

THE TAIRUA SKATEPARK PROJECT



Tairua Skatepark Location Statement of Proposal

May 2022

Deliberations Report

Veros

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1 Introduction

1.1 Executive Summary

At its 8 February meeting, Council resolved to undertake public consultation using a special consultative procedure approach on a statement of proposal identifying Cory Park Domain as the preferred site for the skatepark. The proposal was opened for public submissions from Monday 14 February until Friday 8 April 2022. This period exceeded the 1 month minimum required by the Local Government Act.

Thames Coromandel District Council (TCDC) received 1,044 submissions to the Statement of Proposal - Tairua Skatepark Location. Hearings were held on 28 - 29 April where submitters spoke in support of their submissions.

- 92.49% of submitters agreed with Cory Park Domain as the location for the skatepark.
- 7.03% of submitters disagreed with Cory Park Domain as the location for the skatepark.
- 0.48 % were neutral or provided no response.

Two submissions included multiple respondents.

- The students of Tairua Primary School lodged 115 letters and pictures of support for a skatepark in Tairua. These documents are attached to submission number 955 - Students from Tairua School.
- The Tairua Sports and Recreation Trust (TSRT) Submission includes submitters to a petition asking for a show of support for the skatepark being built at Cory Park Domain. 1,087 people signed the petition.
 - A first and last name has been recorded for all signatures, and area of residence recorded for 1,007.
 - 162 people signed the petition and made a submission to TCDC.
 - This means that 925 people who signed the petition were unique.
 - This document is attached to submission number 977 - Tairua Sport and Recreation Trust.

Submitters were asked to provide reasons for their position. Over 86% of respondents provided reasons. The analysis of the themes is included in this report.

Based on the responses from submitters the conclusion of this analysis is that Cory Park Domain is the best site for a skatepark in Tairua.

A series of suggested recommendations have been developed based on the submission responses. Responding to submitters concerns and ensuring there is transparency in the delivery of the next stages, these recommendations are:

1. Once a preferred site is selected, the TCDC Health and Safety Business Partner should review the Site-Specific Safety Plan for the construction works of the skatepark project.
2. Installation of signage at the eastern end of the park, advising of the toilet location, particularly around the cricket nets and within (recommended) Code of Conduct signage at the skatepark.
3. Grass and landscaped bunding is to be used where possible for acoustic mitigation at the skatepark location as per AES' recommendations.

4. That the skating surface is setback 14m from Manaia Road as per AES' recommendations.
5. That TCDC consult directly with the Tairua Rugby and Sports Club (TRSC) and Thames Valley Rugby and other park users with regards to the preferred dimension reduction to the in-goal and/or field of play areas for the rugby field.
6. The western side of the skatepark should be designed and constructed with elements that would be most compatible with the rugby field interface.
7. The possibility of relocating the exercise equipment within Cory Park Domain should be investigated during the design stage.
8. Access to the tennis courts must be protected.
9. Ensure reserve Safety and Risk Management objectives and policies are adhered to.
10. Flooding mitigation to be addressed in detailed design.
11. Ensure fire hydrant access is not impeded by the skatepark development.
12. That in the next stage of the project, project delivery, a community design reference group be established to provide input into the design and to be able to communicate factual information to the community at large on the design.
13. That the NZ Police should be invited to participate in the community design reference group to advocate for matters related to community safety.
14. That the next stage of the project includes:
 - a. The appointment of an expert skatepark designer and independent project manager.
 - b. The formation of a community design reference group with a mix of members from skaters, adjacent residents, a Preserve Cory Park Domain Society (PCPDS) member, a TRSC member, a TRST member and others including NZ Police and other park users to work with experts to finalise design.
 - c. A report to Council on final design, cost and budget confirmation to finalise approval for the design specific response. The report should address design brief matters raised during Stage 1 of the project.
15. That the specific design matters outlined above form part of the design brief for the next stage of the project.

1.2 Project Background

The people of Tairua have been debating the location of a skatepark in Tairua for close to 30 years. A synopsis of this project history is provided in Appendix A. The current (2021) situation can be summarised as follows:

- The Tairua-Pāuanui Community Board's (CB) decisions of 18 May 2020, 2 November 2020, and 17 February 2021 were to progress with detailed design work and construction of a skatepark at Cory Park Domain.
- On March 11, 2021, an application for judicial review of the decisions made and the process undertaken was filed.
 - Subsequently, TCDC sought an assessment of the likelihood of Council successfully defending the application for judicial review.

- In the summary of that legal opinion, it is noted that; "...there are serious flaws in the process undertaken by the CB in reaching its final decision to proceed with the skate park on Cory Park and in its siting on the park, both in terms of procedural requirements and the information made available to it." (Brookfields, 1 April 2021)
- Following this advice, at their June 2021 meeting, the CB agreed to revoke all previous decisions with regards to the skatepark and refer all future decisions regarding a skatepark in Tairua to Council.

1.2.1 Submissions Received

TCDC received 1,044 submissions to the Statement of Proposal - Tairua Skatepark Location. The following section provides an overview of some of the characteristics of the submissions.

Of the 1,044 submissions received by TCDC:

- 92.49% of submitters agreed with Cory Park Domain as the location for the skatepark.
- 7.03% of submitters disagreed with Cory Park Domain as the location for the skatepark.
- 0.48 % were neutral or provided no response.

Two submissions included multiple respondents.

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- The Tairua Sports and Recreation Trust Submission includes submitters to a petition asking for a show of support for the skatepark being built at Cory Park Domain. 1,087 people signed the petition.
 - A first and last name has been recorded for all signatures, and area of residence recorded for 1,007.
 - 162 people signed the petition and made a submission to TCDC.
 - This means that 925 people who signed the petition were unique.
 - This document is attached to submission number 977 – Tairua Sport and Recreation Trust.

Submitters were asked to provide reasons for their position. Over 86% of respondents provided reasons. This report provides the assessment of those themes to support decision making on the location of the Tairua skatepark.

1.3 Methodology

As a result of the history of this project, TCDC appointed Veros to undertake a robust site selection process in August 2021. TCDC required independent experts to facilitate the process due to the history and issues with previous attempts. Veros developed a project approach that:

- Respects the level of previous work completed on the site selection of a skatepark for Tairua.
- Undertakes a comprehensive project approach that complies with the Local Government Act consultation requirements and the Reserve Act requirements. With particular regard to open and transparent decision making.
- Provides an independent assessment of the short-listed sites for a skatepark in Tairua
- Will inform a decision by the TCDC on the final selection of a site for a skatepark in Tairua.

The key stages of this approach and the current timing is provided below.

1. The first community survey was undertaken to receive stakeholder input into:
 - a. Overall support for a skatepark in Tairua
 - b. Shortlist site selection
 - c. Multi criteria analysis criteria
 - d. Suitability of current elements to provide a minimal site size requirement for the skatepark.

Timing: 19 October to 19 November 2021

2. The second community survey was undertaken to receive formal stakeholder responses on site preference to report on the community preference criteria

Timing: 22 November to 22 December 2021

3. Council adopts a Statement of Proposal (SOP). This outlined the preferred option, why it was preferred and how Council reached this decision. The SOP is released for public submissions.

Timing: 8 February 2022

4. The community submission period in response to the SOP.

Timing: 14 February to 8 April 2022

5. Submitters who choose to be heard at hearings in support of their submission presented to Council.

Timing: 28 and 29 April 2022

6. Council considers submissions and what they have heard at hearings alongside the technical reports and evidence and makes a final decision.

Timing: May 24 2022

This report focuses on reporting on submissions received on the Statement of Proposal for the Tairua Skatepark Proposal location to support Council deliberations and decision making on 24 May 2022.

2 Technical and General Matter Responses – Reasons Location was Supported

The following table provides a high-level overview of the key reasons provided by submitters supporting TCDC's preferred location of Cory Park Domain.

	Reason	Comments	No. of submitters
	Location specific		
1.	Cory Park Domain is close to amenities	<ul style="list-style-type: none"> Because it is central Great location, close to other facilities, safe area for kids Most practical place to put it It is a central location making it easily accessible for all comers 	375
2.	Cory Park Domain is already zoned and recognised as an area for active recreation and sport activities	<ul style="list-style-type: none"> Cory Park is already designated as a sports ground Towns only active recreation zone Already an established sport centre Sports facilities already there. Therefore, good to have all in one area. 	267
3.	Cory Park Domain has good noise and safety outcomes	<ul style="list-style-type: none"> This is the safest place for a skatepark so that is most important thing to us Already under surveillance Noise is not an issue with modern skateparks It will not cause any further noise than already comes from the well-used park 	66
4.	Cory Park Domain will have no impact on the coastal environment and not be impacted by being immediately adjacent to the coastal environment	<ul style="list-style-type: none"> Away from sand which ends up in skate bowl It is already in a sporting recreation area and doesn't obstruct estuary views being there The Cory Park area is perfect, its central, back from windblown sand 	15
5.	Cory Park Domain presents the fastest and most cost-effective option.	<ul style="list-style-type: none"> From my understanding this is the most economical option long term. Cheapest, easiest, most practical Location, cost, compliance, and timing are the most favourable option The time factor alone should hold serious weight, this site is consented and approved so it is now time for the Council to get on with building it 	12
	General		
1.	Benefits community / social activity	<ul style="list-style-type: none"> Social involvement for youth, so important An excellent place for youth to hang out and do activities Adults and kids can use location together It would be amazing to have a common central area where kids can gather and hang out of all ages. I believe Cory Park is the right place for this 	305

2.	Long overdue need to advance project	<ul style="list-style-type: none"> • Its about time • The kids of Tairua have waited far too long to enjoy • Its been the best location for a skatepark for the past 30 years and we need a skatepark 	87
3.	Frustration with minority opposition influence, including offer of \$250K.	<ul style="list-style-type: none"> • Bribing is unethical • I'm a bach owner not far from the Cory Park Domain site. I wholeheartedly support Cory Park Domain as the location and think it will be fantastic to have a skatepark there for the locals and the holidayers. I'm disgusted by the attempts of Preserve Cory Park Domain society to halt this process and ruin it for everyone • To allow a small (but wealthy and legally represented) opposing few to dictate that a whole community over many generations should miss out on the use of such a wonderful and valuable recreational asset is an injustice the council and ratepayers' association should no longer tolerate 	13

3 Technical Matter Responses – Reasons Location Not Supported

The following section responds to technical matters raised by submitters not supporting Cory Park Domain as the preferred site. Please note that a number of submissions agree with submitter 981 (Protect Cory Park Domain Society) in its entirety – these submissions are not noted specifically in this section.

3.1 Health and Safety

Submitters:

Skate_205	Skate_695	Skate_981	Skate_263
Skate_232	Skate_747	Skate_984	Skate_897
Skate_233	Skate_892	Skate_139	Skate_898
Skate_549	Skate_925	Skate_219	Skate_975
Skate_676	Skate_931		

Submitters raised concerns about the health and safety of skatepark users and current users e.g., rugby and cricket players, due to the interface between those activities

Characteristic examples of this feedback are as follows:

- It is inevitable cricket and rugby balls will be hit and kicked into the skatepark, potentially endangering users.
- Of even greater concern is the inevitability of rugby players colliding into the concrete steps of the skatepark.
- The main reasons being health and safety, I know I would not want to get hit by a cricket or rugby ball especially while on a skateboard.
- Potential liability of Thames-Coromandel District Council if an incident did occur.

Response

The following response is based on advice from Council's Health and Safety Team.

Under TCDC's obligations as a 'person's conducting a business or undertaking' (PCBU), TCDC would ensure any new risks brought onto or proposed on our sites are assessed and controlled appropriately, to a reasonably practicable level.

In the instance of the proposed skatepark at Cory Park Domain;

1. At any sports field (or similar) facility where ball sports are played, balls going unintendedly astray would be an inherent risk to these activities in general. Having recreational facilities such as sports fields/courts, playgrounds, skateparks, walk/cycle tracks, etc in close proximity to one another, particularly on public land, is very common. This is based on such areas being seen and utilised as "shared" spaces, where many different recreational activities can occur collectively.
2. TCDC's Health and Safety Advisor carried out a desktop risk assessment on this particular risk, assessing the raw H&S risk as low to moderate, based on TCDC's Risk Assessment Tool (Likelihood x Consequence).
3. In terms of further controls, the advice was to look to other similar facilities in the first instance for what would be considered standard, and practicable controls:
 - Public rugby fields are generally very open, with any type of fencing or other control being used to control spectators or crowds, rather than mitigating the risk of stray balls.

- Public cricket fields are likewise very open with minimal controls, with the exception of 'batting cages' which are surrounded by mesh/netting, which, similar to tennis courts, is more for the convenience of retrieving balls, rather than safety.
- Based on the assessment above, advice was provided that controls such as isolation (fencing, re-location etc) would currently not be considered practicable, given the raw risk level. But noting that further controls could be applied in future, if the risk level was to change, e.g., following a serious incident or near miss.

The advice concluded that the inherent risk of these activities in their own right (rugby, cricket & skating) would be a lot higher than the risk of them overlapping on the rare occasion.

Project recommendation

Once a preferred site is selected, the TCDC Health and Safety Business Partner should review the Site-Specific Safety Plan for the construction works of the skatepark project.

3.2 Access to amenities and town centre

Submitters:

Skate_119	Skate_22	Skate_549	Skate_747
Skate_120	Skate_220	Skate_553	Skate_981
Skate_138	Skate_231	Skate_555	Skate_891
Skate_176	Skate_232	Skate_635	Skate_892
Skate_184	Skate_233	Skate_646	Skate_897
Skate_196	Skate_235	Skate_662	Skate_898
Skate_199	Skate_240	Skate_680	Skate_925
Skate_219	Skate_3	Skate_695	Skate_931
Skate_975			

Submitters raised concerns about the distance of the skatepark to the toilets and the use of the 400m and 800m distance measurements for distance to the town centre.

Characteristic examples of this feedback are as follows:

- Young people will not walk hundreds of metres to use toilets.
- [Cory Park] does have accessibility to toilets and water fountains, it is just that they are not as clearly obvious (as say the Pepe Reserve).
- The toilets at Cory Park Domain are located at the rugby clubrooms which are about a 300 m return trip for users. [There are] concerns regarding current public urination and defecation around the cricket nets. This disparity in toileting facilities between the two sites is not reflected in the mere 0.5 difference in scoring for the two sites

Response

The methodology for calculating the score for accessibility to amenities for users is provided in the MCA Methodology Report (Appendix B). The sites are scored in accordance with the methodology.

The availability of toilets at Cory Park Domain could be made more obvious to both current and future users by installing signage at the eastern end of the park.

