AGENDA

Ordinary Council

Hui a te Kaunihera

Thursday, 16 April 2026

Tāite, 16 Paengawhāwhā 2026

Tōtara Room, Whakatāne District Council
14 Commerce Street, Whakatāne
Commencing at 9:00 am



Chief Executive: Steven Perdia | Publication Date: 13 April 2026

WHAKATĀNE District Council
Kia Whakatāne au i ahau

whakatane.govt.nz

Live Streaming the Meeting - *Ka whakapāho mataora te hui*

PLEASE NOTE
The **public section** of this meeting will be Live Streamed via YouTube in real time. The live stream link will be available via Council's website.
All care will be taken to maintain your privacy however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is understood your consent is given if your image is inadvertently broadcast.
The opinions or statements expressed during a meeting by individuals are their own, and they do not necessarily reflect the views of the Whakatāne District Council. Council thus disclaims any liability with regard to said opinions or statements.

A Membership - *Mematanga*

Mayor Nandor Tánczos

Deputy Mayor Julie Jukes

Councillor Toni Boynton

Councillor Gavin Dennis

Councillor Carolyn Hamill

Councillor Andrew Iles

Councillor Lesley Immink

Councillor Wilson James

Councillor Jesse Morgan-Ranui

Councillor Tu O'Brien

Councillor Malcolm Whitaker

B Powers of the Council - *Te mana o te Kaunihera*

1. Purpose

- To broadly monitor wellbeing of the Whakatāne District and set the vision and strategic direction for the Council.
- To consider matters of strategic significance.
- To monitor and participate in relationships of strategic significance.
- To otherwise undertake functions, and consider matters, required of the governing body, and that have not been delegated.

2. Delegations

The Council meet to make decisions on all matters that cannot be delegated, that it has not delegated or that it has had referred to it by staff or a committee. Extraordinary Council meetings may be called when required.

The powers that cannot be delegated by the Council are:

a. the power to make a rate; or
b. the power to make a bylaw; or
c. the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
d. the power to adopt a Long-term plan, Annual plan or Annual report; or
e. the power to appoint a Chief executive; or
f. the power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the Local Governance Statement; or
g. the power to adopt a remuneration and employment policy.

The powers that can be delegated but which the Council retains:

a. Develop the Long Term Plan and determine the form and extent of public consultation methods to be employed.
b. Hearing of submissions on the Long-Term Plan and, if required, the Annual Plan;
c. Approve the Council's recommendation to the Remuneration Authority for the remuneration of additional positions of responsibility for elected members and elected members expenses rules;
d. Approve the Local Governance Statement (called "A Guide to the Whakatāne District Council") produced following the triennial election of members;
e. Resolve those decisions required to be made by a local authority under the Local Electoral Act 2001 including the appointment of electoral officer;
f. Determine whether or how to fill any extraordinary Council vacancies within 12 months of an election;

B Powers of the Council - *Te mana o te Kaunihera* (Cont.)

g. Review and make decisions on Council membership and the basis for elections through representation reviews;
h. Appoint and discharge trustees, directors or office holders to Council's Council-Controlled Organisations and to other external bodies;
i. Except to the extent set out [in section 2.1] of the staff delegations register 2023, approve the purchase, sale and disposal of Council property;
j. Approve a proposed plan or a change to a District Plan under Clause17 of the First Schedule of Resource Management Act 1991 (RMA);
k. Approve changes to the status or revoke the status of a reserve in accordance with the Reserves Act 1977;
l. Authority to name or rename a reserve in accordance with the Reserves Management Plan;
m. Authorise any unbudgeted expenditure that exceeds the delegation levels provided to officers, Committees or other subordinate decision-making bodies of Council;
n. Approve recommendations from relevant Committees for new fees and charges for services provided, outside of the Annual Plan or Long Term Plan process.

Procedural matters exercised by Council:

a. Receive minutes and recommendations, and make decisions on any recommendations from:

- Standing Committees, Special Committees, Sub-Committees, Joint Committees and Joint Forums
- Iwi Chairs Forum
- Any other Council appointed advisory board or forum with Council as the parent committee

b. Consider any matters referred to it from any of the Committees, the Mayor, or Chief Executive.

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1 Prayer - *Karakia*

1 Prayer - *Karakia*

2 Meeting Notices - *Ngā Pānui o te hui*

1. Live Streaming

The Whakatāne District Council livestreams Council and Standing Committee meetings held in Tōtara Room, within the Council building. The webcast will live stream directly to Council's YouTube channel in real time. The purpose of streaming meetings live is to encourage transparency of Council meetings.

Welcome to members of the public who have joined online and to those within the public gallery.

By remaining in the public gallery, it is understood your consent has been given if your presence is inadvertently broadcast. Please be aware the microphones in Totara Room are sensitive to noise, so please remain quiet throughout the meeting unless asked to speak.

2. Health and Safety

In case of an emergency, please follow the building wardens or make your way to the nearest exit. The meeting point is located at Peace Park on Boon Street.

Bathroom facilities are located opposite the Chambers Foyer entrance (the entrance off Margaret Mahy Court).

3. Other

3 Apologies - *Te hunga kāore i tae*

No apologies were noted at the time of compiling the agenda.

4 Acknowledgements / Tributes - *Ngā mihimihi*

An opportunity for members to recognise achievements, to notify of events, or to pay tribute to an occasion of importance.

5 Conflicts of Interest - *Ngākau kōnatunatu*

Members are reminded of the need to stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interests they might have. Elected Members are also reminded to update their register of interests when changes occur.

The register of interest can be viewed on the Council website.

1. Financial Conflict

- Members present must declare any direct or indirect financial interest that they hold in any matter being discussed at the meeting, other than an interest that they hold in common with the public.
- Members cannot take part in the discussion, nor can they vote on any matter in which they have a direct or indirect financial interest, unless with an approved exception.
- Members with a financial interest should physically withdraw themselves from the table. If the meeting is public excluded, members should leave the room.

2. Non-Financial Conflict

- If a member considers that they have a non-financial conflict of interest in a matter they must not take part in the discussions about that matter or any subsequent vote.
- Members with a non-financial interest must leave the table when the matter is considered but are not required to leave the room.

6 Public Participation - *Wānanga Tūmatanui*

6.1 Public Forum - *Wānanga Tūmatanui*

The Council has set aside time for members of the public to speak in the public forum at the commencement of each meeting. Each speaker during the forum may speak for five minutes. Permission of the Chairperson is required for any person wishing to speak during the public forum.

With the permission of the Chairperson, Elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by a speaker.

6.2 Deputations - *Ngā Whakapuaki Whaitake*

A deputation enables a person, group or organisation to make a presentation to Community Board on a matter or matters covered by their terms of reference. Deputations should be approved by the Chairperson, or an official with delegated authority, five working days before the meeting. Deputations may be heard at the commencement of the meeting or at the time that the relevant agenda item is being considered. No more than two speakers can speak on behalf of an organisation's deputation. Speakers can speak for up to 5 minutes, or with the permission of the Chairperson, a longer timeframe may be allocated.

With the permission of the Chairperson, Elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by the deputation.

7 Confirmation of Minutes - *Te whakaaetanga o ngā meneti o te hui*

Confirmation of Council Meeting Minutes - 5 March 2026

The minutes from the Council meeting meeting held 4 December 2025 can be viewed via the Council website.

Click on the link below in order to view the 'unconfirmed minutes'.

- Unconfirmed Council Meeting Minutes - 5 March 2026

8 Standing and Joint Committee Minutes and Recommendations to Council - *Te tohutohu a te Komiti*

8.1 Standing Committee Meeting Minutes

The minutes from the Whakatāne District Council 'Standing Committee' meetings can be viewed via the Council website.

Click on the appropriate link below in order to view the 'unconfirmed minutes'.

Recommendation

THAT the minutes from the following Whakatane District Council Standing Committees be **received**:

Projects & Services Committee Meeting 19 February 2026

Finance, Performance & Risk Committee Meeting 26 February 2026

8.2 Recommendation to Council - Event Road Closures

8.2 Recommendation to Council - Event Road Closures(Cont.)

Recommendation – Projects and Services Committee

Title of Item:	**EVENT ROAD CLOSURES: TE WHARE WĀNANGA O AWANUIĀRANGI GRADUATION HIKOI**
Committee:	**PROJECTS AND SERVICES COMMITTEE**
Meeting Date:	**THURSDAY, 2 APRIL 2026**
Recommendation to Council Meeting:	**THURSDAY, 16 APRIL 2026**

7 REPORTS

7.5 Event Road Closures: Te Whare Wānanga o Awanuiārangi Graduation Hikoi

Refer to pages 47-51 of the agenda.

Moved Councillor Boynton / Seconded Councillor Immink

RESOLVED:

1. THAT the Projects and Services Committee **receives** the report Event Road Closures: Te Whare Wānanga o Awanuiārangi Graduation Hikoi; and
2. **THAT the Projects and Services Committee recommend to the Whakatāne District Council to approve the temporary road closure for the event detailed below:**

Event number 1:	**Te Whare Wānanga o Awanuiārangi Graduation Hikoi**
Road Closure Location:	Rolling closure departing from Mitchell Park to Richardson Street, through to The Strand and along The Strand to Mataatua Street. Full closure on Mataatua Street.
Date:	Friday, 1 May 2026
Time:	6:00am to 2:00pm Mataatua Street 9.30am onwards, rolling closure on Richardson Street and The Strand

CARRIED

8.3 Recommendation to Council - Murupara Resource Recovery Centre Charges Review

8.3 Recommendation to Council - Murupara Resource Recovery Centre Charges Review(Cont.)

Recommendation – Projects and Services Committee

Title of Item:	**MURUPARA RESOURCE RECOVERY CENTRE CHARGES REVIEW**
Committee:	**PROJECTS AND SERVICES COMMITTEE**
Meeting Date:	**THURSDAY, 2 APRIL 2026**
Recommendation to Council Meeting:	**THURSDAY, 16 APRIL 2026**

7 REPORTS

7.6 Murupara Resource Recovery Centre Charges Review

Refer to pages 52-64 of the agenda.

Moved Councillor Immink / Seconded Mayor Tánczos

RESOLVED:

1. THAT the Project and Services Committee **receive** the Murupara Resource Recovery Centre Charges Review report; and
2. **THAT the Projects and Services Committee agrees to the preferred option 1 of the proposal and recommends to Council the removal of the current Murupara Resource and Recovery Centre fee exemption, with the relevant fees to apply in accordance with Council's Fees and Charges Schedule, effective immediately.**

CARRIED

9 Reports - *Ngā Pūrongo*

9.1 Alteration to the Waste Management and Minimisation Action Plan (WMMP)

To:	**Whakatāne District Council**
Date:	**Thursday, 17 April, 2026**
Author:	**L Eve / Manager Solid Waste**
	E Fenton / Senior Strategic Policy Analyst
Authoriser:	**H Patrick / General Manager**
Reference:	**A3097909**

1. Reason for the report - *Te Take mō tēnei rīpoata*

This report seeks the Council's approval to allow staff to consult on the alteration of Section 6.3.4 of the Whakatāne District Council's Waste Management and Minimisation Plan 2021 – "*Collections and services"* - for Council to have the option to utilise waste disposal levy funding for the kerbside recycling collection.

2. Recommendation/s - *Tohutohu akiaki*

1. THAT the Council **receive** the Alteration to the Waste Management and Minimisation Action Plan report; and,
2. THAT the Council **approves** the recommended option to consult on amendments to the "*Timeframe and funding"* section of the *"Continue existing services and procure new contracts as required"* in section 6.3.4 *"Collections and services"* Table 7.

3. Background - *He tirohanga whakamuri*

3.1. Waste Management and Minimisation Plan

The Waste Management and Minimisation Plan (WMMP) sets out how the Council believes the district can achieve effective and efficient waste management and minimisation and is a requirement of councils under the Waste Minimisation Act 2008 (WMA).

Whakatāne District Council adopted their current WMMP in 2021 and are required to review it every six years, however, can consult on amendments to the Plan at any stage. The next full review will take place alongside the Long-Term Plan process with consultation in 2027 should the Council propose that a new WMMP is required.

The WMA enables councils to use various tools to influence, promote and implement measures to manage and minimise waste.

3.2. Waste Levy Funding

The WMMP includes an action plan, which sets out how the desired outcomes for waste management and minimisation can be achieved. The action plan establishes how specific actions will be funded and, in particular, which actions will be funded using Council's waste disposal levy funds. The waste disposal levy is charged on all waste sent to landfills in New Zealand, and half of the amount collected is provided to councils; with distribution made on a population basis. The WMA requires that the waste levy funds are spent by councils in accordance with their WMMPs, and on actions that support waste minimisation.

Since 2021, the waste disposal levy has been increasing and applied to a wider range of disposal facilities. This means that the total amount of levy collected has progressively increased, and similarly the portion paid out to councils has also increased. Council's current WMMP was adopted around the time Central Government made the changes to the waste disposal levy in 2021, which meant that this could not be fully reflected in the action plan.

Therefore, the Council has not spent all its levy funds since the changes in 2021, allowing council to maintain a reserve.

4. Discussion – Kōrerorero

4.1. Current context

Section 32 of the Waste Minimisation Act 2008 (WMA) outlines that councils are only able to spend the waste disposal levy fund.

1. On matters to promote or achieve waste minimisation; and
2. In accordance with its Waste Management and Minimisation Plan (WMMP).

Council receives waste disposal levy funding from MfE quarterly. These funds cannot be allocated for collecting rubbish or landfill costs, or for any waste minimisation activities that are not already listed in the WMMP with levy funds allocated.

The WMA is currently under review, which may see changes to the local government portion of the waste disposal levy as part of this review. Initial indications from government are that the allocation formula may be changed, and that the activities which Councils can allocate funding towards may be expanded along similar lines to the central government portion.

The 50% of the total collected waste disposal levy that is returned to local government is currently allocated on a population basis. Therefore, councils that experience high volumes of visitors must bear the costs of providing services to accommodate population increases without receiving an increase in overall benefit. One of the proposals in the legislation review is that the allocation is changed to a baseline amount paid to each council, with an additional portion paid based on population. The total amount of the disposal levy paid to local government would not change, but the amount received by participating individual councils would.

4.2. Proposal

The Council kerbside recycling collection service allows materials to be recovered, keeping resources out of landfills. Staff have identified that the waste disposal levy funds paid to Council could be allocated to funding a portion of this service. Any use of the waste disposal levy funding towards the cost of providing the kerbside recycling collection service would correspondingly reduce the associated targeted rates, which currently fund the service.

The WMA provides councils the opportunity to make changes to their WMMPs during the period the plan is active; provided that the changes consider the waste hierarchy, prevent nuisance, have regard to the New Zealand Waste Strategy, and use the special consultative procedure described in the Local Government Act. Given that WMMPs often have a duration of six years or more, it is unsurprising that amendments may be required during this time. This proposed amendment to the WMMP is considered to meet all the requirements of the WMA.

This amendment has been identified as an option to achieve cost reductions specifically in Council's 2026/27 budget, without a significant negative impact on the service or other immediate competing priorities for the waste levy funds.

The key changes proposed:

1. Addition of "Waste Levy Funding" - Council would like to add "Waste Levy Funding" to table 7 – section 6.3.4 "*Collection and Services Ngā Kohikohinga me ngā Ratonga Para"*on page 24 under the activity of *"Continue existing services and procure new contracts as required"* **as an additional** funding method to targeted rates under "*Timeframe and funding".*

Staff have engaged with MfE, who advised that if Council wishes to make this change, it will require the full statutory consultation process as detailed within the WMA.

Financial analysis

Currently, WDC is holding $1,535,000 in waste disposal levy reserves, with an estimated additional allocation of approximately $500,000 this year.

WDC has set aside these funds in anticipation of developing new solid waste infrastructure assets in the future to support population growth, like an investment in a composting site. In the past few years approximately $200,000 has been spent annually on waste minimisation activities (including provision of subsidised composting and worm bins, support for various waste-focused community groups like Para Kore, CREW and Waste Zero Whakatāne, and added a waste minimisation officer resource) with an aim to maintain a budget of approximately $300,000 to $400,000 per year for projects in future.

Kerbside recycling and glass collections currently cost about $1,380,000 per annum. Through this proposed change, Council has an option to use a percentage of the waste disposal levy to subsidise the kerbside targeted rate. The percentage has not been set but will be brought to Elected Members within the 2026/27 Annual Plan report in June.

5. Options Analysis - *Ngā Kōwhiringa*

5.1. Option 1 Approve staff to consult on the proposed alterations to the WMMP – Recommended option

Advantages	Disadvantages
• Increases the variety of options to use the waste levy funding received from the Ministry for the Environment. • Could be used to decrease the associated targeted rates charge for the kerbside recycling service (by an amount yet to be determined).	• Consultation process required.

5.2. Option 2 Do not approve staff to consult on proposed alterations to the WMMP

Advantages	Disadvantages
• Maintains the status quo of waste disposal levy funds for the existing activities identified in the WMMP. • No consultation process is required.	• Does not increase the options available for Council to use the Waste Levy funding received from the Ministry for the Environment.

6. Significance and Engagement Assessment - Aromatawai Pāhekoheko

6.1. Assessment of Significance

The decisions and matters of this specific report are assessed to be of moderate to high significance in accordance with the Council's Significance and Engagement Policy and requires consultation.

Significance Criteria	Comments	Impact Assessment
Level of community interest: Expected level of community interest, opposition or controversy involved.		Moderate
Level of impact on current and future wellbeing: Expected level of adverse impact on the current and future wellbeing of our communities or District.		Moderate
Rating impact: Expected costs to the community, or sectors of the community, in terms of rates.		Moderate
Financial impact:		Moderate

Significance Criteria	Comments	Impact Assessment
Expected financial impact on the Council, including on budgets, reserves, debt levels, overall rates, and limits in the Financial Strategy.		
Consistency: Extent to which a proposal or decision is consistent with the Council's strategic direction, policies and significant decisions already made.		Low
Reversibility: Expected level of difficulty to reverse the proposal or decision, once committed to.		Moderate
Impact on Māori: Expected level of impact on Māori, considering the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.		Low
Impact on levels of service: Expected degree to which the Council's levels of service will be impacted.		Low
Impact on strategic assets: Expected impact on the performance or intended performance of the Council's Strategic Assets, for the purpose for which they are held.		Moderate

6.2. Engagement and Community Views

Engagement on this matter will require consultation to be undertaken in accordance with Section 6.0 of the Council's Significance and Engagement Policy. Council will use the attached Statement of Proposal to consult the community.

The Statement of Proposal outlines an amendment to section 6.3.4 of the Whakatāne District Council Waste Management and Minimisation Plan 2021. The proposed amendment seeks to include "Waste Levy Funding" as an additional funding method in the "Collection and Services" section for the kerbside recycling collection service. This alteration would enable the allocation of some of the Council's waste disposal levy funds to support this service, thereby reducing reliance on funding through targeted rates. The proposal is made in accordance with Sections 83 and 87 of the Local Government Act 2002 and is deemed to comply with the Waste Minimisation Act 2008. The public is invited to submit their feedback on this proposal by a specified date in 2026 (TBC pending the outcome of this paper).

The consultation period will be for one month following approval of consultation by Council, followed by public hearings (if requested by the public), and concluded with a decision by Council.

7. Considerations -*Whai Whakaaro*

7.1. Strategic Alignment

No inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

7.2. Legal

The Waste Minimisation Act 2008

The Local Government Act 2012

7.3. Financial/Budget Considerations

The desired changes to the associated action would allow a proportion of the waste disposal levy funding to be used as a funding mechanism in conjunction with targeted rates in the collection of kerbside recycling, reducing the targeted rates demand for this activity. The associated costs are dependent on the amount of waste disposal levy funding received from the Ministry for the Environment and other waste minimisation actions requiring the associated waste disposal levy funds. These factors will be discussed in more detail in subsequent reports.

7.4. Climate Change Assessment

There are no significant or notable impacts associated with the matters of this report.

7.5. Risks

While there are no significant or notable risks associated with the matters of this report, risks could include:

- community opposition to the proposed changes
- potential concerns regarding the effectiveness of initiatives
- uncertainty related to future waste disposal levy funding under the pending reforms to the Waste Minimisation Act 2008
- possible new requirements of councils that may require waste disposal levy funds
- wider demands on the funds if the hypothecation of the levy is expanded.

8. Next Steps – E whai ake nei

1. Follow the consultation process for the WMMP.
2. Report to Council on the consultation feedback, Council deliberations then a decision by Council on the changes should be made.
3. The Annual Plan Budget report is due to Council in June 2026 where it can consider using the waste levy for kerbside recovery if Council adopts the proposed changes to the WMMP.

9.1.1 Appendix 1 Statement of Proposal WMMP

Title goes here

SUB TITLE

Statement of proposal

Amendment to section 6.3.4 of the Waste Management and Minimisation Plan 2021

whakatane.govt.nz

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Title goes here
SUB TITLE

Statement of Proposal

Amendment to the section 6.3.4 of the Waste Management and Minimisation Action Plan

The statement of proposal is made for the purpose of Sections 83 and 87 under the Local Government Act 2002.

The statement of proposal includes:

- The Amendment to the section 6.3.2 of the Whakatāne District Council Waste Management and Minimisation Action Plan.

Summary of information

Kōrero Mai Have
your say
by [DAY] [DATE] [MONTH] 2026

Online: www.whakatane.govt.nz
By post: Whakatāne District Council, 14 Commerce Street, Private Bag 1002, Whakatāne.
By email: submissions@whakatane.govt.nz
Or deliver your submission in person to the Civic Building Reception, 14 Commerce Street, Whakatāne.

If you would like to speak to your submission, please indicate this and provide your contact details. We will be in touch to let you know the date and time for verbal submissions.

Following the closing of submissions on [DATE] [MONTH] 2026, all submissions will be reviewed by Elected Members. Verbal submissions will be heard, and all submissions formally considered at a Council meeting on Thursday, [DATE] [MONTH] 2026. This meeting is open to both submitters and the public to attend.

Important dates:

P +64 7 306 0500 E info@whakatane.govt.nz W whakatane.govt.nz
Commerce St, Private Bag 1002, Whakatāne 3158, New Zealand

9.1.1 Appendix 1 Statement of Proposal WMMP(Cont.)

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Title goes here

SUB TITLE

Consultation timeline

DATE 2026 Consultation period begins

DATE 2026 Closing date for submissions

DATE 2026 Public hearing and deliberations

DATE 2026 Decision of Council

Visit koreromai.govt.nz/shapingourspaces to view the following documents:

Waste Management and Minimisation Action Plan 2001

Background

The Waste Management and Minimisation Plan (WMMP) sets out how the Council believes the District can achieve effective and efficient waste management and minimisation, and is a requirement of councils under the Waste Minimisation Act 2008 (WMA). Whakatāne District Council adopted their current WMMP in 2021 and are required to review it every six years. The next review will take place as part of the legislatively-required Waste Assessment, expected to take place during 2026, with an update to the WMMP in 2027 (presuming the review concludes a new WMMP is required). The WMA enables councils to use various tools to influence, promote and implement measures to manage and minimise waste.

The WMMP includes an action plan, which sets out how the desired outcomes for waste management and minimisation can be achieved. The action plan establishes how specific actions will be funded and, in particular, which actions will be funded using Council's waste levy funds. The waste levy is charged on all waste sent to landfills in New Zealand, and half of the amount collected is provided to councils; with distribution made on a population basis. The WMA requires that the waste levy funds are spent by councils in accordance with their WMMPs, and on actions that support waste minimisation.

Since 2021, the waste levy has been increased and expanded to a wider range of disposal facilities. This means that the total amount of levy collected has been progressively increasing, and similarly the portion paid out to councils has also increased. With Council's current WMMP adopted around the



time that the increases and expansions to the levy began, the action plan was not able to fully reflect the scope of these changes.

Because the Council kerbside recycling collection service allows materials to be recovered, keeping waste out of landfills, staff have identified that the waste levy funds paid to Council could be allocated to funding a portion of this service if desired and indicated as such in the WMMP action plan. Any use of the waste levy funding towards the cost of providing the kerbside recycling collection service would correspondingly reduce the associated targeted rates, which currently fund the service entirely.

The WMA provides for councils to make changes to their WMMPs during the period the Plan is active; provided that the changes consider the waste hierarchy, prevent nuisance, have regard to the New
Zealand Waste Strategy, and use the special consultative procedure described in the Local Government Act. Given that WMMPs often have a duration of six years or more, it is unsurprising that amendments may be required during this time. This proposed amendment to the WMMP is considered to meet all the requirements of the WMA.

Key changes we are proposing

1. Addition of "Waste Levy Funding" - Council would like to add "Waste Levy Funding" to table 7 – section 6.3.4 "*Collection and Services Ngā Kohikohinga me ngā Ratonga Para"*on page 24 under the activity of *"Continue existing services and procure new contracts as required"* as an additional funding method to targeted rates under "*Timeframe and funding".*

Why are council proposing this change?

