



Summary of Information and Statement of Proposal

Tairua Skatepark Proposed location

February 2022

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Introduction

Overview

Thames-Coromandel District Council chose to use the Special Consultative Procedure (SCP) set out in S 83 of the Local Government Act (LGA) to complete formal consultation on the Tairua Skatepark project. The use of this process alongside the balance of the Tairua Skatepark project will provide Council with certainty that they are meeting and exceeding their obligations to consult under the LGA and under the Thames-Coromandel Significance and Engagement Policy. The SCP requires that Council prepare a Statement of Proposal that:

- Provides a description of the proposed decision or course of action
- The Statement must be available for distribution throughout the community. For inspection at Council offices and available elsewhere.
- A full and fair summary of the proposal, distributed as widely as Council considers to be reasonably practicable

The Statement of Proposal must

- Be a fair representation of the major matters in the statement of proposal; and
- Be in a form determined by the local authority; and
- Indicate where the statement of proposal is available; and
- State the period within which persons interested in the proposal may present their views to the local authority.

In choosing to use the SCP this Statement of Proposal has been prepared in accordance with the requirements set out in S83 and S77 of the Local Government Act 2022, including:

- A statement of the reasons for the proposal
- An analysis of the reasonably practicable options, including the proposal, identified under section 77 (1); and
- Any other information that the local authority identifies as relevant

Reason for Proposal

This project involves working with the Tairua community to identify the preferred site for a skatepark in Tairua.

The Tairua community has been discussing the need for and location of a skatepark in Tairua for close to 30 years.

A community survey carried out from 15 October to 19 November 2021 (**First Community Survey**) confirmed the community's desire to build a skatepark in Tairua with 93% (486 respondents) stating that they supported a skatepark being built in town.

Unfortunately, previous attempts to finalise a skatepark project for Tairua fell short of people's expectations to be involved and the level of transparency of the process. As a result, Thames-Coromandel District Council (TCDC) decided that the most cost and time

effective way to move forward and get to the point of making a final decision on the future of a skatepark was to start again and do it well.

TCDC have appointed Veros to work with TCDC to complete the first stage of the skatepark project - to identify and recommend a site for the proposed skatepark. The decision was made to utilise the SCP to encourage and allow the community to have their say, whilst meeting legislative requirements under the LGA. Additionally, Veros have created and facilitated an approach that provides multiple opportunities for all interested parties to be involved and have their say through early engagement. This early engagement enabled the community to inform the skatepark location multi-criteria analysis (MCA), as well as design criteria for the future skatepark. The result is a process that has been driven directly through community feedback.

Process to date

The **First Community Survey** focussed on:

1. Determining the overall support for a skatepark in Tairua
2. Shortlisting sites for detailed analysis
3. Testing the multi criteria analysis criteria that would be applied for analysis
4. Testing the suitability of current elements to provide a minimal site size requirement for the skatepark.

The submissions to this survey informed the MCA and site shortlisting, enabling the assessment and now recommendation of the site that best suits the Tairua community's needs.

The First Community Survey ran from 15 October to 19 November 2021

The **Second Community Survey** focussed on asking for more formal stakeholder responses on site preference to report on the community preference criteria of the MCA, for the three shortlisted sites.

The Second Community Survey ran from 22 November to 22 December 2021.

Summary of Information

How Council identified all reasonably practicable options.

Following the First Community Survey response of 93% support for a skatepark in Tairua Thames-Coromandel Council determined that not progressing a skatepark without serious consideration of site options was not a reasonably practicable option.

Over the close to 30 years of project history many potential sites were raised and rejected for various reasons. As part of the First Community Survey three shortlisted sites were suggested. These were (in alphabetical order, which is the order used throughout this SOP):

- Cory Park Domain.
- Pepe Reserve.
- Tairua School.

74% (336 respondents) to the First Community Survey agreed with the shortlist.

An assessment of the other sites suggested was carried out and reported to Council to confirm the shortlist. Due to a number of reasons including significant increases in cost to, for example acquire land, distance from town, wider economic consequences and time delays none of the other sites suggested were included in the shortlist.

