



Te Whakarāwai Tarawāhi Awa o Whakatāne

COMMUNITY DESIGNS

Have your say on how our riverfront takes shape

Feedback closes 5pm Friday 27 March 2026

Visit koreromai.whakatane.govt.nz/riverfront



What's happening? The background of Project Future Proof

E aha ana te aha? He tirohanga whakamuri mō tēnei kaupapa

Toi Moana Bay of Plenty Regional Council's Project Future Proof is about safeguarding our town from future flood risks while creating spaces that connect people to the awa and the heart of Whakatāne.

Project Future Proof is a multi-stage project to upgrade flood defences (stopbanks and floodwalls) along the Whakatāne CBD stretches of the river (Ōhinemataroa). Stage one is complete, improving floodwall defences from McAlister Street Pump Station to the former Whakatāne iSite.

Stage two covers the area from the former Whakatāne iSITE through to the end of Quay Street.

Stage three work on the floodwall defences are due to start March 2026 and will begin from 12 The Strand and continue through to Mataatua Reserve.

Stage four is expected to begin later in 2026, starting around the boat ramp from the end of Mataatua Reserve to near the end of Wairaka Playground and alongside Wairere Stream.

What are we doing now? *Kei te aha mātau ināianei?*

Whakatāne District Council is developing concept designs to enhance the riverfront area around the former Whakatāne iSITE building, the corner of The Strand and Quay Street, and along to Mataatua Reserve.

This work will be delivered in stages. It focuses on restoring and improving public spaces alongside the new floodwall, with an emphasis on creating a welcoming and accessible place for everyone, reflecting community and cultural values, softening the floodwall's visual impact and strengthening connections between the town centre and the awa.

The baseline concept will cost \$7.5 million, which is the simplest and lowest cost option, half of which is covered from central government funding (Provincial Growth Fund via Kānoa/MBIE) and half is matched dollar for dollar from the 2024-2034 Long Term Plan budget. To date, the Council has spent \$1.6 million of the 2024-2034 Long Term Plan budget on enhancement around Kākahoroa Dr and Quay Street, leaving \$2.1 million for potential additions to the baseline design.



PROJECT SCOPE *TE ARONGA*

The following outlines key focus areas of the project.

- Focus on key areas (grey areas outlined)
- Work within the agreed budget
- Meet the minimum project requirements and to align with the project aspirations.



KEY

- | | | | |
|--|-----------------------------------|--|--------------------------|
| | Public Car parking | | White baiting |
| | Floodwall by BOPRC | | Commercial Boats/Tourism |
| | Warren Cole Walkway | | Fishing (General Public) |
| | Circulation through the Floodwall | | Wharf |

SUMMARISED PROJECT ASPIRATIONS

- Identity and 'Sense of Place'
- Community and social connection
- Connectivity and integration
- Design excellence
- Cultural expression
- Sustainability and climate resilience

ISITE AND SURROUNDS

The following concept designs cover the area around the former Whakatāne i-site building and surrounding spaces, including access over the new floodwall.

The baseline design includes an accessible ramp to move from the city side to the river and upper terrace, upgrades to the existing stairs (including refurbishment and simplification), new concrete stair access, timber benches and seating areas, and new planting. Together, these features are designed to make it easier to move through the area and access the riverfront with the new floodwall in place.

“Making it easier to move through the area and access the riverfront”

Questions we want to know:

- A. What do you like or dislike about the baseline design for the i-site and surrounds?
- B. Is there anything we're missing?
- C. Which potential additions or opportunities – if any - do you think should be added?
- D. Why should these optional features be added? Why are they important to you?



ISITE BUILDING

BASELINE CONCEPT DESIGN ISITE AND SURROUNDS



- | | |
|--|--|
| 1 Floating 1:21 ramp - access town to river and Ōtuawhaki upper terrace (web forge fibre re inforced plastic) | 11 Old flood wall retained |
| 2 Street level refurbished paving | 12 Sittable concrete edge |
| 3 Refurbished, reduced existing stair | 13 Timber bleacher/sit table timber clad edge |
| 4 Planted embankment | 14 Existing concrete ramp retained |
| 5 New indigenous mass planting (max height 1.5m) | 15 New concrete stair access |
| 6 Draped mesh for native climbing plants | 16 Ramp 1:12 |
| 7 Large grade pōhutukawa (species tbc with mana whenua) | 17 New timber bench type 1 |
| 8 Existing pōhutukawa tree | 18 New timber bench type 2 |
| 9 Existing path retained | 19 Retain existing surfacing and stair |
| 10 BOPRC flood wall | 20 New concrete terrace |
| | 21 Existing retained |

ISITE BUILDING

BASELINE CONCEPT DESIGN ISITE BUILDING

In the baseline design, the former i-site building would be refreshed with new exterior paint, updated vinyl graphics and new signage.