This amendment to the WMMP action plan is proposed to enable some of Council's waste levy funds to be allocated to the kerbside recycling collection service, which would correspondingly reduce the extent to which the service needs to be funded by targeted rates. This amendment has been identified as an option to achieve cost reductions in Council's budgets, without a negative impact on the service or other competing priorities for the waste levy funds.

If you would like to know more about this, please follow the link to our FAQs.

9.1.2 Appendix 2 WMMP Action Table

6.3.4 Collections and Services				
ACTION	**DESCRIPTION**	**NEW OR EXISTING ACTION**	**TIMEFRAME AND FUNDING**	**CONTRIBUTION TO WASTE MINIMISATION**
Continue existing services and procure new contracts as required.	Current kerbside collections, litter bin services, operation of refuse transfer stations and the green waste composting facility will continue.	Existing	Ongoing Rates Waste Levy Funding	Current waste management and minimisation services will continue.

9.1.3 Appendix 3 WMMP 2021



Whakatāne District Council

Waste Management and Minimisation Plan 2021

Te Mahere Whakahaere me te Whakaiti Para o te Kaunihera ā-rohe o Whakatāne 2021

Adopted: 14/06/2021
Commences: 01/07/2021
Review date: 01/07/2027

WHAKATĀNE District Council
Kia Whakatāne au i ahau

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Prepared by:
Nigel Clarke
Manager Solid Waste
Whakatāne District Council

Approved by:
Steph O'Sullivan
Chief Executive
Whakatāne District Council

Foreword
Kupu Whakataki

This is the third iteration of the Whakatāne District Council's six-yearly Waste Management and Minimisation Plan (WMMP). The preparation and implementation of the WMMP is a requirement of the Waste Minimisation Act (WMA), which aims to ensure that waste streams are better managed and minimised wherever possible.

During the term of the last plan (2015-2021), export markets for recycling that New Zealand has previously relied on have greatly diminished. Along with a lack of onshore infrastructure, this has resulted in excess recyclables and a collapse of market prices. New Zealand does not have the infrastructure and markets to recycle all the plastics, metals, paper and cardboard that we buy and throw away. Now, more than ever, we need to rethink what we are producing, buying and discarding, so that we can aim for circular economy models to deal with all our waste.

Central Government is currently considering and implementing a number of changes to how we deal with our waste on a national scale. These include increases and other changes to the Waste Levy (landfill tax); the introduction of Product Stewardship Schemes; a Container Return Scheme (refund of deposits on drink containers); investment in national recycling infrastructure; restrictions on imports and exports of plastic recycling; changes to the WMA and NZ's Waste Strategy; and waste data reporting requirements for councils and waste operators. These changes will affect waste management and minimisation during the term of this plan, which has been written with some flexibility to take into account the future government direction.

As required by the WMA, the District's Waste Assessment has also been reviewed. This document outlines the district's current situation in relation to waste management and minimisation, analyses future needs, sets out a number of options to meet those needs and guides the development of the WMMP. While the Waste Assessment outlines the options for managing our waste, the WMMP sets out the actions we will take.

Judy Turner

Mayor *Manukura*, Whakatāne District



2019/2020

23,145 tonnes
OF WASTE COLLECTED

13,117 tonnes
OF WASTE TO LANDFILL

10,028 tonnes
OF WASTE DIVERTED FROM LANDFILL

1 Introduction
Kupu Whakataki

1.1 A snapshot of our waste
He whakarāpopototanga o te para

Whakatāne diverted 10,028 tonnes of waste from landfill in 2019/20. However, we still sent 13,117 tonnes of waste to landfill in 2019/20.

A significant portion of this landfilled waste could potentially have been composted, reused or recycled.

Kerbside rubbish accounted for 48.1% of our landfilled waste with construction, demolition, industrial and commercial waste accounting for a significant portion of the rest.

Council provides kerbside services to 88.9% of rateable properties.

1.2 Why do we need a plan?
He aha tātou e hiahia ai he mahere?

Whakatāne District Council (the Council) has a statutory requirement under the Waste Minimisation Act 2008 (WMA) to promote effective and efficient waste management and minimisation within the district. We do this by adopting a Waste Management and Minimisation Plan (WMMP). We also have an obligation under the Health Act 1956 to ensure that our waste management systems protect public health.

Our WMMP sets the priorities and strategic framework for managing waste in our district. In line with the requirement of section 50 of the WMA, our WMMP needs to be reviewed at least every six years after its adoption. Councils may elect to review any or all aspects of the Plan at any time prior to this, if they consider circumstances justify such a review.

The WMMP includes a number of actions the Council and our communities will take to manage and minimise our waste. All the actions listed in our 2015-2021 WMMP were completed or are ongoing projects, such as school waste education.

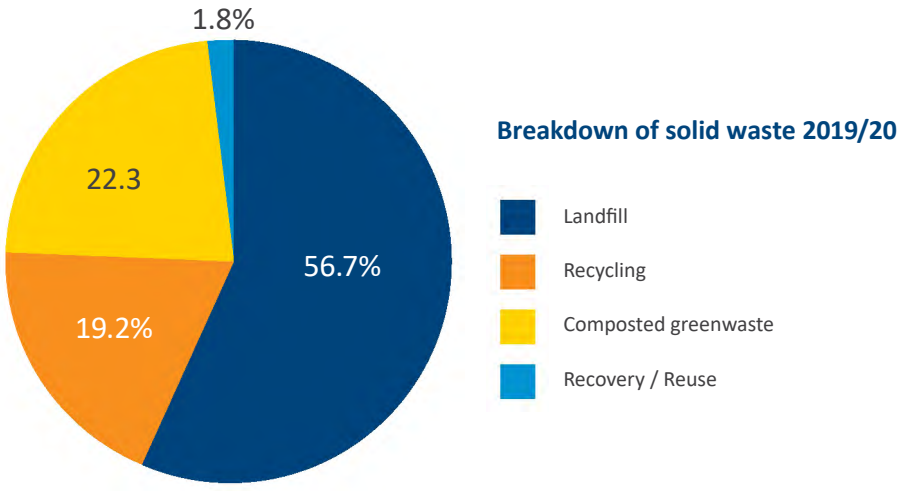
1.3 What is waste and why is it a problem?
He aha te para, otirā, he aha te para e raru ai?

The Waste Minimisation Act defines waste as:

> *"material that has no further use and is disposed of or discarded"*

The Act also describes 'waste minimisation' as reducing waste and increasing the reuse, recycling, and recovery of waste and diverted material. 'Diverted material' is anything that is no longer required for its original purpose, but still has value through reuse or recycling. For example – your empty aluminium drink can is waste to you, but is worth money to metal recycling companies and so becomes 'diverted material' if it is recycled.

Most of the things we do, buy and consume generate some form of waste. It costs money when we have to throw things away, and if we don't manage it properly, it can cause problems with the environment and people's health.



In this WMMP, terms will be used such as 'rubbish', 'recycling', and 'waste' that may not be familiar to you or may mean something different to how we use them. Definitions are provided in the glossary at the back of this WMMP.

The WMMP includes all waste and diverted material in the district, but does not include liquid and gaseous wastes, which are managed through other strategies and Asset Management Plans. These documents can be found on the Council's website. This plan focuses on solid wastes, but may also consider other wastes where they are considered to have implications for solid waste management, such as gas from landfills or bio-solids. The Council believes this is necessary to make sure we manage our waste in the most efficient and effective way possible. This does not necessarily mean that the Council is going to have direct involvement in the management of all waste – but there is a responsibility for the Council to at least consider all waste in the District, and to suggest areas where other groups, such as businesses or householders, could take action themselves.

1.4 What informs the plan?
Mā te aha te mahere e ārahi?

The plan must meet requirements set out in the WMA, including to:

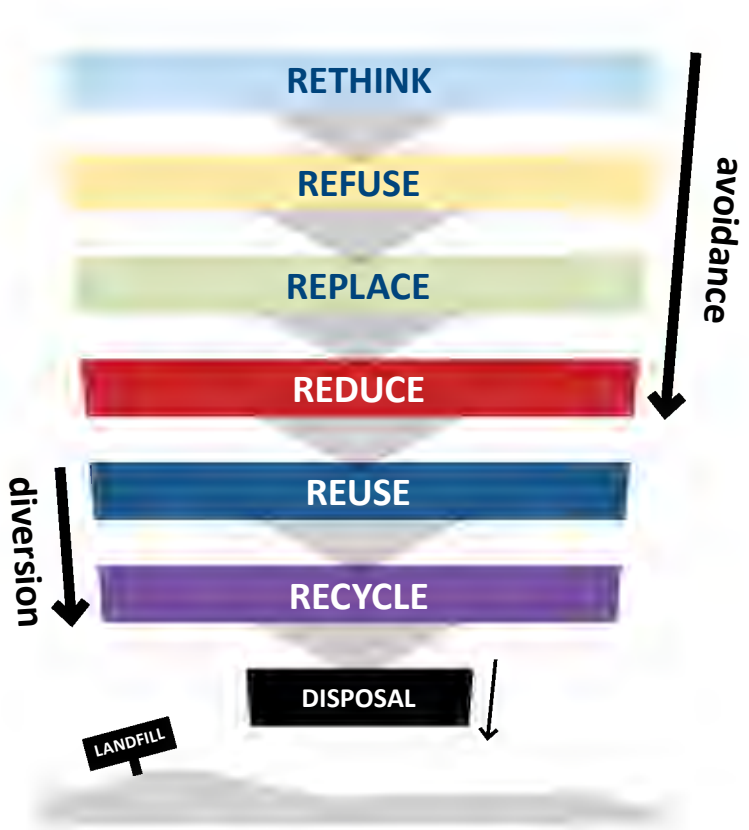
- Consider the 'Waste Hierarchy', which sets priorities for how we should manage waste (see Figure 1)
- Ensure waste does not create a 'nuisance'
- Have regard to the New Zealand Waste Strategy and other key government policies
- Consider the outcomes of the 'Waste Assessment' (this is a review of all information that we have about the current waste situation in the Whakatāne District, including rubbish from households and businesses)
- Follow the special consultation procedure set out in the Local Government Act (1974)

1.5 The Waste Hierarchy
Pūnaha whakarōpū para

The 'waste hierarchy' refers to the idea that waste avoidance should come before reuse and recycle, with landfilling as the final option.

There are many versions of the waste hierarchy, although they all work on similar principles. The Council has adopted the Prime Minister's Chief Science Advisor's waste hierarchy, which was published in December 2019. This model, shown below, places more emphasis on waste avoidance prior to diversion and disposal. However, avoidance behaviours will be influenced more by national policy and community behaviour (both of which the Council can influence) but Council operations and services have more direct control over diversion practices.

Figure 1: The Waste Hierarchy



Source: Prime Minister's Chief Science Advisor, "Rethinking Plastics in Aotearoa New Zealand" December 2019.

In general, actions further up the hierarchy can reduce the costs at a lower level, and environmental impact is generally reduced at higher levels. However, relative costs can vary significantly depending on factors such as disposal and transport.

1.6 New Zealand Waste Strategy and other Government Policies
Te Rautaki Para o Aotearoa me ngā Kaupapa Here o te Kāwanatanga

The New Zealand Waste Strategy has two goals.

To:

- reduce the harmful effects of waste
- improve the efficiency of resource use

The strategy's two goals provide direction to central and local government, businesses (including the waste industry) and communities on where to focus their efforts to manage waste. The strategy has a flexible approach that can be adapted to different situations. This flexible approach ensures waste management and minimisation activities are appropriate for local situations.

Unlike any time before, central government is currently considering a number of significant legislative changes to how New Zealand manages its waste. These changes will affect waste management and minimisation during the term of the WMMP. These changes include:

- Review of the New Zealand Waste Strategy
- Review of the WMA
- Waste Levy Charges
- Waste Data Collection
- Container Return Scheme
- Product Stewardship
- Basel Convention Amendment

Further details on these changes can be found in the Waste Assessment.

1.7 The structure of our plan
Te whakatakotoranga o tā tātou mahere

This plan consists of three parts:

Part A: The Strategy. The Strategy contains core elements including the vision, goals, objectives, and targets. It essentially sets out what we are aiming to achieve, and the broad framework for working towards the vision.

Part B: Action Plan. The action plan sets out the proposed specific actions to be taken to achieve the goals, objectives, and targets set out in the Strategy. The Action Plan also outlines how we will monitor and report on our actions, and how they will be funded.

Part C: Supporting information. This section contains the background information that has informed the development of our WMMP. Most of this information is contained in the Waste Assessment.

Part A: The Strategy
Te Rautaki



2 Vision, goals, objectives and targets

Te matakitenga, ngā whāinga me ngā whāinga tiritiringa

This section sets out what we want to achieve through our plan. It has been developed after consultation with our communities, considering how we can work best together, and taking into account all of our obligations.

In managing solid waste in our district, the Council aims to provide cost effective and efficient waste services, while also fulfilling our legal responsibility to move waste up the hierarchy. This means working to reduce our reliance on landfill disposal, while increasing reuse, recycling and reduction of waste. We also need to work with other parties on waste avoidance strategies to reduce the amount of waste we produce, buy and throw away in the first instance. This is a difficult balance to achieve, particularly considering the collapse of recycling markets and the current consumer behaviours.



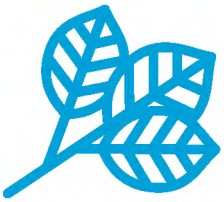
6,314

TONNES OF REFUSE COLLECTED FROM KERBSIDE COLLECTIONS



2,416

TONNES OF RECYCLING COLLECTED FROM KERBSIDE COLLECTIONS



3,422

TONNES OF GREENWASTE COLLECTED FROM KERBSIDE COLLECTIONS

2.1 Our vision

Tō tātou matakitenga

This vision reflects the aspirations of the Whakatāne District communities to move all our waste up the Waste Hierarchy (Figure 1) and acknowledges our responsibility to manage our waste responsibly and minimise the impact on the environment. To achieve this, we need to know more about our waste, look at each waste type or 'stream' and identify new opportunities to use waste as a resource for another purpose. This will often involve looking at local solutions that will eventually reduce the amount we have to transport and send to landfill.

OUR VISION IS:

Our communities working together to turn our waste into resources

2.2 Working with whānau, hapū and iwi
E mahi ana ki ngā whānau, ngā hapū me ngā iwi

The Waste Management and Minimisation Plan aims to align with te ao Māori and responsibilities such as Kaitiakitanga.

We aspire to bring Māori values, mātauranga Māori (indigenous knowledge) and tikanga (customs) into our waste management and minimisation strategies and practices.

Traditionally, a closed-loop waste system returned all resources back to Papatūānuku without harm to whenua (land), awa (waterways) or moana (oceans). As time has evolved and types of waste have expanded, this has created a severe challenge to maintaining those principles of care for the taiao (environment).

Increasingly we see whānau, hapū and iwi, land trusts, Māori businesses and communities identifying and expressing their waste minimisation aspirations. Council wants to work with all our communities to support endeavours to reduce, recycle or reuse waste as a resource opportunity.

2.3 Our goals and objectives
Ā tātou whāinga

Our vision will be realised through achieving a set of supporting goals and objectives set out below.

In some areas, it makes sense for councils to collaborate to gain efficiencies, share risk and achieve greater outcomes for our communities. Where it aligns and makes sense, Whakatāne District Council will work with other territorial and regional councils, private and community sectors, and central government to achieve shared goals and objectives. However, the success of this plan is dependent on our communities working together.

Goal 1: Communities throughout our district are knowledgeable about waste

1. Provide education on what happens to different types of waste and the resulting implications (financial, health and environmental)
2. Make waste data easily accessible and understood
3. Provide information that allows our communities to make best use of existing waste avoidance and diversion services, and potential new ones

Goal 2: Communities that are committed to firstly avoiding waste, then secondly reusing and recycling it

1. Process and manage waste locally where feasible and cost effective
2. Create opportunities for our communities to be involved with waste minimisation initiatives
3. Where avoidance of waste is not possible, look for opportunities to turn it into a resource

Goal 3: Communities that look for and consider new initiatives and innovative ways to minimise waste

1. Investigate and implement new services, facilities or other initiatives that will avoid waste or divert it from landfill
2. Consider each waste stream separately when investigating new minimisation opportunities
3. Work collaboratively with other councils, whānau, hapū and iwi and relevant stakeholders to provide new waste minimisation opportunities and lobby central government for change

2.4 Targets
Ngā whāinga tiritiringa

This plan is expected to guide the next six years of waste management and minimisation in the Whakatāne District. During this time, we expect the way waste is managed in New Zealand to change significantly. Government, industry and councils around the country are already working on issues like:

- Product stewardship for tyres, e-waste, plastic packaging and other difficult items
- Development of a container return scheme
- Possibly more bans along the lines of the single-use plastic shopping bag ban
- An increase and expansion of the levy charged at landfills
- Better consistency between kerbside collections in different areas

Other areas that are likely to change include:

- The way information about waste is collected and monitored
- The New Zealand Waste Strategy
- Reviews of legislation like the Waste Minimisation Act
- More investment in facilities to manage our waste within New Zealand

This means that things are going to change in the Whakatāne District too, and this depends on a lot of factors out of our control - making it hard to set a target that will cover the next six years.

Council is suggesting that we set an overall target for the district that is based on the amount of rubbish sent to landfill each year, per person – compared to the national average:

Whakatāne District will stay below 70% of the national average amount of waste sent to landfill per person, each year

Explanation: Whakatāne District currently sends around 370kg of rubbish to landfill per person each year, which is rated as 'good' against similar districts. The national average is around 740kg[1].

The suggested action plan for this WMMP has a focus on engaging with our communities about waste issues. This overall target will be supported by a number of other targets that reflects this focus:

- Council aims to keep customer satisfaction with our kerbside services and transfer station at above 80%
- Run or support at least 10 community engagement and education initiatives each year
- Increase the overall understanding of waste issues across our communities

[1] 'Landfill' is defined as Class 1 landfill and is based on the information that Council has access to through its transfer station and collections. Districts like Whakatāne send less rubbish to landfill per person than other parts of New Zealand because we have relatively little industry, and a mixed urban and rural population; supported by good kerbside services and other options for minimising our waste.



3 The Waste Situation
Te Tūāhua Para

3.1 The New Zealand situation
Te tūāhua para o Aotearoa

During the term of the last plan, export markets for recycling that New Zealand has previously relied on have greatly diminished. Along with a lack of onshore infrastructure, this has resulted in excess recyclables and a collapse of market prices. New Zealand does not have the infrastructure and markets to recycle all the plastics, metals, paper and cardboard that we buy and throw away. Now, more than ever, we need to think about what we are producing, buying and discarding, so that we can aim for circular economy models to deal with all our waste.

Central government is currently considering and implementing a number of options that will change how we deal with our waste on a national scale. These include increases and other changes to the Waste Levy (landfill tax); the introduction of Product Stewardship Schemes; a Container Return Scheme (refund of deposits on drink containers); investment in national recycling infrastructure; restrictions on imports and exports of plastic recycling; changes to the WMA and NZ's Waste Strategy; and, waste data reporting requirements for councils and waste operators. These changes will affect waste management and minimisation during the term of this plan.

3.2 How do we manage waste in our district?
Me pehea tātou e whakahaere ana i te para o te rohe?

Further details on the facilities and services available to Whakatāne District residents to manage their waste are outlined in the Waste Assessment. These include:

- Refuse kerbside services
- Recycling kerbside services
- Greenwaste kerbside services
- Refuse transfer stations for refuse and recycling drop-off
- Greenwaste composting facility

Further details on waste minimisation initiatives are also outlined in the Waste Assessment and include:

- Marae-based recycling and waste minimisation education
- School waste education and free recycling collections
- Event waste management
- Support for 'Waste Zero Whakatāne' community group
- Subsidised home composting units and reusable nappies for day-care centres.

3.3 How much waste is there and where does it come from?
He aha te rahi o te para, ā, i hea te para?

In 2019/20 council collected 23,145 tonnes of waste, of which 13,117 tonnes (56.7%) was sent to landfill, 4,442 tonnes (19.2%) was recycled, 5,158 tonnes (22.3%) was composted and 428 tonnes (1.8%) was recovered or reused. Therefore, we diverted 43.3% of all our waste from landfill.

A breakdown of the source of each waste type is outlined in Table 1 below.

Table 1: Kerbside collections vs drop off at refuse transfer stations

Waste type	Kerbside collections (tonnes)	Public/industrial/ commercial drop-offs (tonnes)	Total (tonnes)
Refuse	6,314	6,708	13,022
Recycling	2,416	2,026	4,442
Greenwaste	3,422	1,736	5,158
Contaminated recycling/ greenwaste	95	0	95
Other (concrete/tyres/ metals)	0	428	428

It should be noted that the above figures only include 'council controlled waste' and do not include any waste not collected by the Council or processed through our facilities, such as some industrial wastes.

3.4 How well are we doing?
E pehea ana te whakahaere para?

All the actions in our last WMMP (2015-2021) were completed. Some actions, such as school waste education, are ongoing. During the last WMMP term, we also completed other waste minimisation projects that were not included, such as a subsidised home composting scheme and installation of public recycling bins.

It is difficult to compare our performance nationally, as there is a lack of standardised waste data. However, using data from the Ministry for the Environment to compare our district to national averages, our waste minimisation measures are having a significant effect - see Table 2 below.

Table 2: Whakatāne waste minimisation performance vs national averages

Measure	National	Whakatāne
% change of waste to municipal landfills 2009-2019	+48%	-19.23%*
Waste to landfill per capita per annum 2018/19	740Kg	370Kg

*** While the above figures show we have decreased the amount of waste sent to landfill over a ten year period (-19.23%), we have seen a reversal over the last few years (+8.2% in 2019/20).** This increase is partly due to the 2017 Edgecumbe floods, which produced over 7,000 tonnes of extra waste to landfill, and a private waste operator that now disposes of a significant amount of waste through the Whakatāne refuse transfer station. The effects of COVID-19 also increased waste to landfill as material recovery facilities were closed and recycling was landfilled.

Further details on our waste data is outlined in the Waste Assessment.

3.5 Can we do better?
Ka āhei mātou ki te whakapai ake i tā mātou mahi?

In short, yes. But we all need to play a part, the Council cannot do it in isolation.

The Council has not undertaken an analysis of kerbside rubbish bin contents since 2007. However, from observations and national audits we are aware of opportunities available to reduce the amount of waste we send to landfill.

In 2018, a national food waste survey over six local authorities found that 34.1% of refuse bins and bags was food waste and that 49.7% of this food waste was 'avoidable'. This food waste presents opportunities for diversion through composting or some other recovery process, as well as changes in our behaviour and reducing the food waste in our households.

In 2020, a national audit of refuse wheelie bin and bag contents in New Zealand's four largest local authorities found 14% of the contents were recyclable.

Recycling in refuse and food waste provides significant opportunities to reduce what we send to landfill. If we can find economical ways to get this recycling and compostable material out of the rubbish collection, we can save costs on the amount we send to landfill, and reduce our environmental impact by recycling or composting these materials instead. We can further reduce this amount through reuse of construction and demolition and other wastes, and changing our purchasing behaviours.

We also need to reduce the contamination levels in our recycling and greenwaste. This will ensure more of it is recycled or reprocessed. The Council is a supplier of these recyclable materials to processors and we need to ensure we are supplying a quality 'product' that they want. During 2019/20, the Council undertook three campaigns to address contamination in our recycling and greenwaste as well as on-street audits of bins; however, it remains a major problem. We cannot do this without public cooperation, as kerbside services are the source of most of the contamination.

3.6 Projections of future demand
Ngā matapae para

A detailed analysis of future demand is included in the Waste Assessment.

The analysis of factors driving demand for waste services in the future suggest that changes in demand will occur over time with construction activity playing a major part. If new waste management approaches are introduced, this could shift material from disposal to recovery management routes.

Population and economic growth will drive moderate increases in the waste generated. The biggest change in demand is likely to come about through changes within the industry, with economic and policy drivers leading to increased waste diversion and waste minimisation.

4 Key issues
Ngā Take Matua

The Waste Assessment analyses all aspects of waste management in the Whakatāne District, and identifies the main areas for improved waste management and minimisation effectiveness and efficiencies. Options to address the key issues below are also detailed in the Waste Assessment.