Walking catchments of 400m, 800m and 1200m are widely used in New Zealand by Waka Kotahi, local authorities and experts to determine accessibility. These distances are also used internationally. These distances have become standard measures. This is the reason these distances were selected and used to measure the distance to the town centre.

Project Recommendation

Install signage at the eastern end of the park, advising of the toilet location, particularly around the cricket nets and within (recommended) Code of Conduct signage at the skatepark.

3.3 Noise

Submitters:

Skate_185	Skate_235	Skate_646	Skate_925
Skate_196	Skate_240	Skate_680	Skate_931
Skate_199	Skate_548	Skate_695	Skate_974
Skate_22	Skate_549	Skate_719	Skate_975
Skate_220	Skate_550	Skate_747	Skate_981
Skate_232	Skate_553	Skate_891	Skate_985
Skate_234	Skate_555	Skate_892	

Submitters raised the following concerns regarding noise and acoustic solutions proposed:

- The total noise level that will be created by use of the skatepark
- The adverse effects of this noise
- The perceived height of acoustic barriers
- The visual impact of acoustic barriers
- The health and safety impact of acoustic barriers
- The impact upon passive surveillance by the use of acoustic barriers
- Consistency of MCA scoring for noise criterion

Characteristic examples of this feedback are as follows:

- Excessive noise levels are unacceptable given the close proximity to numerous neighbours.
- I am particularly worried about the noise impact on neighbouring properties, and although I have read the noise report I cannot see how this will be mitigated.
- The report for the skatepark also includes the provision of a 1.2 m, or potentially 2.6 m acoustic wall to mitigate noise, which I fear will be a real eyesore for Cory Park Domain.
- The Veros noise scorings do not take into account the predicted noise levels based on the implementation of the best practicable option for the mitigation of noise from each skatepark.

Response

The total noise level that will be created by use of the skatepark:

A 'reasonable' test was used to assess noise, this included providing mitigation responses to minimise any noise impact on surrounding activities. The approach to scoring the noise criterion of the MCA was set to achieve sound mitigation not exceeding 50 dB L_{Aeq} . This level was considered 'reasonable' as it compares with residential zoning standards in the Thames - Coromandel District Plan (Appeals Version).

The reasonable test was applied because as per Section 52, Rule 11, 1a and 12, 1a of the Thames - Coromandel District Plan (Appeals Version), noise in a Passive or Active Recreation zone is a permitted activity if it is from a recreational activity (however this does not apply to "electronically amplified noise"). Noise generated by skating activities within a skatepark at Cory Park Domain would be permitted.

Consistency of MCA scoring for noise criterion:

Noise mitigation recommendations by Acoustic Engineering Services (AES) in order to achieve a noise level not in excess of 50 dB L_{Aeq} at neighbouring residences at Cory Park Domain include a 1.2m acoustic barrier and a skating surface setback of 14m from Manaia Rd. Cory Park Domain was therefore awarded 3 points.

Noise mitigation recommendations by AES in order to achieve a noise level not in excess of 50 dB L_{Aeq} at neighbouring residences at Pepe Reserve include a section of acoustic barrier over 3m high. A barrier of this height would not comply with district plan restrictions and would likely have further implications upon other criterion assessments. Therefore, sound mitigation at Pepe Reserve cannot be mitigated.

The adverse effects of this noise:

At 50 dB L_{Aeq} , adverse effects from noise would be comparable to those experienced in other residential areas. The adverse effects from the content of the noise, such as equipment striking obstacles, people laughing and conversing, is subjective.

The perceived height of acoustic barriers:

A number of submissions on the 'Statement of Proposal - Tairua Skatepark Proposed Location', make reference to, and/or specifically indicate an interpretation of the recommended acoustic barriers that is incorrect.

The recommendations from the AES report have been incorrectly interpreted to develop a design interpretation that has been circulated around the community and is included within some submissions. This design raises the skatepark 1.2m above ground level. From this height, the design then applies acoustic walls to a height extending up to 4.2m above ground level. One of the aspects of this design is shown in figure 1.

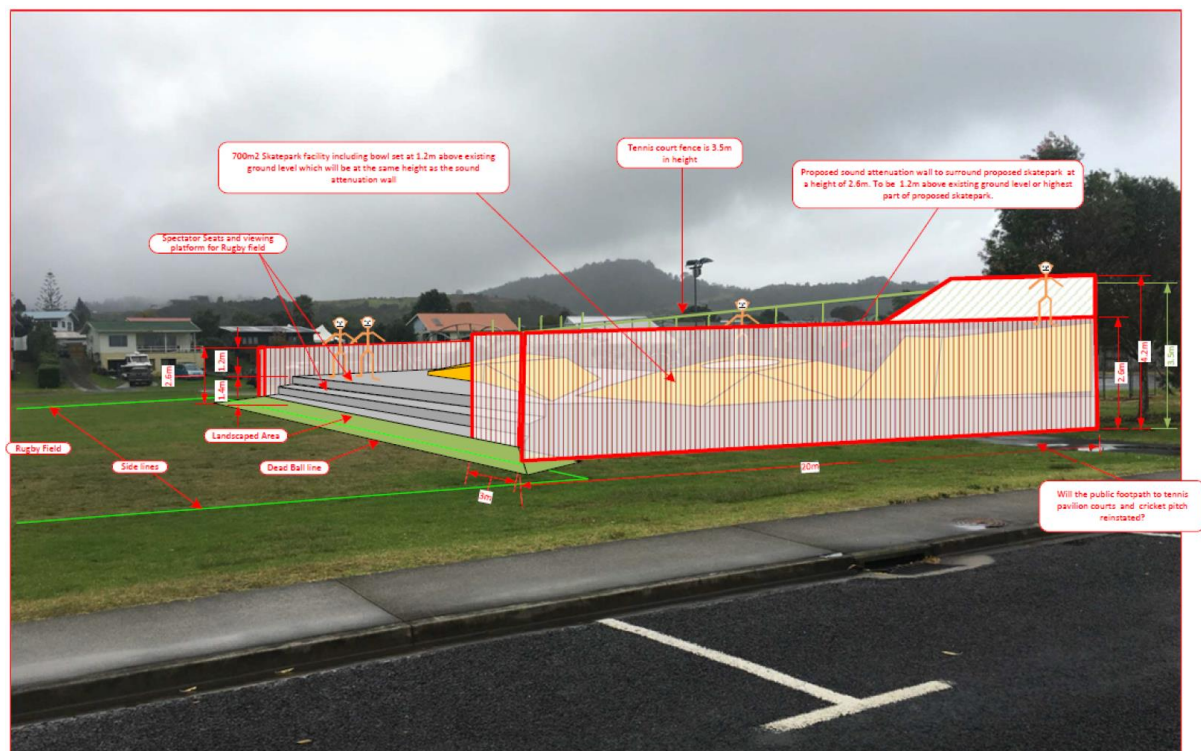


Figure 1: Incorrect Design Interpretation

There is no indicated requirement for the skatepark ground level to be raised to 1.2m above the current ground level. The recommendation made by AES refers to a 1.2m high 'C' shaped acoustic

barrier from ground level. Noise modelling by AES assumed that the noise source was 1.0m off the ground, which in effect assumes that the barrier is 200mm higher than the 'skating' noise sources. In practical application, noise level 'overs and unders' will produce the same average result as modelled, considering most noise will likely be produced at ground level. Meaning that detailed modelling of the skatepark design once established, would likely indicate that having some 'skateable' obstacle surfaces higher than 1.0m high will prove to produce the same average noise level results as modelled.

An acoustic barrier can take on many shapes and sizes. For example, the barrier can be comprised of grass bunding and can additionally incorporate skating obstacles as well as landscaping where appropriate, taking on a multi-purpose role with consideration to the wider skatepark design. See the Figure 2 and Figure 3 as examples only of how grass bunding can be incorporated into skatepark designs.



Figure 2: Skatepark use of Grass Bunding Example 1



Figure 3: Skatepark use of Grass Bunding Example 2

The visual impact of acoustic barriers, the health and safety impact of acoustic barriers, and the impact upon passive surveillance by the use of acoustic barriers:

As indicated above, the acoustic barriers can take many shapes and forms. To ensure that other park sporting users, such as rugby players, are not sliding into a concrete barrier, we recommend the use

of grass and landscaped bunding where possible, which provides a sloped incline before reaching a concrete surface.

As the acoustic barriers are not in excess of 1.2m high, these will not provide a large visual impact on the area and will not impede passive surveillance of the skatepark area. Furthermore, the use of grass and landscaped bunding provides for less surface area which could be targeted with graffiti.

Included within the submission by PCPDS (Skate_981) is an expert analysis of the AES Preliminary Acoustic Review by Styles Group. To address and respond to the points raised in this submission, TCDC asked AES to provide a response letter. The response by AES is attached to this document (Appendix C).

Project Recommendation

Grass and landscaped bunding is used where possible for acoustic mitigation at the skatepark location as per AES' recommendations, not exceeding 1.2m high.

The skating surface is setback 14m from Manaia Road.

3.4 Rugby field size and compliance

Submitters:

Skate_143	Skate_234	Skate_662	Skate_892
Skate_149	Skate_235	Skate_676	Skate_925
Skate_184	Skate_240	Skate_680	Skate_931
Skate_196	Skate_549	Skate_695	Skate_974
Skate_205	Skate_553	Skate_747	Skate_981
Skate_232	Skate_617	Skate_799	Skate_984
Skate_233	Skate_646		

Submitters raised concerns regarding the practical impacts of the rugby field size reduction recommendation:

- The rugby field would no longer be full size
- Concerns with removing 500m² of rugby field to accommodate a 700m² skatepark
- The reserve was given to council to maintain a rugby field
- Concerns regarding Veros statements on current field compliance
- Rugby players will collide with the skatepark, causing injury
- A 7.5m in-goal area is too small, adversely effecting gameplay
- Concerns regarding the inclusion of football laws within the report recommendations supporting the SoP

During hearings, submitters noted that the rugby field had not changed for 80 years.

Characteristic examples of this feedback are as follows:

- The park will compromise the rugby field too much
- Any reduction under 100m for rugby ground also requires reduction in 10m & 22m lines, so no longer full-size field
- I don't understand why you are quoting Football laws when talking about a Rugby field?
- The removal of the current fitness circuit and the reduction of the 'dead ball area' for rugby games will have an adverse effect on health and safety for participants
- Does the council have permission to use rugby park grounds?

- Given the new laws in rugby around kicks into the in-goal resulting in a goal line drop out, there has been a change in the style of play leading to far more kicks into the in-goal area. With players running at full speed into the rugby in-goal chasing kicks like that, there would be a massive risk to player safety with a skate park right up against the dead ball line.4.4

Response

The reserve was vested to Council by the Cory-Wright family for the use of sport and recreation opportunities for the Tairua area. A condition attached was to maintain a full-sized rugby playing field. This is reflected in the Tairua Pāuanui Reserve Management Plan.

Cory Park Domain is owned and administered by TCDC and is available for development that meets all applicable legislation and zone rules. There are three leases currently in place on the reserve. The proposed skatepark development will not interfere with the areas of the reserve under lease.

The field adjustment recommended by Veros maintains a full-sized field as clearly outlined by the [World Rugby 'Laws of the Game'](#) as applied by the NZRU throughout NZ.

Directly from World Rugby 'Laws of the Game - Law 1 The Ground' (3.c.):

"Where the length of the field of play is less than 100m, the distance between the 10m lines and 22m lines is reduced accordingly." Further, (3.d.); "Where the width of the playing area is less than 70 m, the distance between the 15m lines is reduced accordingly."

World Rugby Law identifies the need to maintain a field perimeter that is 5m wide where practicable. Considering the field size range available where a full-sized rugby field can be maintained, it is practical to reduce the field size to achieve a 5m perimeter behind the dead-ball line at the interface with the skatepark, providing compliance as per World Rugby Law.

The World Rugby Law - Law 1 The Grounds sets the full-sized field dimension as a range as shown in the following table. Any field sitting within this range is a full-sized field.

	World Rugby max field dimensions	World Rugby Min field dimensions	Current field dimension
Width of field	70	68	68
Field of Play	100	94	100.5
In-goal (W)	22	6	10
In-goal (E)			10
Total field length	144	106	120.5
Total field Area	10,080 m ²	7,208 m ²	8,194 m ²
West setback		5 (Where practicable)	3.5
East Setback		5 (Where practicable)	0.9 (To footpath)

There are a number of options for reducing the in-goal and/or field of play areas and retain a full-sized field alongside the skatepark.

It is suggested that the discussion on how to reduce field size is carried out directly with Cory Park Domain users, including the TRSC if Cory Park Domain is selected as the site for the Tairua skatepark.

Field size history

There is little historic information available on the dimensions of the rugby field on Cory Park Domain. However, satellite imagery indicates that between 2010 and 2012, the in-goal area was reduced in length from 15m to 10m. Reducing the overall field dimensions by 680m². This reduction coincides with the construction of the St. John ambulance station. The youth activity and exercise zone was then constructed in 2013, which included relocating the tennis court fencing an estimated 6m, reducing the area of the court enclosure.

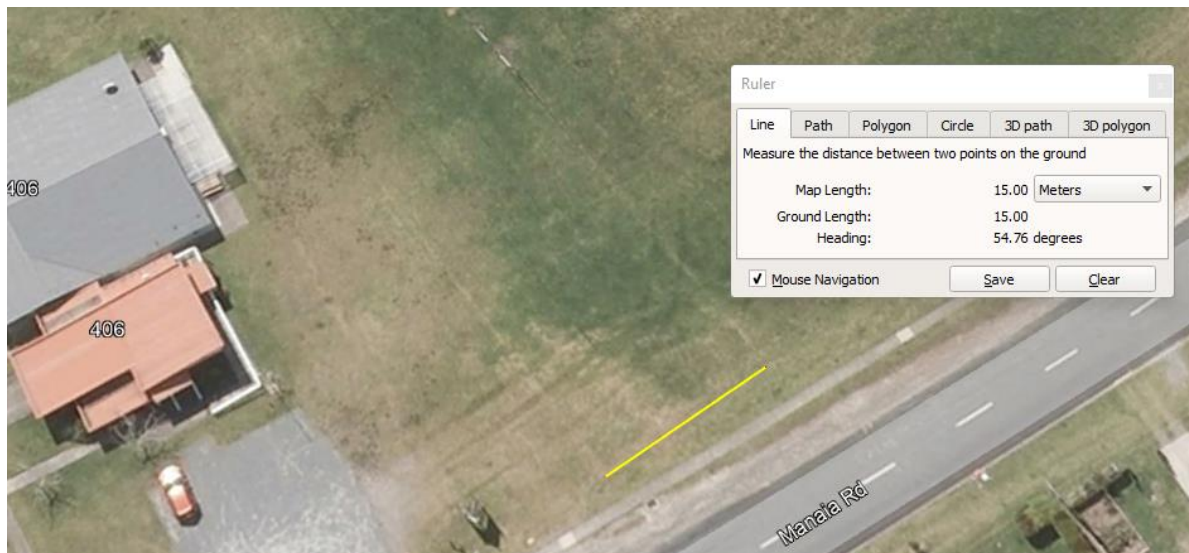


Figure 4: Google Earth Image - 01/10/2010 – Southwest aspect of Cory Park Rugby Field

Safety has emerged as a clear concern of the community as clearly articulated in several submissions. health and safety with regards to all aspects of the skatepark location proposal is addressed in section 3.1 of this report.

