

Pokeno Sports Park

Work to Date

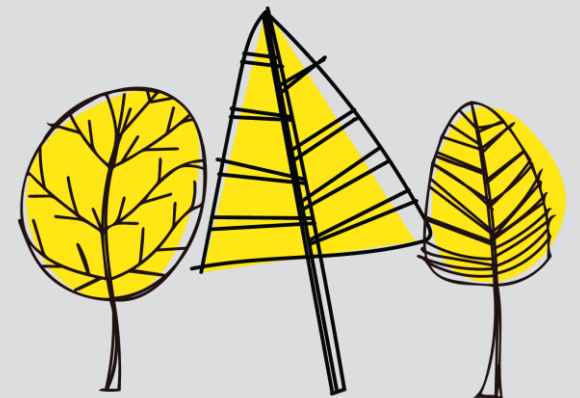


March 2020



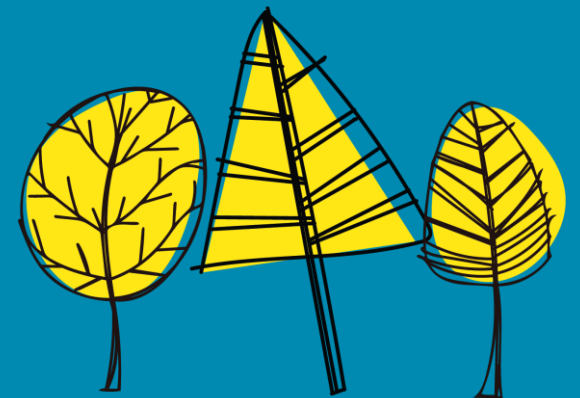
March 2020

- Phase 1 earth works – Construction of new stream alignment prior to May 2020
- Awarded to McKenzie and Parma.
- 23 March 2020 First Covid lockdown
- Work unable to be completed during winter so agreed to establish on site 1 October 2020 to meet consent conditions



October 2020

- 1 October – commenced construction of the new stream and filling to design level on the northern side of the existing stream.
- New stream completed 1 February 2021 but left offline for winter to allow for surface stabilization.
- Planting of new stream completed June 2021

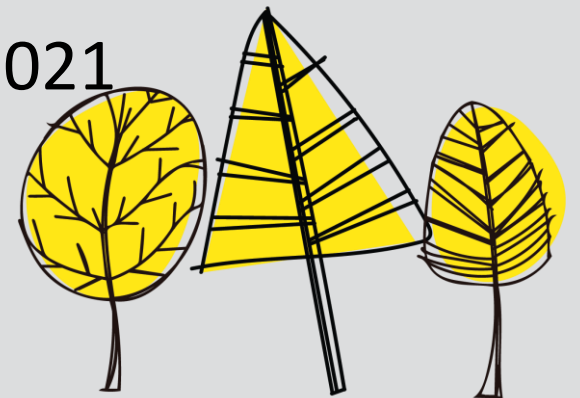






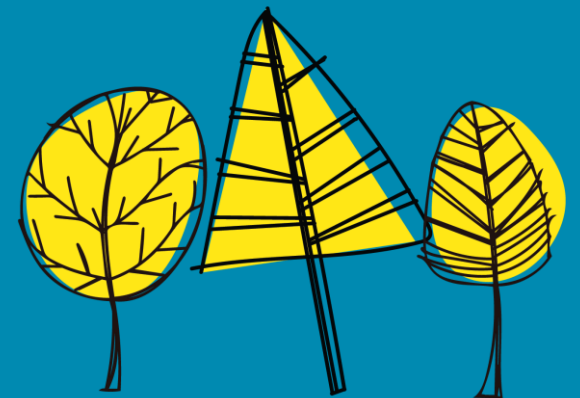
March 2021

- Construction design and contract drafting complete
- Procurement process undertaken
- Phase 2 Contract awarded to Gleeson Cox
- Construction due to commence 1 October 2021
- Further Covid restrictions disrupted contractors from starting work (crossing Auckland border)
- Contract mutually terminated December 2021



January 2021

- Phase 2 construction separated into smaller packages to allow work to be completed before winter.
- Contract to tie in new stream and decommission existing stream awarded to Mackenzie and Parma 25 March 2022
- Work has now been completed