- A significant proportion of residential and commercial waste going to landfill is organic food waste, which could be diverted for composting or alternative processing
- More recyclables could be diverted from both domestic and commercial properties, rather than going to landfill
- A significant proportion of commercial and home DIY construction and demolition waste could be diverted for reuse. There is also a lack of facilities to recycle or otherwise divert these materials, with a predicted increase in construction activity
- There is a lack of understanding, regulation and disposal options for medical waste in the district
- Current rural and farm waste disposal practices have limited options and are not fully understood
- Licensing provisions in the Council waste bylaw are not yet implemented, and therefore there is limited data available on private operator activities and non-Council controlled waste streams
- Provisions in the Council waste bylaw are not yet implemented for multi-use developments, so waste minimisation practices vary and are not fully understood with some residents expressing frustration that they are not able to recycle more
- Central government policy is undergoing current changes, which will have significant effects on Council's waste minimisation and management practices. This has made it difficult to plan ahead for this WMMP. These changes will also place new responsibilities on council services and resources
- Contamination of kerbside recycling and greenwaste continues to be a significant issue
- There is no national standardisation of waste data, which makes Council's waste minimisation performance difficult to measure
- There is a lack of data on waste deposited in 'uncontrolled' sites, such as clean fills and farm dumps
- Variations in refuse transfer station fees within the district presents a financial risk to Council and our communities. Costs will increase significantly with Waste Levy increases
- A progressive increase in Waste Levy charges from $10 to $60 per tonne over a four-year period from 2021 to 2025, along with continued increases in Emission Trading Scheme (ETS) charges at the landfill will continue to significantly increase landfill costs

Part B: Action Plan
Te Mahere Kokenga



5 Introduction
Kupu Whakataki

The following Action Plans set out how our communities will work towards the vision, goals, and objectives, and address the issues outlined in Part A of the WMMP.

The Action Plan aims to set out clear, practical initiatives that we need to implement. While the action plan forms part of the WMMP, it is intended to be a useful 'living' document that can be regularly updated to reflect current plans and progress. This is particularly important in relation to changes planned by Central Government, such as product stewardship and waste data collection. Under the WMA the WMMP can be updated without triggering the need for a formal review, as long as the changes are not significant and do not alter the direction and intent of the strategy as set out in Part A.

6 Action Plan – What are we going to do?
Te Mahere Kokenga – Ka aha mātou?

6.1 Considerations
Ngā Whai whakaaro

The action plan outlines the Council's intentions to meet its obligations under the WMA. In some cases, further research may be required to work out the costs and feasibility of some projects. This might change how, when, or if they are implemented. Completing some other actions might depend on changing contractual arrangements with providers, or setting up new contracts. These type of contracts can be unpredictable and this may also impact the nature, timing, or costs of these projects.

6.2 Council's intended role
Te mahi a te Kaunihera

The Council intends to oversee, facilitate and manage a range of programmes and interventions to achieve effective and efficient waste management and minimisation within the district. The Council will do this through our internal structures responsible for waste management. We are responsible for a range of contracts, facilities and programmes to provide waste management and minimisation services to the residents and ratepayers of the Whakatāne District.

In addition, we will work with other councils nationally and, more specifically, in the Waikato/Bay of Plenty region to deliver the vision, goals and objectives set out in this plan.

While this is a council document, the plan is for all of our communities and we need everyone to get on board to make it work.

6.3 The Action Plan *Te Mahere Kokenga*

6.3.1 Regulation *Ngā Waeture*

Table 4 – Regulation options for solid waste management and minimisation

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Implement the waste bylaw provisions for waste operator licensing and data collection.	The Waikato and Bay of Plenty Waste Liaison Group is currently working on a regional waste licensing scheme for all waste operators. The scheme will also require waste operators to report on waste types and quantities under their control. This data will also be required by central government under proposed legislation.	New	2021/23 License Fees and Rates	The Council will have access to data for waste it does not control and therefore, a better picture of waste flows for the entire district. This will allow Council to meet its requirements under the WMA. Monitoring would encourage more waste diversion and good practice from private waste operators.
Implement the waste bylaw provisions for multi-use developments (apartments).	Owners and managers of multi-use developments will be required to submit a plan to the Council for approval on how they will manage their residents' waste.	New	2025/26 Rates	This will ensure multi-use developments are responsible for managing their waste and implementing waste minimisation practices. Residents' concerns over a lack of access to recycling in these developments will be addressed. There will be a cost to residents to implement and maintain any recycling systems.

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Support and, where possible, implement any changes to solid waste policies made by central government.	Legislated changes due to be implemented during the term of this plan include: • Increases to Waste Levy • Waste Data Collection and Auditing • Container Return Scheme • Product Stewardship Schemes • Review of WMA • Review of NZ Waste Strategy • Review of Litter Act • Plastic Bans	New	Ongoing Rates Waste Levy Funding	These changes place more responsibilities on manufacturers and retailers to deal with the waste they create, as well as change public behaviour and attitudes. It is not yet clear how these changes will affect access to waste operations and services, but we will need to make changes and adapt to them.
Investigate waste minimisation plan inclusion in building consents over a certain value.	At time of building consent application, if a build or renovation is over a certain value the builder will be required to submit a detailed waste plan on how they will be managing and minimising their construction waste.	New	2023/24 Rates	With an estimated 40% of waste to landfill being construction and demolition waste, construction waste plans will help reduce landfilled waste and divert materials for reuse. This requirement may initiate a change to the Waste Management and Minimisation Bylaw.

6.3.2 Measuring and monitoring *Te tātari me te aroturuki*

Table 5 – Measuring and monitoring options for solid waste management and minimisation

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Continue to monitor performance of the Council's waste contractors.	Council's waste contractors are monitored as per contract agreements.	Existing	Ongoing Rates	Council ensures contractors are operating in accordance with contract agreements and Council's waste minimisation policies and objectives.
Conduct a waste analysis of Murupara Refuse Transfer Station landfill waste, to identify options for diversion and reduction of costs.	It is unknown what makes up Murupara landfill waste. There may be opportunities to reduce the amount going to landfill and the costs to ratepayers and residents.	New	2021/2022 Waste Levy Funding	Identification of diversional waste will reduce the amount going to landfill and identify opportunities for recycling and reuse .
Conduct a baseline survey to gauge our understanding of waste issues across our communities.	To measure the target "Increase the overall understanding of waste issues across our communities" (see page 12), we need to initially determine a baseline of that understanding.	New	2021/2022 Waste Levy Funding	Identifying the baseline understanding of waste issues across our communities will allow Council to measure the targets in this plan and its success.
Repeat the community survey the understanding of waste issues across our communities.	Repeat the survey set out in the action above.	New	2023/24 and 2025/26 Waste Levy Funding	Subsequent surveys will allow measurement of the target and plan success.

6.3.3 Education and Engagement *Te Mātauranga me te Tūtakitakitanga*

Table 6 – Education and engagement options for solid waste management and minimisation

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Continue and expand the school waste education programmes.	School waste education includes: • Waste Educators providing age-based curriculum to approximately 30 schools within the district • Support for 'Paper for Trees' programme whereby schools collect paper and cardboard recycling and exchange for native trees for planting • Free recycling collections from schools • Supply of composting equipment to schools	Existing	Ongoing Waste Levy Funding	Students become aware of waste issues and instill good behaviours at home, while educating parents/caregivers. Students tend to be more enthusiastic about waste minimisation issues than older generations and set behaviours for the future.
Continue with support for Para Kore and work with whānau, hapū and iwi to ensure culturally appropriate waste management and minimisation methods are implemented.	Para Kore provide marae-based waste education and implement waste minimisation initiatives. Work with our whānau, hapū and iwi to better understand Te Ao Māori values, mātauranga Māori (indigenous knowledge) and tikanga in relation to waste management and minimisation.	Existing	Ongoing Waste Levy Funding	Waste minimisation is implemented in accordance with tangata whenua principles such as kaitiakitanga. Whānau, hapū and iwi aspirations are better understood and respective visions and strategies around waste minimisation are reflected.
Continue education and engagement with our communities (including Waste Zero Whakatāne, Community Boards and Community Resources Whakatāne).	Continue with waste education programmes which will include: • What happens to each waste stream and the consequences • Results of inappropriate waste practices such as burning and fly tipping • Easily understood information and data • The negative effects of contamination in recycling and greenwaste	Existing	Ongoing Rates	Education programmes will continue to support and extend positive behaviours and implementation of new waste minimisation initiatives.

Extend communication and education programmes to focus on additional target audiences e.g. farmers, builders and trades, businesses, medical facilities, rural sector and other less engaged sectors of the community. Work with Chamber of Commerce on engaging relevant sectors.	Waste education and engagement will be targeted at sectors of our community that have previously had limited involvement. We need more information on 'non-council controlled waste' to gain a better picture of what is happening district-wide, and possibly provide information for new minimisation initiatives.	New	Ongoing Waste Levy Funding	Raise awareness of waste management in these sectors. Education programmes would seek to increase positive behaviours that reduce environmental impact.
Implement adhoc projects to promote and achieve waste minimisation.	These may include externally-funded opportunities. Previous examples included subsidised home composting scheme and public litter recycling stations.	New	Ongoing rates Waste Levy Funding	Waste minimisation actions will be flexible and opportunities taken advantage of as they arise. Council will have flexibility to adopt to waste minimisation opportunities and legislative changes.
Work with community groups such as Waste Zero Whakatāne, Community Boards and Community Resources Whakatāne on waste minimisation initiatives.	Council will work with community groups to create and promote waste minimisation initiatives. This may include taking joint actions and partnerships; or council providing funding or in-kind support.	Existing	Ongoing Waste Levy Funding	Council recognises the importance of community groups that may wish to implement and lead waste minimisation initiatives. These groups may also be effective in making education and engagement initiatives more effective.
Provide support to event waste management.	Council will continue to provide support to event waste management including education and equipment.	Existing	Ongoing Waste Levy Funding	Waste minimisation practices are implemented at events which become a vehicle for waste education promoting good practice and behaviour.
Provide a subsidised home composting solution to residents.	Council will subsidise home composting solutions to residents who wish to compost their own organic wastes (garden and food waste).	New	2021/22 2023/24	Home composting reduces organic wastes to landfill; meanwhile residents take more responsibility and benefit from managing their own waste.

6.3.4 Collections and services *Ngā Kohikohinga me ngā Ratonga Para*

Table 7 – Collection and service options for solid waste management and minimisation

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Continue existing services and procure new contracts as required.	Current kerbside collections, litter bin services, operation of refuse transfer stations and the greenwaste composting facility will continue.	Existing	Ongoing Rates	Current waste management and minimisation services will continue.
Investigate and, if feasible, implement food waste collection and processing solutions.	Investigate different models for food waste collections and processing.	New	2021/23 Rates Waste Levy Funding	Food waste could be reused to create a compost or as an energy source. Would divert a significant percentage of organic waste from kerbside collections and landfill.
Conduct a review of the costs and implications of Council providing free disposal for charities and community organisations.	Council provides free disposal for refuse and greenwaste to a number of charities, schools and community organisations. The associated costs will increase significantly as waste levy and ETS costs rise.	New	2022/24 Rates	If the free disposal service is ceased or limited, these organisations may look into ways of minimising their waste.
Conduct a service review prior to the expiry of Council's main solid waste contract, which includes operation of Council's refuse transfer stations and kerbside collection services.	The contract expires 31 June 2024, with an option to extend for another seven years. Council needs to conduct a review of all services to identify whether an extension of this contract is the best option for our communities. This review includes analysing other options for delivering these services.	New	2023/24	The review will ensure council provides the most appropriate and cost effective solutions for waste management and minimisation service delivery.

6.3.5 Infrastructure *Ngā Hangaroto Para*

Table 8 – Infrastructure options for solid waste management and minimisation

Action	Description	New or existing action	Timeframe and funding	Contribution to waste minimisation
Work with Community Resources Whakatāne to improve and increase its capacity for diverting wastes, particularly Construction and Demolition wastes.	Extend provision for drop-off and diversion of wastes at CReW facility. Work with CReW on joint waste minimisation initiatives such as workshops and educational programmes.	Expansion	Ongoing Waste Minimisation Fund Waste Levy Funding	Will result in increased reuse and diversion of waste from landfill. Will help address construction and demolition waste stream.
Work with Ngāti Manawa and the Murupara Community to investigate and implement changes to Murupara Refuse Transfer Station that will increase waste diversion from landfill, increase community involvement in waste minimisation initiatives and reduce landfill costs.	This could involve changing operations to more of a Resource Recovery Park model, including on-site processing of organic wastes, a repair workshop and re-use of more waste. This concept will only work with community involvement. Without commitment from the community it is unlikely changes will occur.	New	Waste Levy Funding Rates	Will result in increased reuse and diversion of waste from landfill. Will result in the community taking more responsibility for their waste.
Review solid waste fees and charges to account for changes in the Waste Levy, ETS operational costs and create an equal charging regime throughout the district.	As operational costs, Waste Levy and ETS charges continue to rise, this represents a significant financial risk to ratepayers and Council.	New	2021/22 Rates	Make residents aware of the true environmental and financial costs of waste and promote recycling and diversion.
Investigate opportunities for new local waste infrastructure possibly with community involvement, especially in dealing with organic wastes.	By dealing with organic wastes locally, we can reduce transport and disposal costs while providing local compost resources. Examples may include composting greenwaste and foodwaste at Murupara Refuse Transfer Station or 'Urban Farms'. These initiatives can be problematic as community interest often declines over time and they are sometimes not maintained.	New	2021/27 Waste Levy Funding	Dealing with organic and other wastes locally will reduce transport and disposal costs. Local resources can be made from local composting and reuse or upcycling of some wastes may be feasible. Local waste management practices also become a vehicle for education.

6.3.6 Leadership and management *Te Hautūtanga me te Mahi Whakahaere*

Table 9 – Leadership and management options for solid waste management and minimisation

Action	Description	New or Existing Action	Timeframe and Funding	Contribution to waste minimisation
Continue to collaborate with other councils and regional and national waste groups to standardise communication and education material, present consistent messages and advocate to central government on waste-related issues.	Council will work collaboratively with other councils, the Waikato and Bay of Plenty Waste Liaison Group, and the Waste Management Institute of New Zealand, Territorial Authority Forum.	Existing	Ongoing Rates Waste Levy Funding	Greater sharing of knowledge and experience, and improved cooperation between communities. Potential to establish waste minimisation initiatives that Council may not have the capability and capacity to do alone. Opportunity to achieve economies of scale and enhance local economic development through enhanced local and regional processing. Collaborative submissions on central government waste policies create 'louder' and consistent messaging.
Implement proposed central government policy changes. This may include future changes to this plan.	As advised in 6.4.1 above, Council will have responsibilities to implement a number of proposed waste-related legislative changes during the term of this plan. This will include education and possible changes to operations and services.	New	Ongoing Rates Waste Levy Funding	Central government policy changes will promote waste minimisation, but they need to be implemented locally to have the desired effects on our district.
Review the Waste Assessment and WMMP	Council has a legislative requirement to review of the Waste Assessment and WMMP every six years.	Existing	2026/27 Rates Waste Levy Funding	The review will set out Council's waste management and minimisation plans for the period 2027-33.

6.3.7 Climate Change Action Plans

Ngā Mahere Kokenga Huringa Āhuarangi



In September 2020, Council adopted six climate change action plans - one of which is 'Waste and Circular Economies'. This plan sets out Council's roadmap in relation to solid waste and circular economies for achieving its climate change targets.

The Waste and Circular Economies Climate Change Actions are not repeated here but can be found on the Council's website.

7 Funding the Plan
Te pūtea tautoko

The WMA (s43) requires Council to include information on how the implementation of this plan will be funded, and information about any grants made and expenditure of waste levy funds.

7.1 Funding local actions
Te pūtea tautoko ki te mahi whakahaere para ā-rohe

There are a range of options available to local councils to fund the activities set out in this plan. These include:

- Uniform Annual General Charge (UAGC) - a charge that is paid by all ratepayers
- User Charges - includes refuse transfer station gate fees
- Targeted rates - a charge applied to those properties receiving kerbside collection services
- Waste levy funding - the Government redistributes funds from the waste levy to local authorities on a per capita basis. Currently, 50% of the money collected through the levy is returned to councils. This money must be applied to waste minimisation activities that are included in the WMMP
- Waste Minimisation Fund - most of the remaining 50% of the levy money collected is redistributed to specific projects approved by the Ministry for the Environment. Anyone can apply to the WMF for funding for projects. Council's greenwaste composting site was built using this fund.
- Other Central Government funding – the proposed increases in Waste Levy during the term of this plan will result in more funding available to council. Central government is currently working on an 'Investment Strategy' for this money.
- Sale of recovered materials - the sale of recovered materials can be used to help offset the cost of some initiatives
- Private sector funding - the private sector may undertake to fund/supply certain waste minimisation activities. For example, to generate income from the sale of recovered materials. Council may look to work with private sector service providers when it will assist in achieving the WMMP outcomes

Funding considerations include:

- Prioritising harmful wastes
- Waste minimisation and reduction of residual waste to landfill
- Full-cost pricing - 'polluter pays'
- Protection of public health
- Affordability
- Cost effectiveness

The potential sources of funding for each of the actions are noted in the tables in Part B of the WMMP. Budgets to deliver the activities set out in this plan will be carefully developed through our Annual Plan and Long Term Plan processes.

7.2 Funding regional, sub-regional and national actions
Te pūtea tautoko ki te mahi whakahaere para ā-rohe me te whakahaere para ā-motu

There are a range of waste issues that make sense to collaborate on at a sub-regional, regional or national level where efficiencies can be made through collaborative funding.

Council may provide funding towards agreed regional projects. This may be funded from rates, waste levy funding, user charges, or other sources as determined by the project and council.

There is also opportunity to leverage regional collaboration to access the contestable Waste Minimisation Fund (WMF) for larger capital projects that will support the wider region.

Council may also provide funding for national projects, which are mostly managed by the Waste Management Institute of New Zealand Territorial Authority Forum, of which Whakatāne District Council is an active member.

7.3 Waste Levy Funding (WLF)
Te pūtea tāke o te para

Council receives, based on population, a share of national waste levy funds from the Ministry for the Environment. It is estimated that at the current rate of $10 per tonne, the Council's total share of waste levy funding will be approximately $125,000 per annum.

On 15 July 2020, central government announced that it had decided to:

- Level the playing field by expanding the waste levy to cover additional landfill types, including construction and demolition fills (progressively from 1 July 2022). At present, the waste levy only applies to municipal landfills that take household waste, with no levy on the remaining almost 90 percent of landfills throughout the country.
- Progressively increase over four years the levy rate for landfills that take household waste from the current $10 per tonne – set in 2009 – to $60 per tonne by 2024. The current plan is for first changes to the levy to take effect from 1 July 2021.

These changes will largely take place during the term of this WMMP and may increase the amount of waste levy funding that Council receives. Central government is currently reviewing how the increased revenue from WLF will be spent. The WMA requires that all waste levy funding received by councils must be spent on matters to promote waste minimisation and in accordance with its WMMP.

Waste levy funds can be spent on ongoing waste minimisation services, new services or an expansion of existing services. The funding can be used on education and communication, services, policy research and reporting, to provide grants, to support contract costs or as infrastructure capital.

We intend to use our waste levy funds for a range of waste minimisation activities and services as set out in the Action Plan – including participating in regional, sub-regional and national activities.

In addition, we may make an application for contestable waste levy funds from the Waste Minimisation Fund, either separately, with other Councils or with another party. The Waste Minimisation Fund provides additional waste levy funds for waste minimisation activities.

7.4 Funding actions of business and communities
Te Horanga Pūtea o ngā mahi ā ngā pakihi me ngā hapori

Councils have the ability under the WMA (s47) to provide grants and advances of money to any person, organisation or group for the purposes of promoting or achieving waste management and minimisation, as long as this is authorised by the WMMP.

8 Monitoring, evaluating and reporting progress
Te aroturuki, te arotake me te pūrongo a te mahi

This WMMP contains several actions that will allow our communities to improve awareness of waste issues and monitor our performance. These include implementation of a Waste Operator and Licensing Scheme and conducting surveys to determine the understanding of waste issues within our communities.

The above objectives and targets are reliant upon Council's ability to measure and compare waste amounts from different waste streams. Council currently has robust monitoring and reporting processes in place that achieve this. Most of the data that is used for these processes originates from the refuse transfer station weighbridge where incoming and outgoing weights are recorded. Other data is obtained from the landfill at Tirohia. As well as being used for monitoring and managing waste activities, this data is also presented to the Council's Project and Services Committee on a regular basis.

Part C: Supporting information
He kōrero tautoko



9 Glossary
Kuputaka

9.1 Key definitions and abbreviations
Ngā tikanga me ngā whakapotonga

Clean fill	A clean fill (also known as a Class 4 landfill) is any disposal facility that accepts only clean fill material. This is defined as material that, when buried, will have no adverse environmental effect on people or the environment.
Disposal	Final deposit of waste into or onto land, or incineration.
Diverted Material	Anything that is no longer required for its original purpose, but for commercial or other waste minimisation activities, would be disposed of or discarded.
Domestic Waste	Waste from domestic activity in households.
ETS	Emission Trading Scheme
Food waste	Any food scraps – from preparing meals, leftovers, tea bags, coffee grounds etc.
Greenwaste	Waste largely from the garden – hedge clippings, tree/ bush prunings, lawn clippings.
Hazardous waste	Waste that can cause harm or damage, to people or the environment, like strong chemicals.
Landfill	A disposal facility as defined in S.7 of the Waste Minimisation Act 2008, excluding incineration. Includes, by definition in the WMA, only those facilities that accept 'household waste'. Also known as a Class 1 landfill.
LGA	Local Government Act 2002
New Zealand Waste Strategy	A document produced by the Ministry for the Environment in 2010. Currently being reviewed.
Recovery	Extraction of materials or energy from waste or diverted material for further use or processing; and includes making waste or diverted material into compost.
Recycling	The reprocessing of waste or diverted material to produce new materials.
Reduction	Lessening waste generation, including by using products more efficiently or by redesigning products.

Refuse Transfer Station	Where waste can be sorted for recycling or reprocessing, or is processed and transported to landfill.
Reuse	The further use of waste or diverted material in its existing form for the original purpose of the materials or for a similar purpose.
Up-cycling	The activity of making new furniture, objects, etc. from old or used items or waste material.
Waste	Means, according to the WMA: a) Anything disposed of or discarded, and b) Includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and to avoid doubt, includes any component or element of diverted material, if the component or element is disposed or discarded.
Waste Assessment	A document summarising the current situation of waste management in a locality, with facts and figures, and required under the Waste Minimisation Act.
Waste Hierarchy	A list of waste management options with decreasing priority.
WMA	Waste Minimisation Act (2008)
WMMP	A Waste Management and Minimisation Plan as defined by S. 43 of the Waste Minimisation Act 2008.

WHAKATĀNE DISTRICT COUNCIL
Civic Centre, Commerce Street, Whakatāne
Private Bag 1002, Whakatāne 3158
Email: **info@whakatāne.govt.nz**
Phone: **07 306 0500**
Website: **whakatāne.govt.nz**

9.2 BOPLASS Statement of Intent 2026-29

To:	**Whakatāne District Council**
Date:	**Thursday, 16 April 2026**
Author:	**J Caverhill / Manager External Reporting**
Authoriser:	**P Davidson/ Chief Financial Officer**
Reference:	**A3097160**

1. Reason for the report - *Te Take mō tēnei rīpoata*

To provide the Council with the Bay of Plenty Local Authority Shared Services (BOPLASS) Statement of Intent and the opportunity to give shareholder comment by the due date of 30 April 2026.

2. Recommendations - *Tohutohu akiaki*

1. THAT the Council **receives** the BOPLASS Statement of Intent 2026-29 report; and
2. THAT the Council **delegates** to the Chief Executive to provide feedback to the Board supporting the BOPLASS draft Statement of Intent with a particular focus on a smaller number of projects to be agreed by the Board from the list provided in the Statement of Intent Projects for Consideration as set out in Appendix 1 of this report.
3. THAT the Council **includes** feedback that a review be undertaken of BOPLASS considering the extensive reform that the local government sector is currently experiencing to ensure the best value for money is achieved by the most appropriately structured shared services entity.

3. Background - *He tirohanga whakamuri*

BOPLASS Ltd is a Council Controlled Organisation owned by 9 councils (1/9th share), including the Bay of Plenty Councils along with Taupo and Gisborne. The company was established to investigate, develop and deliver shared services and joint procurement on behalf of the participating councils, maximising cost savings and developing opportunities for sharing of services.

Since its inception in 2006, over $38 million in financial savings has been achieved by the participating councils through joint initiatives.

The Chief Executives of the BOPLASS councils are directors, along with an independent chair. The shareholder councils and appointed directors are listed below:

Shareholder	Appointed Director
Bay of Plenty Regional Council	Fiona McTavish
Gisborne District Council	Nedine Thatcher-Swann

Shareholder	Appointed Director
Kawerau District Council	Morgan Godfery
Ōpōtiki District Council	Stace Lewer
Rotorua Lakes Council	Andrew Moraes
Taupō District Council	Julie Gardyne
Tauranga City Council	Marty Grenfell
Western Bay of Plenty District Council	Miriam Taris
Whakatāne District Council	Steven Perdia
Independent Director	Craig O'Connell

4. Discussion – Kōrerorero

The Statement of Intent is the primary document for BOPLASS to set its strategic direction for the next three years. Schedule 8(9) of the Local Government Act 2002 sets out what content must be included to in the document. BOPLASS are required to consult on and get approval by directors before the final draft is approved.