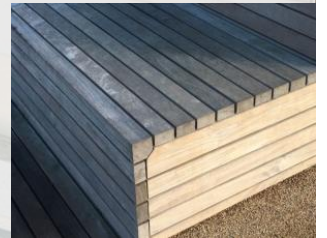


KEY

- 1 Paint exterior walls and doors
- 2 Replace vinyl printed graphics applied to the large glazed windows
- 3 New updated signage to improve wayfinding

**ISITE
BUILDING**

BASELINE CONCEPT DESIGN
ISITE (AWA SIDE)



ISITE BUILDING

BASELINE CONCEPT DESIGN *ISITE BUILDING*



ISITE BUILDING

ADDITIONAL OPPORTUNITIES ISITE BUILDING

+
\$125K TO
\$175K

Optional upgrades for the i-site building are estimated at \$125,000 to \$175,000.

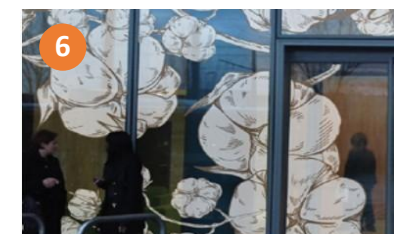
These could include:

- Replacing or updating the promotional sails (\$0 - \$50k)
- Replace or clad existing glass bricks with alternative material (0 - \$50k)



KEY

- 4 Replace or update sails - promotional/marketing (0 - \$50k)
See (4) on example mock up
- 5 Apply vinyl decal design to the surface of the upper canopy (0 - \$50k)
See (5) on example mock up
- 6 Replace or clad existing glass bricks with alternative material (0 - \$50k)
See (6) on example mock up



ISITE BUILDING

ADDITIONAL OPPORTUNITIES ISITE BUILDING

+
\$50K TO
\$250K

7 Fit-out option for a food and beverage tenant.

This image shows how the former i-site building could look if it was fitted out with seating for a new food and beverage tenant.

This option would involve internal strip-out and building services upgrades, including:

- removing internal walls
- disconnecting and capping off old pipes and wiring
- upgrading mechanical services
- replacing the main electrical switchboard
- adding a new toilet
- Estimated costs for this fit-out option are estimated at between \$50k - \$250k

Note: The remaining fit-out would be at the tenants cost.



ISITE BUILDING

ADDITIONAL OPPORTUNITIES ISITE AND SURROUND - OPTION 2

+
\$50K TO
\$250K

Access improvements to the river and ramp options

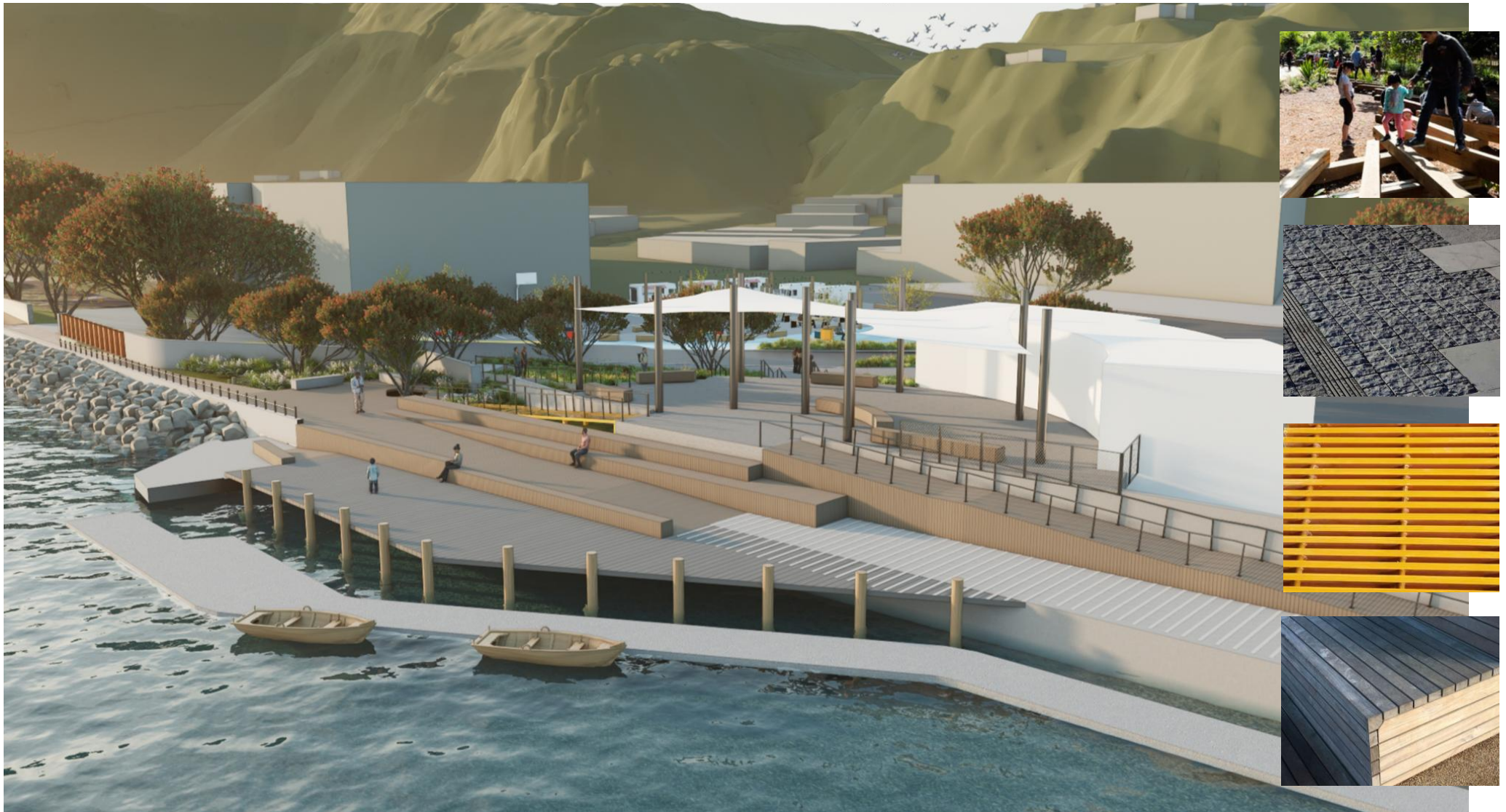
Optional additions in this
area could include:

- a simplified ramp path to create more grassed area than the baseline design
- improved accessible stair access from the street
- a new 3 metre wide timber ramp.



ISITE BUILDING

ADDITIONAL OPPORTUNITIES *ISITE (AWA SIDE)*



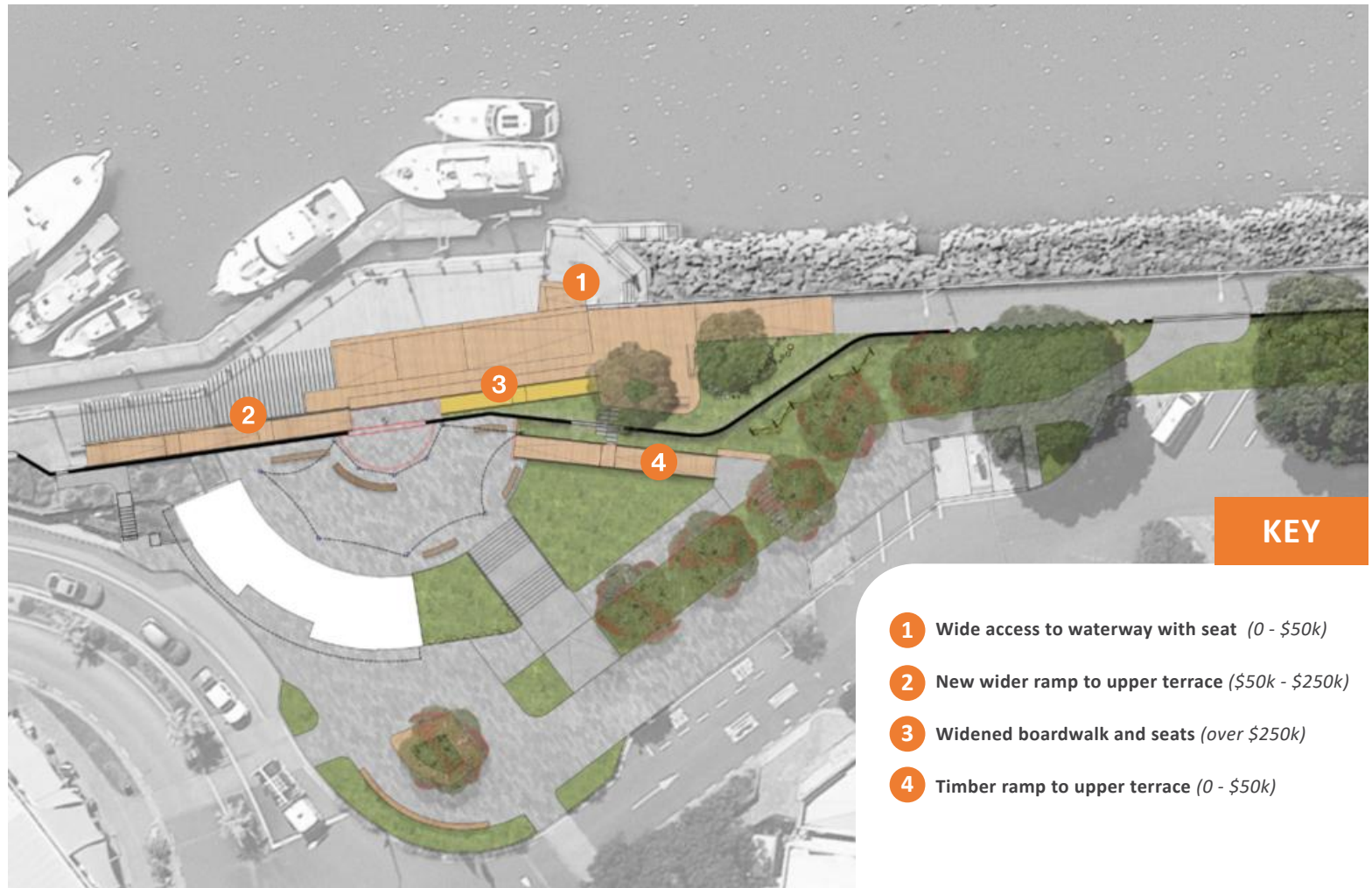
ISITE BUILDING

ADDITIONAL OPPORTUNITIES ISITE AND SURROUNDS - OPTION 3

+
250K

Additional options to enhance the i-site and surrounding area include:

- wider ramp access to the water with a seat (\$0-\$50k)
- wider ramp to the upper terrace (\$50k-\$250k)
- widened boardwalk with seating (over \$250k)



SHORT-TERM RECREATION SPACE

This area is currently occupied by buildings at 58, 60 and 62 The Strand and 31 and 33 Quay Street. These buildings are showing significant signs of deterioration and will be demolished. The plan is to repurpose the site into a short-term recreation space that everyone can enjoy before it is ultimately used for commercial development.