In providing further safety controls with regards to the rugby field and skatepark interface, a recommendation for the detailed design phase is to ensure that the western side of the skatepark is built with park elements that are more compatible with the rugby field interface (no protruding or hard corner surfaces exposed where a player could possibly collide if over-running or sliding past the dead-ball line and 5m perimeter).

Football is played on Cory Park Domain, the TRSC currently have junior and walking football codes within the club. Therefore, it is pragmatic and comprehensive to consider football field requirements alongside rugby field requirements.

Cricket field dimensions were also considered. However, the area available for the 'field of play', being the area required for the game and its minimum dimensions from the centre of the pitch to the boundary, will not be reduced from the current area available. Therefore, cricket area requirements were excluded from the report.

In summary, Cory Park Domain is owned and administered by TCDC, there is no conflict with existing leases and the proposed skatepark facility development, and the proposed field dimension changes are compliant with football and rugby field requirements, and if adopted, would increase compliance with rugby field dimension requirements.

Project Recommendation

TCDC to consult directly with TRSC and Thames Valley Rugby and other park users with regards to the preferred dimension reduction to the in-goal and/or field of play areas.

The western side of the skatepark should be designed and constructed with elements that would be more compatible with the rugby field interface.

3.5 Effects on other users

Submitters:

Skate_125	Skate_220	Skate_526	Skate_662
Skate_139	Skate_231	Skate_553	Skate_676
Skate_143	Skate_232	Skate_617	Skate_747
Skate_149	Skate_233	Skate_635	Skate_892
Skate_184	Skate_234	Skate_642	Skate_974
Skate_185	Skate_240	Skate_645	Skate_975
Skate_199	Skate_247	Skate_646	Skate_981
Skate_205	Skate_274	Skate_66	Skate_985
Skate_22	Skate_3		

Submitters raised the following concerns regarding the impact and effects on other and existing Cory Park Domain users:

- Displacing the current exercise equipment currently occupying the identified site
- There is not enough space to accommodate the skatepark and other users
- If the skatepark is located at Cory Park Domain, the tennis courts cannot be resurfaced
- Access to tennis courts will be impeded

Characteristic examples of this feedback are as follows:

- I disagree with the removal of the Gym equipment already there
- To accommodate a skatepark in the proposed space is an unnecessary disruption to the current use of the area, not to mention the additional expense of removing and dumping the \$100,00 worth of playground equipment which is currently well used
- The proposal being considered to site the skatepark at Cory Park is clearly incompatible with existing sports.
- There is not enough room, it is not an activity compatible with the wide range of sports that the area is used for

Response

Cory Park Domain is the designated primary active recreation reserve for Tairua and Pāuanui. Skateparks and skating is a sport which is recognised as active recreation, it is compatible with other formal recreational activities and sports. The Tairua Pāuanui Reserve Management Plan specifically states that formal sporting activities should be grouped wherever possible, and resourcing prioritised to a single active recreation reserve for this purpose.

Sport Waikato support the proposal (submission Skate_226). One of the reasons given in the submission is that the proposal aligns with best practice strategic facilities planning concepts. *"...placement of the Tairua Skate Park becomes more than just about the land it is on, but rather the*

creation of an environment conducive to multi-purpose use and flexible, collaborative provision of assets for physical activity. The positioning of the skate infrastructure at Cory Park Domain, a space that also provides a variety of other active recreation opportunities would align with such concepts."

The spatial requirements of all organised sports currently undertaken at Cory Park Domain can be accommodated with the proposed skatepark on the park. The pieces of outdoor exercise equipment currently located at the proposed site would need to be removed and relocated to accommodate a skatepark. This equipment can be relocated to other reserves. TCDC have identified two items of exercise equipment for replacement/disposal due to corrosion from the salty air in the coastal environment. TCDC has advised that the remaining playground equipment would be salvaged and most likely relocated to Memorial Reserve (Paku), or potentially stored at Council depot to be used in Pāuanui Playground future upgrades. An estimated cost of \$30,000 has been provided by TCDC to remove and relocate equipment (dependent on final location of playground equipment). Some people during the process have asked if the equipment could be relocated on Cory Park Domain, this should also be tested in the delivery stage.

The TRSC have expressed interest in resurfacing the tennis court area with an artificial turf surface that would rejuvenate the courts and enable sports such as hockey and futsal to be played. TCDC has budget allocated in the 2022/203 financial year to complete this work. The construction of a skatepark on Cory Park Domain would not prevent the tennis court area from being resurfaced. Inline wheeled equipment does not function well on artificial turf, therefore resurfacing with artificial turf would act as a deterrent for skaters looking to utilise the tennis courts for skating.

Access to the tennis courts will need to be maintained and will be addressed during detailed design. There is adequate space available to ensure access is preserved to the court area. The skatepark design should consider reducing any likelihood of stray equipment from falling skaters interfering with people accessing the court area to prevent injury.

Project Recommendation

- The relocation of the exercise equipment on Cory Park Domain should be investigated during the design stage.
- Skatepark should include a design that retains access to the tennis courts.

3.6 Skatepark size

Submitters:

Skate_22	Skate_221	Skate_234	Skate_553
Skate_220	Skate_231	Skate_26	Skate_973

Submitters raised concerns and points that a total skatepark size of 700m², including landscaping is too small:

Characteristic examples of this feedback are as follows:

- There is not enough room for a skatepark with the proposed facility being far and away the smallest on the Coromandel.
- The proposed skatepark is also very small and does not allow room for a pump track to be added to it in the future.
- (it) is too small and the wrong shape.

Response

There are a number of previous skatepark concept designs for two different sites and different locations within the sites. The key elements of each design include the following:



Usability Factors

Flow
Traffic
Speed
Difficulty
Visibility (within skatepark)
Stylistic focus

Functional Factors

Capacity
Areas for spectators, seating and resting
Integration with existing landscape
Access
Security, operations and maintenance
Spatial and budgetary constraints/opportunities

The size and elements of a skatepark are locally determined. The size and elements of the proposed skatepark in Tairua have been tested with the community. 88.64% of respondents to the first public survey agreed with the key elements that informed the 700m² site size requirement.

Skatepark sizes vary considerably both domestically and internationally. There are a range of local factors to consider when planning and designing a skatepark. Additional factors that can be taken into account can also include (but are not limited to) whether there are other skateparks nearby, the use expected, and population serviced. For reference, the estimated population of Tairua is 1,479. [A peak population study for TCDC published April 2021](#) indicates that the population swells on the peak day to 2.02 times the normal population (around 3,000 people).

The skatepark, recently constructed in Thames (population of 7,680), has a total skate area of 400m².



The skatepark, recently constructed in Waipu, a coastal township in Northland (population 2,715), has a skateable area of 209m².



The skatepark in Hokitika (population of 2,910), on the West Coast of the South Island has a skateable area of 557m².



There are examples of much larger skateparks in centres with smaller populations, and vice-versa. There are also a number of skateparks located amongst residentially zoned locations to be easily accessible to the local community. One example is the Prebbleton skatepark in Selwyn, on the outskirts of Christchurch. This is a 440m² skatepark located on a passive reserve surrounded by several houses within 30m.



The size and elements of a skatepark are locally determined. The size and elements of the proposed skatepark in Tairua have been tested with the community. 88.64% of respondents to the first public survey agreed with the key elements that informed the 700m² site size requirement.

3.7 Vandalism, graffiti, and anti-social behaviour

Submitters:

Skate_184	Skate_548	Skate_676	Skate_931
Skate_196	Skate_549	Skate_695	Skate_974
Skate_199	Skate_553	Skate_719	Skate_975
Skate_232	Skate_555	Skate_747	Skate_981
Skate_233	Skate_635	Skate_925	

Characteristic examples of this feedback are as follows:

- Antisocial behaviour this will bring to a quiet residential area, including the strong possibility of graffiti.
- Unhappy about the antisocial behaviour that a skatepark will bring with it including graffiti, litter and non-use of toilets.
- Who will be responsible for cleaning, maintaining and keeping these vandal and graffiti free?

Response

Sporting organisations and local governments domestically and internationally are increasingly recognising and promoting skating as a valid recreational activity that provides many health, physical, recreational, and social benefits to the community. Skating is a particularly affordable sport, providing low barriers to participation.

Skateparks are credited and regularly cited as being positive community facilities that reduce anti-social behaviours within the community. This is attributed to several reasons, such as the social benefits, increased self-esteem, minimised anti-social behaviour and the increased social connections with peers whilst being physically active.

Sport Waikato is a Regional Sports Trust (RST), one of the goals of a RST is to increase regional levels of physical activity. The Sport Waikato submission stated that *"Sport and recreation opportunities are essential if the Thames-Coromandel district is to effectively manage and enhance its community's overall wellbeing and minimise any negative social issues."*

Further the submission states "Sport Waikato supports the recommendation of Cory Park Domain as the preferred site for the Tairua Skate Park based on the rationale provided by the Veros report and the alignment of placement of the skate park at the Domain with broader best-practice facilities and active spaces planning concepts (e.g., multipurpose facilities, hubbing, collaboration)."

Typical concerns related to skatepark activity include noise, safety of other park users, vandalism, graffiti, and anti-social behaviour. It is therefore necessary that the skatepark is designed to minimise undesirable behaviours, and to promote positive social behaviours. This includes ensuring that the skatepark is fit for purpose and desirable for skaters to ensure regular and positive use.

A key design attribute in creating a deterrent from undesirable behaviours is the ability for good passive surveillance. Cory Park scored well in this area in the Crime Prevention through Environmental Design assessment. This has been addressed in the report that supported the SoP.

Under the safety and risk management objectives of the reserve management plan, TCDC are obligated 'to minimise the incidence of vandalism to play equipment and other structures within the reserves'. This objective is supported by the following policies:

1. Continue to carry out an inspection programme to identify and eliminate all potential hazards.
2. Graffiti to be removed as soon as possible.
3. Vandalised reserve infrastructure and play equipment to be repaired as soon as practicable or removed if damaged beyond repair and dangerous.

Project Recommendation

Ensure reserve safety and risk management objectives and policies are adhered to.

3.8 Crime Prevention through Environmental Design (CPTED)

Submitters:

Skate_184	Skate_220	Skate_3	Skate_891
Skate_199	Skate_231	Skate_676	Skate_981
Skate_219	Skate_235	Skate_747	

A number of submitters have raised that they do not agree with the CPTED assessment results.

Characteristic examples of this feedback are as follows:

- CPTED site specific assessment criteria will be severely compromised by the building of barrier walls and bunds to attenuate the noise problem.
- Reserve neighbours do not want the responsibility of providing surveillance to a skatepark.

Response

As clarified in section 3.3, the acoustic barriers featured in the inaccurate design representation are not part of the design response. Barriers like those would not comply with district planning requirements. Therefore, the CPTED assessment carried out by Veros remains accurate.

Passive surveillance results from the presence of people in public spaces, or people overlooking public spaces. It does not obligate any party to actively survey an area at any time.

3.9 Flooding Impacts

Submitters:

Skate_676	Skate_981	Skate_979
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Some submitters raised concerns with the skatepark construction leading to cumulative impacts on flooding issues. One submitter has also raised the concerns of serious flooding issues at Pepe Reserve in comparison to Cory Park Domain. This was covered in the report supporting the adoption of the SoP.

Characteristic examples of this feedback are as follows:

- The skatepark ground level will need to be raised due to flooding

- The skatepark will presumably need to be elevated to address the acknowledged flood hazard risk

Response

Cory Park Domain has a Low Hazard Overlay. Surface flooding occurs during periods of prolonged heavy rain.



Cory Park Domain Flooding Hazard affected area retrieved from TCDC Planning Viewer

The yellow shading in the image above indicates areas with low flood hazard, some of which do overlap with the proposed skatepark location. The design phase will need to consider the flooding potential on this location and provide an appropriate design response.

The shortlisted skatepark site on Pepe Reserve is not indicated in TCDC's flooding hazards overlay. Pepe Reserve is, however, particularly vulnerable to coastal inundation and sea level rise (at 0.0m SLR). Options to defend Tairua from coastal inundation and the effects of climate change sea level rise are currently being consulted on and examined in detail by TCDC to inform the new Shoreline Management Plans (SMP) for the district. This is not a statutory process nor is it complete, however the information currently available is valid, as it will form the basis of the district new SMP's.

Coastal hazards, risk and proposed responses have been published to help inform the current SMP process. To date, expert advice and community consultation is tending toward a management response in Tairua. This would mean increasing the size of the coastal bund incrementally as required to mitigate the impact of coastal inundation. Noting that Pepe Reserve is on the immediate coastline, this creates probable future conflicts with the incremental increases of the bund if a skatepark facility were to be built on Pepe Reserve. This would require the coastal mitigation response to include a seawall, or for the skatepark to be moved or removed. Additionally, as coastal inundation worsens over time, the likelihood of the skatepark flooding more often increases. This factor would likely be compounded as the coastal bund is raised.

Timescales and actions will vary according to actual, measured site dynamics. However, given the shoreline management issues and responses required, there is less confidence of longevity in siting a skatepark on Pepe Reserve compared to Cory Park Domain due to the impacts of predicted sea level rise, coastal inundation, and the mitigation responses that are likely required.

Project Recommendation

Flooding mitigation to be addressed in detailed design at Cory Park Domain.

3.10 Impact upon emergency services

Submitters:

Skate_184

Skate_232

Skate_176

Skate_233

Skate_635

Skate_897

Submitters raised concerns regarding the impact the skatepark would have on rescue helicopters that land at Cory Park Domain, and that the skatepark site is located over fire hydrants which are regularly utilised by Fire and Emergency NZ (FENZ) for training.

Characteristic examples of this feedback are as follows:

- There has been no mention of the fact that the Rugby Field is the landing zone for the Rescue Helicopter service for Tairua. What impact will the skatepark have on this? As someone who required the helicopter service, I am very aware of the necessity to have an appropriate central area for them to operate without hindrance.