Comment is optional and if not provided it is assumed that the Statement of Intent is supported by Council. Comment is required to be provided by 30 April 2026. A list of joint procurement projects undertaken by BOPLASS are attached to the Statement of Intent in Appendix B. This includes a list of new potential projects for consideration. Whilst BOPLASS has delivered significant benefits to its shareholders since inception the local government environment is significantly changing. This includes reform to the waters activities, potential changes to regional councils and the introduction of rates capping to name a few. It is therefore recommended that a comprehensive review be undertaken to ensure BOPLASS mains fit for purpose and delivers the best value to its shareholders in this changing environment.

Until this review is complete, Council submits to BOPLASS that the Statement of Intent focus on a smaller number of projects to ensure it can continue to add value to its members.

5. Options Analysis - *Ngā Kōwhiringa*

There are options to give feedback on all facets of the Statement of Intent but particularly "Projects for Consideration" listed in Appendix B of the Statement of Intent. Council also has the option to consider feedback for a more strategic review to ensure best value is achieved through a shared services entity.

6. Significance and Engagement Assessment - Aromatawai Pāhekoheko

6.1. Assessment of Significance

The decisions and matters of this report are assessed to be of low significance, in accordance with the Council's Significance and Engagement Policy.

6.2. Engagement and Community Views

Engagement on this matter is not being undertaken in accordance with Section 6.0 of the Council's Significance and Engagement Policy. This states that the Council will not consult when the matter is not of a nature or significance that requires public engagement (low significance).

7. Considerations - *Whai Whakaaro*

7.1. Strategic Alignment

No inconsistencies with any of the Council's policies or plans have been identified in relation to this report.

7.2. Financial/Budget Considerations

There is no budget considerations associated with the recommendations of this report. Some budget may be required if a review is agreed to be undertaken.

7.3. Climate Change Assessment

There are no significant or notable impacts associated with the matters of this report.

7.4. Risks

There are no significant risks associated with feedback on this report

Attached to this Report:

- Appendix 1 BOPLASS Draft Statement of Intent for 2026-2029

9.2.1 Appendix 1 - Approved Draft SOI 2026-2029

Appendix 1

BOPLASS Ltd

STATEMENT OF INTENT FOR 2026-2029



June 2026

"COUNCILS PARTNERING FOR VALUE AND SERVICE"

1. Introduction

This Statement of Intent (SOI), developed under Schedule 8 of the Local Government Act 2002:

- Declares a public statement of the activities and intentions of BOPLASS Ltd and the objectives to which those activities will contribute.
- Provides an opportunity for the shareholders to influence the direction of BOPLASS Ltd, and
- Provides a basis for the accountability of the Directors to the Shareholders for the performance of BOPLASS Ltd.
- Covers BOPLASS Ltd and any subsidiary company established in pursuance of the objectives herein.

2. Background and Benefits

The councils that operate within the Bay of Plenty and Gisborne Regions have formed a Council Controlled Organisation (CCO) to investigate, develop and deliver Joint Procurement and Shared Services projects where delivery is more effective for any combination of some or all of the councils.

Since inception, estimated financial savings of over $38 million have been achieved by the participating councils through undertaking joint initiatives. BOPLASS is forecast to return in excess of $4 million in savings in the 2025-26 financial year.

Other benefits that have been achieved through collaboration are:

- improved levels and quality of service;
- a co-ordinated and consistent approach to the provision of services;
- reductions in the cost of support and administrative services;
- opportunities to develop new initiatives;
- economies of scale resulting from a single entity representing many councils in procurement.

These benefits and opportunities can apply to all councils irrespective of location or size.

Business processes, information architectures and functional tools differ in each council to varying degrees. The BOPLASS strategies facilitate a journey of progressive development using the approach identified in the BOPLASS Strategy and Action Plan to:

- enhance the capability to collaborate;
- encourage the elimination of barriers to collaborative action; and
- identify services that deliver viable business cases.

A generic sequence or stages of collaboration between multiple councils is followed to develop Shared Services, as shown in *Figure 1*.

9.2.1 Appendix 1 - Approved Draft SOI 2026-2029(Cont.)

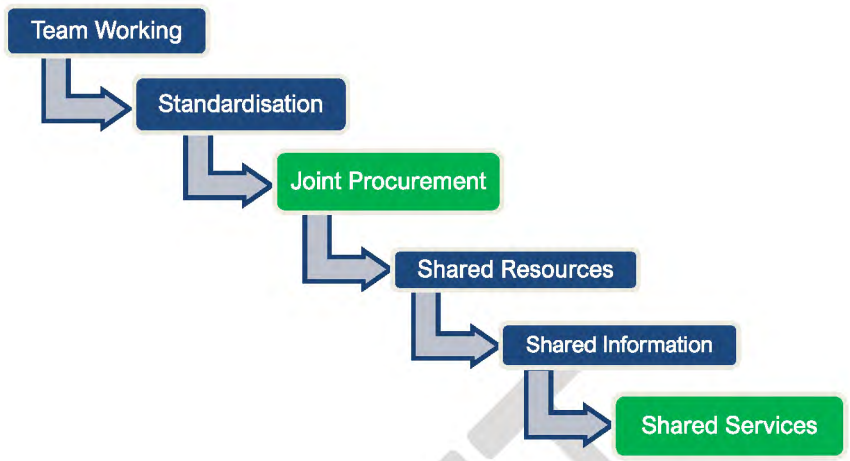


Figure 1

Many of the BOPLASS Joint Procurement projects have supported the development of standard products, services or solutions across the councils. These standards assist in creating a foundation for the delivery of collaboration within the councils.

Examples of Joint Procurement and Shared Service projects are:

- Infrastructure Insurance
- Collective Training
- Aerial Imagery and LiDAR
- Provincial Growth Fund Co-funding for LiDAR Capture
- Standardised Community Engagement App
- Lone Worker Field Solutions
- Robotic Process Automation
- Accounts Payable Automation Software
- Print Media Licencing
- Insurance Valuations
- Contractor Online Inductions
- Health and Safety Management Software
- Radio Telephony (RT) Strategy
- Solid Waste Management
- Health and Safety Inter-Council Audits
- Asbestos Protocols
- Sustainable Public Procurement
- Health and Safety Benchmarking
- Video Conferencing Services
- Archive Services
- Inter-Council Network (ICN) Review, Redesign and Renegotiation
- Debt Collections
- Collaboration Portal
- Capital Construction and Civil Works Projects
- Fortigate Firewall Services
- Wireless WAN
- Inter-LASS Collaboration
- Human Resources Information Systems
- CCTV and monitoring

A full list of projects is provided in Appendix B.

3. Our Vision

"COUNCILS PARTNERING FOR VALUE AND SERVICE"

4. Objectives of BOPLASS Ltd

Working together with the full support and involvement of staff, we will provide benefit to councils and their stakeholders through improved levels of service, reduced costs, improved efficiency and/or increased value through innovation.

These will be achieved primarily through:

Joint Procurement

Being the procurement of services or products by two or more councils from an external provider regardless of whether the service is paid for through BOPLASS or individually by participating councils.

Shared Services

Being the participation of two or more councils in the provision of a common service which may be jointly or severally hosted.

5. Nature and Scope of Activities

The principal nature and scope of the activities of BOPLASS Ltd is to:

- Use Joint Procurement to add value to goods and services sourced for its constituent councils.
- Establish the underlying technology, framework, platform and policies to enable and support collaboration.
- Facilitate initiatives that benefit councils and their stakeholders through improved levels of service, reduced costs, improved efficiency, innovation and/or increased value.
- Pursue best practice in the management of all activities to obtain best value and minimise risk.
- Demonstrate fiduciary responsibility by ensuring that its activities are adequately funded from savings achieved, levies, council contributions, or Government funding where available.
- Allow other councils or organisations to participate in its activities where this will benefit its constituent councils directly or indirectly.
- Actively monitor and engage with Shared Service developments across the public sector to identify opportunities for further development and establishing best practice.
- Represent the collective views of its Shareholders in matters with which it is associated.

6. Sustainable Future: Environmental, Social and Governance (ESG)

The board recognises the importance of ESG in BOPLASS' role and ensuring that integrated risk management, non-financial outcomes, and Te Tiriti are considered in all BOPLASS joint procurement and shared services initiatives.

The company is committed to operating all aspects of its business with a focus on protecting and enhancing our communities today and in the future through sustainable environmentally responsible business practices, social contribution, and good governance.

The company has always had a stakeholder-centric approach, ensuring the company's objectives, goals and the undertaking of business are aligned with our constituent councils, our wider communities and supporting ESG outcomes that have wide-ranging benefits.

While achieving financial savings for member councils through BOPLASS joint procurement is a key objective, the company recognises the importance and responsibility of social procurement and will continue to consider the broader environmental, social and cultural outcomes as part of all BOPLASS procurement processes.

As examples, BOPLASS is working towards satisfying ESG criteria within social procurement by:

- Increasing access to BOPLASS procurement contracts for NZ businesses and local businesses, with particular focus on those groups that may have limited access to opportunities (such as Māori and Pacific Peoples' businesses).
- Giving consideration to organisations that provide employment opportunities to targeted groups and promote inclusion and diversity within their workforce.
- Recognising vendors that will help future-proof the ability of New Zealand businesses to trade.

With a focus on *Social Sustainability*, BOPLASS ensures a balanced approach is taken with the company's activities to create positive social and cultural outcomes for the local communities it serves while also maximising positive outcomes for Māori and the broader community.

Environmental Sustainability is a priority in all BOPLASS business activities – internal and external. Through collaboration and partnership with its constituent councils, BOPLASS will operate in an environmentally responsible way and will embed sustainability considerations and a culture of excellence across its wider business and all joint procurement and shared services initiatives.

Te Tiriti o Waitangi responsibilities and outcomes are a driver for governance and management decisions within BOPLASS, include acknowledging and involving mana whenua as Kaitiaki o Te Taiao in project decisions impacting on land or natural resources. The company is committed to providing and improving opportunities for

Māori to contribute to local government decision-making processes and establishing collaborative partnerships and processes that reflect mutual outcomes.

7. Governance Structure

BOPLASS Ltd will conduct itself in accordance with its Constitution, its annual Statement of Intent, and the provisions of the Companies Act 1993 and the Local Government Act 2002.

The Company is governed by its directors. To ensure total synergy between the Company's activities and its council shareholders' activities, nine Directors are also the current Chief Executives of their respective shareholding councils. The dual roles recognise the interdependence of BOPLASS and its councils in the undertaking of its activities.

The Board also includes an independent Chair, appointed with specific skills and knowledge to add incremental value. This appointment brings experience and specialist skills that are complementary to those held by the other Directors.

Shareholder	**Appointed Director**
Bay of Plenty Regional Council	Fiona McTavish
Gisborne District Council	Nedine Thatcher-Swann
Kawerau District Council	Morgan Godfery
Ōpōtiki District Council	Stace Lewer
Rotorua Lakes Council	Andrew Moraes
Taupō District Council	Julie Gardyne
Tauranga City Council	Marty Grenfell
Western Bay of Plenty District Council	Miriam Taris
Whakatāne District Council	Steven Perdia
Independent Director and Chair	**Craig O'Connell**

Sub-groups of council subject matter experts have responsibility for regular monitoring of operational aspects of BOPLASS projects, allowing the Board to primarily focus on supporting the strategic development of the organisation.

Each activity or project is managed by an Advisory Group, nominated by the shareholding councils in that particular service. The Board retains the right to approve nominations to the Advisory Groups and all of their material decisions – there is only one Board of Directors and that remains at the umbrella or holding company level.

The Board has established a principle that participation in each initiative is decided by individual councils on an 'opt in' basis.

Services delivered are subject to a formal service level agreement between BOPLASS Ltd and the participating councils, outlining the services and activities provided, where when and how; and reflecting the capital and operational costs being met by each service shareholder.

Joint Procurement initiatives consistent with their nominated role may be undertaken by any advisory group or as approved by the Operations Committee. In considering Joint Procurement initiatives, the Company will take into account the opportunities available through All of Government (AoG) purchasing arrangements and, where there is demonstrated benefit to the Company or its constituent councils, support such initiatives. In assessing the benefits of a Joint Procurement initiative, opportunities for integration shall be considered. The Board has recognised that the availability of All of Government Procurement options has the potential to impact on BOPLASS' ability to provide procurement options in some categories.

Subject to the approval of shareholders in accordance with the shareholder agreement the Directors may decide that a particular activity is best managed as a subsidiary company and proceed accordingly. Any subsidiary company whose objectives are in accordance with the objectives set out in this Statement of Intent shall not be required to have a separate Statement of Intent.

8. Future Developments

The company recognises the importance of remaining adaptive in what is a complex and changing working environment. BOPLASS continues to look at new opportunities or alternative approaches to progressing projects that benefit our shareholding councils.

The Board recognise that the drive for change and/or collaboration in some key areas of council business will often be led by other groups, e.g., waters reform, RMA changes. Although BOPLASS may not be leading these specific projects, the organisation may be considered as one of the vehicles available to assist with managing collective regional outputs from these projects.

BOPLASS Joint Procurement opportunities will continue to be actively pursued to ensure maximum savings and benefits are delivered to the participating councils through existing and new contracts.

Joint Procurement initiatives will be considered by the Board and/or its advisory groups where there is demonstrated support from two or more member councils, with councils participating on an opt-in basis.

BOPLASS will explore opportunities for councils to develop ICT solutions using middleware and cloud technologies that allow for future sharing and the development of Shared Services without the wholesale replacement of IT systems.

Shared Services projects are approved by the board based upon identifying initiatives that will provide genuine value to all participating councils. Shared Services may be delivered by BOPLASS, partnering with a LASS, or in conjunction with multiple LASS.

The Board will be looking for commitment from councils to participate in collaborative services and to provide a lead in the identification and management of opportunities and projects.

9. Inter-Regional Collaboration

The board recognise the benefits of BOPLASS proactively partnering with other local authorities and Shared Services organisations where they are either developing or considering developing cost effective services or Joint Procurement initiatives that are of value to the BOPLASS councils. The Board is constantly looking to expand on this activity and the range of opportunities for inter-regional partnering. BOPLASS will work towards providing improved visibility of projects being undertaken in other regions that may provide opportunities for multiple councils to participate in.

Where practicable, BOPLASS will work with other LASS or councils to leverage off, or participate in, services established by other collective local government groups.

The Collaboration Portal, established by BOPLASS for the sharing of information on Shared Services or Joint Procurement opportunities, has been made available to the wider local government community to provide better visibility of common projects and to encourage further cross-regional collaboration. BOPLASS will continue to market the benefits of inter-region collaboration and assist other councils through providing support and access to the Collaboration Portal.

BOPLASS has provided substantial savings to its shareholding councils through joint procurement undertaken with neighbouring regions. The Board has tasked BOPLASS with leading further inter-regional joint procurement initiatives that will provide benefit to all parties through an aggregated approach.

Significant benefits and savings have been achieved in the placement of councils' insurance through working in conjunction with other LASS. BOPLASS is considered a leader in the development of the interLASS insurance collective. Promoting the size of the aggregated LASSes to provide critical mass and maintain our favourable position within the insurance industry will continue to be leveraged.

10. Stakeholder Engagement

BOPLASS recognises the ambitious plans our constituent councils have for their communities and endeavours to support these aspirations through:

- Regular engagement at project, management, and governance level.
- Including councils' short, medium, and long-term goals within BOPLASS planning.
- Using quality information from councils to guide our decision-making.
- Identifying and developing services that directly benefit councils and/or their communities.
- Monitoring councils' future plans and remaining agile to change to include these aspirations in our own planning.
- Ensuring there are regular communications about individual council's LTP developments to assist BOPLASS with aligning with councils' strategic direction.
- Regularly communicating to ensure stakeholders are aware of what we are doing and why we are doing it.
- Involving councils in our decision-making and planning.

11. Performance Targets

To ensure the Company continues to operate effectively in both governance and management terms over the next three years the targets are to:

Target	How	Measure
Ensure supplier agreements are proactively managed to maximise benefits for BOPLASS councils.	Manage and/or renegotiate existing contracts.	Contracts reviewed annually to test for market competitiveness. New suppliers are awarded contracts through a competitive procurement process involving two or more vendors where applicable.
Investigate new Joint Procurement initiatives for goods and services for BOPLASS councils.	Procure from sources offering best value, service, continuity of supply and/or continued opportunities for integration. (Current identified projects are listed in Appendix B.)	A minimum of four new procurement initiatives investigated. Initiatives provide financial savings of greater than 5% and/or improved service levels to the participating councils.
Identify opportunities to collaborate with other LASS in Procurement or Shared Service projects where alliance provides benefits to all parties.	BOPLASS to regularly engage with other LASS to identify and explore opportunities for further inter-regional collaboration.	Quarterly reporting on engagement and a minimum of one new collaborative initiative undertaken annually.
Implement Shared Services demonstrating best practice and added value to participating councils and stakeholders.	Identify Shared Services projects of benefit to two or more councils and lead the implementation.	Initiate at least one new Shared Service each year and no less than two Shared Services successfully implemented within three years.
Ensure current funding model is appropriate.	Review BOPLASS expenditure and income and review council contributions and other sources of funding.	Performance against budgets reviewed quarterly. Company remains financially viable.

12. Balance Sheet Ratios

The Local Government Act 2002 Schedule 8 (9) requires the SOI to include the projected ratio of shareholders' funds to total assets within the Forecast Statement of Financial Position. As at 30 June 2025 the consolidated Shareholder funds comprised $17,954 and the total assets were $1,566,660. The resulting ratio is 1.15%.

As asset owning Shared Services are approved, the Board will, if appropriate, provide a mechanism for the recognition of each council's contribution.

13. Accounting Policies

13.1 Statement of Accounting Principles

The Company will adopt accounting practices that comply with NZ IFRS, the requirements of the LGA and the Financial Reporting Act 1993.

13.2 IPSAS Accounting Standards

As a Public Sector Public Benefit Entity (PS PBE), the Company has elected to report using International Public Sector Accounting Standards for Public Benefit Entities under Tier 3 PBE standards.

13.3 Measurement Basis

The Company will follow generally accepted international accounting principles for reporting of earnings and financial position.

13.4 Specific Accounting Principles

The following are principles which will have a significant effect on the measurement of financial position:

- Accounts Receivable are stated at their expected realisable value after writing off any known bad debts and providing for doubtful debts.
- Investments are valued at the prevailing market value.
- Fixed assets are recorded at cost, less accumulated depreciation.
- Any liability for overseas funding of equipment, systems or services is based on the prevailing exchange rate as at balance date.
- Where intangible assets are purchased, such as intellectual property, these are capitalised and written off on a straight-line basis over their expected life, but no greater than four years.
- All assets are depreciated over their expected useful lives. Depreciation is provided on a diminishing value basis over the estimated useful life, at the same rate as is allowed by the Income Tax Act 1994.
- It is not envisaged that the Company will hold inventories, other than those that might relate to providing information services to a number of parties. They will be valued at net realisable value.
- Taxation will be provided as required in line with relevant legislation.
- In accordance with the Public Audit Act 2001 and the Local Government Act 2002, the office of the Auditor General will be responsible for the audit of the Company's financial statements.

14. Distributions to Shareholders

The Company is not expected to make profits that would ordinarily be distributed by way of dividends. Any surplus funds (after tax) remaining from an activity, or the annual operations of the Company shall be carried forward to the ensuing year and may be used to reduce service costs, invest in further developing other services, and/or as the Directors may decide.

15. Information to be Provided to Shareholders

The Company will deliver the following statements to shareholders:

- On a three-monthly basis the Financial Position and Cashflow.
- Within two months of the end of the first half of the financial year: Financial Performance and Financial Position.
- Within three months of the end of the financial year the following audited statements: Financial Position, Movements in Equity, Cashflows, Service Performance plus a summary of how the Company has tracked against its objectives and prospects for the next financial year, and a report on the Company's medium to long term plans.
- Six monthly summaries of project activities included in Half Yearly and Annual Reports.

16. Procedures for the Purchase and Acquisition of Shares

The Board will give approval before BOPLASS Ltd subscribes for, purchases, or otherwise acquires shares in any company or other organisation, which is external to the group.

17. Activities for Which the Board Seeks Compensation

The ongoing activities to identify, develop, procure Shared Services will be budgeted for in advance, subject to a business case and either funded by individual councils without BOPLASS Ltd involvement, or agreed by the Board to be funded by BOPLASS Ltd with consequent recovery from participating councils.

Shareholding councils will contribute to the operational costs of the Company on an annually agreed basis.

The Company will also seek contributions by way of a levy or administration charges on services provided or administered. In determining an appropriate charge, the Directors may take into account the cost of running the Company, its future operational requirements, the nature and cost of the service provided, benefits achieved and councils' ability to pay.

The Company may provide services (at a cost recovery or a cost-plus basis) to other non-shareholding councils within or beyond the region. Any surplus from such activity will be used to either reduce service costs and/or invest in further developing of that or other services, as agreed by the Advisory Group and by the Board.

18. Value of Shareholder's Investment

The Directors estimate that, at this stage, BOPLASS Ltd has limited commercial value. As each shareholder's investment in BOPLASS Ltd is less than $20,000, the Board believe that fairly represents the value of their investment. The Directors will reassess the value of this shareholding on or about the 1st of March each year.

19. Financial Forecasts

The Forecast Financial Statements for the years 2026-2029 are included (Appendix A).

The Aerial Photography revenue/expenses reflect the flying programme determined by the participating councils which includes interim flying programmes and extensive region-wide flying programmes over the next five years.

A continued increase in Recoveries has been forecast to reflect the direct recovery of purchases made on behalf of councils through Joint Procurement projects.

It is the company's intention to always fully recover costs incurred on behalf of participating councils.

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9.2.1 Appendix 1 - Approved Draft SOI 2026-2029(Cont.)

