Plan to inform future decisions on the Westbrook Sport & Recreation Precinct and the Springfield Golf Course.
5. That the Committee notes that officers will work with the Bay of Plenty Regional Council to complete all necessary modelling, planning and infrastructure design to support required residential growth and reduce and manage flooding risk in the Utuhina stream catchment.