Downstream tie in complete



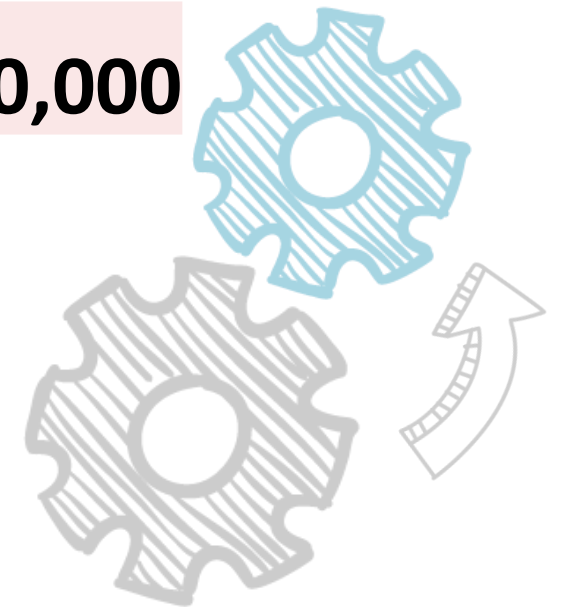


Upstream tie in complete



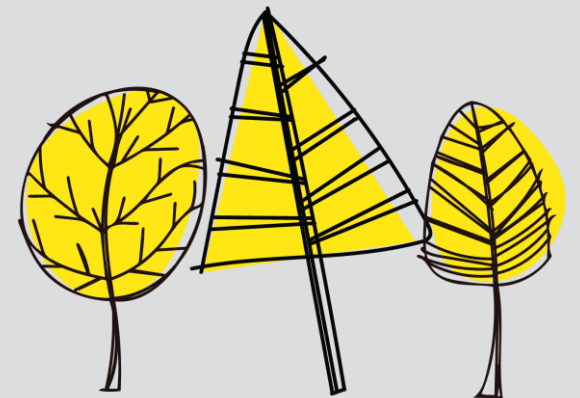
Spend to date

Planning Design and Consents	\$240,000
Phase 1 Earthworks	\$1,600,000
New Stream commissioning	\$350,000
Total	\$2,190,000



October 2022 (planned)

- Final earthwork contract to be awarded and work commence 1 October 2022
- Filling of existing stream
- Import of 32,000 cubic meters of fill to raise the level of the northern side of the stream
- Expect to be complete May 2023





MUNRO SPORTS PARK COMMUNITY FACILITY FEASIBILITY STUDY

2 May 2022

OUR WORK: What We Did

This report provides an overview of the viability and feasibility for community facilities at the proposed Munro Sporks Park in Pokeno, North Waikato.

1

Needs & Challenges

- Identification of activities, current and future user groups within Pōkeno
- Community facility requirements
- Demand and utilisation forecast for a sports facility

2

Facility Requirements

- Site assessment
- Range of options including the pros and cons for each based on user needs
- Capital & operational requirements

3

Affordability

- 10 year financial operational model
- Potential partnership and funding opportunities

4

Concept Master Plan

- Design & general layout of the required facilities on Munro Sports Park

WHO INFORMED US:

- Consultation with a wide range of stakeholders

Name	Organisation	Role
Douge Rowe	Senior Citizens	Community
Shane Brodie	Sport Waikato	Regional Connectivity and Planning Manager (Spaces & Places)
Hadon Westerby	Sport Waikato	Regional Connectivity Coordinator
Blair Johnson	Pōkeno School	Principal
Jenna & Charlotte	Educare Pōkeno	ECE teacher & community member
Clare	Pōkeno Explorers	ECE teacher
Councillor Church & Councillor Henderson	Waikato District Council	Councillors
Andrew Beyer	Ethnic Community Groups or Key Spokes People / Representatives	n/a
Huapai Montgomery	Ngati Tamaoho	
Ric Odom	Pōkeno Community Committee - Chair	Chair
Kris Hines	Pōkeno Community Committee	Committee
Russell Preston	CM Sport	Chief Executive
Jason Marconi	Waikato District Council	
Allan Luu	Active Sport	
Kim Wood	Waikato District Council	Open Spaces Project Coordinator
Nick Johnston & Sara Lemme	Waikato District Council	Funding & Partnerships

WHAT INFORMED US:

- Review of a wide range of documents

Document Type	Document Name	Document Name
Regional Strategic Documents	<ul style="list-style-type: none"> • Waikato District Council Growth & Economic Development Strategy (Waikato 2070), adopted by Waikato District Council 19 May 2020 	<ul style="list-style-type: none"> • Waikato District Council Parks Strategy 2014
	<ul style="list-style-type: none"> • Waikato District Blueprint and local area blueprints, Waikato District Council, June 2019 	<ul style="list-style-type: none"> • Waikato District Council Playground Strategy 2017
	<ul style="list-style-type: none"> • Waikato District Neighbourhood Parks Reserve Management Plan, adopted 8 August 2016 	<ul style="list-style-type: none"> • Trails Strategy 2016, Walkways, Cycleways & Bridle Trails
	<ul style="list-style-type: none"> • Waikato District Sport Park Reserve Management Plan, adopted 8 June 2015 	<ul style="list-style-type: none"> • WDC Climate Response and Resilience Action Plan Framework (Part 1 of 2), November 2020
	<ul style="list-style-type: none"> • Waikato District Council General Policies Reserve Management Plan, adopted 8 June 2015 	
Pokeno Community Strategic Documents	<ul style="list-style-type: none"> • Pokeno Community Committee Strategic Plan 2020 - 2040 	<ul style="list-style-type: none"> • Pokeno Stormwater Catchment Management Plan, 2010
	<ul style="list-style-type: none"> • Pokeno Draft Structure Plan Open Space and Community Facilities Report, Harrison Grierson Consultants Limited November 2008 	
Sport Strategic Documents	<ul style="list-style-type: none"> • Sport, Recreation & Physical Activity Plan Waikato District, 2017 	<ul style="list-style-type: none"> • Central Waikato Sub-Region Winter, Sports Field Study, Waikato Summary, August 2020
	<ul style="list-style-type: none"> • Waikato Region Active Spaces Plan, February 2021 	<ul style="list-style-type: none"> • Central Waikato Sub Region Summer Sports Fields Study, July 2020
Munro Park Documents	<ul style="list-style-type: none"> • Pokeno Sports Complex Preliminary Assessment Report for Waikato District Council, September 2014 	<ul style="list-style-type: none"> • Pōkeno Sports Park Options– Munro Block, Unknown date & author
	<ul style="list-style-type: none"> • Pōkeno Sports Park Concept Plan, Prepared by Opus 31 June 2015 	

THEMES:

Through community consultation and research, seven sport and recreation-related themes were identified:

- **Theme 1 - Limited community facilities in Pokeno:**
 - Rapid community growth
 - Current level of facilities is inadequate for the size of the current & forecast population growth
 - Need for immediate deliver of community facilities
- **Theme 2 - Informal recreation needs for youth:**
 - Limited places and spaces for children to congregate and play
 - Existing playgrounds all targeted at young children
 - There are no facilities targeted at the 12–18-year-old age group
 - High priority
- **Theme 3 - Schools & ECEs:**
 - Surrounded by education facilities and residential development, important space for these stakeholders
 - Pōkeno school is rapidly expanding with a growing roll
 - Additional classrooms are under construction and temporary classrooms are utilising much of the previous sports field

THEMES continued...

- **Theme 4 - Connectivity, Access & Egress:**
 - Munro Sports Park could aid in improving the connectivity for the community with the town
 - Connectivity was seen as a key theme and critical success factor for the development of the park
 - Safe linkages to cycle paths and trails, safe walkways, and cycle tracks was a high priority
- **Theme 5 - Destination for the whole community:**
 - Community is evolving and diversifying.
 - Munro Sports Park to be inclusive for the whole community
 - A destination for the whole community and for all ages was a critical success factor
- **Theme 6 - No identified sports clubs and limited need for formal sports facilities:**
 - No specific future needs or current supply issues for formal sport or recreation were identified
 - Providing multi-purpose open sports grounds, which could be used for school athletics days, an alternative local training ground for existing sports teams or summer touch competitions
 - Allocating space in the Master Plan for future formal sports fields if required / or if a future need is identified.

THEMES continued...

- **Theme 7 - Multi-Purpose Community Facility:**
 - Multi-use indoor facility that has a large open space, separate rooms/meeting spaces and catering/kitchen facilities.
 - It is envisaged that this facility would be utilised for:
 - Indoor sports, anything from indoor bowls, yoga to basketball
 - Community groups from children through to older generations
 - School activity (the school does not have a school hall or large indoor space)
 - Medium to long-term priority for the community.