Appendix A

SOI Forecast 2025/28	Budget 2025/2026	Forecast 2026/2027	Forecast 2027/2028	Forecast 2028/2029
REVENUE				
Revenue - Core	**379,630**	**385,719**	**393,333**	**401,100**
Bank Interest Received	10,000	5,000	5,000	5,000
Council Contribution	369,630	380,719	388,333	396,100
Revenue - Projects	**1,318,500**	**1,286,000**	**1,256,000**	**1,266,000**
Aerial Photography Income	400,000	350,000	320,000	320,000
Bank Interest Received	1,500	1,000	1,000	1,000
Collaboration Portal	45,000	50,000	50,000	50,000
Lease Income - ICN	137,000	130,000	130,000	130,000
Lease Income - Video Confer.	15,000	15,000	15,000	15,000
Recoveries	720,000	740,000	740,000	750,000
Total Operating Revenue	**1,698,130**	**1,671,719**	**1,649,333**	**1,667,100**
EXPENSES				
Expenditure - Core	**444,451**	**467,790**	**475,404**	**483,871**
ACC	950	950	950	950
Accommodation & Travel	4,000	4,000	4,500	4,500
Accounting & Audit	25,000	26,000	26,000	26,000
Administration	20,000	22,000	22,000	22,000
Amortisation	2,000	2,000	2,000	2,000
Bank Fees	200	200	200	200
Conferences	2,500	2,500	2,500	2,500
Depreciation	4,000	4,000	4,000	4,000
Directors' costs	23,000	25,000	25,000	25,000
Fringe Benefit Tax	4,500	3,500	3,500	3,500
General & Catering	1,500	1,500	1,500	1,500
Insurance	16,000	17,000	18,000	18,000
Legal	2,500	1,500	1,500	1,500
Salaries	316,101	311,940	318,054	326,521
Salaries - C'Portal Opex	-10,000	-14,000	-14,000	-14,000
Staff Support Costs	21,000	22,000	22,000	22,000
Staff Training Costs	2,500	2,500	2,500	2,500
Subscriptions	2,200	2,200	2,200	2,200
Superannuation		25,000	25,000	25,000
Tax Advice	5,500	8,000	8,000	8,000
Expenditure - Projects	**1,253,679**	**1,203,929**	**1,173,929**	**1,183,229**
Aerial Photography Expense	400,000	350,000	320,000	320,000
Collaboration Portal Opex	27,979	27,979	27,979	27,979
Lease Expense - ICN	131,600	123,500	123,500	123,500
Lease Expense - Video Confer.	14,100	14,250	14,250	14,250
Projects - Recoveries	680,000	688,200	688,200	697,500
Total Operating Expenditure	**1,698,130**	**1,671,719**	**1,649,333**	**1,667,100**
Operational Surplus/ (Deficit) before Tax	**0**	**0**	**0**	**0**

Appendix B

Undertaken Joint Procurement Projects

Requiring ongoing management for performance, renewal or replacement:

- Accounts Payable automation software
- Advertising services
- Aerial imagery and LiDAR
- Air travel services
- Antivirus software
- Archaeological services
- Asbestos protocols
- Banking
- Cloud services
- Collective training services
- Community engagement app
- Courier services
- Cyber insurance
- Document management – EDRMS
- Document storage
- EFTPOS services
- Electricity
- Electronic purchasing
- EMA membership
- Environmental insurance
- ePlan development
- Firewall Services
- FME Server
- Fuel
- Geospatial training services
- GIS regional technical advisor
- GIS software
- GPS vehicle tracking
- Health & Safety benchmarking
- Health & Safety management software
- Health & Safety training services
- Health & Wellbeing online platform
- Historic imagery digitisation
- HR information systems
- Infrastructure as a Service
- Insurance brokerage services
- Insurance – General
- Insurance – Infrastructure
- IPWEA library
- Media monitoring
- N3/GSB membership
- Office supplies
- Postal services
- Print media copyright services
- Provincial Growth Fund co-funding
- Reprographic – printers/copiers
- Risk management workshops
- Security services
- Staff wellbeing portal
- Telephony – voice, data, mobile, radio
- Tender facilitation
- Transactional banking
- Travel and accommodation services
- Valuation services provider
- Video conferencing services
- Wireless WAN

Appendix B

Shared Services

Managed by BOPLASS or by one or more constituent councils:

- After hours call management
- Archive services
- Building consents
- Contractor H&S prequalification
- Debt management
- Employee benefit schemes
- ESRI GIS software
- FME licensing pool
- GIS imagery data storage
- GIS support (inter-council)
- GIS web services
- Health and safety training
- Historic aerial imagery digitisation
- Insurance COE
- Inter-council network (ICN)
- MahiTahi LG Collaboration Portal
- Media monitoring
- NZAA/ArchSite portal
- Occupational health services
- Radio telephony strategy
- Section 17a reviews
- Shared licence server
- Solid waste services
- Standards NZ
- Te Uru Kahika hub technology infrastructure
- Video conferencing hosting
- Waste Operator and Licensing Data System (WOLDS)

Projects for Consideration

- Accounts payable automation
- Agenda management software
- Archive services
- Asset management
- Building consents
- Business continuity planning
- CCTV monitoring
- Centralised insurance resource
- Contractor online inductions
- Debt Management
- Diversion of putrescible waste from landfill
- Driver training
- Drug & Alcohol testing
- Electoral Officer services
- Engineering Codes of Practice
- Fleet purchasing and management
- Geospatial services
- Health & Safety management system
- Health insurance
- High volume print
- HR management system
- Insurance valuations
- Inter-council secondments
- LGOIMA requests
- Lone worker field solutions
- Payroll
- Property valuation services
- Recruitment management system
- Regional contractor database
- Resident surveys
- Risk and total assurance
- Solid waste regional facilities strategy
- Staff engagement survey systems
- Transactional banking services
- Valuation services provider contract

9.3 Draft User Fees and Charges Schedule 2026/27 - Approval for Consultation

To:	**Whakatāne District Council**
Date:	**Thursday, 16 April 2026**
Author:	**S Ellis / Team Leader Strategy**
Authoriser:	**L Woolsey / General Manager Strategy and Growth**
Reference:	**A3097582**

1. Reason for the report - Te Take mō tēnei rīpoata

The purpose of this report is to present the proposed User Fees and Charges schedule 2026/27 for Council to approve as a draft for consultation.

In addition, the Council is required to formally adopt its dog control fees for the next financial year by the end of May each year. The Dog Control Act 1996 requires the Council to notify its proposed fees in June, prior to the start of the new dog registration year, commencing in July.

2. Recommendations - *Tohutohu akiaki*

1. THAT the Council **receive** the 'Draft User Fees and Charges 2026/27 Schedule – Approval for Consultation' report; and
2. THAT the Council **note** that the User Fees and Charges 2026/27 have been adjusted for inflation using the BERL adjusting rates; and
3. THAT the Council **note** that new and increased charges were identified during the User Fees and Charges 2026/27 review; and
4. THAT the Council **approves** Option 1 for consultation that includes inflationary adjustments, new charges and increased charges as set out in section 4.4 of this report; and
5. THAT the Council **approves** for consultation the draft User Fees and Charges 2026/27 as set out in Appendix 1 and 2, incorporating any amendments directed by Council at this meeting; and
6. THAT the Council **approves** for consultation the draft Statement of Proposal as set out in Appendix 3, incorporating any amendments directed by Council at this meeting; and
7. THAT the Council **adopts** the Dog Control and Registration Fees for the 2026/27 financial year as outlined in section 4.3 of this report; and
8. THAT the Council **notes** that public consultation is planned for 20 April to 20 May 2026.

3. Background - *He tirohanga whakamuri*

Staff have completed an annual review of all fees and charges. This review has resulted in proposed new fees and charges and increases to current fees and charges in instances where cost recovery could be improved. The review has been guided by principles in the Revenue and Financing Policy; ensuring fees are fair and equitable, consistent across Council, and simple to administer and understand.

The review of fees and charges has included:

1. Adjusted fees and charges by the rate of inflation (this approach was endorsed through the finalisation of the Long Term Plan 2024-34)

- Changed fees and charges to align with new legislation and regulations
- Identified where fees need to increase to keep up with rising costs
- Ensured fee increases align with Council's Revenue and Financing Policy, which sets levels for user pays or rates subsidies.

At the Council Briefing on 25 March 2026, Council provided direction on the proposed changes for user fees and charges, and this has been reflected in the proposed changes presented for consultation.

The next review of all user fees and charges will be carried out as part of the Long Term Plan 27/37 development process.

Appendix 1 to this report sets out the current user fees and charges and the proposed changes for the 2026/27 financial year (excluding three waters). The proposed changes for the most part are minor, with the BERL annual percentage adjusters applied to fees and charges (refer to section 11 for further detail).

Appendix 2 to this report sets out the proposed changes to three waters fees and charges for the 2026/27 financial year.

Appendix 3 to this report sets out the proposed changes within the Statement of Proposal which will be used in consultation with the community.

Appendix 4 and 5 to this report set out frequently asked questions for user fees and charges (FAQs) and FAQs for changes specifically relating to ports and wharves (including boat ramps).

3.1. Dog Control and Registration Fees

All dogs need to be registered annually in accordance with the Dog Control Act 1996. This ensures compliance with national regulations and helps maintain public safety and animal welfare.

With the rising costs associated with services and maintenance of pound facilities, and other necessary resources, it is crucial to adjust registration fees to reflect increased expenses. This adjustment will ensure we can continue to provide high quality services and maintain our facilities effectively.

4. Discussion – Kōrerorero

Setting user fees and charges for council activities is prescribed in the Revenue and Finance Policy, which intends to find a balance between user pays and rates to fund the activity. Council is authorised to set user fees and charges under specific legislation, including:

- Local Government Act 2002
- Resource Management Act 1991
- Dog Control Act 1996
- Building Act 2004
- Reserves Act 1977

- Waste Minimisation Act 2008
- Local Government Official Information and Meetings Act 1987
- Food Act 2014
- Food Hygiene Regulations 2015
- Impounding Act 1955
- Health Act 1956
- Sale of Alcohol Act 2012.

4.1. Applying Inflation

In accordance with the Long-Term Plan assumptions and Council's Revenue and Financing Policy, inflationary adjustments to fees and charges have been applied. These adjustments are based on the inflation rates provided by Business and Economic Research Limited (BERL) that are outlined in the table below.

BERL's 2026/27 annual percentage adjustors

	Water	Property	Road	Corporate Services	Other
BERL inflation rates applied 2026/27	2.7%	2.0%	3.1%	2.0%	2.3%

4.1.1. Exceptions

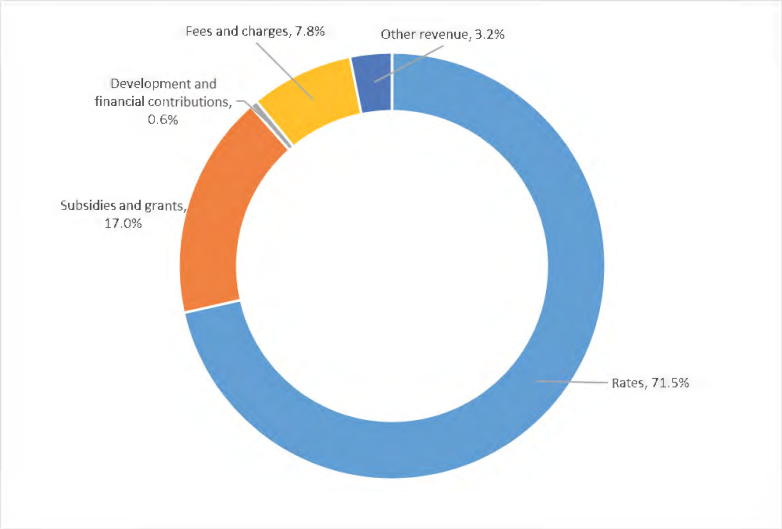
The setting of Airport Fees has a separate process and Ministerial approval for the airport fees was received in May 2024. The airport fees and charges for the 2026/27 period have been incorporated into the main draft Fees and Charges Schedule 2026/27 (Appendix 1).

4.2. Benchmarking across councils

At the Council Briefing on 25 March 2026, Council requested that staff provide benchmarking across other councils of user fees and charges as a proportion of total revenue.

Whakatāne District Council's forecasted revenue from fees and charges for 2026/27 is shown in Figure 1 as 7.8% of total revenue. This is slightly above the 7.2% forecast over the ten years of the Long Term Plan 2024-34.

Figure 1: Whakatāne District Council's fees and charges as a proportion of total revenue (2026/27)



Compared with the councils listed below, Whakatāne District Council's forecast fees and charges represent a relatively low proportion of total revenue (7.8%). Caution is required when making these comparisons, as differences in revenue classification may mean the benchmarking is not always directly comparable. For example, some councils include water related charges within fees and charges revenue, including Whakatāne District Council, and others do not.

Councils with similar demographics to WDC		Councils of a similar size to WDC	
Wairoa District	4.5%	South Waikato District	8.9%
Gisborne District	5.6%	South Taranaki District	11.0%
Ōpōtiki District	9.2%	Matamata-Piako District	14.3%
Far North District	9.2%	Taupō District	16.3%

4.3. Dog Registration Fees and Charges

Section 37(6) of the Dog Control Act 1996 states that:

The territorial authority shall, at least once during the month preceding the start of every registration year, publicly notify in a newspaper circulating in its district the dog control fees fixed for the registration year.

The requirement to advertise in June means dog control fees need to be adopted by the Council separately from other fees and charges included in its Fees and Charges Schedule. A decision is required at the April Council meeting in order to meet the timeframe for notification. The balance of the Council's Fees and Charges will be adopted in June as part of the Annual Plan process.

Fees and charges relating to the dog control activity are set out in the tables below.

Dog (per dog)	Fee if paid before or on Tuesday, 1 August 2026	Fee if paid after Tuesday, 1 August 2026

Dog (per dog)	Fee if paid before or on Tuesday, 1 August 2026	Fee if paid after Tuesday, 1 August 2026
Neutered dog (de-sexed)	$68.50	$99.00
Entire dog	$98.00	$147.50
Working dog: Purpose of herding or driving stock Other as defined in Section 2 of the Dog Control Act, including disability assist dogs	$40 Free	$40 Free
Dangerous dog (de-sexed)	$95.00	$145.00
Dangerous dog (entire dog)	$141.00	$216.00
Dogs less than 12 months of age Note: Dogs less than three months of age do not need to be registered	Pro-rata the annual applicable rate (July to June)	
Replacement of registration tag	$5	

Impounding Fees (per dog)

First impoundment	**$70.50**
Second impoundment	$105.50
Third and subsequent impoundment	$141.00
Sustenance cost	$9.00
Additional fees for dogs impounded between 5pm and 8am and on weekends and public holidays	Charged at cost
Re-homing fee	$30.00

Other fees

Destruction of Dog	**$96.00**
Microchip Transponder implant fee	$20.00
Seizure fee	$70.00 (new)

4.4. Key changes being proposed

Activity managers have reviewed and confirmed the fees and charges for their respective activity groups.

In summary, the changes proposed are outlined in the table below. Refer to the Draft User Fees and Charges Schedule 2026/27 for further detail (Appendix 1 and Appendix 2 (three waters)).

Service	Proposed changes to fees and charges
Three waters	Update water charges to align with the Government's Local Water Done Well and ring-fencing requirements, which now require us to show true, defensible costs based on real asset and job data. Proposed changes to implement the provisions of the Backflow Prevention Policy.
Roading	Introduction of charges to recover recurring operational costs associated with development: $500 application fee for urgent or late corridor access, traffic management plans or road closures $75 administration fees for requests for extension of time for traffic management plans and corridor access $1,000 minimum road damage bonds to be held by Council or appropriately guaranteed, for potential damage to assets located in the road corridor because of development. A bond may be imposed as a condition of a resource or building consent. Road naming and renaming application fee (actual costs)
Ports	New charges for unauthorised berthage and for boat ramp access for both residents and out of town users: $220 for users for unauthorised berthage $20 one-off-fee for boat ramp access for residents $20 per day for Whakatāne and Ōhope boat ramp access for visitors (non-residents). $10 per day for Thornton and Ōhiwa boat ramp access for visitors (non-residents).
Dog Control	Changes to encourage responsible dog ownership and improved cost recovery: $40 registration fee for working dogs (including hunting dogs) to encourage registration (compared to the $68.50 for early bird registration) $70 fee for the seizure of dogs (new).

9.3 Draft User Fees and Charges Schedule 2026/27 - Approval for Consultation(Cont.)

Service	Proposed changes to fees and charges
	$30 rehoming cost (current $29) $5 replacement of registration tags (current $3) $20 microchip transponder implant fee (current $18).
Building	Changes with the introduction of new legislation and to improve cost recovery: $1000 deposit for Project Information Memoranda for small stand-alone dwellings $250 online service provider levy for small stand-alone dwellings (GST excl) Various changes to building consents including application fees, initial deposits, extensions of time, online service provider fees, inspections, exemptions and information on property files (see Schedule for detail).
Food control	Changes to improve cost recovery: $30 new charge for the printing of food control plans under the Food Act (2014) and Health Act (1956) $160 per hour charge for the verifications of national programmes (increased from $155 per hour) $160 per hour to verify multiple site registrations where the time spent exceeds 6.5 hours in the case of new verifications and after 5.0 hours in the case of subsequent verifications (increased from $155 pr hour).
Libraries and museum	New charges and changes to the charging structure for room hire at libraries and the museum: $20 per hour commercial rate for hiring the Murupara Room $20 per hour commercial rate/$10 per hour community rate for the hiring of the Pipi Room (ground floor meeting room) Hiring of the Pāua Room – price on application $10 per hour commercial rate / $5 per hour community rate for the ‘Eastern Bay Energy Trust Room’ (existing charge is $35.00 per 3.5 hour session) $35 per hour commercial rate / $15 per hour community rate for the ‘Activity Room’ (existing charge is $87.00 per 3.5 hour session (existing)

9.3 Draft User Fees and Charges Schedule 2026/27 - Approval for Consultation(Cont.)

Service	Proposed changes to fees and charges
Community Halls	To recover cleaning and hall access costs: $60 per hire/per day waste disposal fee at the War Memorial Hall for use of the skip bin following events (upon request and subject to pre-approval from Council) $10 per user per year for the Salto mobile app and an additional $20 to enable hall access $100 per hour cleaning fee for public hall hire of Edgecumbe War Memorial, Ōhope Hall and rural halls (noting that the hirer can opt to clean the venue themselves).
Cemeteries and cremations	Changes to improve cost recovery: $250 for self-backfill for burials $500 for family led cremations (administration fee) $250 oversized casket fee – cremations $2,807 natural burial plot charges.
Parks and Reserves	Changes to the charging structure for application and processing fees for the hiring of parks and reserves: $47 for low-risk events $90 for medium-risk events $150 for high-risk events $169 for late applications for reserve hire applied every 3 days an application is overdue.
Sports grounds	Increasing sportsground rentals to cover lighting costs: Rugby Park ($1,662.50) Eivers Park ($1662.50) Tāneatua Domain and Recreational Reserve ($1,662.50) Waimana Domain ($1191.50).
Whakatāne Aquatic and Fitness Centre	Fees and charges increases proposed for the Whakatāne Aquatic and Fitness Centre: $3.60 for a child (5-16 yrs) or beneficiary (currently $3.50) $5.00 for a student or senior citizen (currently $3.50)

Service	Proposed changes to fees and charges
	$5.00 shower fee (currently $2) add 30 cents to all admission costs as an energy surcharge
Other	For overdue accounts we are proposing a $100 administration fee. For storage of impounded vehicles we are proposing an increase from $15.40 to $20 per day.

5. Options Analysis - *Ngā Kōwhiringa*

Three options have been identified for Council's consideration. These are outlined below along with advantages and disadvantages for each option.

5.1. Option 1: Approve the Fees and Charges Schedule 2026/27 for consultation – Recommended option

Option 1 incorporates adjustments based on the inflation rates provided by BERL and the new and increased charges as summarised in the table in section 4.4 and included in the Draft User Fees and Charges Schedule 2026/27 (Appendix 1 and 2).

Advantages	Disadvantages
• Consistent with the LTP 2024-34 assumptions. • Applying inflationary increases to fees and charges helps maintain alignment between service costs and revenue over time. This reduces the need for sudden, significant increases in the future, and ensures that the cost burden is distributed more fairly and predictably across. • New and increased charges that are proposed allow for improvements in cost recovery across activities.	• Inflationary updates, while minor, still require administrative resources to make the change. • Even modest inflationary increases in fees and charges may affect affordability for some users. • User fees and charges revenue is relatively low compared with some other councils.

5.2. Option 2: Approve the Fees and Charges Schedule 2026/27 with inflation adjustments only – no consultation required

Option 2 incorporates adjustments based on the inflation rates provided by BERL and no new and increased charges. This option would not require consultation if resource management fees and charges were excluded (as these require consultation through the special consultation procedure).

Advantages	Disadvantages
• Consistent with the LTP 2024-34 assumptions. • Applying inflationary increases to fees and charges helps maintain alignment between service costs and revenue over time. This reduces the need for sudden, significant increases in the future, and ensures that the cost burden is distributed more fairly and predictably across.	• Inflationary updates, while minor, still require administrative resources to make the change. • Even modest inflationary increases in fees and charges may affect affordability for some users. • User fees and charges revenue is relatively low compared with some other councils. • Resource Management fees and Food Control charges would not be inflated due to the need for Special Consultation Procedure. • New and increased charges that were identified in the review for cost recovery across activities would not be implemented.

5.3. Option 3: Approve the Fees and Charges Schedule 2026/27 for consultation as above <u>with an additional 1%</u> applied to existing BERL inflation rates.

Option 3 incorporates adjustments based on the inflation rates provided by BERL <u>plus</u> an additional 1% noting that Councils fees and charges are low compared with other councils and increasing fees and charges revenue is a mechanism to reduce rates increases. This option includes the new and increased charges as outlined in option 1 (also outlined in the table in section 4.4).

Advantages	Disadvantages
• Council would receive additional revenue in fees and charges which may relieve pressure on general rates revenue to cover the cost of specific services • Increase in the proportion of total revenue received via fees and charges would place Council in a better financial position ahead of the introduction of rates capping. • New and increased charges that are proposed allow for improvements in cost recovery across activities.	• Inflationary increases in fees and charges are likely to affect affordability of certain services for some users and could generate discontent within parts of the community. • Administrative resources to make changes.

5.4. Option 4: Do not approve the Fees and Charges Schedule 2026/27.

Option 4 means there would be no change to fees and charges for the 2026/27 financial year.

Advantages	Disadvantages
• No administration for Council staff to change fees.	• Council will need to fund increases in the cost of providing services by increasing rates and/or, reducing service levels. • There will likely need to be an abrupt jump in fees and charges at some point in the future to catch up. • Council may be in breach of its Revenue and Finance Policy if fee revenue drops below the set bands (cost recovery for some activities will sit beneath the lowest threshold of the band).

6. Significance and Engagement Assessment - Aromatawai Pāhekoheko

6.1. Assessment of Significance

The decisions and matters of this report are assessed to be of low/moderate significance in accordance with the Council's Significance and Engagement Policy.

Significance Criteria	Comments	Impact Assessment
Level of community interest: Expected level of community interest, opposition or controversy involved.	It is anticipated that some new or increased charges may result in community interest, particularly with the current cost of living crisis.	Moderate
Level of impact on current and future wellbeing: Expected level of adverse impact on the current and future wellbeing of our communities or District.		Low
Rating impact: Expected costs to the community, or sectors of the community, in terms of rates.		Low
Financial impact: Expected financial impact on the Council, including on budgets, reserves, debt levels, overall rates, and limits in the Financial Strategy.		Low
Consistency: Extent to which a proposal or decision is consistent with the Council's strategic direction, policies and significant decisions already made.		Low

Significance Criteria	Comments	Impact Assessment
Reversibility: Expected level of difficulty to reverse the proposal or decision, once committed to.		Low
Impact on Māori: Expected level of impact on Māori, considering the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.		Low
Impact on levels of service: Expected degree to which the Council's levels of service will be impacted.		Low
Impact on strategic assets: Expected impact on the performance or intended performance of the Council's Strategic Assets, for the purpose for which they are held.		Low

6.2. Engagement and Community Views

Public consultation is not required to change many of Council's fees and charges, and most can be set by council resolution particularly if they align with the Council's Revenue and Financing Policy. The special consultative procedure (SCP), as outlined in section 83 of the Local Government Act 2002 (LGA), is also not required to change all fees and charges but is mandatory in specific situations set by legislation, mainly the LGA and certain other Acts including the Resource Management Act 1991.

Given there may be a moderate level of community interest in some of the proposed changes to fees and charges, and that we can include all changes identified through the review, it is suggested that Council does consult using the SCP. As required, a statement of proposal is attached as Appendix 3 for Council's approval.

Public consultation on the proposed changes to the Draft Fees and Charges Schedule 2026/27 is planned for 20 April and 20 May 2026. General fees and charges frequently asked questions (FAQs) have been prepared to help with public consultation, along with FAQs relating to proposed changes to ports and wharves (including boat ramps (refer Appendix 4 and 5).

7. Considerations - *Whai Whakaaro*

7.1. Strategic Alignment

There are no inconsistencies with any of Council's policies or plans have been identified in relation to this report.

Following consultation on the Long Term Plan 24-34, the current 2025/26 Fees and Charges Schedule was adopted by Council in June 2025. In the associated Council paper, it was signalled that there would be annual inflationary adjustments to fees and charges. This approach was built in as an assumption to the Long Term Plan.

"The assumption for the Long Term Plan is that fees and charges will be established in line with a new Revenue and Finance Policy with a broad intent to shift from rate subsidy to a more cost recovery-based model. Inflation and market rates will be considered to reflect true cost."

7.2. Legal

Under section 150 of the Local Government Act 2002, local authorities may set fees and charges by resolution, provided they are reasonable and reflect the cost of service.

7.3. Financial/Budget Considerations

Fees and charges are an important component of Council's revenue generation. Any delay to adoption of the adjusted fees and charges, may result in a negative impact on the 2026/27 forecasted financial position.

There is no budget considerations associated with the recommendations of this report.

7.4. Climate Change Assessment

There are no significant or notable impacts associated with the matters of this report.

7.5. Risks

There are no significant or notable risks associated with the matters of this report.

8. Next Steps – E whai ake nei

Public consultation on proposed changes to fees and charges is planned. Key dates for consultation are:

20 April to 20 May 2026	Public consultation period
• 11 June 2026	• Hearings and deliberations
• 25 June 2026	• Adoption of Fees and Charges Schedule 2026/27
• 1 July 2026	• Commencement of Fees and Charges 2026/27

Following the adoption of the Fees and Charges Schedule 2026/2027, the schedule will be published on Council's website and any changes will come into effect 1 July 2026.

The next review is planned to be carried out alongside the 2027/37 Long Term Plan.