Response

There are two fire hydrants located in the vicinity of the proposed skatepark location. These are used regularly for training by the local Fire and Emergency NZ crews. One of the hydrants is outside of the proposed location and one is located on the southwestern Manaia Rd boundary. The skatepark location recommendation includes a 14m setback of skate surface from Manaia Rd. Therefore, the design can ensure that the hydrant remains easily accessible and unaffected by the skatepark development.

Rescue helicopters land and retrieve patients from Cory Park Domain due to the central location and open space, providing good approach and departure routes that provide emergency landing options. The helicopters usually land toward the western end of the Domain, close to the carpark. Organisations such as St. John, FENZ and SLSNZ provide guidance to staff to establish a landing zone of 40 x 40m where practical for rescue helicopters.



The establishment of a skatepark on Cory Park would not compromise the privacy of patients any further than already possible, as the reserve is public space and accessible to all.

Project Recommendation

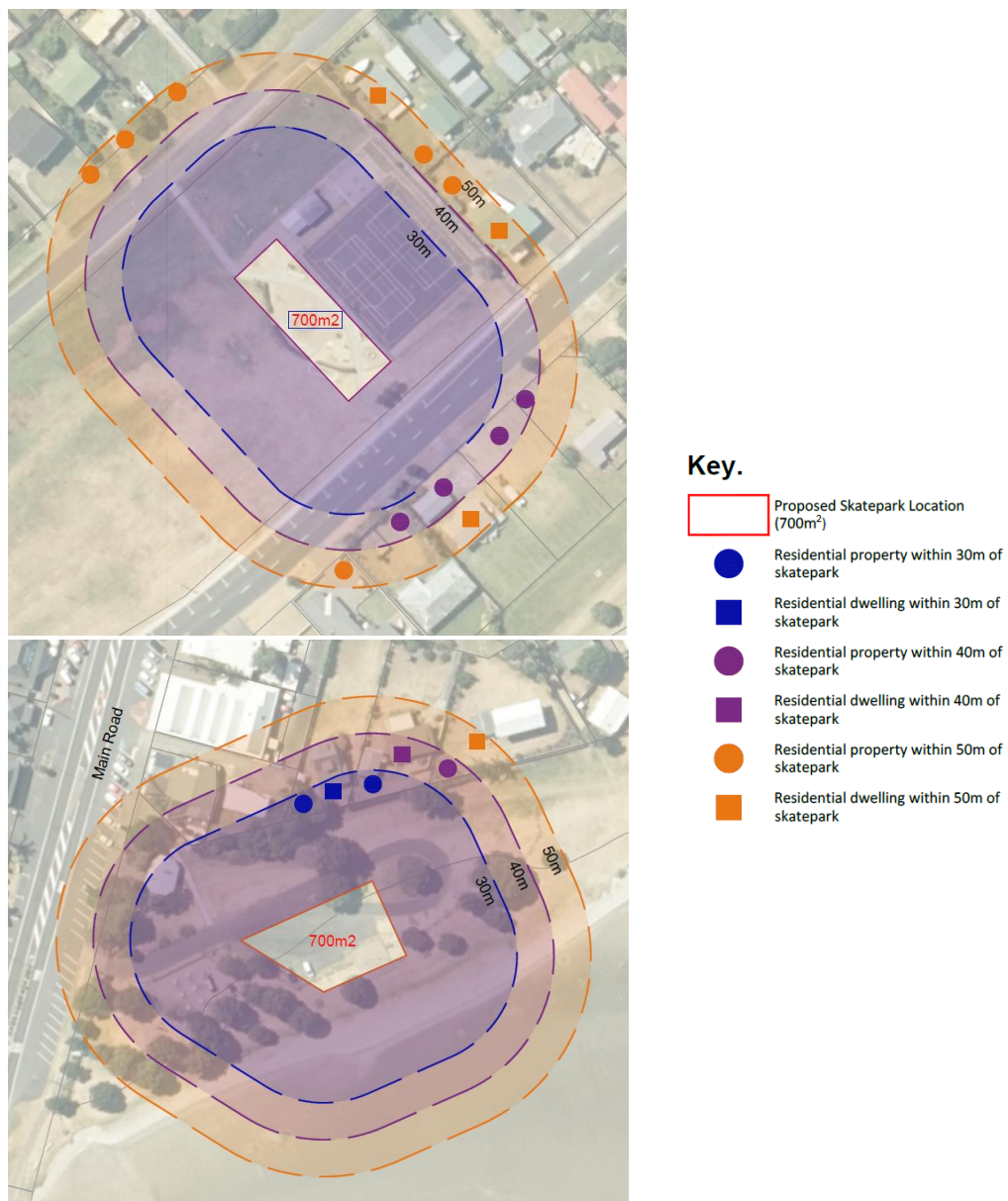
Ensure fire hydrant access is not impeded by the skatepark development.

3.11 Report Correction

Supporting the statement of proposal at the February 8, 2022 TCDC meeting was the 'Site Selection Consolidated Report | Statement of Proposal Recommendation | January 2022'. In this report, the methodology used to observe and assess section 3. 'Location - Distance to Neighbours' of each location was not applied accurately. This led to the area setbacks being wider, and therefore including the total number of properties and dwellings count higher than the number of properties and dwellings within the actual setback ranges of 30m, 40m, and 50m from the proposed sites.

The Cory Park Domain and Pepe Reserve Location - Distance to Neighbours criteria has been reassessed, however, with the number of properties and dwellings within the setback distances reducing for both locations.

The MCA final score is not impacted and remains the same. Pepe Reserve 3. Cory Park Domain 2. Therefore, the overall score remains the same. See the reviewed setback images for Cory Park Domain and Pepe Reserve respectively below:



4 Process / Procedural Point Responses

The following section responds to technical matters raised by submitters responding to the Statement of Proposal.

4.1 Procurement of Veros

Submitters:

Skate_981

The Protect Cory Park Domain Society submission raised concerns about the process followed to appoint Veros.

Characteristic examples of this feedback are as follows:

- Concern related to the process of selecting Veros for its essential role in the project. In particular the involvement of advocates for locating the skatepark in Cory Park Domain in the process.
- The compounding of that impression with additional interaction between TRST, Veros and the Council throughout the process, behind official channels.

Response

The response is provided in two parts, firstly on procurement and secondly on the level of interaction between parties during the process.

Procurement of Veros complies with the Thames- Coromandel District Council Procurement Policy. In summary the process followed involved:

- Contact with the Regional Connectivity Co-Ordinator for Sport Waikato for a list of consultancy providers that have had provided consultancy services on sport projects across the Waikato.
- Three providers were listed who had previously provided consultancy services for other Local Authorities across the Waikato.
- Council's Procurement Policy states that "Procurement between \$50,000 and \$250,000 and considered either low or medium risk requires: a. 3 quotes; or b. a Public or Invited RFx process to be used as signed off in the procurement plan."
- Three quotes were received as per the scope and brief supplied by Council.
- Each provider was interviewed by the General Manager Strategy and Planning and the Area Manager - South-Eastern whereby a rating system was used to establish the preferred provider.
- The General Manager Strategy and Planning made the final decision on the engagement of the successful applicant.

In addition, during the hearings this matter was raised by the PCPDS representative. In response Cr Walker provided information on correspondence with PCPDS during the procurement process that indicated that PCPDS had also been kept abreast of and invited to make contact with TCDC during the procurement process.

Interaction

Throughout the project, Veros was consistently in contact with a key set of stakeholders to inform stakeholders of project milestones and provide information on opportunities to stay involved and have a say and also to invite all stakeholders to directly contact the project team at any time with questions.

Throughout the project, Veros received questions from stakeholders. These questions were answered by Veros.

4.2 Lack of skatepark design

Submitters:

Skate_553

Skate_676

Skate_981

There are a variety of comments about the design of the skatepark. These are responded to within the following sections of this report:

- Design response to noise mitigation Section 3.3
- Design impact on rugby field size Section 3.4
- Design general (Skatepark size) Section 3.6

This section deals specifically with clarification on the status of a design and the withholding of design information in the process.

Characteristic examples of this feedback are as follows:

- Veros have deliberately withheld important skate park designs for the whole community. We understand that the acoustic walls are huge.
- Where are the actual designs for the skatepark?
- I also believe that Veros have been holding back potential skate park designs from the community.

Response

There appears to be some confusion around the status of a design for a skatepark. Some submitters state that the lack of one is of concern, while others have provided a design that raises concerns.

There is no skatepark design for the proposed Cory Park Domain skatepark. The approach to design through this stage of the project is based on:

- The identification of key elements of a skatepark that need to be included.
- The sizing of a skatepark based on the response to this.
- The development of a design brief, with matters raised throughout the process to be addressed (e.g., noise mitigation, adjacent use considerations, site configuration) through this process, to guide the subsequent detailed design of a skatepark at the adopted site.

The identification of elements (for a skatepark) was a question included in Community Survey One to primarily test if the minimum site size requirement was correct. A question was posed as follows:

Do you agree these are elements (for a skatepark) that need to be provided? (An illustration of the elements was embedded in the survey)

- 89% of respondents agreed

This result showed a significant level of support for the elements as shown. The elements shown were derived from previous concept designs completed for a skatepark in Tairua. The final detailed design of a skatepark will be site dependent.

Project Recommendation

That in the next stage of the project, project delivery, a community design reference group should be established to provide input into the design and to be able to communicate factual information to the community at large on the design.

4.3 Concern about engagement during Covid-19

Submitters:

Skate_981

The submitters felt that due to Covid -19 restrictions on the ability to engage face to face limited the ability of people to be involved and that the project should have been delayed to allow for face to face engagement to take place.

Response

At the time this was first raised by PCPDS Veros made the following response.

While we are empathetic to the points you have raised, this conversation has gone on for some time and TCDC are very keen to progress to a decision on the future location of the park. The ongoing impact of COVID-19 and the threat to travel and gatherings is an ever-changing risk-factor for all community consultation processes nationwide. In Thames-Coromandel we have developed tools to run Annual Plan and Long Term Plan engagement and consultation processes during COVID-19 impacted periods, we have expanded on these tools for this process.

To ensure we can progress the project whilst ensuring fair, transparent, and safe opportunities for consultation and engagement, we are making sure there are a number of different ways we can make sure everyone has fair access to this process. This will include ensuring all information is available online or in hard copy and making sure the results of engagement are shared widely through our multiple channels. Particular things we are doing include:

- *We are providing 15 minute one on one 'appointment' style online / telephone engagement opportunities upon request for the first stage - pre-engagement. These will be offered to everyone in Tairua or out of town as different people may have different reasons for not wanting to attend a public forum.*
- *We have also doubled the length of the formal consultation period to provide more time for everyone to have their say.*

As stated above while empathy was expressed across New Zealand local government has continued to engage with their communities on major projects and Long Term Plan processes through the use of alternatives to face to face engagement. TCDC made the decision to proceed with the skatepark location project based on the project providing a range of opportunities for engagement that did not unfairly disadvantage particular stakeholders. The opportunity to speak directly to the project team online and by telephone was taken up by a number of community members.

In addition:

- The project team attended the PCPDS Annual General Meeting held at Tairua on 5 January and then with members of the leadership group of PCPDS immediately afterwards. Note that at this meeting members of PCPDS noted that their appreciation of the process and the relationship between Council, Veros and PCPDS.
- An open day was held on 5 March during the Special Consultative Procedure. At this stage there were no Covid-19 domestic travel restrictions.
- One on one opportunities to discuss any aspect of the project was continually provided throughout the SCP process.

4.4 Concern about unfair opportunities for some stakeholders

Submitters:

Skate_981

Submitters raised concerns that some parties seemed to have unfair opportunities to share their views on timing and form of engagement.

Response

As discussed already, all stakeholders, both key stakeholders like the Tairua Rugby and Sport Club, PCPDS, the TRST and others were advised to contact the project team with any questions or concerns.

Some stakeholders took this opportunity up and responses were provided to each based on their questions and concerns.

4.5 Concern about content of 8 February TCDC publicly excluded item

Submitters:

Skate_981

Concerns were raised about what matter could result in a publicly excluded item being considered by TCDC at the 8 February Council meeting which adopted the Statement of Proposal for consultation.

Response

While TCDC wish to retain elements of this information as confidential, including names of people involved the content of this item has been raised by submitters in hearings.

The publicly excluded item related to information passed to TCDC regarding requests from the PCPDS to an organisation with no obvious connection to Tairua to assist PCPDS by completing the second community survey on site preference for the skatepark in line with PCPDS instructions.

By tracking the timing of these requests Veros noted that the requests may have had an impact on the outcome of the survey.

The Local Government Act section 82 principles of consultation that guide this type of project are focussed on enabling 'persons who will or may be affected by, or have an interest in, the decision or matter' to have their say. Certainly, in Tairua this would include residents (of any age), property owners (including members of the PCPDS) and regular holiday makers and an email from PCPDS to these groups or individuals is completely in line with the intent of the process to include as many people as

possible who will be affected by, or have an interest in the project. Emails or other forms of requests to individuals that have no interest in, or association with Tairua would fall outside the intent of the Act and this process.

Veros notified PCPDS that they would be reporting the requests, that they are aware of, to Council and quantifying the impact as accurately as possible.

4.6 Field size engagement

Submitters:

Skate_184	Skate_553	Skate_695	Skate_925
Skate_232	Skate_617	Skate_747	Skate_931
Skate_234	Skate_676	Skate_892	Skate_974
Skate_549			

Submitters raised concerns that there had been no engagement on the proposed changes to the rugby field size at Cory Park Domain.

Response

The purpose of the Special Consultative Procedure is to engage with all stakeholders on all matters. At the start of the SCP process the project team contacted the key stakeholders, including the Tairua Rugby and Sports Club to provide opportunities to contact members of the team directly to discuss any matters. This invitation to discuss matters directly with the project team were repeated through the SCP consultation period.

On 6 April 2022 a meeting of the Tairua Rugby and Sports Club, Thames Valley Rugby, TCDC and Veros occurred. This meeting was facilitated by Mathew Cooper Chief Executive of Sport Waikato.

4.7 Police engagement

Submitters:

Skate_232	Skate_233
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The Submitters felt that the lack of Police response was unacceptable.

Characteristic examples of this feedback are as follows:

- No comment from Police is unacceptable...
- I struggle to understand why there is no comment from the Police.

Response

No stakeholder is required to provide a response.

Project Recommendation

The NZ Police should be invited to participate in the Community Skatepark Design Reference Group to advocate for matters related to community safety.