FACILITY REQUIREMENTS: Masterplan

In response to the themes, a range of facilities were identified for Munro Sports Park, listed below in order of priority. All of these facilities have been included within the Master Plan

- **High Priority Facilities**
 - High Priority Facility
 - Safe access to the park: safe walking and cycling access
 - General park facilities i.e. parking, seating, toilets etc
 - Youth Facilities
 - Pump Track, 1,000m²
 - Skate Park, 1,000m²
 - Basketball hoop, 2 x half courts
- **General community destination facilities**
 - BBQ facilities & picnic tables
 - Kids playground
 - Trail walks
- **Medium Priority**
 - Multi-purpose indoor facilities
- **Low Priority**
 - Formal sports fields & courts

PREFERED WAY FORWARD: Immediate Action

Through assessment, the preferred option was to create a destination for the whole community.

This scenario develops the park initially into a community destination (something for everyone) including a priority youth facility.

The facilities include:

- **Safe access to the park:** safe walking and cycling access
- **General Park Facilities**
 - Safe access to the park
 - Transport – carpark & public transport provision
 - Public toilets 2 x proprietary pods
 - Public seating
 - Lighting
 - Foot paths – for access to facilities
 - Minimum landscaping to meet above requirements
- **Community Destination Facilities**
 - BBQ facilities & picnic tables
 - Children’s playground plus additional parking
 - Trail walks
- **One youth focussed facility**, e.g., skate park (high priority facility)

WHY:

The advantages with this option are:

- Provides a destination for the whole community as well as delivers a high priority youth facility.
- The majority can be delivered within existing LTP funding.
- Less likely to be delayed due to funding or town planning decisions, thereby delivering facilities for the community as quickly as possible.
- Reduces the risk of cost escalation to priority facilities.
- Provides greater flexibility for future community needs as the park can be developed in stages and is future-proofed for additional facilities.

It is recommended that initially the development and management of Munro Sports Park is to remain with WDC, however if a multi-purpose community facility is developed then the establishment of a Charitable Trust could be considered.

BUDGET & FUNDING:

The capital investment required for the preferred option is \$6.2M

Facilities	Estimated Cost
<ul style="list-style-type: none">• Safe access to the park: safe walking and cycling access and general park facilities	
<ul style="list-style-type: none">• Community Destination Facilities: BBQ facilities & picnic tables, children's playground plus additional parking and trail walks	\$6.27 M
<ul style="list-style-type: none">• One youth focussed facility: Skate park	
Total LTP funding available	\$5.235 M
Shortfall	\$1.034 M

Community Funding Opportunities

Shortfall in funding of approximately \$1M. If WDC is unable to fund the shortfall the following medium term priority facilities could be delayed, reduced in scope or fundraised through the community (or through a combination of the above):

- BBQ facilities & picnic tables proprietary electric \$300K
- Destination - Kids playground plus additional Parking \$1,515K.

* Estimated costs include construction costs, resource and building consents, utility connections, design & delivery consultant fees and project contingency

FUTURE FACILITIES & FUNDRAISING OPPORTUNITIES:

Long Term Facilities	Estimated Cost*
Other youth facilities	\$2.015M
<ul style="list-style-type: none">• Pump Track, 1,000m²• Basketball hoop, 2 x half courts	
Multi-Purpose Community Facility	\$6.303M
Formal Sports Fields & Courts	Not Costed

Various funding mechanisms could be considered for the development of the second phase of Munro Sports Park, these could include:

- Joint partnership funding with Ministry of Education for the development of the multipurpose community facility.
- Community Fundraising
- A targeted rate in Pokeno
- Sale of Commercial Land

* Estimated costs are subject to future construction cost escalations

NEXT STEPS & TIMELINE:

The project period spans 2+ years. Priority facilities could be completed and be fully operational by late 2024.

Now - December 2022

Commencement

- Detailed feasibility & concept design
- Sign off client design brief
- Appoint design team
- Enabling Works Commence

Early 2023

Regulatory & Procurement

- Regulatory phase completed
- Main Contractor Procurement and Award

Late 2023/24

Construction

- Commence Construction of:
 - Landscaping, roading and supporting infrastructure
 - Skate Park
 - General community and park facilities

2024

Munro Sports Park Open

- Munro Sports Park construction completed
- Phase 1 Park open to community

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