Attached to this Report:

9.3 Draft User Fees and Charges Schedule 2026/27 - Approval for Consultation(Cont.)

- Appendix 1 – Draft Fees and Charges Schedule 2026/27 for consultation
- Appendix 2 – Draft Fees and Charges Schedule 2026/27 for three waters
- Appendix 3 – Draft Statement of Proposal for consultation
- Appendix 4 – Fees and charges – FAQs (General)
- Appendix 5 – Fees and charges – FAQs Ports and Wharves

9.3.1 Appendix 1 Fees and Charges Schedule 2026-2027 Tracked Changes Draft

Proposed Fees and Charges Schedule ~~2025~~2026/~~26~~ 27

Ngā Utu ~~2025~~2026/~~26~~27

General Fees and Charges applicable for ~~2025~~2026/~~26~~ 27 year
(Fees include GST unless otherwise stated)

Expected adoption date: ~~26 June 2025~~ Commencement: ~~01 July 2025~~



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WHAKATĀNE District Council
Kia Whakatāne au i ahau

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Sensitivity: General

Infrastructure Department – Tūāpapa

Sections 1 – 4 of the Fees and Charges Schedule (pages 1-6), along with Appendix 1(pages 54 – 56) have been significantly revised to align with Local Waters Done Well and Council's Backflow Prevention policy. Readers are directed to the Three Waters Fees and Charges Schedule for all proposed fees and charges for 26/27 (*website link to be inserted)*. Comparatives are provided where available.

1.	**WATER SUPPLY – SERVICE CONNECTION, EXTENSION AND DISCONNECTION CHARGES**		
1.1.	**General Charges**		**Charges ~~2526~~/~~2676~~**
1.1.1	Final meter reading:		
	Whakatāne ~~and Ōhope~~ Urban		$75.00~~51~~.00
	All other areas		$110.00~~72.00~~
~~**1.1.2**~~	~~Flow restrictor removal:~~		
	~~Whakatāne and Ōhope Urban~~		~~$128.00~~
	~~All other areas~~		~~$169.00~~
~~**1.1.3**~~	~~Meter test (refundable if meter is faulty)~~		~~$215.00~~
~~**1.1.4**~~	~~Annual permit to draw water from fire hydrant~~	~~plus usage charge $1.75 per m³~~	~~$97.00~~
~~**1.1.5**~~	~~One-off permit to draw water from fire hydrant~~	~~plus usage charge $1.75 per m³~~	~~$41.00~~
~~**1.1.6**~~	~~Share of extension of water main: Wherever connections are required and there is no existing main, the reticulation pipe can be extended at the Council's discretion. A cost contribution is required to meet the actual cost of extending the main to the new connection point. The contribution~~		

	~~will be 100% of the actual cost if there is no benefit to the remainder of the supply area. Otherwise, shared contribution cost will be calculated based on an engineering assessment of benefit.~~		
~~**1.1.7**~~	~~Backflow prevention installation: All connections are required to have a backflow prevention device installed at the boundary or close as possible to the point of public water supply.~~		~~Actual cost (capped)~~
~~**1.1.7.1**~~	~~**High** Hazard boundary device (Reduced Pressure Zone)~~	~~20mm installation~~	~~$3,500.00~~
~~**1.1.7.2**~~	~~Medium Hazard boundary device (Testable Double Check)~~	~~20mm installation~~	~~$2,634.00~~
~~**1.1.7.3**~~	~~**High** Hazard boundary device (Reduced Pressure Zone)~~	~~25mm installation~~	~~$3,800.00~~
~~**1.1.7.4**~~	~~Medium Hazard boundary device (Testable Double Check)~~	~~25mm installation~~	~~$3,367.00~~
~~**1.1.7.5**~~	~~**High** Hazard boundary device (Reduced Pressure Zone)~~	~~Larger than 25mm installation~~	~~Actual Cost~~
~~**1.1.7.6**~~	~~Medium Hazard boundary device (Testable Double Check)~~	~~Larger than 25mm installation~~	~~Actual Cost~~

~~**1.1.8**~~	~~Backflow prevention annual inspection, maintenance, and testing fee~~		~~$205.00~~
~~**1.1.9**~~	~~Disconnections:~~		
	~~a) Temporary disconnection~~		~~$123.00~~
	~~b) Reconnection after temporary disconnection~~		~~$123.00~~
	~~c) Permanent disconnection~~		~~$210.00~~
~~**1.1.10**~~	~~Three Waters Operations charge out rate~~	~~per hour~~	~~$113.00~~
~~**1.1.11**~~	~~The Council's professional fee rate for investigations, studies, inspections, advice etc.~~	~~per hour~~	~~$210.00~~

~~**1.2 All Schemes - Excluding Plains Water Scheme (see 1.3)**~~ ~~**Charges 25/26**~~

	~~**Scheme**~~	~~**Description of the connection**~~	~~**Connection fee***~~
~~**1.2.1**~~	~~All urban domestic supply excluding Plains Water Scheme~~	~~20mm connection~~	~~$1,948.00~~
		~~Existing connection (meter only)~~	~~$431.00~~

		~~Existing connection (meter and manifold)~~	~~$554.00~~
~~**1.2.2**~~	~~All rural domestic and non-domestic supply excluding Plains Water Scheme~~	~~20mm connection~~ ~~Larger than 20mm connection~~	~~$2,204.00~~ ~~Actual cost~~
~~**1.2.3**~~	~~All connections~~	~~Larger than 20mm~~	~~Actual cost~~
~~*Notes:~~	~~1. Capital contributions for extraordinary connection applications (in particular for connections outside the established original scheme areas) shall be determined on a case-by-case basis calculated from the supply allocation, the values of the scheme and based on actual expenditure to provide the connection.~~ ~~2. If thrusting under the road is required, actual costs shall be charged to the connection fee in all schemes (approximately)~~ ~~3. If concrete or seal reinstatement of footpath or road is required, actual costs shall be charged to the connection fee in all schemes.~~ ~~4. Traffic management (if required). Actual costs will apply.~~		~~$4,238.00~~

~~**1.3 Plains Water Scheme**~~		~~**Charges 25/26**~~
~~**1.3.1**~~	~~Connection to Plains Water Scheme~~	~~$2,527.00**~~
~~**Notes:~~	~~1. All connections require engineering approval including an approved water plan outlining design criteria to ensure there is no contamination from the farm supply to the domestic/cowshed supply. A fact sheet is available from the Council outlining various examples of how this can be demonstrated.~~ ~~2. Connection for horticultural activities is prohibited. This includes, but is not limited to, use of the public water supply for horticultural irrigation and/or frost protection, etc.~~ ~~3. Where applicable, daily water entitlement for farm connections is calculated at 0.553 m3/hectare~~ ~~4. Maximum water entitlement for domestic supply is 1.5m3/day and for cow sheds 2m3/day.~~ ~~5. Water entitlements, where applicable, cannot be transferred from one activity to another activity, nor from one property to another property.~~ ~~6. Connections to the Awakeri Extension will be subject to available capacity.~~	

~~7. Connections larger than 20mm will be charged at actual cost.~~

~~8. If thrusting is required, actual costs shall be charged to the connection fee (Approximately $4,025). Traffic management (if required). Actual costs will apply.~~

2.	**SEWERAGE SCHEMES – SEWER CONNECTION**		
2.1	**Sewerage Schemes**		**Charges ~~25~~26/~~26~~27**
2.1.1	New connection inspection fee.		$225.00~~220.00~~
2.1.2	Extra inspection fee for non-compliant new sewer connections.		$142.00~~138.00~~
2.1.3	CCTV camera inspection of the pipes requested by the customer.	per hour (minimum 2 hours charges)	$248.00~~241.00~~
2.1.4	Disconnection inspection fee.		$110.00~~108.00~~
2.1.5	Three Waters Operations labour charge out rate	per hour	$110.00~~113.00~~
2.1.6	~~The Council's professional fee rate for investigations, studies, inspections, advice, etc.~~Three Waters Engineer charge for investigations, studies, inspections, advice	per hour	$215.00~~210.00~~
2.1.7	Travel ~~cost~~charge	per kilometre ~~km~~	$1.26~~1.00~~

Notes:

1. Septic tank effluent shall not be discharged directly into the reticulation or to the ponds. All septic waste must be disposed at a proprietry receiving plant (for example Kiwi Waste Kawerau plant)

~~1.~~2. The Council's Development Contributions Policy outlines the financial contributions required as a result of development.

~~2.~~3. Capital contributions for extraordinary connection applications, particularly those ~~(in particular for connections~~ outside the original established original scheme areas) ~~shall~~ will be determined on a ~~case by case~~case-by-case basis, ~~-~~calculated based on ~~from the~~ waste generation, the value of the scheme and ~~based on~~ the actual costs incurred ~~expenditure to~~ in providing ~~provide~~ the connection.

~~3.~~4. Where a connection is required and no existing main is available, the reticulation pipe may be extended at the Council's discretion. A cost contribution will be required to cover the actual cost of extending the main to the new connection point. Where there is no demonstrable benefit to the remainder of the supply area, the applicant will be required to meet 100% of the actual costs. Where wider benefit exists, the cost will be shared and calculated based on an engineering assessment of benefit.~~Wherever connections are required and there is no existing main, the reticulation pipe can be extended at the Council's discretion. A cost contribution is required to meet the actual cost of extending the main to the new connection point. The contribution will be 100% of the actual cost if there is no benefit to the remainder of the supply area. Otherwise, shared contribution cost will be calculated based on an engineering assessment of benefit.~~

3.	**STORMWATER SCHEMES**

3.1	Stormwater schemes			Charges ~~25~~26/~~26~~7
3.1.1		New connection inspection fee.		$225.00~~220.00~~
3.1.2		Extra inspection fee for non-compliant new stormwater connections.		$142.00~~138.00~~
3.1.3		CCTV camera inspections of the pipes. This applies either as requested by the customer, or deemed necessary by the Council for compliance checking) ~~requested by the customer.~~	per hour (minimum 2 hours charge)	$248.00~~241.00~~
3.1.4		Disconnection inspection fee.		$110.00~~108.00~~
3.1.5		Three Waters Operations labour charge out rate	per hour	$110.00~~113.00~~
3.1.6		~~The Council's professional fee rate for investigations, studies, inspections, advice, etc.~~ Three Waters Engineer charge for investigations, inspections, advice	per hour	$216.00~~210.00~~
3.1.7		~~Pollution Prevention Plan – includes administration, plan review, one annual site monitoring inspection.~~ ~~Note: any investigation and additional compliance monitoring inspections will be charged at actual cost.~~		~~$169.00~~
3.1.8		Travel ~~cost~~ charge	per kilometre~~km~~	$1.261.00~~1.00~~
3.1.9		Pollution Prevention Plan (includes administration, plan review, one annual site monitoring inspection) Note - Any investigation and additional compliance monitoring inspections will be charged at actual cost.		$174.00
		Notes a) All connection and pipework costs for extensions from the applicant's property boundary to the Council's storm water system shall be met by the applicant ~~a)~~b) All charges levied by other service providers affected by a stormwater connection shall be met by the applicant		

4.	TRADEWASTE			
4.1	Tradewaste charges			Charges 25/26
4.1.1		All activities that discharge tradewaste require a waste consent under the Council's Combined Waters Bylaw 2017 and are liable to pay trade waste charges. Tradewaste charges are intended to recover actual costs of treating tradewaste and may include a combination of fixed and variable charges.	~~Tradewaste charges will be calculated according to appendix one of this Fees and Charges Schedule.~~	~~20% increase~~

Annual Trade Waste Charge
Charges are levied every six months. Charge is based on the following formula

(C1 + C2) x V/Q + Admin Fee = Trade Waste Charge
Where
C1 = 6 monthly wastewater collection cost (Council's costs as collated in financial records)
C2 = 6 monthly wasterwater treatment cost (Council's costs as collated in financial records)
V = Customer trade waste discharge in cubic metres (As measured or as assessed from water consumption and usage criteria)
Q = 6 monthly total volume of wastewater collected and treated (Council's measured volume from calibrated meter)

Sections 1 – 4 of the Fees and Charges Schedule (pages 1-6), along with Appendix 1 (pages 54-56) have been significantly revised to align with Local Waters Done Well and Council's Backflow Prevention policy. Readers are directed to the Three Waters Fees and Charges Schedule for all proposed fees and charges for 26/27 (*website link to be inserted)*. Comparatives are provided where available.

5.	**WHAKATĀNE AND MURUPARA RESOURCE RECOVERY CENTRE**		
5.1	**Whakatāne – General Refuse**		**Charges ~~2526~~/2~~76~~**
5.1.1		Refuse bag (60 litre bag maximum)	$6.00 each~~5.65 each~~
5.1.2		Car or station wagon	$44.00~~43.00~~
5.1.3		Ute, van, Single axle trailer (up to 200Kg)	$60.50~~59.00~~
5.1.4		All other loads over weighbridge	$320.00~~313.00~~ /tonne
5.2	**Whakatāne - Greenwaste**		**Charges 2~~65~~/2~~67~~**
5.2.1		Car or station wagon	$16.00~~15.40~~
5.2.2		Ute, van, Single axle trailer	$27.50~~27.00~~
5.2.3		All loads over weighbridge	$86.00~~84.00~~/tonne
5.3	**Whakatāne - Concrete (steel free only)**		
5.3.1		All loads over ~~weigh-bridge~~weighbridge	$81.00~~79.00~~/tonne
5.4	**Whakatāne - Tyres**		**Charges ~~2526~~/2~~76~~**
5.4.1		Up to five, soil free and non rimmed tyres	Free
5.5	**Whakatāne - Recyclable items**		**Charges 2~~56~~/2~~76~~**
5.5.1		Glass, aluminium and tin cans, cardboard, paper, clean plastics (~~g~~Grades 1, 2 and 5, no motor oil or chemical containers).	Free
5.6	**Whakatāne - Degassing**		**Charges 2~~65~~/2~~67~~**
5.6.1		Degassing of fridges, freezers, air conditioning units etc. *required under the Ozone Layer Protection Act 1996 and Climate Change Response Act 2002	$26.50~~26.00~~ per unit
5.7	**Whakatāne - Weigh bridge charges**		**Charges 2~~65~~/2~~76~~**
5.7.1		Tare weight usage charge	$10.00 per weigh in
Note:		For items deemed by the Council or its agents to be outside those provided in the above list of waste categories, charges will be set by negotiation. The Council reserves the right to decline acceptance of any item at the Council's transfer stations. Such items shall be removed by, and/or at the expense of the submitter.	
5.8	**Murupara Resource Recovery Centre**		

5.8.1		Refuse bag (60 litre bag maximum)	$6.00~~5.65~~ each
5.8.2		Car or station wagon	$44.00~~43.00~~
5.8.3		Ute, Van, Trailer	$60.50~~59.00~~
5.9	**Murupara - Greenwaste**		**Charges ~~24~~26/~~25~~27**
5.9.1		Car or station wagon	$16.00~~15.40~~
5.9.2		Ute, ~~V~~van, ~~T~~trailer	$27.50~~27.00~~
5.10	**Murupara - Recyclable items**		**Charges ~~25~~26/~~26~~27**
5.10.1		Glass, aluminium and tin cans, cardboard, paper, clean plastics (~~g~~Grades 1, 2 and 5, no motor oil or chemical containers).	Free
5.11	**Murupara - Degassing**		**Charges ~~25~~26/~~26~~27**
5.11.1		Degassing of fridges, freezers, air conditioning units etc. *Required under the Ozone Layer Protection Act 1996 and the Climate Change Response Act 2002	$26.50~~26.00~~ per unit
5.12	**Murupara - Tyres**		**Charges ~~25~~26/~~26~~27**
5.12.1		Up to five, soil free and non-rimmed tyres	Free
6.	**ADDITIONAL KERBSIDE SERVICES AND BINS**		
6.1	**Additional kerbside services**		**Charges 2~~6~~5/2~~7~~6**
6.1.1		The annual fee for each additional service is based on the targeted rural/commercial property rate for refuse disposal as outlined in the Funding Impact Statement. The fee for additional services part year is pro-rated on a per month basis.	
6.2	**Additional bins**		**Charges ~~25~~26/~~26~~27**
Note:		Residents and property owners are responsible for the kerbside bins and crates in their possession. The Council reserves the right to charge for any bins that are damaged, lost or stolen. Fees for replacement bins may be charged by either the Council or the Council's kerbside collection contractor. Payment to the Council's kerbside collection contractor can be made at the transfer station upon collection of the bin or an invoice will be issued if the bin is delivered.	
6.2.1		Charge for additional/replacement recycling crate	$20.50~~20.00~~
6.2.2		Charge for replacement 80 litre bin	$82.00~~80.00~~

6.2.4		Charge for replacement 240 litre bin		$92.0090.00
7.	**ROADING**			
7.1	**Road stopping applications**			**Charges 2526/2627**
7.1.1		Application processing fee		Actual cost
Note:		Council charges are for the processing of the road stopping application only. The applicant shall pay other costs directly attributable to the road stopping, including, but not limited to, survey, legal, valuation, and advertising costs.		
7.2	**Permits for working on the road (Corridor Access Requests and Traffic Management Plans)**			**Charges 2526/2627**
Note:	Advertising costs associated with applications to use or close the road are not included in the fees below and shall be met by the applicant at actual cost.			
7.2.1	**Excavation Application Fees**			
7.2.21.1	Minor Works	Being works that do not meet the definition of Major or Project works, are completed within 5 consecutive days, and are in the berm only, or in the carriageway of a low volume road. ~~As defined in National Code of Practice for Utility Operators' Access to Transport Corridors~~ *(Includes Traffic Management Plan review, Works Completion Inspection and Maintenance Completion Inspection)*	each	$286.50278.00
7.2.31.2	Major Works	As defined in the National Code of Practice for Utility Operators' Access to Transport Corridors *(Includes Pre-commencement Inspection, Traffic Management Plan review, 1x Progress Inspection, 1x Works Completion Inspection and Maintenance Completion Inspection)*	each	~~$556.00~~ $573.00
7.2.1.3	Project Works	As defined in the National Code of Practice for Utility Operators' Access to Transport Corridors *(Includes Pre-commencement Inspection, Traffic Management Plan review, 3x Progress Inspection, 1x Works Completion Inspection and Maintenance Completion Inspection)*	each	$1,359.001,318.00
7.2.51.4	3 Month Generic CAR for Minor Works	Thrust up to 20 metres; excavate around pillar, pedestal or pole; excavate to locate services; excavate at customer's boundary *(Includes Generic Traffic Management Plan review, Works Completion Inspections and Maintenance Completion Inspections)*		$1,502.001,457.00

7.2.~~6~~2	**Non-Excavation Application Fees**		
7.2.~~7~~2.1	Maintenance and Construction Works – One-off Activities (*Includes Traffic Management Plan review and Works Completion Inspection)*	each	$260.00~~252.00~~
7.2.~~8~~2.2	Maintenance and Construction Works – Annual Permits *(Includes Generic Traffic Management Plan review - 12 months or to 30 June, whichever comes first)*	each	$652.50~~633.00~~
7.2.~~9~~2.3	Parades and Events - General *(Includes 1x Coordination meeting and Initial Traffic Management Plan review)*	each	$409.50~~397.00~~
7.2.~~10~~2.40	Parades and Events - organised by Registered Charitable Organisations (proof required) *(Includes 1x Coordination meeting and Initial Traffic Management Plan review)*		No Charge
7.2.~~11~~2.5	Additional Coordination Meetings	$234.00~~227.00~~	
7.2.~~12~~ ~~3~~ Emergency Works			
7.2.~~1~~3.1	Retrospective corridor access request	Included in 7.2.1~~0~~ or 7.2.2 as appropriate	
~~**7.2.14**~~	~~***Traffic Management Plans***~~		
~~**7.2.15**~~	~~Review of Standard Traffic Management Plan~~ ~~As defined through the Code of Practice for temporary traffic management: Part 8 of the Traffic Control Devices Manual~~	~~Included in 0, 7.2.1.2, 7.2.1.3 and 7.2.2.1~~	
~~**7.2.16**~~	~~Review of Generic Traffic Management Plan~~ ~~As defined through the Code of practice for temporary traffic management: Part 8 of the Traffic Control Devices Manual~~	~~Included in 7.2.1.4 and 7.2.2.2~~	
7.2.~~14~~ Additional Corridor Access Request Inspections			
7.2.4.1	Additional Inspections *(Progress, Works Completion)*	each	$153.50~~149.00~~
7.2.~~15~~ Non Compliance			
7.2.~~20~~5.1	Unapproved Works (*Activities being undertaken without an approved Works Approval Permit or Traffic Management Plan)*	each	$467.00~~453.00~~
7.2.~~21~~5.2	Issue of a non-conformance~~ /~~ stop work order	each	$239.00~~232.00~~
7.2.~~22~~6 Temporary Road Closures			
7.2.~~23~~6.1	Application Fee *(In addition to costs in 7.2.1~~,~~ and 7.2.2) 0 ~~and~~*	each	$153.50~~149.00~~

7.2.~~24~~7 Public Notices			
7.2.~~25~~7.1	Public notification as required *(~~i.e. r~~Road closures, affected property access)*		All costs to be met by the applicant
~~**7.2.26 Damage to Road and Structures**~~			
~~**7.2.27**~~	~~Repairs to road and structures~~		~~All costs to be met by the applicant to reinstate road and/or structures to required standard~~
7.2. ~~2~~8 Temporary Carpark Closures			
7.2.~~29~~8.1	Application Fee per removed restricted (time-/-user) parking space per day - normal working days only between 8am and 5pm, except for when road closure has been approved. *(In addition to costs in 7.2.1, 7.2.2 and 7.2.3)*	each	$19.00~~18.55~~
7.2.9 Urgent or Late Corridor Access, Traffic Management Plan or Road Closure Application 7.2.9.1 When the applicant requests their application to be processed ahead of timeframes, defined in the National Code of Practice for Utility Operators' Access to Transport Corridors			**$500.00**
7.2.10 Extension of Time/Admin Fee for Traffic Management Plans and Corridor Access Requests 7.2.10.1 Where the applicant has requested an extension of time or other changes to their Traffic Management Plan or Corridor Access Request			**$75.00**
7.2.11 Road Damage Bond for Developments A bond of a minimum of $1,000 may be required, to be held by Council or appropriately guaranteed, for potential damage to assets located in the road corridor as a result of development. This fee will generally be applicable for a new dwelling or similar sized development. A higher amount may be charged as a bond for larger scale development including commercial and industrial development. A bond may be imposed as a condition of resource or building consent.			
7.3 Over Weight and Over Dimension Permits			**Charges ~~25~~26/~~26~~27**
7.3.1	Application processing costs	each	$313.50~~304.00~~
7.3.2	Bridge Loading Analysis *(If required in addition to 7.3.1~~7.4.1~~)*	each	$313.50~~304.00~~
7.3.3	Bridge Supervision *(If required)*		Actual cost
7.3.4	High Productivity Motor Vehicle Permits *(Not required for routes already permitted for HPMV's)*		$313.50~~304.00~~
7.4 Licence to Occupy Road Reserve			**Charges ~~25~~26/~~26~~27**
7.4.1	Any Licence to Occupy Road Reserve~~Rural Fence Encroachment - Site visit and application processing costs~~		Actual costs

7.4.2	~~Minor Private Pipeline across Road Reserve – Site visit and application processing costs for underground water pipes etc. installed across the road~~ ~~*(Corridor access charges also apply (see section 7.2), and other associated costs (legal fees etc.) shall be met by the applicant)*~~	~~Actual costs~~
7.4.3	~~Major Private Pipeline across Road Reserve – Site visit and application processing costs for industrial (whey, geothermal etc.) pipes installed within the road reserve~~ ~~*(Corridor access charges also apply (see section 7.2), and other associated costs (legal fees etc.) shall be met by the applicant)*~~	~~Actual costs~~
7.4.4	~~Structures within the Road Reserve (Stock Underpasses etc.)~~ ~~*(Includes site visits, engineering report, legal fees and application processing fee. Corridor access charges also apply (see section 7.2))*~~	~~Actual costs~~
7.5	**Road Damage Recovery**	**Charges ~~2526~~/~~2627~~**
7.5.1	Charges to recover costs for any event or activity ~~for events or activities~~ that damage roading assets, including costs to clean up excrement or detritus spilled onto the road.	Actual cost
7.6	**Street Flags and Banners**	**Charges ~~2526~~/~~2627~~**
7.6.1	Installation and removal to be undertaken by a Council approved contractor. Costs shall be met by the applicant.	Actual cost
7.7	**Local Facility and ~~&~~ Road Name Sign Requests**	**Charges ~~2526~~/~~2627~~**
7.7.1	Sign ~~B~~blade, post and socket ~~sign~~ (including installation)	Actual cost
~~**7.7.2**~~	~~Post and Socket (including installation)~~	~~Actual cost~~

7.8 Road Naming and Renaming Application Fee	
7.8.1 Road Naming Application Fee	Actual cost
7.8.2 Road Renaming Application Fee	Actual cost