4.8 Lack of proper consideration of Protect Cory Park Domain offer of \$250,000

Submitters:

Skate_3	Skate_216	Skate_553	Skate_981
Skate_176	Skate_232	Skate_974	

Response

A comprehensive response was provided in the 8 February Site Selection Consolidated Report

In summary the key points from that response are:

- The criteria in the MCA tool for the Tairua Skatepark Project were adopted by TCDC at a Council meeting on 7 December 2021.
- The possibility of this type of offer was not considered or raised during the first Tairua Skatepark project Community Survey or prior to the Council meeting.
- Council adopted the MCA criteria based on feedback from the survey, which showed that 89% of respondents to the survey thought that the criteria were a good basis for decision-making on the location of a skatepark in Tairua.
- To ensure the integrity of the process the analysis of the impact of the Society's offer is presented and assessed separately from the MCA.

This analysis was completed, and it was identified that the offer would not make a material difference to the overall outcome of the MCA.

Details of the offer were included in the SOP to ensure that respondents to the SOP could take that into account in considering their preferred site.

4.9 Selection of criteria and scoring in general

Submitters:

Skate_184	Skate_234	Skate_676	Skate_925
Skate_191	Skate_549	Skate_695	Skate_931
Skate_22	Skate_553	Skate_892	Skate_974
Skate_231	Skate_617	Skate_898	Skate_984
Skate_232			

Submitters raised concerns about the criteria used and the scoring approach used to carry out the Multi Criteria Analysis.

Characteristic examples of this feedback are as follows:

- The weightings have been skewed / scored incorrectly.
- The scoring system adopted was not at all transparent with the weighting of the scores now providing to be totally disproportionate to the wishes of the community.
- The Society is also concerned that several important factors were completely ignored in scoring.

Response

One of the purposes of the 'First Community Survey' was to receive input from the community into the MCA. Draft criteria were suggested, and community feedback showed:

- 89% of respondents thought the criteria were a good basis for decision making on the location of a skatepark in Tairua.

Following consideration of feedback, a change was made to the distance from neighbours criteria. No new criteria were suggested through this process.

The Criteria Selection Report – Tairua Skatepark November 2021 report was received by Council on 7 December 2021 and the criteria adopted.

This report also set out, in general terms, how the analysis would occur and scoring applied.

The subsequent analysis followed this methodology with greater detail of the methodology being provided in the Methodology Report that was an attachment to the Tairua Skatepark Location Report received and considered by Council on 8 February to support the adoption of the Statement of Proposal and attached to this report at Appendix B.

The determination of the location of a skatepark has a high level of public interest from a wide range of individuals and groups. The scoring approach of allocating a simplified 0,1,2,3 score to each criteria reflects principles of:

- Simplicity – so all stakeholders could read and understand what was being scored, how it was scored and why the score was applied.
- Robustness – with three shortlisted sites it was assessed that a 0 – 3 scoring approach would provide enough differentiation between sites.
- Relevance – the feedback from the community through survey 1 demonstrates that the vast majority of respondents felt that the criteria were relevant. The draft criteria were developed following a review of previous Tairua skatepark location assessment processes and other skatepark projects and technical sources providing a good test for relevance.
- Transparency – the draft criteria, subsequent criteria and methodology report provide a high level of transparency into the scoring approach and application.

One of the key reasons for having no weighting was that different groups have different views about the relative importance of criteria. The process to seek input into the criteria provided an important opportunity for the community to inform the assessment approach of the project.

To ensure independence no scoring of the criteria commenced until after Council adopted the criteria on 7 December 2021 so neither the criteria or assessment methodology was skewed to get a 'pre-determined' result.

4.10 Scoring of Community Preference

Submitters:

Skate_119	Skate_232	Skate_680	Skate_925
Skate_176	Skate_234	Skate_695	Skate_931
Skate_184	Skate_3	Skate_719	Skate_973
Skate_185	Skate_549	Skate_747	Skate_974
Skate_191	Skate_553	Skate_892	Skate_981
Skate_196	Skate_617	Skate_898	Skate_984
Skate_22	Skate_645		

Submitters raised concerns about the lack of consideration of the majority support for Pepe Reserve from the second community survey.

Response

A multi-criteria approach was adopted to identify the preferred site for the Tairua Skatepark. Community preference was one criteria. Pepe Reserve scored a 3, the highest score in this criteria as it was selected by the majority of the community as the preferred site.

4.11 Mana whenua scoring

Submitters:

Skate_119	Skate_22	Skate_555	Skate_931
Skate_176	Skate_232	Skate_617	Skate_974
Skate_184	Skate_3	Skate_892	Skate_981
Skate_196	Skate_553		

Submitters raised concerns that mana whenua were allocated two scores for their preference and that no second or third preferences scores were provided by mana whenua.

Response

The two mana whenua iwi for the Tairua Skatepark are Ngāti Hei and Ngāti Maru. Both iwi were approached to provide responses. In summary the following responses were provided by mana whenua

Ngāti Hei

"Our insistence would be the Cory Park Domain site."

Ngāti Maru

"Our preference is for the site at Cory Park Domain."

No second or third preferences were provided.

The Local Government Act requires Council to take appropriate account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) and maintain and improve opportunities for Māori to contribute to local decision-making processes. It was considered inappropriate to 'blend' the mana whenua scores. Note that if the two mana whenua groups had held different views this would have been reflected in the same way.

5 Next Steps

Based on the above conclusions and recommendations, we outline the next steps as follows:

5.1 Recommendations

1. In the next stage of the project, project delivery, a community design reference group be established to provide input into the design and to be able to communicate information to the community at large on the design.
2. To include all recommendations from the report

5.2 Construction / Delivery

The final stage of the process is completing design through a preferred contractor and then delivering the project. Construction programme will be confirmed through the procurement process.

TCDC have \$405,948 allocated to the Tairua skatepark project in the 2022 / 2023 financial year.

In addition to this, TCDC requested a \$150,000 contribution from the community. At present the community fund balance is \$115,800. The TRST intend to apply to additional funding providers once project milestones; confirmation of location and project timeline are confirmed. They are confident that these applications will be successful. If they are, the \$150,000 contribution will be achieved.

The decision on the location of the skatepark concludes Stage 1: Location Identification. The project will then shift to Stage 2: Capital Development Project Process. The next stage of the project should include:

1. Appointment of an expert skatepark designer and independent project manager.
2. Formation of a community design reference group with a mix of members from skaters, adjacent residents, a PCPDS member, a TRSC member, a TRST member and others including NZ Police and other park users to work with experts to finalise design.
3. Report to Council on final design, cost and budget confirmation to finalise approval for design specific response. The report should address design brief matters raised during Stage 1 of the project.
4. Procure capital works, construct and complete.

6 Appendices

6	Appendices	36
6.1	Appendix A Tairua Skatepark Project History Synopsis.....	
6.2	Appendix B Multi-Criteria Assessment Methodology Report - January 2022	
6.3	Appendix C AES Technical letter.....	

6.1 Appendix A

Tairua Skatepark Project History Synopsis



Below is a brief assessment of the project's history to date, informed by a process map outlining the timeline of the projects path since 2000.

Process Map

Date	Event / Process	Comments
1998	CB Meeting	A report to the community board by the Tairua Town Theme and Planning Committee, identified that youth facilities were sorely lacking, and there was a priority request for a skate board facility and that the community board should find a site for such a facility and fund it.
2000	LTP 2000-2001	Cory Park Domain identified and chosen following a public meeting for development of a skate park at the north-eastern corner. PIM was applied for and received for the site in Cory Park Domain in the north-eastern corner. \$45,000 was included in the 2000-2001 Annual Plan, with \$10,000 required to be raised by the community. A \$4,500 donation was received from Trust Waikato for consenting costs. Consultation letter was sent out to neighbouring properties with attached plans of the design and area. The Pauanui skate bowl was completed in the same timeframe.
2001	Community Consultation	<p>A sub-committee of the CB was established to find the best site for the skatepark. They wrote to the TPCB setting out the criteria for finding the best site. The criteria included the need:</p> <ul style="list-style-type: none"> • To be reasonably close to the town's amenities. • To be near public toilets. • To be built on land zoned for recreational use. • To affect the least number of residents at their place of residence. • To affect the least number of other facilities and business, which are not compatible with a skateboard arena. <p>The sub-committee undertook a neighbourhood survey, finding and therefore recommending Cory Park Domain beside the rugby clubrooms as the priority and most appropriate site for the facility. Resource consent applied for as zoning was Recreation and Open Space and a discretionary consent was required. The Rugby Club would not relinquish the lease of the area.</p> <p>The sub-committee also identified additional sites through this process:</p> <ul style="list-style-type: none"> • Cory Park Domain adjacent to the tennis courts - not pursued due to objections from adjoining property owners. • Adjacent to the proposed marina - not pursued due to community objections.

		<ul style="list-style-type: none"> • Pepe Reserve – rejected due to the proximity to the coastal marine area, zoning and high-water table
2002	Formal Community Consultation	<p>Resource Consent was applied for at the north-west corner of Cory Park Domain. A hearing was held with 24 submissions (66% in support, 34% opposed). At that stage, the zoning of Cory Park Domain was Housing Recreation area, which had very low noise standards (max 40dbL during day and 30dbL at night). The design included a 2m high wooden fence on top of an earth bund. Commissioners' decision refused the application.</p>
2004	Project Restart	<p>Report from CB member Tina Larsen regarding the proposed skate facility for Tairua confirmed again that there was a strong need for a skate park. This report looked at the area of Cory Park Domain next to the rugby clubrooms.</p> <p>160 signatures were obtained supporting a skate park in Tairua. The signature organisers attended a rugby club meeting with the purpose of promoting the project and her approach was rejected on the ground that the club used the land (adjacent to the clubrooms) for car parking, scrum practice and hangis. (This area is now where the St John building is).</p> <p>Option at Pepe Reserve investigated by skate park group and objected to by neighbours.</p> <p>Option at 25 Paku Drive (reserve opposite Tairua Surf Club) was identified by the board in principle, the skate park group were to apply for the resource consent. No application was received.</p> <p>Tairua School also declined the approach to have a skate park built on their grounds as it was considered not close enough to town.</p> <p>Marina developers proposed to construct a skate park with the marina development (this option was later removed when Guardians of Paku Bay appealed the development).</p>
2005	Feasibility Study	<p>\$5,000 Community Board funded feasibility study for a skate park opposite the surf club, with objectors wanting funding for an independent investigation into an alternative site. Youth Focus Group made a recommendation to the Community Board for a skate park to be developed at Cory Park Domain.</p>
2006		<p>Sites investigated to this point included Pepe Reserve, Esplanade Reserve, private land at Grahams Creek, Tairua School and Cory Park Domain. Residents in the vicinity were spoken to, or consulted, and the community concluded that the facility was a good idea for youth as long as it was not built near them. Concept plans for Youth Zone at Cory Park Domain were drawn up to be lodged with the resource consent application. TPCB review the RMP.</p>
2007		<p>Report to TPCB with concept design for Cory Park Domain. Design had input from approx. 80 young people and adolescents, parents, and objectors to the previous declined resource consent, TRSC and TPCB.</p>

		Outcome was approved with \$150,000 budget from the reserves account and the community to raise \$25,000.
2007 - 2011	Community Consultation	<p>RMP consultation carried out – TCDC appoint Russell De Luca as Commissioner for the hearing on the Youth Zone. Preserve Cory Park Domain group received legal advice that the Youth Zone is a discretionary activity and would require public notification – TCDC advise that it is a permitted activity.</p> <p>TCDC engaged Brookfields to respond to LGOIMA request from PCPDS group who had implied that Russell De Luca should not have been involved in the 2007 RMP claiming breach of Pecuniary Interest and Conflict of Interest.</p> <p>Office of the Auditor-General also received a complaint from the PCPDS group – the OAG decided not to investigate.</p> <p>PCPDS legal advice says that if TCDC issue a certificate of compliance or make a decision not to notify for a resource consent for the Youth Zone then a judicial review would occur and strongly suggested TCDC address the matter with a notified resource consent application.</p> <p>Youth zone plans were changed to exclude a skate facility as at the time due to the requirement for a resource consent at Cory Park Domain.</p> <p>Concept plans were developed for Pepe Reserve as a skate park and skate bowl.</p> <p>Pepe did not proceed due to significant opposition from adjoining residents, businesses and the rate-payers association, and zoning issues. Youth zone was built at Cory Park Domain and the Tairua Community Plan recognised that council would still like a skate park (Note: The Tairua Community Plan was the subject of public consultation.)</p>
Oct 2012	Cory Park - Re-zoning	Draft District Plan consultation for 3 months. The proposed District Plan zoned Cory Park active recreation, which facilitates active sporting activities, including noise rules for 50dba during daytime.
Dec 2013	Cory Park - Re-zoning	Proposed district plan was officially notified. Notice was sent out in all rates notice – submissions were received March 2014. Following this, hearings were held, and the final District Plan was adopted in 2016. The new zoning for Cory Park is active recreation, which facilitates organised sports, including skate parks.
2012 - 2013	Community consultation on a proposal to develop skate facility at Cory Park (as noted by Brookfields)	A project proposal to build a skate facility at Cory Park Domain was publicly consulted. The resident's opposition helped inform the CB to decide not to progress with the project at the time.