The baseline concept for this area totals \$7.5 million, funded through:

- \$3.75 million from central government, and
- \$3.75 million from existing funding in Council's 2024–2034 Long Term Plan.

“Creating a short-term recreation space that everyone can enjoy”

Questions we want to know:

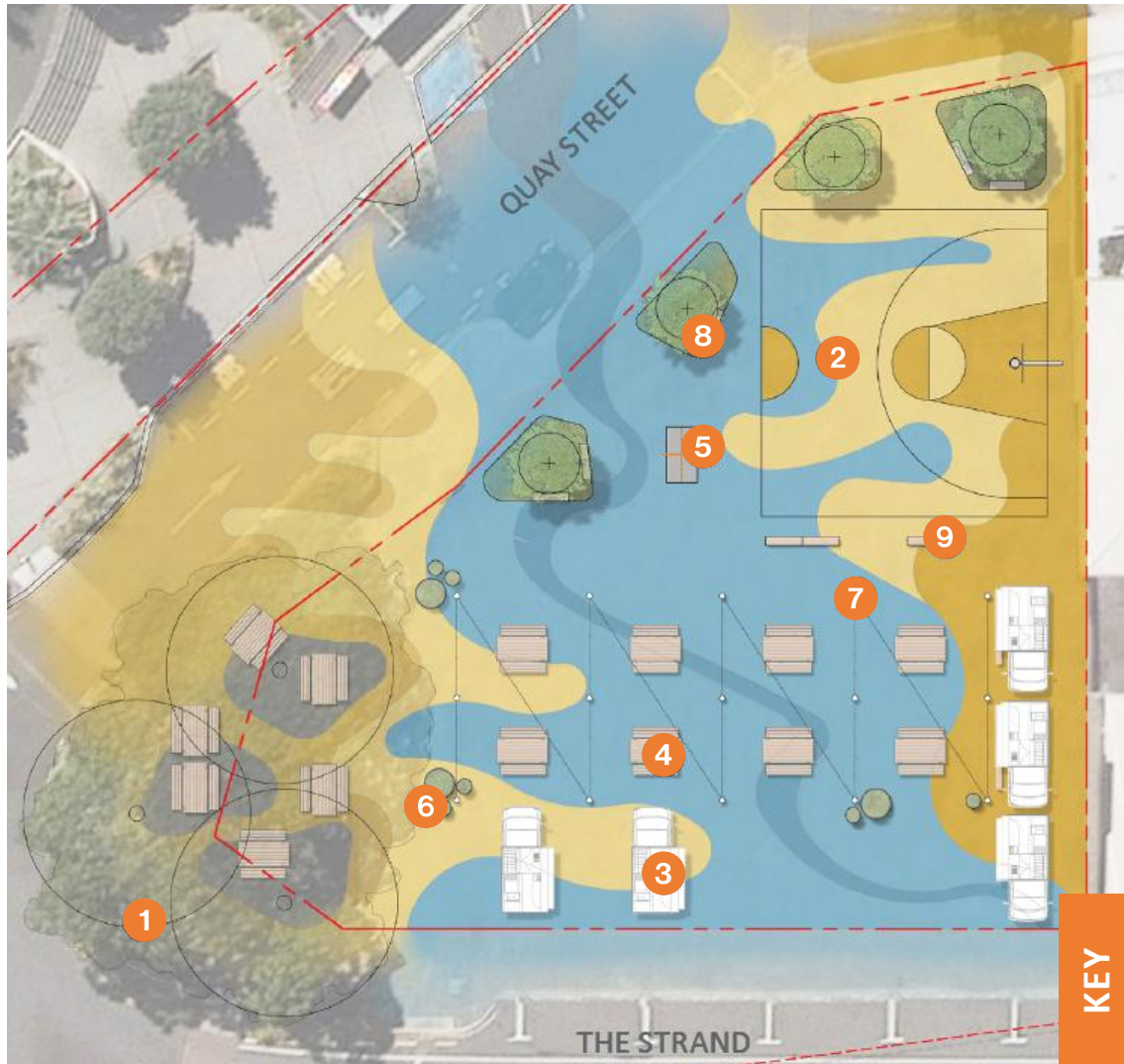
- E. What do you like or dislike about the baseline design for the short-term recreation space?
- F. Is there anything we're missing?
- G. Which potential additions and opportunities – if any - do you think should be added?
- H. Why should these optional features be added? Why are they important to you?



SHORT-TERM RECREATION SPACE

BASELINE CONCEPT DESIGN

The baseline design includes picnic tables, space for food trucks, a half basketball court, catenary lighting and timber benches and includes an option for retaining a grassed area. The existing trees would be retained.