8.	**PORT**		
~~8.1~~	~~Visitor mooring rental~~		~~Charges 25/26~~
~~8.1.1~~		~~Casual rental/week or part thereof~~	~~$159.00~~
8.2	**Hardstand rent**		**Charges ~~25~~26/~~26~~27**
8.2.1		Hardstand rent~~/~~ per day including cradle ~~(maximum ten days)~~	$78.50~~77.00~~
~~8.2.2~~		~~Penalty rate/day (after ten days)~~	~~$108.00~~
8.2.3		Refuse or clean up charges	Actual Cost
8.2.4		Lifting plan fee (from preferred supplier)	$135.50~~133.00~~
8.3	**Casual berthage fees**		**Charges ~~25~~26/~~26~~27**
8.3.1		Casual berthage~~/~~ per day or part thereof	$110.00~~108.00~~
8.3.2		Unauthorised Berthage fee (NEW)	$220.00
Note:		All users to be subject to a casual berth charge when occupying Council-owned wharves, piers or jetties.	
8.4	**Licensed berthage fees**		**Charges ~~25~~26/~~26~~27**
8.4.1		Uniform annual fee for vessels up to 10 metres and first 10 metres of all vessels.	$6,849.50~~6,715.00~~
8.4.2		Per metre of length~~/~~ per annum for length in excess of 10 metres	$560.00~~549.00~~
~~8.4.3~~		~~Discount for multiple berth~~	~~15%~~
8.4.4		Port utility fee annual charge	Metered usage
8.5	**Wharf – event charge**		**Charges ~~25~~26/~~26~~27**
8.5.1		~~Non- commercial~~Food Truck/Vendors	~~$103.00~~By arrangement with Ports Authorised Officer

8.5.2		Commercial	$209.00~~205.00~~
8.6	**Boat Wash**		**Charges 25/26**
8.6.1		Cost for ~~2.5~~ two minutes	$5.00
8.5.2		Cost for ~~1~~one minute	$3.00~~2.50~~
8.7	**Boat Ramp Access**		**Charges ~~25~~26/~~26~~27**
8.7.1	Vpermit (NEW)	One off charge (residents)	$20.00 one off charge(residents)
8.7.2	Scan to Pay (NEW)		
		Whakatāne / Ōhope (non-residents)	$20.00 per day (non-resident)
		Thornton/Ōhiwa (non-residents)	$10.00 per day (non-resident)

See the Ports and Wharves Frequently Asked Questions for more information on these proposed charges

Planning, Regulatory and Corporate Services Department - Te Tari Whakarite Rauemi me ngā Ratonga Rangapū

9.	**Information for all Planning, Regulatory and Corporate Services Department Charges**		
9.1	**Notes**		**Charges ~~25~~26/~~26~~27**
9.1.1		Other Authority and Agencies' Charges are the fees as set by the relevant authority or agency.	
9.1.2		Where consultants or other experts are used to carry out Planning duties, the actual and reasonable cost incurred will be charged to an applicant.	
9.1.3		An additional administrative charge of ten percent of the fee will also be charged.	
9.1.4		Staff will, upon request, ~~,~~ endeavour to provide an estimate of costs associated with a particular request/~~-~~application.	
9.2	**Planning**		**Charges ~~25~~26/~~26~~27**

9.2.1	Resource Consent and Plan Change/Notice of Requirement/Heritage Order Fees:	
	a) The amount stated is a fixed initial deposit, payable at the time of lodging an application or when making any other request for the Council to perform any other function under the Resource Management Act 1991. The deposits are charged under ~~S~~section 36(1) of the Resource Management Act and are payable in full at the time of lodging the application.	
	b) The fixed initial deposit is a minimum fee. Actual and reasonable costs incurred by the Council will be charged for all applications. Therefore, a charge additional to the fixed initial deposit paid, may be made once the application has been determined. Actual and reasonable costs will also be charged for applications that are withdrawn.	
	c) Actual and reasonable costs will include costs incurred by the Council in respect of staff salaries and wages (including travel time, and on-costed to cover overheads), internal analytical costs, record keeping/storage (for example~~e.g.~~ photocopying), external analytical costs or consultant costs, vehicle usage costs and any other direct costs or disbursements (including postage, advertising costs, etc.~~-~~), plus GST. The charge out rate for Council Officers is between $~~125~~128.00 - $~~255~~260.00 per hour.	$~~125~~128.00 - $~~255~~260.00
	d) Additional charges will be made for sums in excess of $20.50 (inclusive of GST) of the Council's costs. In all cases, an itemised statement of the Council's costs will be provided	
	The Council may, in any particular case, remit the whole or any part of any charge of a kind referred to in this section which would otherwise be payable, for any of the following reasons: a) ~~i).~~ The charge does not accurately reflect the benefit to the community from the activity or service, as distinct from the benefit to the applicant. b) ~~ii).~~ The charge does not accurately take into account the "cost of democracy" associated with the application or the service. c) ~~iii).~~ The charge does not accurately reflect the actual and reasonable costs incurred in respect of the activity to which the charge relates. d) ~~iv).~~ The charge for monitoring a resource consent does not accurately reflect the anticipated number of inspections required over the life of the consent to ensure compliance with conditions of the consent, or the likely effects of that activity on the environment.	

9.2.2	Monitoring Fee: A charge based on the estimated number of inspections for a development or an annual charge will be payable to the Council for the monitoring and supervision of resource consents and monitoring the state of the environment. The fee will reflect the estimated actual cost for the Monitoring Officer and/or other specialist Council Officers or their representative to inspect the site for compliance with consent conditions. Where the estimated charge does not accurately reflect the actual and reasonable costs incurred in the monitoring of the resource consent to which the charge relates, that additional charge will be recovered from the consent holder.	
9.3	**Development Contributions Fee**	**Charges ~~2526~~/~~26~~27**
9.3.1	The Council's Development Contributions Policy sets out the financial contributions that will be required when development occurs	
9.4	**Other fees**	**Charges ~~2526~~/~~26~~27**
9.4.1	For any certificate, authority, approval, consent, or service given, or inspection made by the Council under the Local Government Act or any other enactment in any case where that provision or enactment contains no provision authorising the Council to charge a fee, and does not provide that the certificate, authority, approval, consent, service, or inspection is to be given or made free of charge, the fee will be based on the charge out rate for the officer concerned, as identified above. Notwithstanding, any such fee may be refunded, remitted, or waived in such situations as the Council may determine.	
10.	**RESOURCE MANAGEMENT (subject to the Resource Management Act 1991)**	
10.1	**Note:** Reference to sections below refer to the Resource Management Act 1991	
		Fixed initial deposit
	(~~a~~Additional fees may apply)	
	Certificates of compliance/existing use certificates (s139) (initial deposit)	$527.00~~515.00~~
	Written notice of Deemed Permitted Boundary Activity (S87BA)	$261.00~~255.00~~
	Written notice of Deemed Permitted Marginal or Temporary Activity (S87BB)	$261.00~~255.00~~
10.2	**Resource Consents (see note 2.2)**	**Charges ~~24/25~~26/27**
10.2.1	***Land use***	
	Notified~~-~~/~~-~~Limited Notified	$4,195.00~~4,100.00~~
	Non-notified (including Fast track consents)	$1,585.00~~1,550.00~~

	Change or cancellation of conditions (s127)		$1,585. 001,550.00
	Extension of approval period (s125)		$266.00260.00
	Review of consent conditions (s128)		$1,585.0001550.00
	Cost of commissioning reports		Actual costs incurred in preparing report and staff time
	Preparation of bond documents	$317.00310.00	+ legal costs incurred in preparing bond documents
10.2.2	***Subdivision***		
	Notified-/-Limited Notified		$4,195.004,100.00
	Non-notified		$1,585.001,550.00
	Boundary Adjustment		$1,585.001550.00
	Minor Amendments to Cross-lease plans (additions and alterations)		$532.00 $520.00
	Right-of-way Approval pursuant to Local Government Act 1974		$532.00 $520.00
	Cost of Commissioning Reports		Actual cost incurred in preparing report + 10% of the cost for the administration of that work.
	Extension of Approval Period (s125)		$266.00 $260.00
	Approval of Survey Plan (s223)		$266.00 $260.00
	Change or cancellation of conditions (s127)		$1,585.00 $1,550.00
	Change or cancellation of consent notice (s221)		$1,585.001550.00+ legal costs incurred
	Signing s224(c) Certificate		$266.00 $260.00
	Signing s224(f) Certificate		$266.00 $260.00
	Inspections to confirm compliance with conditions s224(c) or S224(f)		Actual cost
	Certificates pursuant to Section 226(e)		$266.00 $260.00
	Revocation of easement (s243(e))		$266.00 $260.00

	Other certificates/documents including the preparation of consent notices (see note 2.2)	$266.00 per certificate/document plus legal costs incurred in preparing or checking documents
	Preparation of Bond Documents	$532.00 + legal costs incurred in preparing bond documents
10.2.3	***Other***	
	Application to review development contribution (initial deposit)	$420~~410~~.00
	Independent Commissioner requested for an objection under ~~S~~ss357AB(1)(f) and~~&~~ (g)	Actual cost
10.2.4	***Monitoring fee*** (see note 22.2.2)	
	Standard charge for administering, monitoring and supervising of land use resource consents for:	
	Notified resource consent	Range: $~~165~~168.00 - $~~1055~~1079.00
	Non notified resource consent	Range: $~~165~~168.00 - $~~1055~~1079.00
Note 1	Determined as either a single charge or as an annual charge where ongoing monitoring is required. The amount is based on the estimated number of inspections required during the course of the development.	
Note 2	Notwithstanding the above, where there is good and reasonable cause for un-programmed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis, as defined in the General Conditions and Notes of this Schedule.	
Note 3	Notwithstanding all the above, a higher monitoring charge may be applied as a condition of consent for significant applications, for the actual monitoring time undertaken as: a) a single charge b) separate charges for each inspection ~~a)~~c) an annual charge where ongoing monitoring is required.	
10.3	**Plan changes/notice of requirement/heritage orders**	**Charges ~~25~~26/~~26~~27**
Note:	See note 2.2	
10.3.1	Request and processing of plan change/notice of requirement/heritage order	$4,195.00 ~~4,100.00~~
10.4	**Alteration of Designation/heritage order**	**Charges ~~25~~26/~~26~~27**

10.4.1	Notified	$4,195.00~~4,100.00~~
10.4.2	Non-notified	$1,585.00~~1,550.00~~
10.4.3	Removal of designation/-heritage order	$245.00~~240.00~~
10.4.4	Outline plan of work	$1,585.00~~1,550.00~~
10.5 Requests for information		**Charges ~~25~~26/~~26~~27**
Note:	See note 2.2	
10.5.1	Land Information Memorandum	
	a) Residential Property-/-Rural Property used predominantly for farming or rural purposes.	$355.00 ~~$310.00~~
	b) Business/Rural Property used for a commercial or industrial use.	$450.00 ~~$435.00~~
	c) Time spent researching and compiling information in respect of planning queries, plans or resource consents	Actual cost
10.6 Miscellaneous charges		**Charges ~~25~~26/~~26~~27**
10.6.1	Pre-application meetings	Actual cost
10.6.2	Plan checking and inspection of engineering works associated with resource consent applications, District Plan provisions etc.	Actual cost
10.6.3	All other certificates/documents, ~~e.g.~~ for example liquor licences	$158.00 ~~155.00~~
10.6.4	Copies of District Plans (including maps):	
	a) Whakatāne District Plan (hardcopy)	Text $133.00 ~~$130.00~~
		Maps $148.00 ~~$145.00~~
	Whakatāne District Plan (Data stick)	$36.00 ~~$35.00~~
10.7 Hearings		**Actual cost**

11.	**BUILDING (subject to the Building Act 2004)**		
11.1	**Building consent application fees**		
11.1.1	A fixed initial deposit for building consent applications is payable at the time an application is lodged, based on the 'value of work' (see section 11.3). The fixed initial deposit is a minimum fee. The final fee for a building consent will be based on actual and reasonable costs. The charge-out rate for Council officers is between $~~115~~130.00 and $~~280~~300.00 per hour. All other actual and reasonable costs incurred in the processing of building consents will be recovered, including for example, specialists' advice and insurance premiums. The difference between the fixed initial deposit and the final fee will be charged to the applicant.		$130.00~~115.00~~ - $300.00~~280.00~~
11.2	**Project Information Memoranda**		**Charges 25/26**
11.2.1 11.2.2	Project Information Memoranda (s32(b)(i) Online Service Provider Levy Projection Information Memoranda – Small stand alone dwellings Online Service Provider Levy		$500.00 ~~330.00 or actual cost~~ $~~80.00~~80.00-$84.00 (exclusive of GST) $1,000.00 deposit (actual cost) $250.00 (=GST)
11.3	**Building Consent**		**Charges 25/26**
~~11.3.1~~	~~Online Service Provider Levy to 8th November 2025~~ ~~a) Value of work up to and including $125,000~~ ~~b)~~a) ~~Value of work exceeding $125,00 up to $2,499,999~~		~~$75.00 (excl GST)~~ ~~0.065% (excl GST)~~
11.3. 1	Online Service Provider Levy **~~effective 9th November 2025~~ (unless otherwise noted within Section 11)** a) Value of work up to and including $125,000 b) Value of work exceeding $125,00 up to $2,499,999 c) Value of work $2,500,000 and over		$80.00 - $84.00 (excl GST) 0.075% (excl GST) $1,875.00 - $1,975.00 (excl GST)
11.3.2	Fixed initial deposits for building consent application (plus Online Service Provider Levy):	***Value of work:***	***Fixed initial deposit:***
		a) Less than $10,000	$550.00 ~~$515.00~~
		b) $10,001 - $25,000	$770.00 ~~$750.00~~
		c) $25,001 – $50,000	$1,250.00
		d) $50,001 - $100,000	$1,550.00

			e) $100,001 - $250,000	$2,100.00
			f) $250,001 - $500,000	$5,100.00
			g) Greater than $500,001	$8,250.00
11.3.3		Application for extension of time to complete consent (lapse, code compliance decision timeframe or PIM extension)		$150.00 ~~$145.00~~
11.3.4		Solid fuel heater – set cost (including one inspection and online service provider levy)		$550.00 ~~$385.00~~
~~**11.3.5**~~		~~Minor works (will apply to consents for which processing time is less than 15 minutes, and require one inspection, e.g. replacement of hot water cylinders, replacement of disposal fields from on-site effluent treatment systems)~~	~~(plus Online Service Provider Levy)~~	~~$205.00~~
11.3.6		Solar water heaters		Free
11.3.7		Fencing of swimming pool inspection requirements	(includes one inspection only, extra inspections are charged)	$80.00
11.3.8		Additional inspections		$185.00
11.4	**Code compliance**			**Charges ~~2526~~/~~2627~~**
11.4.1		Certificate		$180.00
11.4.2		Historical Code Compliance Certificate (consents issue prior to 1 July 2017)		$420.00
~~**11.4.3**~~		Application to amend the durability provision of a building consent		$185.00
11.5	**Compliance schedule**			**Charges ~~2526~~/~~2627~~**
11.5.1		Application for compliance schedule		$105.00 plus $10 per specified system
11.5.2		Application to amend compliance schedule		$135.00
11.6	**Building Warrant of Fitness**			**Charges ~~2526~~/~~2627~~**
11.6.1		Annual Building Warrant of Fitness renewal fee		$160.00
11.7	**Certificate of Acceptance**			**Charges ~~2526~~/~~2627~~**

	Deposit payable on application, plus all additional processing, inspection, and specialist costs charged on a time-and-cost basis.	
11.7.1	Application fee (excludes urgent work)	Deposit $1,000.00 + Actual cost (minimum charge $1,000.00)
11.7.2	Online Service Provider Fee	
	a) Value of work up to $124,999	$80.00 - $84.00 (exclusive of GST)
	b) Value of work over $125,000	$350.00 - $370.00 (exclusive of GST)
~~**11.7.2**~~	~~Application to amend the Durability provision of a building consent~~	~~$185.00~~
11.7.3	Certificate	$180.00
11.7.4	Evaluation of plans and specifications and inspection of building work	Actual cost

11.8	**Certificate of public use**		**Charges 2526/2627**
11.8.1		Application fee	$440.00
11.8.2		Certificate	$115.00
11.9	**Other**		**Charges 2526/2627**
11.9.1	Building Consent Authority Levy		
	a) Over $20,000 in value		$6.11 per $1,000
	b) For every additional $1,000 over $1,000,000		$3.05 per $1,000
	c) For every $1,000 over $5,000,000		$1.53 per $1,000
11.9.2	Review/inspection work for alcohol licensing		Actual cost (minimum charge $200.00)
11.9.3	Any other inspection performed by the Council		Actual cost (minimum charge $150180.00)

11.9.4	Inspections and review work requiring specific expertise (~~i.e.~~ by agencies other than the Council on the Council's behalf)	Actual cost plus 10% administration fee
11.9.5	Housing removal bond	$1,025.00
11.9.6	Registration/revocation of registration of sections 36 or 37 of the Building Act 1991 or ~~secti~~ sections 72 or 75 of the ~~Building~~ Building Act 2004 notification	$430.00 ~~$275.00~~
11.9.7	Application for exemption (Schedule 1 only)	~~$250.00~~ $300.00or Actual Cost
11.9.8	~~Commercial information requests on building consents~~	
	~~a) 1 copy per month~~	~~$185.00 per annum~~
	~~b) 1 copy per fortnight~~	~~$335.00 per annum~~
	~~c) 1 copy per week~~	~~$635.00 per annum~~
	~~d) 1 individual copy~~	~~$30.00~~
11.9.~~9~~8	Information requests on compliance schedules:	
	a) Cost/category	$40.00
	All categories (18)	$250.00
11.9.~~10~~9	**I**nformation requests on independent qualified persons:	
	a) Cost/category	$40.00
	Cost for all categories	$250.00
11.9.~~11~~10	Time spent searching and compiling information in respect of building consents and inspectorial enquiries	Actual cost
11.9.~~12~~11	~~Cost for building consent projects to be added to property files~~Information transfer to Territorial Authority (s238)	$~~440.00~~500.00
12.	**ANIMAL CONTROL**	
Note	The fees charged will be either those charged by any contractor employed by the Council or Council Officers. The charge-out rate for Council staff is calculated on time spent and is set at $90.00per hour.	

12.1	Stock	Charges ~~25~~26/~~26~~27
12.1.1	Impounding per day per animal	
	Cattle, horses, deer	$19.00~~18.50~~
	All other livestock	$13.00~~12.50~~
12.1.2	Sustenance per day	
	Cattle, horses, deer	$4.00
	All other livestock	$2.00
12.1.3	Call-out fee	Charged at cost
12.1.4	Advertising fee	Actual cost plus 10% administration fee
12.1.5	Droving fee minimum fee	$26.50~~26.00~~ plus actual costs
12.1.6	Transport	Actual cost
12.1.7	Horse float	$79.00~~77.00~~
12.1.8	Stock crossing permit application fee	$293.50~~287.00~~
13.	**DOG CONTROL FEES**	
	Note: Dog control fees are set for the registration year. The fees below relate to the 25/26 registration year.	
13.1	**Dog Registration Fees**	**Charges ~~25~~26/~~26~~27**
	All dog owners – Fee if paid on or before 1 August ~~2025~~2026	
	~~a)~~ De-sexed	$68.50~~67.00~~
	~~b)~~ Entire	$99.00~~97.00~~
13.1.2.	Fee if paid after 5pm 1 August ~~2025~~2026	
	~~a)~~ De-sexed	$98.00~~97.00~~
	~~b)~~ Entire	$147.50~~144.00~~
13.1.3.	Certified Disability Assist Dogs (Companion Dogs, Hearing Dogs, Guide Dogs)	Free
13.1.4.	Dogs kept for specific tasks by Government Agencies for law enforcement, security, biosecurity or ~~c~~Civil ~~d~~Defence purposes	Free

13.1.5.	Working dog~~; and~~ ~~Dogs owned by incorporated hunt clubs~~	$40.00
	~~a) Fee if paid on or before 1 August 2025~~	~~$67.00 per dog~~
	~~b) Fee if paid after 5pm 1 August 2025~~	~~$97.00 per dog~~
13.1.6.	Dangerous dogs – Neutered dog (de-sexed)	
	~~a)~~ Fee if paid on or before 1 August ~~2025~~2026	$95.00~~93.00~~ per dog
	~~b)~~ Fee if paid after 5pm 1 August ~~2025~~2026	$145.50~~00~~~~142.00~~ per dog
13.1.7.	Dangerous dogs – Entire dog	
	~~a)~~ Fee if paid on or before 1 August ~~2025~~2026	$141.00~~138.00~~ per dog
	~~b)~~ Fee if paid after 5pm 1 August ~~2025~~2026	$216.00~~211.00~~ per dog
13.1.8.	Dogs less than 12 months of age Note: Dogs less than three months of age do not need to be registered	Pro-rata the annual applicable rate (July to June)
13.2	**Impounding Fees**	**Charges ~~25~~26/~~26~~27**
13.2.1	First impounding	$70.50~~69.00~~
13.2.2	Second impounding	$105.50~~103.00~~
13.2.3	Third and subsequent impounding	$141.00~~138.00~~
13.2.4	Sustenance cost per day	$9.00
13.2.5	Additional fees for dogs impounded between 5.00pm and 8.00am	Charged at cost
13.2.6	Rehoming cost	$30.00~~29.00~~
13.3	**Other fees**	**Charges 25/26**
13.3.1	Destruction of dog	$96.00~~94.00~~
13.3.2	Replacement of registration tags	$5.00 ~~$3.00~~
13.3.3	Microchip transponder implant fee (on request of owner)	$20.00 ~~$18.00~~
13.3.4	**Seizure Fee (NEW)**	$70.00

14.	**GENERAL LICENCE, REGISTRATION, VERFICATION AND AUDIT FEES**	
14.1	**Notes for General licence, registration, verification and audit fees**	**Charges 25/26**
14.1.1	In the case of national grading of food based activities under the Food Act 2014 and/or new regulations, recovering associated actual and reasonable costs will be charged out at a rate of $160.00 per hour.	$160.00
14.1.2	Camping Grounds – temporary use. This category of license has been developed for organisations who have obtained resource consent or similar permission for camping of several nights' duration at any one time on property other than established camping grounds. Temporary use camping ground licenses shall be obtained by the organisers of meetings or similar gatherings and be on a per night stayed basis. Licence approval shall be conditional upon the use of fully self-contained motor homes or similar vehicles by campers. Fully self-contained motor homes or similar will have sufficient water and waste capacity and other essentials necessary for the adequate and safe convenience of its passengers without posing health risk or giving rise to health nuisance or potential for same.	
14.2	**Application for Registration – Food Act 2014 (Single Site)**	**Charges 25/26**
14.2.1	Food Control Plan – New	$~~310.00~~317.00
14.2.2	Food Control Plan – Renewal	$~~245.00~~250.00
14.2.3	National Programme – New	$~~200.00~~204.00
14.2.4	National Programme - Renewal	$~~155.00~~158.00
14.3	**Application for Registration – Food Act 2014 (Multiple Sites)**	**Charges 25/26**
14.3.1	Food Control Plan – New (2-5 sites)	$~~610.00~~624.00
14.3.2	Food Control Plan – New (6 or more sites)	$~~900.00~~920.00
14.3.3	Food Control Plan – Renewal (2-5 sites)	$~~490.00~~501.00
14.3.4	Food Control Plan – Renewal (6 or more sites)	$~~740.00~~757.00
14.3.5	National Programme – New (2-5 sites)	$~~395.00~~ 404.00
14.3.6	National Programme – New (6 or more sites)	$~~600.00~~614.00

14.3.7	National Programme – Renewal (2-5 sites)		$~~310.00~~317.00
14.3.8	National Programme – Renewal (6 or more sites)		$~~450.00~~460.00
14.4	**Verification - Food Act 2014**		**Charges 25/26**
14.4.1	Food Control Plan - New		$~~765.00~~782.00
14.4.2	Food Control Plan - Subsequent		$~~560.00~~573.00
14.4.3	National Programme verifications (INCREASE)		$160.00 per hour ~~$155.00 per hour~~
14.4.4	Verification of multiple site registrations will incur additional costs at the rate of ~~$155.00 per hour~~ $160.00 per hour where the time spent exceeds 6.5 hours in the case of new verifications and after 5.0 hours in the case of subsequent verifications.		
14.5	**Other fees relating to Food Act 2014 and Health Act 1956**		**Charges 25/26**
14.5.1	Cancelled audit (less than 24 hours' notice given)		$~~60.00~~61.00
14.5.2	Fee for any work relating to Food Act 2014 or Health Act 1956 not outlined above	per hour	$~~160.00~~163.00
~~14.5.3~~	Printing of Food Control Plan (NEW)	per plan	$30.00
14.6	**General licence and registration fees not related to Food Act 2014 (including under bylaws)**		**Charges ~~2526~~/~~2627~~**
14.6.1	Applications, complete with payment as set out below, for registration renewal made before the expiry date shall pay the following fees. In the event of lapsed or expired registration, the occupier of the premises shall pay the relevant fee as set out below together with an additional $50.00 penalty fee. This penalty provision shall not apply to Camping – Temporary use, Mobile Traders and Hawkers.		
14.6.2	Camping grounds		$~~470.00~~481.00
14.6.3	Camping – temporary use	~~$6.75 per night~~	$7.00 per night
14.6.4	Funeral directors premises		$~~275.00~~281.50
~~14.6.5~~	~~Hairdressers premises~~		~~$275.00~~
14.6.6	Offensive trades (as listed in Schedule 3 of the Health Act 1956)		$~~275.00~~281.50
14.6.7	Transfer of licence		$~~75.00~~76.50
14.7	**Amusement devices**		**Charges ~~2526~~/~~2627~~**