2016	Site investigations	Discussions held by Council with the Tairua skate community looking at alternative locations, including the school, Hornsea Road by the causeway bridge, and the north-end beach reserve. None of these sites was progressed due to zoning and past opposition.
2018	Community consultation & Annual plan inclusion	Community discussions were held at a public meeting at Tairua Hall about the skate park location being at Cory Park Domain, north-western corner behind tennis courts, and Pepe reserve. Investigations into the best use of Tairua Motor Camp, which included the possibly of a skate park, but the community made it very clear that they wanted the camp ground to remain. Funding approved for design and consenting of Tairua skate park in 2019/20 and construction in 2020/21. However, funding was reduced as part of the 2019/20 Annual Plan.
2018	LTP 2018-2028	Long Term Plan published with a prioritised budget for investigation and construction of a skate facility.
26 Aug 2019	CB Work Programme Update	Skatepark project included in CB work programme
Nov 2019 - May 2020	Feasibility study of a community skate facility in Tairua	A desk-top assessment of all historic locations considered for skate facilities in Tairua, as well as some general guidance/good practice informed by other Council's across New Zealand and worldwide. Pepe Reserve and Cory Park Domain identified as best two locations with Cory Park Domain recommended as the most logical site.
4 May 2020	Tairua Skate Park (update)	A brief cover report to accompany the comprehensive report dated 4 May 2020, recommending the CB resolve for TCDC staff to progress development of detailed design of a community skate facility at Cory Park Domain with key users, stakeholders, and adjoining residents
4 May 2020	Comprehensive Report: Tairua Community Skate Facility Options	A report provided to the CB with recommendations for the skatepark development following the feasibility study.
18 May 2020	CB Meeting	Considered the key meeting and decision point where the CB resolve that staff be requested to "progress development of detailed design of a community skate facility at Cory Park with key users, stakeholders and adjoining residents".
23 Jul 2020	Council staff meeting with Hornsea Rd Residents	A meeting initiated by Hornsea residents to express concerns about the consultation to progress the development of the detailed design for the skatepark at Cory Park Domain. These residents expressed concerns specifically with anti-social behaviour, noise, and access to toilet facilities, seeking an investigation of an out-of-town location.
13 Oct 2020	Tairua Community	A brief report from TCDC staff to the CB to accompany the comprehensive report dated 2 November 2020 and design

	Skate Facility Update Report	concepts. This report outlined recommended resolutions for the CB to progress the skatepark project.
2 Nov 2020	Comprehensive Report: Tairua Community Skate Facility Options	This report provides an update to the CB on the new proposed concept for the Tairua Skate facility at Cory Park Domain, and to recommend funding options for the proposal.
2 Nov 2020	CB Meeting	<p>CB made the following resolutions:</p> <p>(a) Accepts the proposed design and landscaping for a new skate facility at Cory Park Domain</p> <p>(b) Recommends further discussions with adjoining residents and key users to accommodate acceptable changes and the outcome of the Certificate of Compliance before construction</p> <p>(c) Endorses an application for Certificate of Compliance for the proposed facility.</p> <p>(d) Endorses an application for external funding agencies to complete the project including, but not limited to, the following agencies: Grassroots, NZCT, Lion Foundation, Southern Trust, Trillian Trust, Trust Waikato, Tu Manawa, Lotto Community Fund, Sports Waikato.</p> <p>(e) Requests Council approve a Tairua-Pauanui locally funded out of cycle budget loan of \$300,000 for Council's contribution to the Tairua community skate facility with the remaining budget of \$150,000 funded by the community.</p>
15 Nov 2020	Comprehensive Report: Tairua Skatepark (incorrectly dated - should read 2021)	This report provides a comprehensive background on the actions to date to site a skatepark in Tairua. It also provides design details and outlines consultation to date. Attachments include a certificate of compliance for construction at Cory Park Domain, various designs and noise and usage estimates.
12 Feb 2021	Late item - Tairua Skatepark (update)	<p>This is a brief report to accompany the comprehensive report (incorrectly) dated 15/02/2020. The report purpose is to:</p> <ul style="list-style-type: none"> - summarise the extensive background history to the Tairua Skatepark project - summarise the feedback received from the community on the proposal to construct a skatepark at Cory Park, Tairua - present the results and recommendations from the acoustic experts appointed by council to assess the skatepark's compliance with the District Plan - confirm Cory Park as the preferred location for the skatepark - update the Board on the community's progress with raising their \$150,000 contribution to the skatepark project. <p>Recommended resolutions are also made.</p>

15 Feb 2021	CB Meeting	<p>CB made the following resolutions:</p> <p>(a) Acknowledges and thanks the community for their feedback on the proposed skatepark at Cory Park, Tairua.</p> <p>(b) Receives the Marshall Day Acoustics report and instructs staff to incorporate the recommended noise mitigation measures into the final design of the skatepark.</p> <p>(c) Requests that the Tairua Sports and Recreation Trust confirms the availability of their funding contribution of \$150,000 to Council before construction commences.</p> <p>(d) Resolves to construct a skatepark at Cory Park, Tairua, once the conditions noted in resolutions 3 and 4 of this report are met.</p>
11 Mar 2021	Statement of claim filed on behalf of the PCPDS, initiating Judicial Review Proceedings	A statement of claim was filed on behalf of the PCPDS, alleging, among other things, that the decision-making at three CB meetings (18 May 2020, 2 November 2020, and 17 February 2021) failed to comply with various sections of the Local Government Act 2002 (LGA) and failed to consider the Reserves Act 1977. The Society also prepared an application for an injunction to stop construction of the skate park at Cory Park proceeding.
1 Apr 2021	Brookfields Letter	A letter outlining Brookfields legal opinion to TCDC of the likelihood of the council successfully defending the application for judicial review.
30 Apr 2021	Tairua Skate Park (update)	This is a brief report to the CB to accompany the comprehensive report dated 10 May 2021, providing suggested resolutions for the CB to make moving forward post the judicial process initiation and TCDC receiving legal advice.
10 May 2021	Comprehensive Report: Tairua Skate Park	This report briefly outlines the background of the project history and the judicial review process that has been initiated. It further provides options moving forward and a recommendation to the CB to revoke previous resolutions made regarding the skatepark.
10 May 2021	CB Meeting	<p>TCDC requested the CB requested to consider a resolution from Council to revoke the resolutions from 18 May 2020, 2 November 2020, and 17 February 2021 meetings; resolve to not exercise its delegated authority to make decisions about the local skate park at Tairua refer all future decisions about a skate park in Tairua to Council due to the exceptional circumstances which exist.</p> <p>CB resolved "that the information provided to Council's legal advisors is reviewed."</p>
11 Jun 2021	Comprehensive Report: Tairua Skatepark	A report further outlining the judicial review proceedings, discussion, and assessment of options for TCDC and the CB, and recommendations to make all resolutions put to the CB previously It also recommends TCDC re-initiates the project process with a consultant to undertake a new assessment of site options, followed by widespread consultation across the whole Tairua community. A draft budget is also provided for this purpose.

14 Jun 2021	Tairua Skatepark Project Update	A brief report from staff to TCDC and the CB to accompany the comprehensive report dated 11 June 2021. This report outlines the explicit CB resolutions that are recommended to be revoked, and further resolutions to be made to enable TCDC to re-initiate the skatepark programme development.
22 Jun 2021	TCDC Council Meeting	Upon review of legal information provided - Council determined that their position on requesting the CB to revoke Skatepark decisions has not changed.
28 Jun 2021	CB Meeting	CB resolved to revoke the resolutions from 18 May 2020, 2 November 2020, and 17 February 2021 meetings; resolve to not exercise its delegated authority to make decisions about the local skate park at Tairua refer all future decisions about a skate park in Tairua to Council due to the exceptional circumstances which exist.
Jul 2021	TCDC produced a Tairua Scope and Brief document	The purpose of this document was to go to market to find a professional recreation planner consultant to undertake a 'Project Development Process' for the Tairua Skatepark.

6.2 Appendix B
Multi-Criteria Assessment Methodology
Report - January 2022



THE TAIRUA SKATEPARK PROJECT

A light grey silhouette of a skateboarder in a dynamic pose, performing a trick. The skateboarder is wearing a cap and is positioned behind the main title text.

Multi-Criteria Assessment Methodology Report

January 2022

Veros

The Veros logo consists of a white triangle pointing to the right, followed by the word "Veros" in a bold, white, sans-serif font.

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PREPARED FOR:



PREPARED BY:



DOCUMENT ACCEPTANCE:


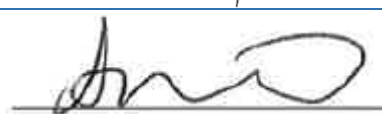
Action	Name	Signed	Date
Draft approved for issue:	Priya Singh		14 January 2022
Final approved for issue:	Adele Hadfield		17 January 2022

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Purpose

The purpose of the Tairua Skatepark Project is to identify a site for the Tairua Skatepark.

The purpose of this report is to define the methodologies and parameters that have been applied to certain criteria of the MCA to ensure each site is assessed in the same way and the same variables considered. The aim of the MCA is to determine individual suitability of each shortlisted site as the location for a skatepark that would service the Tairua community's needs for both users and non-users of the skatepark.

Introduction

The Tairua community and Thames-Coromandel District Council (TCDC) require a selection process

A multi-criteria assessment (MCA) is a tool for measuring the performance and suitability of alternatives against a range of variables. The advantage of using a MCA for each alternative, rather than always using a direct comparison of alternatives, is that it provides opportunities for each alternative's strengths and weaknesses to be considered independent of other factors. This enables the MCA to give an end result for each alternative that is complete and unbiased and can then be used in a comparison of alternatives that is all encompassing.

If a site has an overall high score in the MCA, this demonstrates that the site has performed well across all or most of the criteria and is more suitable for a skatepark. A low MCA score indicates a site that is less suitable for a skatepark, when considering all the carefully considered variables.

Assessment Criteria

Where the application of the final criteria to the assessment of each shortlisted site was at the risk of being unclear or subjective, a detailed methodology has been devised to ensure consistency of assessment across each site. Table 1 shows a comprehensive list of the assessment criteria and indicates which of these criteria are covered in this document.

Table 1

Final Criteria	Within Scope of MCA Methodology Report
1.0 Mana Whenua and Community Views and Considerations 1.1 The level of community support for each location and why 1.2 The level of mana whenua support for each location and why	
2.0 Location 2.1 Distance from Neighbours 2.2. Distance from Town Centre 2.3 Safety: using the Crime Prevention through Environmental Design CPTED qualities. i. Access ii. Surveillance	✓ (p. 6) ✓ (p. 10) ✓ (p. 12)

iii. Layout iv. Activity mix 2.4 Noise	
3.0 Cost and Timing Impacts 3.1 Land availability 3.2 District Plan compliance 3.3. Reserves Act compliance 3.3 Other matters; archaeological, flooding, earthworks, removal or repositioning of existing structures	✓ (p. 13)
4.0 User Needs Met 4.1 Minimal site size met 4.2 Environmental considerations 4.3 Accessibility to amenities for users	✓ (p. 15)

The methodology applied to the balance of assessment criteria that do not fall within the scope of this report are outlined in the individual technical reports or within in each criteria section of the Consolidated Assessment Report.

Criteria 2.1 Distance from Neighbours

Each site will be assessed for how many existing residential dwellings and how many existing residential properties are within 30, 40 and 50m of the site and scored accordingly on the number of residential dwellings in each distance bracket:

- Each dwelling and property inside 30m scoring a 3
- Each dwelling and property inside 40m scoring a 2
- Each dwelling and property inside 50m scoring a 1.

For Criteria 2.1, a high overall score indicates low performance from the MCA perspective. The highest scoring site will receive 1 point in its MCA, second highest a 2 and last a 3.

The 'Distance to Neighbours' criterion will be measured in two ways to ensure a full representation of the impact on residential neighbours is captured by the MCA. These two measures are

1. from the outer perimeter of each skatepark's proposed location to any dwelling, and scored as outlined in the criteria
2. from the outer perimeter of each skatepark's proposed location to any property boundary, and scored as outlined in the criteria

Other Key Information:

- Only dwellings and property boundaries within the 30m, 40m & 50m zones will be measured.
- The perimeter of the skatepark may be an irregular shape.
- The 3 distances will be measured from the perimeter of each proposed skatepark location as indicated in Images 1-3:



Image 1 Cory Park Domain Shortlisted Skatepark Location

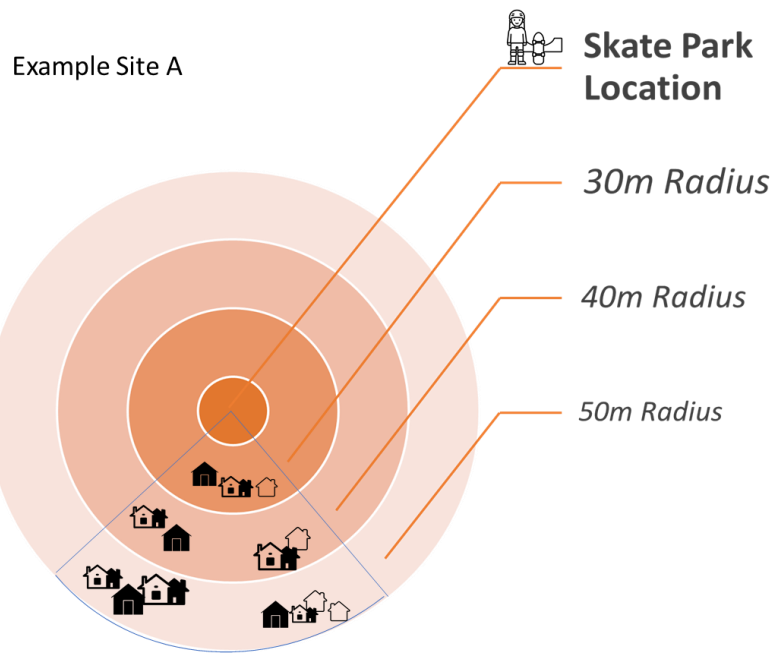


Image 2 Pepe Reserve Shortlisted Skatepark Location



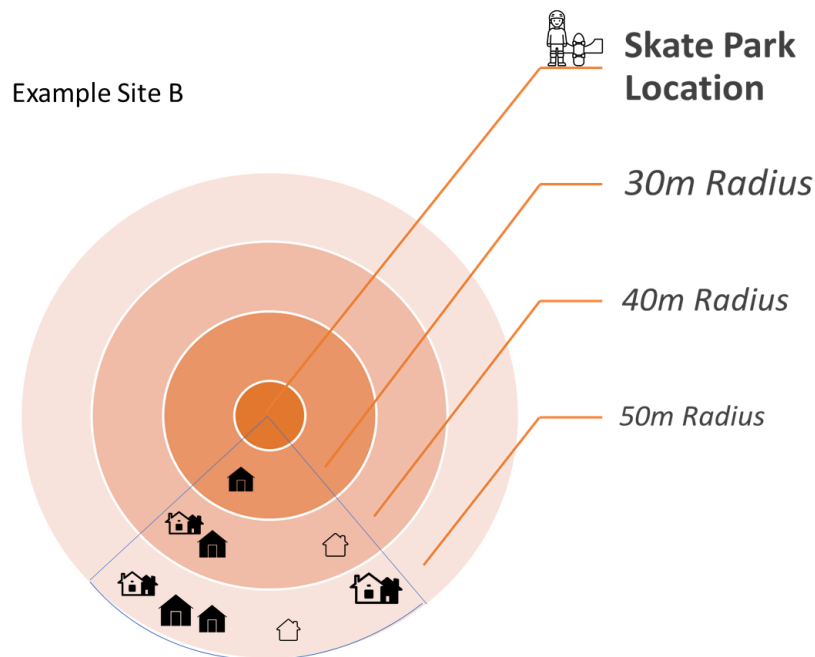
Image 3 Tairua School Shortlisted Skatepark Location

The following examples are provided to demonstrate how this assessment is carried out.