KEY



- 1 Existing trees retained
- 2 Basketball court
- 3 Food truck
- 4 Picnic tables
- 5 Table Tennis

- 6 Planter pots
- 7 Catenary lighting
- 8 Raised garden beds
- 9 Timber benches

SHORT-TERM RECREATION SPACE

BASELINE CONCEPT DESIGN

The baseline design includes picnic tables, space for food trucks, a half basketball court, catenary lighting and timber benches. The existing trees would be retained.

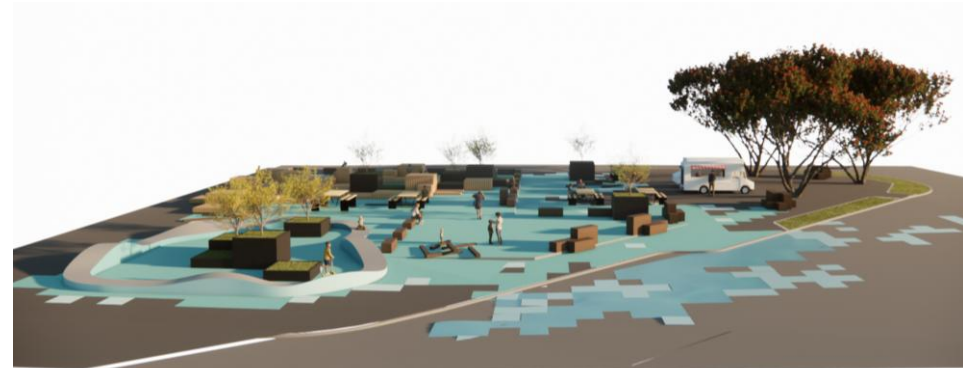
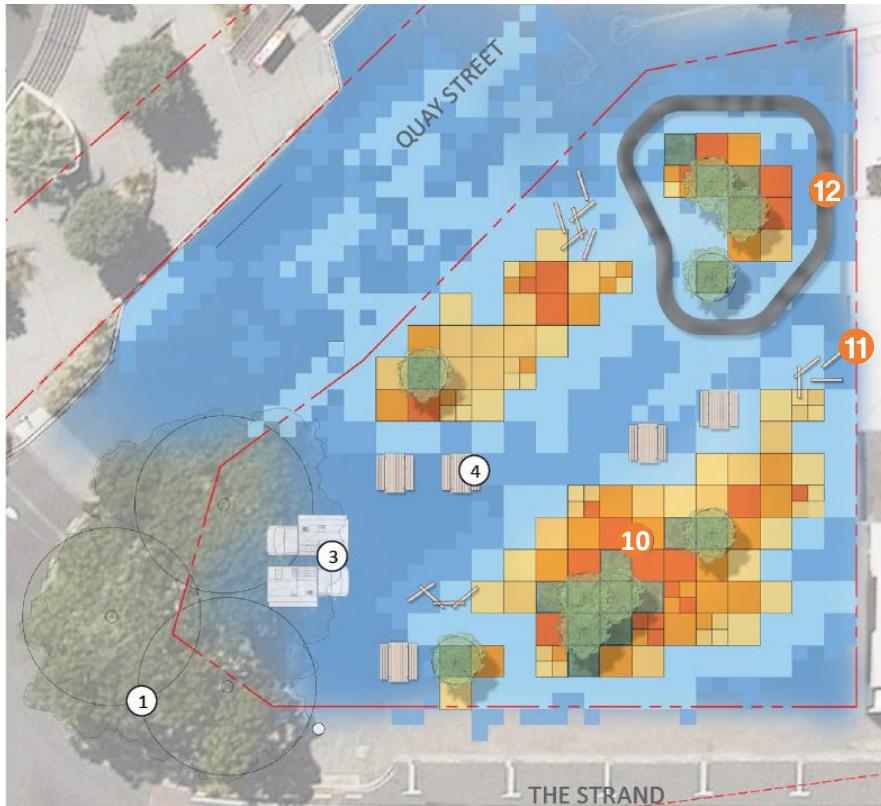


SHORT-TERM RECREATION SPACE

ADDITIONAL OPPORTUNITIES SHORT-TERM RECREATION SPACE - OPTION 2

+
\$230K TO
\$290K

Optional features above the baseline for this short-term recreation space are estimated at \$230,000 to \$290,000 and include balancing logs, stacked timber play spaces and a pump track.



KEY

BASELINE FEATURES

1 Existing trees retained

3 4 Food truck, picnic tables, modular seats and planter pots (0 - \$50k)

ADDITIONAL OPPORTUNITIES

10 Stacked timber play spaces (0 - \$50k)

12 Balancing logs (0 - \$50k)

11 Pump track (\$50k - \$250k)

SHORT-TERM RECREATION SPACE

ADDITIONAL OPPORTUNITIES SHORT-TERM RECREATION SPACE - OPTION 3

+
\$365K TO
\$415K

Further optional features for this space could include: table tennis, tapu ae court, shade structure and retaining the old plunket building.