The results of the application of the multi-criteria analysis to the shortlisted sites are provided below.

Assessment of options

The First Community Survey asked the Tairua community if they thought the multi criteria site assessment criteria outlined in the survey were a good basis for making a decision on the location of a skatepark in Tairua. 89% (412) respondents said yes. Of the 11% (53) respondents who said no the two most mentioned reasons for the no response were:

- Distance from neighbours - distance from neighbours was already a criterion however as a result the feedback this criterion was changed to provide more nuanced testing of distance from neighbours at distances of 30,40 and 50m.
- Access to toilets - access to toilets was already a criterion. The feedback on this criterion did not results in a change to the criterion.

Four criteria categories with 13 specific criteria elements (some with additional breakdown of testing within them) were adopted by Thames- Coromandel Council on 7 December 2021.

The categories and criteria are:

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
- 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

3.4 Other matters; archaeological, flooding, earthworks, removal or repositioning of existing structures

4.0 User Needs Met

4.1 Minimum site size met

4.2 Environmental considerations

4.3 Accessibility to amenities for users

Tairua Skatepark Location Options assessment summary (advantages and disadvantages)

The comprehensive site assessment report completed by Veros is available to view at the Thames-Coromandel District Council office in Thames, all Service Centre, and the Tairua Library and online on the project webpage [here](#). This report also contains the full criteria methodology which shows how each criteria was applied.

The table below shows how each site scored against each of the criteria. A '3' is the highest and best score a site could achieve, a '0' the lowest and worst. Noting that as all shortlisted sites met the minimal site size requirement each site scored a 0 for that criteria.

	1.0 Mana Whenua and Community Views & Considerations			2.0 Location				3.0 Cost and Timing Impacts				4.0 User Needs Met			Total
	1.1 The level of community support for each location	1.2 The level of mana whenua support for each location Ngāti Hei Ngāti Maru		2.1 Distance from Neighbours	2.2 Distance from Town Centre	2.3 Safety (CPTED qualities)	2.4 Noise	3.1 Land availability	3.2 District Plan compliance	3.3 Reserves Act compliance	3.4 Other matters	4.1 Minimal site size met	4.2 Environmental considerations	4.3 Accessibility to amenities for users	
Cory Park Domain	1	3	3	2	3	3	2.33	2	3	2.71	2	0	2.33	2.5	31.87
Pepe Reserve	3	0	0	3	3	2	0.66	1	1	1.14	1	0	2.00	3	20.80
Tairua School	2	0	0	1	1	0	1	0	0	-	3	0	2.67	0.5	11.17

The results of the MCA assessment are:

- Cory Park Domain 31.87 (recommended preferred site)
- Pepe Reserve 20.80
- Tairua School 11.17

(noting that due to a fatal flaw relating to the security of tenure at Tairua School this site was removed from the short-list).

A summary of the options, advantages and disadvantages of Cory Park Domain and Pepe Reserve are provided below:

Cory Park Domain

The advantages of the Cory Park Domain option are that:

- The site scores highest in the MCA which is the method by which TCDC determined to identify the preferred site.
- This site scores highest against the following individual criteria:
 - Mana Whenua preference
 - Crime Prevention through Environmental Design / Safety
 - Noise
 - Land
 - District Plan compliance
 - Reserves Act compliance.
- It scores equally highest against the following individual criteria
 - Distance to town.
- The issues identified by submitters in the community preference survey can be mitigated or evidence is provided in the substantive report supporting this Statement of Proposal that reveals that the issues are largely ones of perception and that the reality, in terms of the assessment approach, is that those issues are not overrule the outcome of the MCA.

The disadvantages of this option are that:

- This site was not the first community preference for the majority of respondents to the Community Preference survey. 257 respondents identified Cory Park Domain as their first preference compared with 523 who identified Pepe Reserve as their first preference.
- The outdoor exercise equipment will need to be relocated from the current site.
- The site scored the lowest in the following individual criteria (as noted above)
 - Community support (as an average of first, second, third preference. It was identified as second as 'first preference' only site.