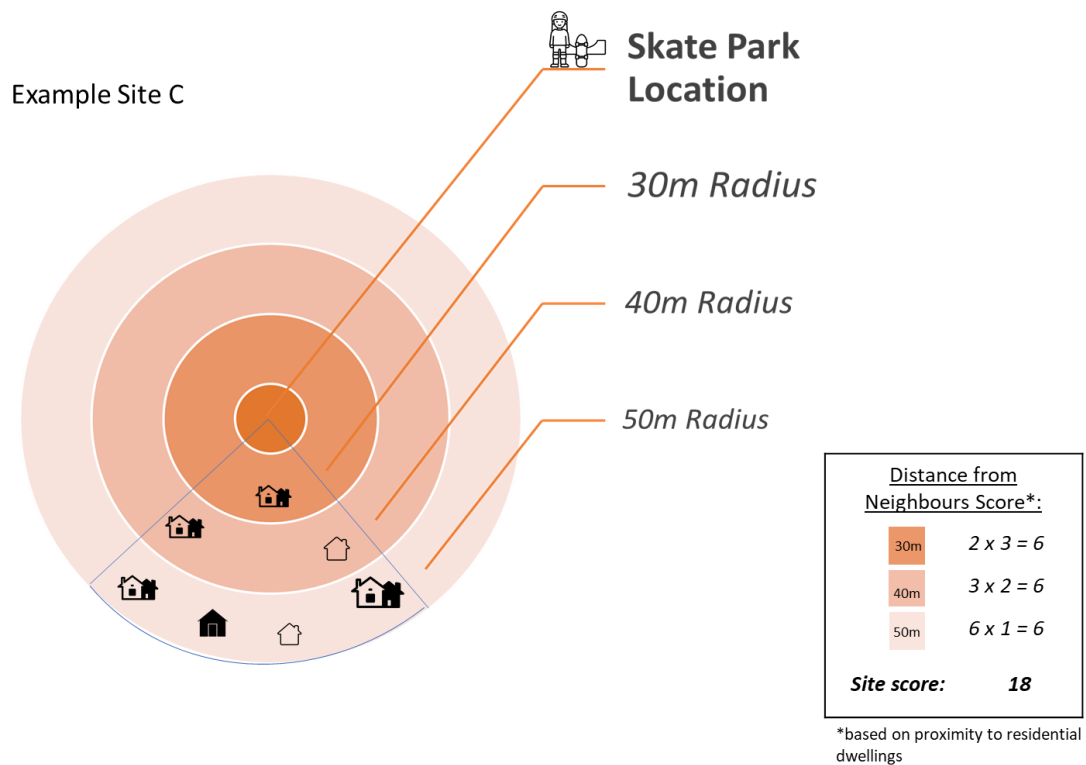
Distance from Neighbours Score*:	
30m	$4 \times 3 = 12$
40m	$6 \times 2 = 12$
50m	$9 \times 1 = 9$
Site score:	33

*based on proximity to residential dwellings



Distance from Neighbours Score*:	
30m	$1 \times 3 = 3$
40m	$4 \times 2 = 8$
50m	$7 \times 1 = 7$
Site score:	24

*based on proximity to residential dwellings



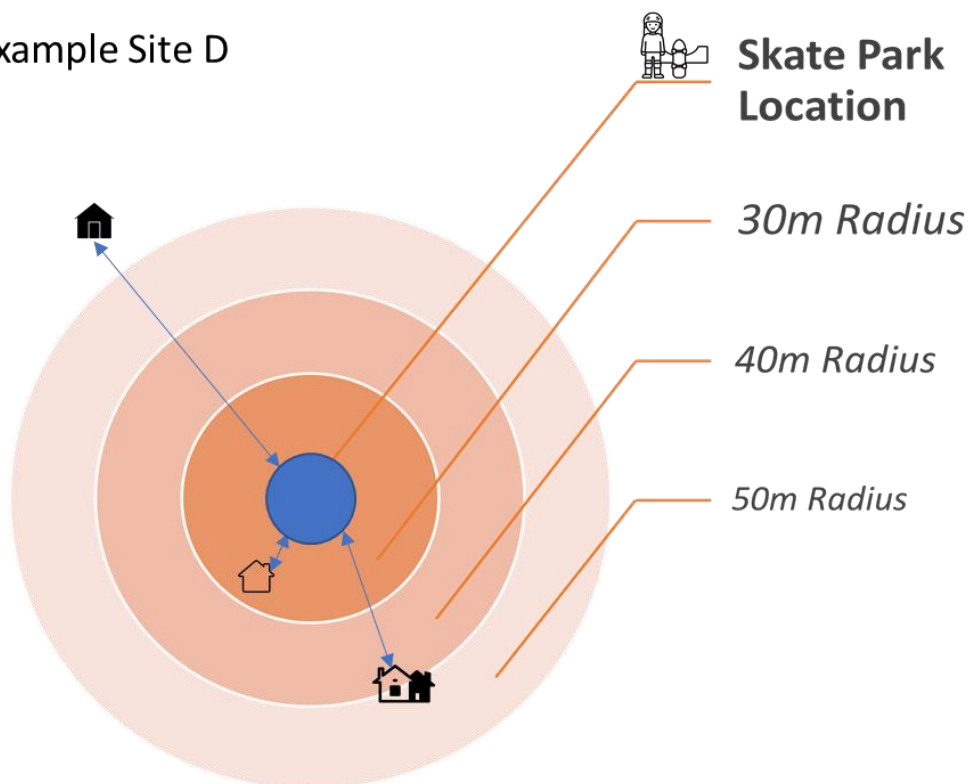
Explanation of Calculation and Scoring

Example Sites A, B and C demonstrate the methodology for determining each shortlisted site's score regarding the three setback dimensions outlined by Criterion 2.1.

- Example Site C has the lowest Distance from Neighbours Score, and will score a 3 under MCA
- Example Site A has the highest score for Distance from Neighbours, and will score a 1 under MCA
- Example Site B would score 2 for this MCA criterion.


Methodology for Measuring Distance to Neighbours


Example Site D




N.B. The shape of skatepark in Example D does not reflect any actual or proposed design and is being used as an example only

Explanation of Point Allocation in Example D

- 

Entire dwelling within 30m radius of the perimeter.
3 points allocated.
- 

Closest point of the dwelling is located within the 40m radius of the park's perimeter.
2 points allocated.
- 

Dwelling more than 50m from the park's perimeter, so not within scope of Criterion 2.1. No points allocated.

Example D demonstrates the 30, 40 and 50m radii between the shortlisted skatepark sites and nearby dwellings will be measured to the closest point of the dwelling.

Criteria 2.2 Distance from Town Centre

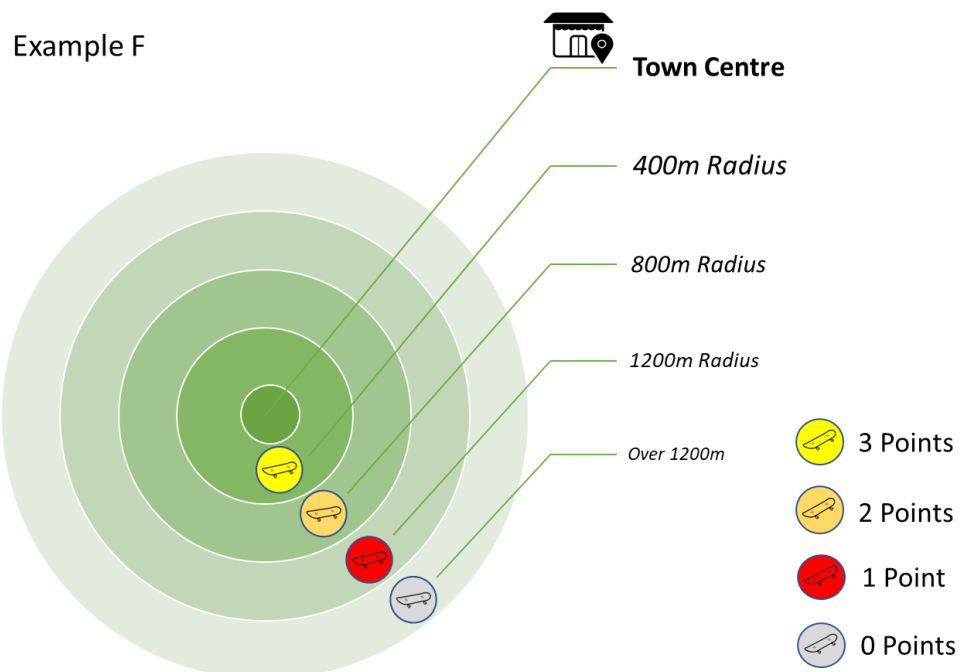
Each site will be assessed for distance from the town centre.

The Town Centre, for the purpose of this project, is the intersection of State Highway 25,

Marquet Place, and Manaia Road.

- Sites within 400m will score a 3
- Sites within 800m will score a 2
- Sites within 1200m will score a 1
- Sites beyond 1200m will score a 0

Example F demonstrates the measurement and point allocation for Criterion 2.2



Explanation of Calculation and Scoring

The same method and explanation for measurement of Criterion 2.2 will be used as in [Example D](#).

Criteria 2.3 Safety: Using the Crime Prevention through Environmental Design CPTED qualities.

Each site will be assessed for CPTED qualities. A traffic light system will be used to assess each CPTED category. Short-listed sites will be ranked based upon the number of green, orange and red scores received when measured against CPTED principles.

- The site with the highest number of green scores will be allocated 3 points
- The second allocated 2 points
- The site with the lowest number of green scores being allocated 1 point

Any site that has over 50% red (fail) scores will be allocated a score of 0.

Any omnipresent CPTED risks will be listed separately.

Each site will be assessed individually using this methodology and then allocated an MCA score in accordance with the number of 'green lights' achieved.

A category will be marked as 'green' where total positive attributes exceed negative attributes, the inverse is true for 'red'. Where total positive and negative attributes for a category are equal, it will be marked as 'orange'.

CPTED Principle	Observations	Individual Score	Overall Factor Traffic Light Score
<i>Surveillance</i>	Positive Attribute	GREEN	Green
	Positive Attribute	GREEN	
	Negative Attribute	RED	
<i>Access</i>	Positive Attribute	GREEN	Orange
	Negative Attribute	RED	
<i>Layout</i>	Positive Attribute	GREEN	Green
	Positive Attribute	GREEN	
<i>Activity Mix</i>	Negative Attribute	RED	Red
	Negative Attribute	RED	
	Positive Attribute	GREEN	

Example G

Overview of CPTED Framework

Crime Prevention through Environmental Design (CPTED) is a framework that has been applied globally in the planning and urban design realms. Its purpose is to ensure that public and private spaces are designed with consideration of four (of seven) principles of the framework which are relevant to site selection

1. Access
2. Surveillance
3. Layout
4. Activity Mix

The Ministry of Justice published National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 1: Seven Qualities of Safer Places which provides information, guidance and expectations for applying the CPTED framework in a New Zealand context. The document is available [here](#)¹.

Why were only 4 of 7 principles used?

The three principles that have not been included in the criteria to assess the suitability of the shortlisted sites are:

5. Sense of Ownership: showing that a space is cared for
6. Quality environments: well maintained, well designed, managed and maintained environments
7. Physical Protection: using active security measures

These factors are essential to the successful application of CPTED in the detailed design process and continued maintenance of a site or area. For this reason, only the elements that were relevant specifically to the assessing of the shortlisted sites were used in this analysis.

The remaining three CPTED principles should be addressed, and any required changes applied, during design and operational phases. Any future site designs for a skatepark in Tairua must comply with CPTED principles. Where CPTED factors can be easily addressed, a recommendation is made for each site. Scoring is on the basis that these factors are addressed e.g., signage.

3.4 Other Matters: Archaeological, flooding, earthworks, removal or positioning of existing structures

In this section, other aspects to the MCA will be assessed and each site given an overall score indicative of how these factors will impact on the ease of developing a skatepark at each of the shortlisted sites in Tairua.

The method by which MCA scores will be allocated on a site's performance, is listed under each subheading.

Archaeology

Assess if there are any archaeological considerations or requirements for each site.

MCA scores are allocated on an individual based on the level of difficulty in developing the site as a skatepark

- A site that scores 3 is easy
- A site that scores 2 is moderate
- A site that scores 1 is difficult

Where all sites score the same, 0 points will be allocated to each site.

¹ <https://www.justice.govt.nz/assets/Documents/Publications/cpted-part-1.pdf>

Flooding & Sea Level Rise

Coastal inundation will be assessed based on TCDC's Shoreline Management Plan (2020).

- Sites that are categorised at 1.4m or above of SLR before at risk of inundation will score 3 points
- Sites that are categorised between 0.8m and 1.2m of SLR before at risk of inundation will score 2 points
- Sites that are categorised between 0.2m and 0.6m of SLR before at risk of inundation will score 1 point
- Sites that are categorised between at 0m SLR will score 0 points

MCA Scores are allocated based on each site's individual resilience to sea level rise criteria which can be found in the report (i.e., not ranked).

Earthworks

Collect data from Thames-Coromandel District Council (TCDC) GIS Viewing platforms to assess any water lines that would be affected by the development of a skatepark at each site.

MCA scores are allocated on an individual based on the level of difficulty in developing the site as a skatepark

- A site that scores 3 is easy
- A site that scores 2 is moderate
- A site that scores 1 is difficult

Where all sites score the same, 0 points will be allocated to each site.

Removal or Repositioning of Existing Structures

For each site, identify existing structures that will need to be removed or relocated for a skatepark to be located on the site. An estimate of the costs around these activities will be provided and considered.

MCA scores are allocated on an individual based on the level of difficulty in developing the site as a skatepark

- A site that scores 3 is easy
- A site that scores 2 is moderate
- A site that scores 1 is difficult

Where all sites score the same, 0 points will be allocated to each site.

Explanation of Calculation and Scoring

An assessment of factors identified in Criterion 3.4 will be assessed for each site, and an MCA score of 1, 2 or 3 will be allocated to each site, where the overall highest performing site receives a score of 3, and the lowest score of 1 (i.e., ranked).

Criteria 4.3 Accessibility to Amenities for Users

The 'distance from amenity' criterion is specified as access to public toilets and drinking water.

Each site will be scored based on access to public toilets and potable water.

- Sites with an existing water fountain within 100m will score a 3,
- Sites with an existing water fountain within 400m will score a 2,
- Sites with an existing water fountain within 800m will score a 1,
- Sites with an existing water fountain beyond 800m will score a 0.

And

- Sites with existing public toilets within 100m will score a 3,
- Sites with existing public toilets within 400m will score a 2,
- Sites with existing public toilets within 800m will score a 1,
- Sites with existing public toilets beyond 800m will score a 0.