KEY

- BASELINE FEATURES**
- ① Food truck, picnic tables, modular seats and planter pots (0 - \$50k)

- ② Table tennis (0 - \$50k)
- ③ Catenary lighting (0 - \$50k)

- ADDITIONAL OPPORTUNITIES**
- ④ Tapu ae court (\$50k - \$250k)

- ⑤ Shade structure (\$50k - \$250k)
- ⑥ Existing building retained (\$50k - \$250k)

SHORT-TERM RECREATION SPACE

ADDITIONAL OPPORTUNITIES SHORT-TERM RECREATION SPACE

+
\$170K TO
\$210K

Retaining the old Plunket building

Another option is to retain the old Plunket building (rather than demolish it) and potentially repurpose it, for example as a small café. This is additional to the baseline design and is estimated to cost \$170,000 to \$210,000.

CURRENT



VISUAL MOCK UP



PROPOSED REPURPOSE USE - CAFE



THE WHARF AND SURROUNDS

Floodwall upgrades in this area are not yet complete. Construction will start here shortly as part of Toi Moana Bay of Plenty Regional Council's Project Future Proof. The concept designs cover the area from around the current Whakatāne Sportfishing Club, The Iceman and Gibbos through to Mātaatua Reserve. A key factor shaping both the baseline design and the optional additions is the location of the new floodwall. Because of this, the existing buildings cannot remain.

- The Whakatāne Sportfishing Club will relocate to a new site on the western side of Council land (shown in the baseline design).
- The Council-owned building tenanted by The Iceman and Gibbos will be demolished once the current leases end on 30 April 2026.

The baseline design includes a range of improvements for this area, such as:

- new seating and planting
- improved car park layout
- rebuilt deck areas
- a new vehicle entry and upgraded footpath connections
- accessible car parks and better access to the walkway

Questions we want to know:

- I. What do you like or dislike about the baseline design for the wharf area and surrounds?**
- J. Is there anything we're missing**
- K. Which potential additions and opportunities for the wharf area and surrounds – if any - do you think should be added?**
- L. Why should these optional features be added? Why are they important to you?**



THE WHARF AND SURROUNDS

BASELINE CONCEPT DESIGN

The baseline design for the wharf and surrounds includes new car park entry and exit points, new pavement, native coastal planting, ramp access to new floodwall, integrated nature play and reinstating grass.



THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES WHARF AND SURROUNDS - OPTION 2

+
\$1.9M -
\$2.48M

In addition to the baseline design, there are optional features that could be added around the wharf and surrounds. These focus on improving accessible car parking, strengthening connections to the walkway, a viewing deck and adding more planting and seating.



EXISTING CAR PARK NUMBERS:

- 100 Standard parks (off-street)
- 6 Reserved parks (off-street)
- 3 Accessible parks (off-street)

REVISED CAR PARK NUMBERS:

- 77 Standard parks (on street)
- 3 Accessible parks (on street)
- Subject to design development

KEY

- 1** Rimurēhia Kupenga name TBC (0 - \$50k) māra/wānanga/ sculpture/interpretation/native bush/ planting
- 2** Resurfaced wharf shared use entry (\$50k - \$250k)
- 3** Painted shared surface (\$50k - \$250k)
- 4** Viewing deck and terraced seating and stair access (over \$250k)
- 5** Temporary commercial opportunity and play (\$50k - \$250k)
- 6** Reconfigured car park (\$50k - \$250k)
- 7** New coastal / ecological planting (0 - \$50k)
- 8** Amalgamated car park (\$50k - \$250k)
- 9** Riparian planting / stormwater treatment (0 - \$50k)
- 10** Pedestrianised entry and plaza zone (0 - \$50k)

THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

WHARF AND SURROUNDS - OPTION 2 VISUAL



THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

THE WHARF AND SURROUNDS - OPTION 2 VISUAL

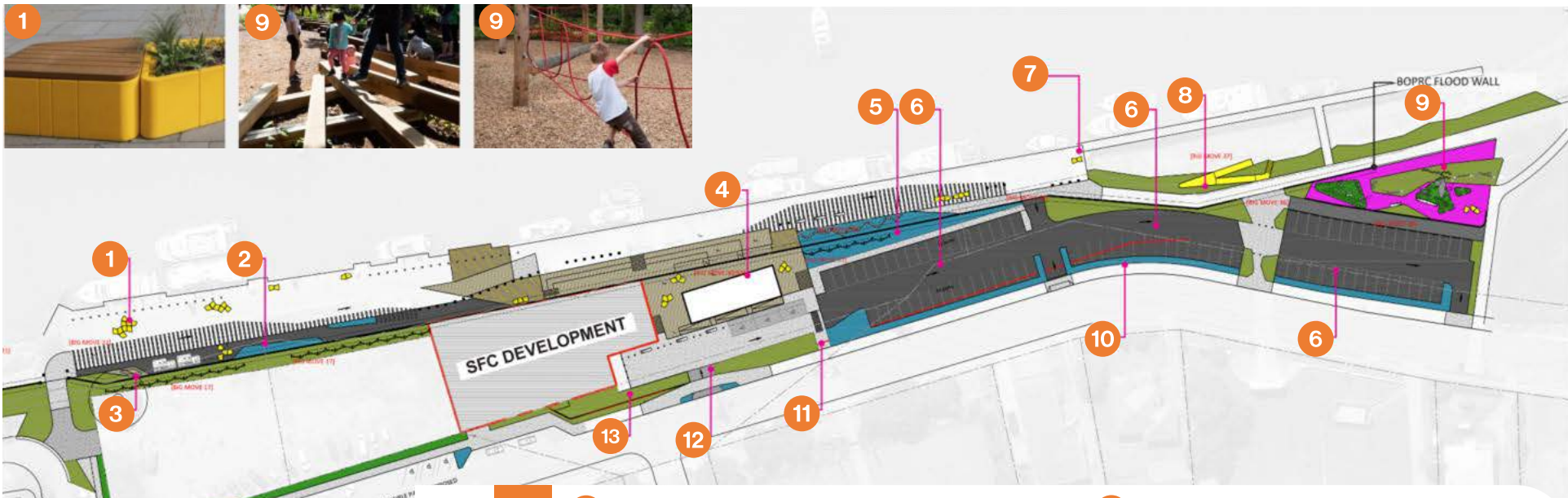


THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES THE WHARF AND SURROUNDS - OPTION 3

+
\$2.12M -
\$2.62M

This area now looks at further ways to make it easier and safer to move through, with new entry points, paths and better connections. Further improvements to vehicle movements and parking and new drop off areas. A future opportunity could also be a commercial development by the Sportfishing Club.



EXISTING CAR PARK NUMBERS:

- 100 Standard parks (off-street)
- 6 Reserved parks (off-street)
- 3 Accessible parks (off-street)

REVISED CAR PARK NUMBERS:

- 77 Standard parks (on street)
- 3 Accessible parks (on street)
- Subject to design development