Pepe Reserve

The advantages of the Pepe Reserve option are that

- The site scores highest against the following individual criteria:
 - Community preference.
 - Distance from neighbours.
 - Access to amenities (drinking water and toilets).

The disadvantages of this option are that:

- This site scores worst of the two retained short-listed options in the following categories
 - Noise.
 - Land.
 - District Plan compliance.
 - Reserves Act compliance.
 - Other matters.
 - Environmental considerations.

The Preserve Cory Park Domain Society made an offer to the Tairua community of \$250,000 to contribute to costs to obtain a resource consent, carry out the relocation of the swing set that would need to be moved if the skatepark was located at Pepe Reserve and contribute any balance to the design and construction of the skatepark. An assessment was done outside the MCA assessment of this offer. This assessment showed that the offer did not make a material difference to the overall MCA score. As the adopted tool to identify a preferred site the result of this assessment has not affected TCDC's decision on the preferred location of a skatepark in Tairua.

Proposed location for the Tairua Skatepark

Thames-Coromandel Council is proposing to locate the skatepark at Cory Park Domain.

The advantages of the Cory Park Domain option are that

The site scores highest across the MCA which is the method by which TCDC determined to identify the preferred site.

This site scores highest against the following individual criteria:

- Mana Whenua preference
- Crime Prevention through Environmental Design / Safety
- Noise
- Land
- District Plan compliance
- Reserves Act compliance

It scores equally highest against the following individual criteria

- Distance to town

The issues identified by submitters in the community preference survey can be mitigated or evidence is provided in the substantive report supporting this Statement of Proposal that reveals that the issues are largely ones of perception and that the reality, in terms of the assessment approach, is that those issues are not overrule the outcome of the MCA.

The disadvantages of this option are that:

- This site was not the first community preference for the majority of respondents to the Community Preference survey. 257 respondents identified Cory Park Domain as their first preference compared with 523 who identified Pepe Reserve as their first preference.
- The outdoor exercise equipment will need to be relocated from the current site
- The site scored the lowest in the following individual criteria
 - Community support (as a average of first, second, third preference. It was identified as second as 'first preference' only site

The location map below shows where on Cory Park Domain the skatepark is proposed to go, this area includes the skateable area and associated landscaping.



Cory Park Domain- Tairua Skatepark preferred site.

1. The reduction of the length of the rugby field, this is to achieve wider compliance with World Rugby perimeter standards that are already breached by existing obstacles on Cory Park Domain and a recommendation has been made to reduce the length of the rugby field to increase compliance with those standards regardless of if the final skatepark location is Cory Park Domain.
2. The removal and relocation of the existing outdoor equipment currently at Cory Park Domain.

Consultation and Submissions

We want to hear your thought and feedback.

A copy of the Statement of Proposal can be found online at www.tcdc.govt.nz/tairuaskatepark, at any of our service centres, and the Tairua Library.

The full background report detailing the assessment and selection of the preferred site are also available at the locations above.

The period for making a submission is from Monday 14 February 2022 to Friday 8 April 2022 at 5pm. Please let us know in your submission if you want to speak in support of it before the Council at the hearing on 28 or 29 April 2022.

How to have your say

Do it all online: All information on submitting online can be found at www.tcdc.govt.nz/tairuaskatepark

Get the paper submission form: You can download this form from www.tcdc.govt.nz/tairuaskatepark or pick one up from our service centres. You can submit this form by either

- dropping it in to us at our service centres;
- sending us the submission through post at Tairua Skatepark submission, Thames Coromandel District Council, Private Bay 1001, Thames, 3540;
- email the submission for to us at customer.services@tcdc.govt.nz.

Our Service Centres

515 Mackay Street, Thames

355 Kapanga Road, Coromandel Town

10 Monk Street, Whitianga

620 Port Road, Whangamatā

Tairua Library

2 Manaia Road, Tairua

Want more information?

Read more about this project, download resources, and make submissions at www.tcdc.govt.nz/tairuaskatepark

Need Help?

Just get in touch and we'll help you through the process of making a submission.

Phone 07 868 0200 or e-mail us at customer.services@tcdc.govt.nz