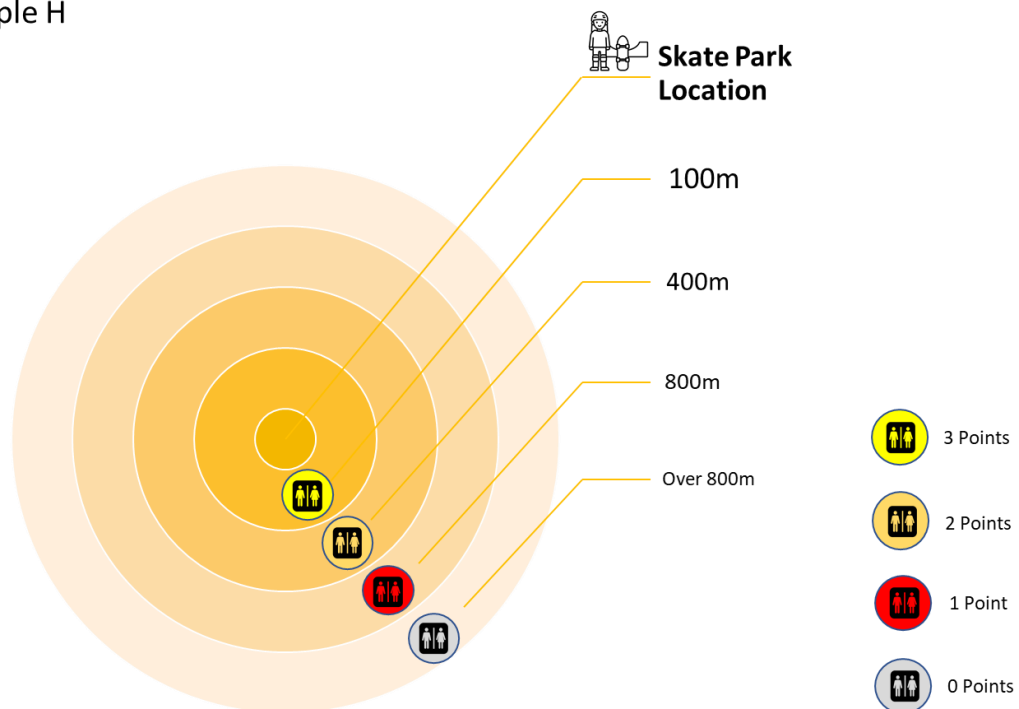
Each site is allocated 2 scores (as above), which are combined, then averaged to reach an overall score.

For Criteria 4.3, MCA scores are allocated based on individual performance (i.e., not, ranked).

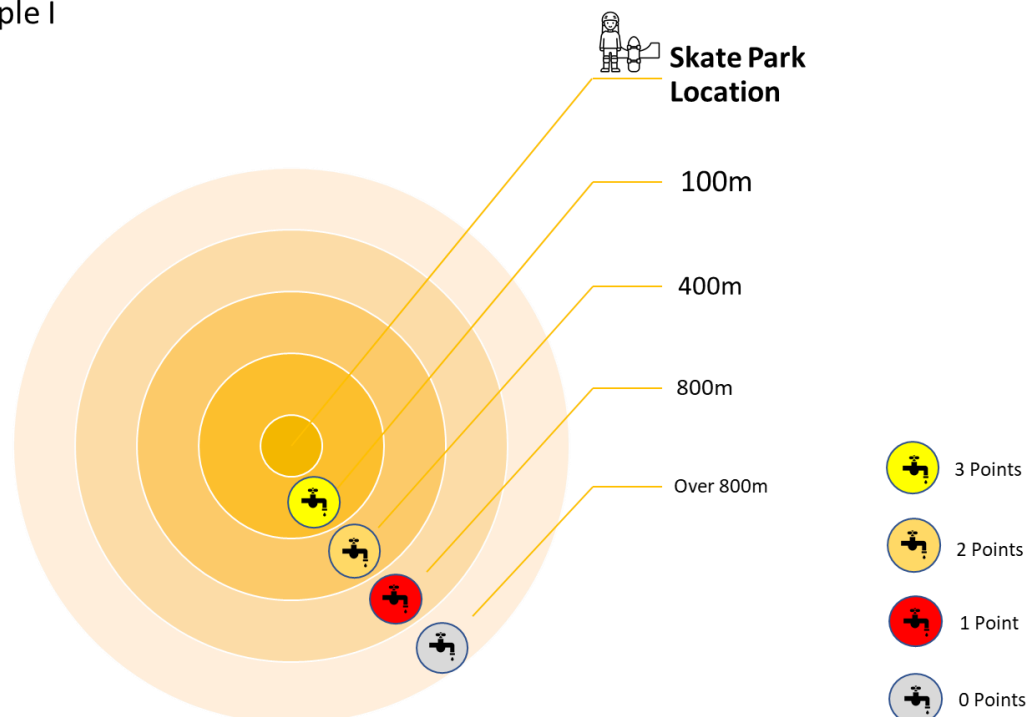
Explanation of Calculation and Scoring

The same method for measurement will be used as in Example D.

Example H



Example I



Please note: diagrams and illustrations in this document are intended for demonstration of assessment methodology only.

6.3 Appendix C

AES Technical letter



File Ref: AC21382 – 04 – R2

5 May 2022

Thames Coromandel District Council
c/- Mr. C. Cahalane
Veros Ltd
PO Box 112
HAMILTON 3240

Email: chase.cahalane@veros.co.nz

Dear Chase

**Re: Tairua Skatepark
Comments on Styles Group letter dated 6 April 2022**

As requested, we have reviewed the Styles Group letter dated 6 April 2022 addressed to the Preserve Cory Park Domain Society (PCPDS). We have also reviewed the acoustic aspects of the submission on the Tairua skatepark by the PCPDS. However, the acoustic aspects of the submission from the PCPDS appear to be based on information provided by Styles Group and therefore our comments relate to the Styles Group document only.

1.0 TECHNICAL ISSUES

Styles Group have reviewed our preliminary acoustic analysis of three skatepark location options (since reduced to two options). In section 2.1 they confirm their understanding that the objective of our report was to undertake a preliminary acoustic review, and that we did not provide an assessment of noise effects. They are correct that that was the purpose and scope of our preliminary report.

Styles Group also state that *“we do not consider it possible to draw any meaningful conclusions from the AES noise level predictions or overall noise impact or effect of the skatepark at either location.”* The subsequent paragraphs allude to deficiencies and inconsistencies and state that these are discussed in detail in the remainder of the report. However, many of the broad criticisms are not then supported by technical details in the Styles Group letter and further reading actually reveals many areas of agreement.

We have commented on what appear to be the limited actual technical areas of interest below. We have not commented on matters which are not within the area of expertise of an acoustic engineer (for example, CPTED).

1.1 Use of Noise Rating levels

Styles Group have stated that they are *“unable to draw any meaningful conclusions from the noise level predictions in the AES Report”* because we did not use the term ‘Noise Rating levels’ as per NZS 6802:2008.

We were clear in our report that we had conducted our analysis in the same manner as Styles Group have in their 2 August 2021 letter and Marshall Day Acoustics had previously done for the Cory Park site, seeking to avoid unhelpful discourse on this aspect of the exercise. The same Noise Rating adjustments used in the 2 August 2021 Styles Group analysis were therefore inherent in our analysis (+ 5 dB Special Audible Characteristics penalty, -1 dB averaging / duration adjustment). Styles Group appear to have taken a similar

approach in their 6 April 2022 letter, and have also not explicitly presented their latest predictions as Noise Rating levels (although they are).

1.2 Method of presentation of analysis outcomes

Styles Group suggest that the outcomes of our analysis have been presented in a misleading way, as we produced figures which showed entire sites 'coloured' using categories based on the highest predicted noise level for that site. The only site where this comment appears to have relevance is 233 Main North Road, which is a large site containing multiple dwellings. However, a note was provided in our report to ensure the situation for that site was very clear to the reader, stating:

We note that for 223 Main Road noise levels will be in the order of 52 dB L_{Aeq} are expected at the most exposed façades of the southernmost two dwellings on the site. Due to the increased propagation distance and shielding, the remaining dwellings on the site will experience noise levels of less than 50 dB L_{Aeq} at the façades.

Styles Group go on to say that we should have presented the noise levels at each receiver in a table and also presented our results as contour plots. They have then provided their own results in that way.

Different methods of presenting results have varying strengths and weaknesses, and are a balance between providing a high level of technical detail for an expert audience, and a simpler presentation for laypeople. In this case we do not consider that the Styles Group results provide any particular further helpful insight – and in fact the results presented in their table illustrate the limitations of that method, as discussed further below. It would be normal for a technical reviewer to request a copy of noise contour plots, before finalising their views, if they had difficulty understanding the modelling without them.

2.0 COMPARISON OF PREDICTED NOISE LEVELS

Styles Group have presented their own modelling results for the two sites with and without a 1.2-meter-high barrier as mitigation. We have compared our results to the Styles Group predictions and, as expected, because they are based on the same source level assumptions there is generally very little difference. Particularly for the 'without 1.2-meter-high barrier' scenarios, the difference is generally only 1 – 2 dB and likely to be readily explainable by various differences in modelling setting such as receiver location, ground absorption, the assumed shape of the proposed skatepark, grid size used in modelling and differences in topography data.

As suggested by Styles Group, for Cory Park we have updated our model to include a 14 metre additional setback from Manaia Road (as per the black dotted line in figure 2.2 of our preliminary report). Our updated predicted levels are shown in table 2.1 below.

Table 2.1 – Predicted noise levels at properties in the vicinity of Cory Park with a 14 metre setback from Manaia Road and a 1.2 metre barrier

Location	Highest noise level within site boundary at ground level (dB L _{Aeq})	Highest noise level at first floor facade (dB L _{Aeq})
10 Hornsea Road	49	48
12 Hornsea Road	46	46
23 Hornsea Road	48	47
27 Manaia Road	50	-
29 Manaia Road	50	50
31 Manaia Road	49	-
33 Manaia Road	48	-
34 Manaia Road	48	50
35 Manaia Road	48	-
37 Manaia Road	47	-
4 Hornsea Road	49	49
6 Hornsea Road	50	48
8 Hornsea Road	49	49

Again, typically these results are within 1 – 2 dB of the Styles Group predictions, except for 33 and 34 Manaia Road, and at the upper level of the dwellings 8 - 12 and 23 Hornsea Road where the Styles Group predictions are 4 - 5 dB higher. A possible explanation for this appears to be that the Styles Group modelling includes building reflections. Including building reflections does not give a result representative of NZS6802:2008 section 5.4.1 measurement conditions and is not appropriate.

Styles Group are frequently engaged by Council's around the country to review our analysis. Where an activity is to proceed, they invariably recommend a noise limit Condition consistent with our predicted noise levels, so noise compliance monitoring can be undertaken if required. We are confident that eventual noise monitoring in this case would confirm our analysis had been accurate, and conservative.

We have also refined our Pepe Reserve modelling, to attempt to reduce or explain any differences with the Styles Group results; however, there were no meaningful changes. Again, any differences are typically small. The largest difference is at 7 Manaia Road where we predict noise levels which are 4 - 5 dB higher than Styles Group. This appears to be because the specific receiver location which Styles Group have chosen in their table is shielded by the dwelling at 5 Manaia Road. We have presented the level at the loudest point within the site boundary as this is consistent with the Thames Coromandel District Plan rules, and an NZS6802:2008 approach.

All of these minor discrepancies are likely to be easily resolved with the type of communication usually undertaken during a peer review process, and as described below, have no influence on our overall findings.

3.0 AMBIENT NOISE

Styles group have stated *"it is the noise effects, and not just the noise levels that should be used in the scoring system"* and gone on to say *"...any assessment of noise effects must consider the skatepark noise levels in the respective local contexts and ambient noise environments of each location. In our view this is very relevant as Pepe Reserve is directly adjacent to State Highway 26 (SH25) and Cory Park is well-separated from major traffic noise sources."* We agree that the local ambient noise environment would be often be considered when assessing the expected effects of a new noise source.

Styles Group have also stated that *"it is probable that the noise levels from the skatepark are likely to be significantly less intrusive in a moderately noisy environment than they would be in a quieter environment."*

Again, we agree – although we note that situations where existing ambient noise significantly influence the approach to assessing the effect of new noise emissions are most common where the character and level of the new noise is similar to the existing noise.

The southern façades of the dwellings at 1 – 7 Manaia Road would receive the highest noise level from Pepe Reserve skatepark. The location the closest dwelling (5 Manaia Road) is around 30 metres from the skatepark and more than 60 metres from SH25. Based on data from NZTA this portion of SH25 has an average annual daily count of 3905, and our modelling suggests the southern façade of these dwellings are partially shielded by the commercial buildings to the west and the dwelling geometries, such that traffic noise levels are moderate. We expect that *“noise from the businesses and pedestrian noise”* mentioned by Styles Group to readily comply with the underlying District Plan residential noise limits in these locations. We agree that *“coastal noise”* will be audible at times, as was evident in the earlier Styles Group noise monitoring on Manaia Road.

With regard to the Cory Park location, www.mobileroad.org provides estimated ADT figures of 3440 daily vehicles outside 33 Manaia Road, 2819 outside 34 Manaia Road (i.e. very similar to SH25). Unlike the key Pepe Reserve receivers, the key facades of these dwellings are however closer to the road than the skatepark and all except 34 Manaia Road have the road between the skatepark and the dwelling. We note that Cory Park is less than 500 metres from Pepe Reserve and the sites on Manaia Road are equally (if not more) exposed to coastal noise. The key facades of the dwellings in the vicinity of Cory Park will also experience ambient noise associated with the rugby field, clubrooms, carparking or tennis courts from time to time.

Therefore, while we agree that a noise survey of each site would help to clarify actual ambient noise levels, we expect the ambient noise levels and character to be in a similar range in key locations, and in both cases, to not be particularly determinative when making a distinction between the two sites with regard to noise effects.

The background noise levels (L_{A90}) in the area are also discussed in the Styles Group letter, and they appear to favour an approach where new noise sources are limited to a prescribed level above the existing L_{A90} . We note that a noise level 10 – 15 dB above the reported background of 35 – 40 dB L_{A90} is already permissible under the Thames Coromandel District Plan, and it would be unusual to suggest in an RMA context that noise emissions from a new source need to be essentially inaudible.

4.0 SUMMARY

There are some minor discrepancies between the Styles Group and AES predicted noise levels, which are likely to be readily explained.

The key finding from our perspective remains that at Pepe Reserve the worst-case predicted noise levels are higher than at Cory Park. The level and character of the existing ambient noise environment is expected to be similar in both locations. The fact that locating a skate park at Pepe Reserve would prevent a greater number of receivers experiencing more moderate noise levels at Cory Park does not mitigate the actual expected noise effect at Pepe Reserve.

Kind Regards,



Dr Jeremy Trevathan
Ph.D. B.E.(Hons.) Assoc. NZPI®
Principal Acoustic Engineer
Acoustic Engineering Services



100% New Zealand
Employee owned and operated
Your independent property experts
Working for you since 2012