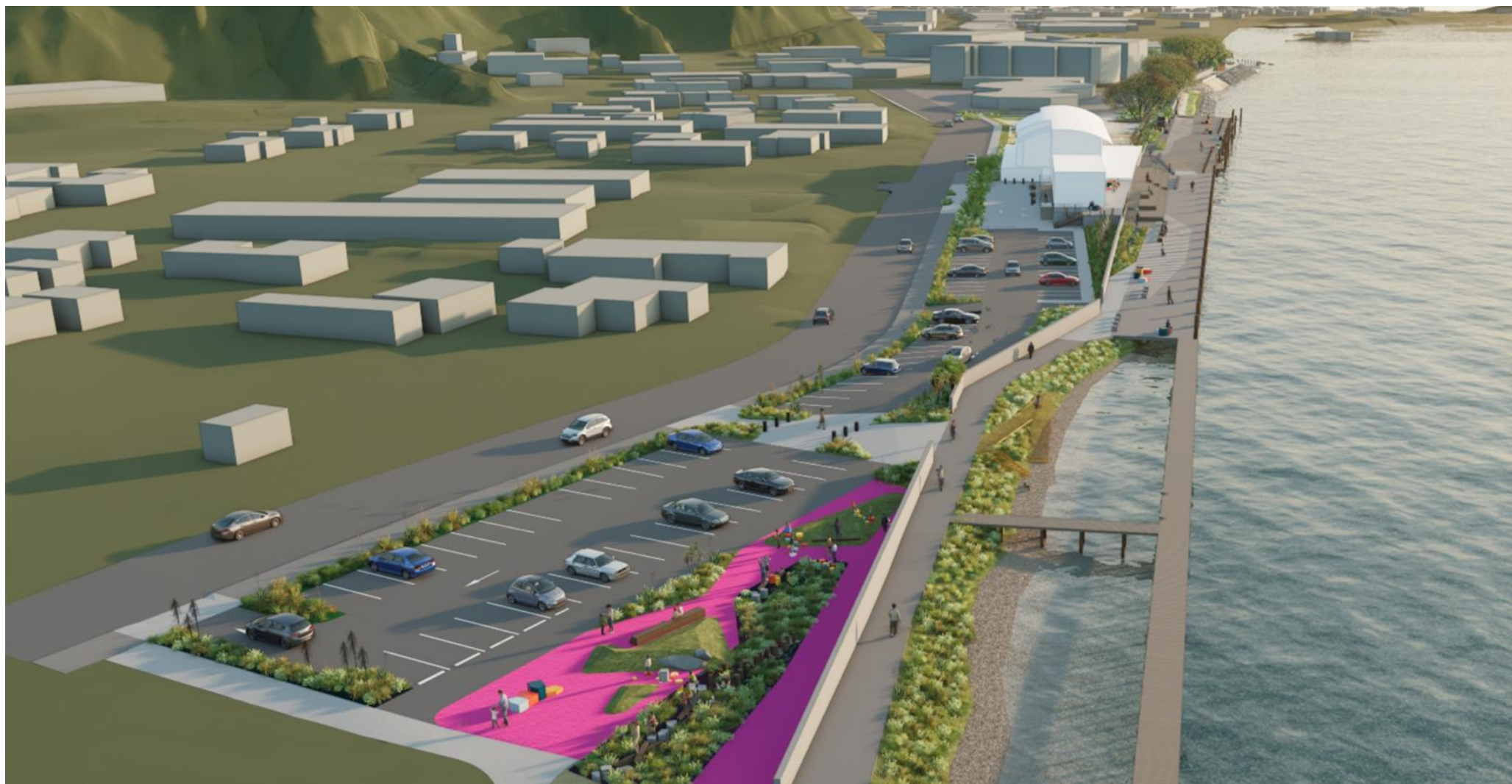
KEY

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Modular furniture (seating/planting) (\$50k - \$250k) 2 Riparian planting (0 - \$50k) 3 New seating (0 - \$50k) 4 Potential commercial development (Over \$250k) 5 Riparian planting/ stormwater treatment (0 - \$50k) 6 Reconfigured car park (Over \$250k) 7 Weigh station location (\$50k - \$250k) 8 New coastal planting and beach access (0 - \$50k) | <ul style="list-style-type: none"> 9 Nature playground (0 - \$50k) 10 New riparian planting/stormwater treatment to car park edges (0 - \$50k) 11 New pedestrian entry (0 - \$50k) 12 New entry terrace and drop-off (\$50k - \$250k) 13 New ecological planting (0 - \$50k) 14 New footpath and riparian planting (0 - \$50k) 15 Refurbished Quay St footpath (0 - \$50k) |
|---|---|

THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

THE WHARF AND SURROUNDS - OPTION 3 VISUAL



THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

THE WHARF AND SURROUNDS - OPTION 3 VISUAL





HOW CAN I PROVIDE FEEDBACK?

Ka pēhea au e whakahoki kōrero?

You can provide feedback in person to the project team at the community engagement sessions OR you can also submit a hard copy submission letting us know your feedback.

Online visit: koreomai.whakatane.govt.nz/riverfront

By picking up a hard copy from either:

- Whakatāne District Council, 4 Commerce Street, Whakatāne
- Whakatāne Library, 49 Kakahoroa Drive, Whakatāne
- Edgecumbe Library, 38 College Road, Edgecumbe
- Ōhope Library, 4 Harbour Road, Ōhope
- Murupara Library / Service Centre Civic Square, 48 Pine Drive, Murupara.

Hardcopy submissions

Post: Whakatāne District Council, Private Bag 1002, Whakatāne 3158

Deliver: To our Council offices in Whakatāne and Murupara

Feedback closes at 5pm Friday 27 March 2026.

What happens after engagement closes?

Ka aha whai muri i te tūtakitakitanga?

All feedback will be brought together and presented to councillors. They will then decide which design options to progress to the next stage. We will update the community on the decision and next steps once councillors have reviewed all feedback. Visit whakatane.govt.nz/riverfront to find out more information.

YOUR FEEDBACK WHAKAHOKI KŌRERO MAI

*We want to hear what you think of the designs,
if we've missed anything and what's most
important to you, and why.*



Te Whakarāwai Tarawāhi Awa o Whakatāne

YOUR DETAILS Ō TAIPITOPITO

FIRST NAME:

SURNAME:

PHONE:

EMAIL:

POSTAL ADDRESS:

POST CODE

isite building

In the baseline design, the former i-site building would be refreshed with new exterior paint, updated vinyl graphics and new signage.

What do you like or dislike about the baseline design for the isite area? (pg 6, 8)

Which potential additions and opportunities – if any - do you think should be added? (pg 9-10)

Is there anything we're missing?

Any other comments about the isite building?

**SUBMISSIONS CLOSE:
5PM, FRIDAY 27 MARCH 2026**

POST OR
DELIVER TO:

Whakatāne
District Council
Commerce Street
Private Bag 1002
Whakatāne

Murupara
Service Centre
Pine Drive
Murupara

SUBMIT ONLINE: korero.mai.whakatane.govt.nz

PHONE ENQUIRIES: (07) 306 0500

isite and surrounds

The baseline design includes an accessible ramp to move from the city side to the river and upper terrace, upgrades to the existing stairs (including refurbishment and simplification), new concrete stair access, timber benches and seating areas, and new planting

What do you like or dislike about the baseline design for the isite surrounding area? (pg 5)

Which potential additions and opportunities – if any - do you think should be added? (pg 11-13)

Is there anything we're missing?

Any other comments about the isite and surrounds?

YOUR FEEDBACK WHAKAHOKI KŌRERO MAI

Short term recreation space

The baseline design includes picnic tables, space for food trucks, a half basketball court, catenary lighting and timber benches and includes an option for retaining a grassed area. The existing trees would be retained.

What do you like or dislike about the baseline design for the short term recreation space? (pg 15 - 16)

Which potential additions and opportunities – if any - do you think should be added? (pg 17 - 19)

Is there anything we're missing?

Any other comments about the short term recreation space building?

The wharf and surrounds

The baseline design for the wharf and surrounds includes new car park entry and exit points, new pavement, native coastal planting, ramp access to new floodwall, integrated nature play and reinstating grass.

What do you like or dislike about the baseline design for the short term recreation space? (pg 21)

Which potential additions and opportunities – if any - do you think should be added? (pg 22 - 27)

Is there anything we're missing?

Any other comments about the wharf and surrounds?

IF MORE SPACE IS REQUIRED: Please attach additional paper with your name, phone number and page number on each sheet.

PRIVACY: In accordance with the Local Government Act 2002 your submission will be made available to the public.

FORWARDING YOUR COMMENTS: Please note that your comments may be re-directed where they relate to another process or to another Organisation. If this occurs, you will be advised in writing.