14.7.1	One device (set by legislation)	$12.00
14.7.2	Each additional device (set by legislation)	$2.50

15.	**GAMBLING VENUE CONSENT FEE**	
15.1	**Application fee**	**Charges ~~25~~26/~~26~~27**
15.1.1	Existing venues	$475.50~~465.00~~
15.1.2	New venues	$583.00~~570.00~~
15.1.3	Hearing costs	$194.50~~190.00~~ per hour

16.	**GENERAL LICENCE AND PERMIT FEES**	
Note :	Fees will be calculated on actual time spent by the appropriate officer charged at their relevant hourly rate.	
16.1	**General**	**Charges ~~25~~26/~~26~~27**
16.1.1	Fee payable to recover any sign or goods impounded from public place	$.52.00~~$51.00~~
16.1.2	Fees for recovery of vehicle impounded pursuant to s356 of the Local Government Act 1974	Actual cost of recovering vehicle
16.1.3	Storage of impounded vehicle	~~per day~~ $16.00 per day ~~15.40~~
16.1.4	Fee for re-inspection where a notice has not been complied with	~~per visit~~ $42.00 per visit ~~41.00~~
16.1.5	Inspection fee for any matter not specifically provided for in this schedule	Charged at cost
16.2	**Fee for consent to operate stall**	**Charges ~~25~~26/~~26~~27**
16.2.1	Charitable or non-commercial organisation	
	Food stalls	Free
	Non-food stalls	Free
16.2.2	Commercial	
	Food stalls	Actual cost per event (minimum charge) (Actual Minimum) $71.50~~70.00~~

	Non-food stalls	$24.50 per event~~per event 24.00~~

17.	**SALE AND SUPPLY OF ALCOHOL LICENCES**	
Note :	Fees payable for applications relating to the sale and supply of alcohol are prescribed in the Sale and Supply of Alcohol (Fees) Regulations 2013 and summarised below. For on, off, club and special licence applications, the fees are based on a cost/risk rating that is prescribed in the regulations.	
17.1	**On-Licences, Off-Licences, Club Licences**	**Charges ~~2526~~/~~2627~~**
17.1.1	Very Low – Fees category for premises	
	Application Fee	$368.00
	Annual Fee	$161.00
17.1.2	Low – Fees category for premises	
	Application Fee	$609.50
	Annual Fee	$391.00
17.1.3	Medium – Fees category for premises	
	Application Fee	$816.50
	Annual Fee	$632.50
17.1.4	High – Fees category for premises	
	Application Fee	$1023.50
	Annual Fee	$1035.00
17.1.5	Very High – Fees category for premises	
	Application Fee	$1,207.50
	Annual Fee	$1,437.50
17.2	**Special Licences**	**Charges ~~2526~~/~~2627~~**
17.2.1	Class 1	$575.00
17.2.2	Class 2	$207.00
17.2.3	Class 3	$63.25
17.3	**Managers Certificates**	**Charges ~~2526~~/~~2627~~**

17.3.1	New applications	$316.25
17.3.2	Renewal applications	$316.25
17.4	**Other Fees**	**Charges ~~2526~~/~~2627~~**
17.4.1	Temporary Authority	$296.70
17.4.2	Temporary Licence	$296.70
17.4.3	Extract from Register	$57.50
18.	**NOISE CONTROL**	
18.1.1	Equipment seizure fee	$189.50~~185.00~~
18.1.2	Attendance at noise complaints	Actual and reasonable costs for justified complaints.
18.1.3	Noisy alarm deactivation	Actual and reasonable costs recovered.
19.	**ACCESS TO SITE FILE RECORDS/PROPERTY RECORDS**	
19.1	**Access to site file records/property records**	**Charges ~~2526~~/~~2627~~**
19.1.1	Digital copy of property file ~~on CD~~	$42.00~~41.00~~
20.	**GIS (GEOGRAPHIC INFORMATION SYSTEMS)**	
20.1	**Geospatial Data (Digital)**	**Charges ~~2526~~/~~2627~~**
	Where available	The cost of media plus staff time
20.2	**Geospatial Maps/Plots/Images (Hardcopy)**	
	A4	$3.10 plus staff time
	A3	$5.50~~5.15~~ plus staff time
	A2	$31.50~~31.00~~ plus staff time
	A1	$42.00~~41.00~~ plus staff time
	A0	$52.00~~51.00~~ plus staff time
20.3	**Aerial Imagery**	**Charges ~~2526~~/~~2627~~**
	Where available	The cost of media plus staff time
20.4	**LIDAR Data**	**Charges ~~2526~~/~~2627~~**
	Where available	The cost of media plus staff time
21.	**DISTANCE-BASED NUMBERING (RAPID NUMBERS)**	

21.1	Replacement Rural Number Plates	$21.00~~20.50~~ (includes numbers ~~&~~and letters)

Community Experience - Te Tari Ratonga Hapori

22. SWIMMING POOLS		
22.1 Whakatāne Aquatic and Fitness Centre		**Charges ~~25~~26/~~26~~27**
22.1.1	Single admission	
	Child 5 years to 16 years/ ~~Current full-time student/Senior Citizen/~~Beneficiary	~~$3.50~~ $3.60
	Current full-time student/Senior Citizen/	~~$3.50~~ $5.00
	Children under five years	$2.00
	Child under 24 months	$1.00
	Adult	$7.10~~7.00~~
	Adult with Hydro slide	$9.20~~9.00~~
	Spectator fee	$1.00 Free if supervising children under 8 years or attending Learn To Swim
	Family day pass (two adults plus up to three children) (extra child $2.00)	$20.40~~20.00~~
	Family day pass with Hydro slide (two adults plus up to three children) (extra child $3.00)	$28.60~~28.00~~
	~~Inflatable upgrade~~Hydroslide add on	$2.60~~2.50~~
	Inflatable (function/exclusive use subject to lane availability) per hour	$314.20~~308.00~~
	Single child admission plus hydro slide combo	$6.10~~6.00~~
	Single child under 5 admission plus hydro slide combo	$4.60~~4.50~~

	Energy surcharge (NEW)	$0.30 per admission
22.1.2	**10-swim passes**	
	a) Children 5 to 16 years /Current full time Student (including Hydro) /Senior Citizen/Beneficiary	$~~31.00~~31.60 (= $~~3.10~~3.16 per swim) Plus $3.00 energy surcharge
	Adult	$~~62.00~~63.20 (= $~~6.20~~ 6.32 per swim) Plus $3.00 energy surcharge (NEW)
22.1.3	**30-swim passes**	
	a) Child 5 years to 16 years(including Hydro) /Current full time Student/Senior Citizen/Beneficiary	$~~92.00~~93.80 (= $~~3.07~~3.13 per swim) Plus $9.00 energy surcharge (NEW)
	Adult	$~~180.00~~183.60 (= $~~6.00~~6.12per swim) Plus $9.00 energy surcharge (NEW)
22.1.4	Season tickets	
	a) 12 months season pass for adults	$628.30~~616.00~~
	b) 12 months season pass for child/Senior	$481.40~~472.00~~
	c) 6 months season pass for adults	$334.60~~328.00~~
	d) 6 months season pass for child/Senior	$250.90~~246.00~~

22.1.5	Plus $15.00 energy surcharge (NEW) Other		
Note:	Any hireage which requires additional lifeguards will incur an additional charge of $~~55.00~~57.10 per lifeguard per hour.		$57.10~~56.00~~
	a) School use (per student)		$2.00 per swim
	Carnivals/competitions (either the inside or outside pool)	per ½ day	$523.30~~513.00~~
	Sole use of lane (per lane) does not include admission	per lane per hour	$20.90~~20.50~~ per lane per hour
	Sole use of lane admission per person (per lane)	per lane per hour	$2.10~~2.05~~
	Shower		$5.00~~2.00~~
22.1.6	**Aquafit**		
	a) Adult admission		~~$8.00~~ $8.20
	b) Senior/student admission		~~$7.00~~ $7.10
	c) 10 X Adult Aquafit concessions		~~$72.00~~ $73.40
	d) 10 X Senior/Student Aquafit Concessions		~~$63.00~~ $64.30
22.1.7	Fitness Centre: For current membership pricing, please call the Whakatāne Aquatic and Fitness Centre on 07 308 4192 or visit www.whakatane.govt.nz		
22.1.8	Learn to Swim: For current learn to swim pricing, please call the Whakatāne Aquatic and Fitness Centre on 07 308 4192 or visit www.whakatane.govt.nz		
22.2 Murupara Swimming Pool			**Charges ~~25~~26/~~26~~27**
22.2.1	Single admission adult/child		FREE
22.2.2	Aqua aerobics		$2.00 per session

22.2.3	Dedicated use		
	a) School use (per student)		$1.00 per swim
	Carnivals (whole complex – per event)		$125.50~~123.00~~
	Commercial use (whole complex)		$63.20~~62.00~~ per hour
23. WHAKATĀNE AND DISTRICT LIBRARIES			
23.1 Library charges			**Charges ~~25~~26/~~26~~27**
23.1.1	Membership		Free
23.1.2	Rental items ~~(Toy library)~~		As priced
23.1.3	Interlibrary loan fee for items from reciprocal libraries~~/~~		$10.00~~8.00 or~~
	non-reciprocal libraries		Actual cost
23.1.4	Murupara Room fee (commercial use)		$20.00 per hour
24. TE KŌPUTU A TE WHANGA A TOI (LIBRARY AND EXHIBITION CENTRE)			
24.1 Exhibitions			**Charges ~~25~~26/~~26~~27**
24.1.1	Admission to general exhibitions		Admission by donation
24.1.2	Admission to touring exhibitions		As priced
24.1.3	Commission for sale of art works and items on consignment		20% (excl~~uding~~ GST)
24.2 Meeting rooms and galleries			**Charges ~~25~~26/~~26~~27**
24.2.1	Eastern Bay Energy Trust Room	~~per session (9.00am-12.30pm or 1.00pm-4.30pm)~~	~~$35.00~~ $10 per hour (commercial rate) $5 per hour (community rate)
24.2.2	Activity Room	~~per session (9.00am-12.30pm or 1.00pm-4.30pm)~~	~~$85.00~~ $35 per hour commercial rate / $15 per hour community rate

24.2.3	Sheaff Gallery	(up to four hours hireage from 5.15pm)	$481.00~~470.00~~
24.2.4	Brookfields Gallery	(up to four hours hireage from 5.15pm)	$716.00~~700.00~~
24.2.5	Museum Display Heritage Gallery	By application	
24.2.6	Pipi Room (ground floor meeting room)		$20.00 per hour commercial rate / $10 per hour community rate
24.2.7	Pāua room		On application
Notes:	1. A discount for non-profit community organisations may apply for all facility hireage 2. Other charges may be applicable All hireage subject to restrictions and condition		

25. TE WHARE TAONGA Ō TAKETAKE (WHAKATĀNE MUSEUM AND RESEARCH CENTRE)		
25.1 Meeting rooms		**Charges ~~2526~~/~~2627~~**
Notes:	Rooms and spaces available for use include: • Tohorā (Whale) – Research Library • Mangōpare (Hammer head shark) – Ground floor lobby / reception area • Aihe (Dolphin) – Activity and Education Space • Tāmure (Snapper) – First floor lobby	
25.1.1	School use	Free

25.1.2		Meetings	per session (9.00am-12.30pm or 1.00pm-4.30pm) Tiered pricing depending on group size	~~$87.00~~ $45.00 - $90.00
25.1.3		Afterhours events	(by arrangement only - up to four hours hireage on weekends or from 5:15pm weekdays)	$471.0~~0~~50~~461.00~~
25.2	**Digital images on ~~CD or~~ USB flash drive**			**Charges ~~25~~26/~~26~~27**
25.2.1		Scanning, colour photographs, reproduction and lamination fees on application		
25.3	**Microfilm printouts**			**Charges ~~25~~26/~~26~~27**
25.3.1		Microfilm printouts		$1.10~~1.05~~ per sheet (A4 only)
25.4	**Online resource printouts**			**Charges ~~25~~26/~~26~~27**
25.4.1		Per sheet (A4) digital resources from public terminals		$0.0300.~~25~~
25.5	**Reproduction of photographs**			**Charges 25/26**
25.5.1		6” x 4”		$7.006.~~65~~
25.5.2		8” x 6”		$10.50~~10.25~~
25.5.3		8” x 10”		$12.00~~11.80~~
25.5.4		12” x 10”		$22.00~~21.50~~
25.5.5		15” x 12”		$33.50~~32.80~~
25.5.6		Urgent (less than 10 working days)	Add 100% for urgent fee	

Note:		Where no datasheet or digital file exists, a fee of $2.50 will be charged. This will be refunded if an order for that image is placed. This file remains the property of the Whakatāne District Museum and Gallery.		
25.5.7		Postage per order for postage and packing		
25.6	**Publication Fee**			
25.6.1		Publication fees will apply for every image reproduced from the collections and published in any way in the public domain (including reports, websites, exhibitions etc.). The scale of fees are:		
		local history and education publications;	per image or reproduction	$18.0017.45
		commercial publications	per image or reproduction	$120.50118.00
Notes:		A copy of all publications featuring the images from the Museum Collection is to be deposited free of charge by the author into the HD London Research Library These fees are on top of any charges for scanning and photographic reproduction		
25.7	**Research Fee**			
25.7.1		Use of the facilities for local users will be free of charge.		Free

25.7.2	There will be no charge for the first half hour for research requests; subsequent rate of $~~25.60~~ $26.00per half hour will be levied, with a minimum chargeable period of half an hour and up to a maximum nominated by the customer. This charge is in addition to any charges for the photographic reproduction, photocopies and publication charges, which will be set at the normal rates.			$26.00 per half hour
25.8 Photocopying Fees				
25.8.1	General photocopying fees will be charged in accordance with Section 35			
25.8.2	Long runs of single original files or papers		On application	
25.8.3	Large files (150 pages or more) or miscellaneous papers		per hour for staff time (or part thereof) and photocopying charges set out above	$89.00 per hour~~87.00 / hr~~

26. SPORTSGROUND RENTAL		
26.1	**Regular reserve or sportsground users (charges for seasonal ground use)**	**Charges 25~~25~~26/~~26~~27**
Notes	**Regular seasonal sportsground users:**	
	1. Sportsground rentals contribute to sportsground maintenance costs. The actual rentals are as per the schedule below for the applicable summer or winter season.	
	2. Sportsground rentals are calculated on a 'per field' basis. Discounts are provided for use of multiple fields, school use or short seasons.	
26.1.1	**Whakatāne**	

Reserve	Name of organisation	Fee type	Fee (season)

a)	Eve Rimmer Sports Field	Trident High School Mataatua Rugby League Club	Ground rent	$471.00~~462.00~~ $941.50~~923.00~~
b)	Red Conway Park	Marist Rugby and Sport	Ground rent	$941.50~~923.00~~
c)	Rex Morpeth Park	Whakatāne Town Football Association	Ground rent	$2,355.00~~2,309.00~~ (Winter)
		Twilight Cricket	Artificial wicket	$471.00~~462.00~~
		Whakatāne Touch Association	Ground rent	$2,355.00~~2,309.00~~
		Whakatāne Town Football Association (summer)		$471.00~~462.00~~ (Summer)
		EBOP Cricket Club (clay wicket per season)		$3,768.00~~3,694.00~~
d)	Athletic Domain	Whakatāne Athletic and Harriers Club	Ground rent	$941.50~~923.00~~
e)	Rugby Park	Eastern Bay of Plenty Rugby Sub-Union	Ground rent	$1,412.50 + $250.00 lighting cost~~1,385.00~~
f)	Warren Park	Central Bay of Plenty Hockey Trust	Ground rent	$941.50~~923.00~~

26.1.2 Rangitāiki

Reserve		Name of organisation	Fee type	Fee (season)
a)	Edgecumbe Domain	Edgecumbe Rugby and Sport Edgecumbe Plains Rangers Soccer (Apr-Sep)	Ground rent	$941.50~~923.00~~ $941.50~~923.00~~
b)	Eivers Park (Te Teko)	Te Teko Rugby Club	Ground rent	$1,412.50~~1~~ + $250.00 lighting cost~~,385.00~~
c)	Dunderdale Park (Te Teko)	Te Teko Rugby Club	Ground rent	$941.50~~923.00~~

d)	Richmond Park (Matatā)	Matatā Rugby Club	Ground rent	$941.50~~923.00~~
e)	Awakeri Sports Fields	Awakeri Junior Soccer Club	Ground rent	$941.50~~923.00~~
		Twilight Cricket	Ground rent	$235.50~~231.00~~

26.1.3 Ōhope

Reserve		Name of organisation	Fee type	Fee (season)
a)	Bluett Park	Ōhope Junior Soccer Club	Ground rent	$1,412.50~~1,385.00~~
b)	Bluett Park	Ōhope Tennis Club	Ground rent	$371.50~~364.00~~
c)	Bluett Park	Twilight Cricket	Ground rent	$235.50~~231.00~~
d)	Port Ōhope Recreational Reserve	EBOP Triathlon & Multisport Club	Ground rent	$209.00~~205.00~~

26.1.4 Tāneatua

Reserve		Name of organisation	Fee type	Fee (season)
a)	Tāneatua Domain and Recreational Reserve	Tāneatua Rugby Football Club Inc.	Ground rent	$1,412.50 + $250.00 lighting cost~~1,385.00~~
b)	Mitchell Park (Tāneatua)	Twilight Cricket Synthetic Cricket	Wicket	$235.50~~231.00~~ $941.50~~923.00~~
c)	Waimana Domain	Waimana Rugby Club	Ground rent	$941.50 + $250.00 lighting cost~~923.00~~

26.1.5 Murupara

Reserve	Fee

a)	Galatea Domain and Recreational Reserve	Administered by the Galatea Reserves Management Committee

27.	**PARKS AND RESERVES**	
27.1	**Casual use and events**	**Charges ~~25~~26/~~26~~27**
27.1.1	**Reserve hire fees**	**Daily rate**
a)	Casual reserve hire (weddings, private use, general sporting use)	$115.50~~113.00~~
b)	Sports Tournaments	$230.50 ~~226.00~~
c)	Community events (must be free or koha admission to the public and evidence of community benefit provided)	$115.50~~113.00~~
d)	Commercial events – low risk	$230.50~~226.00~~
e)	Commercial events – medium risk	$392.50~~385.00~~
f)	Commercial events – high risk	$732.50~~718.00~~
g)	West End Reserve Salt Spray Surf School	$837.50~~821.00~~
	Note: Level of risk shall be determined by the Whakatāne District Council and is based on size, duration, location and nature of the event. For more information, refer to ~~'~~Event Types and Timeframes~~'~~ on the Council's website.	
27.1.2	**Service charges**	
	Utilities (e.g. power and water)	$57.00~~56.00~~
	Application and processing Fee (low risk)	$47.00~~46.00~~
	Application and processing fee (medium risk)	$90.00
	Application an Processing fee (high risk)	$150.00
	Late application fee for reserve hire applied every 3 days an application is overdue	$169.00
27.1.3	**Bonds**	~~$169.00 (late application fee)~~
	Low risk events	$162.00~~159.00~~
	Medium to high risk events	$538.50~~528.00~~
27.2	**Pikowai Camping Area**	**Charges ~~25~~26/~~26~~27**

	Per camp site per night (minimum charge based on 2 adults/2 children in all)			$26.5026.00
	Additional adult		per night	$7.50 per night 7.20
	Additional child		per night	$ 3.10
27.3	**Exclusive use reserve leases for clubrooms and pavilions**			**Charges 2526/2627**
27.3.1	Reserve land allocated for permanent clubroom or building	Rent	/annum plus utilities	$560.00549.00 /per annum plus utilities
27.3.2	Reserve land allocated for permanent clubroom or building where a liquor license is held	Rent	/annum plus utilities	$1,120.001,098.00 /per annum plus utilities
28.	**WHAKATĀNE WAR MEMORIAL COMPLEX HIRE**			
28.1	**Bond**			**Charges 2526/2627**
	a) -Social functions and high risk events			$612.00600.00 each
	b) -Other functions and low risk events			$306.00300.00 each
28.2	**Surcharges**			**Charges 25/26**
Note:	The total charges will be inclusive of air conditioning, heating, and theatre lighting (where appropriate) but exclusive of preparation and clean up charges which will be levied as set down for the appropriate section if applicable.	*50% surcharge for non-local organisations and 100% for commercial use (50-100% NEW)		
28.3	**Little Theatre**		**Non-commercial**	**Charges 2526/2627**
28.3.1	***General use*** (including rehearsal room)			
	a) With no charge for admittance		per day or (up to 4 hours)	$157.00 per day, or up to four hours154.00 $78.5077.00
	b) With admittance charge		per day or (up to 4 hours)	$292.50 per day, or up to four hours287.00 $147.00144.00
28.4	**Rehearsal Room**		**Non-commercial**	**Charges 2526/2627**
28.4.1	Available for hire as a separate facility when the Little Theatre and stage area is not previously booked.		per hour	$18.50 per hour17.95
28.5	**Foyer and Foyer bar**		**Non-commercial**	**Charges 2526/2627**

Notes:	1. The Foyer area provides access to both the Little Theatre and the Reception Lounge. If exclusive use of the Foyer is required, the Theatre and the Reception Lounge must be booked.		
	2. Where the Foyer is used as an entrance or overflow area in conjunction with the Little Theatre and/or Reception Lounge there is no separate charge.		
28.6	**Reception Lounge**	**Non-commercial**	**Charges 2526/2627**
28.6.1	***Social events, functions, meetings, seminars (including kitchen)***		
	a) -Half day		$209.00~~205.00~~
	b) -Full day		$387.50~~380.00~~
	c) -Hourly rate	per hour	$57.00~~56.00~~
28.6.2	***Sporting use and local meetings***		
	a) Full day		$167.50~~164.00~~
	b) Hourly rate	per hour	$26.50~~26.00~~
28.7	**Stadium**		**Charges 2526/2627**
Note:	For commercial and/or high risk events, the below fees plus 100% will apply.		
28.7.1	***Sporting use***		**Non-commercial**
	a) -Monday to Thursday 5:00pm to 10:00pm	per hour	$42.00~~41.00~~
	All other times		
	i) Adult club play or practice	per hour	$26.50~~26.00~~
	ii) Junior Club play or practice	per hour	$15.50~~15.40~~
	iii) School use or local tournaments per day	per day	$183.50~~180.00~~
28.7.2	***Other uses***		
	Social Functions, meetings, conferences, seminars, workshops, expos, youth events		
	a) Full day		$387.50~~380.00~~
	b) -Half day		$209.00~~205.00~~

	Hourly rate	$57.00~~56.00~~
28.8	**Cleaning**	**Charges ~~2526~~/~~2627~~**
28.8.1	~~Hirers may clean the facility themselves to avoid extra cleaning costs, so long as the hall has been restored to the condition originally set. This will be monitored by the hall Custodian. If the cleaning standard has not been met, the Custodian may advise the hirer to return and complete the task. Otherwise, the hirer will be charged $50.00 per hour as well as any additional costs for cleaning the facility to the required standard.~~ At the Council's discretion, hirers may be given permission to clean the facility themselves following their hire to avoid cleaning fees, and the hired space must restored to the condition originally set. This will be monitored by the Council. If the cleaning standard has not been met, the Council will organise the cleaning of the hall to the required standard and the hirer will be charged $100.00 per hour for this service. Hire of the stadium that includes food and drink served and consumed on the stadium floor will always require professional cleaning services at the hirers cost.	
28.9	Waste disposal fee	$60.00 per hire per day.
28.9.1	Use of the War Memorial Hall skip bin for waste disposal following an event (upon request and subject to pre-approval from the Council)	
28.10	Salto Hall access	
28.10.1	Salto Justin Mobile App (per use per year)	$10.00
28.10.2	Salto FOB	$20.00
29.	**PUBLIC HALL HIRE (Edgecumbe War Memorial Hall and Ōhope Hall)**	
29.1	**Surcharge**	**Charges ~~2526~~/~~2627~~**
	A surcharge of 100% will be added for commercial operators/events. A surcharge of 50% will be added for non-local, non-commercial organisations ~~(NEW).~~	
29.2	**Bond fee**	**Charges ~~2526~~/~~2627~~**
	a) Social functions and high risk events	$612.00~~600.00~~
	b) Other Functions and low risk events	$255.00~~250.00~~
29.3	**Social events and functions**	**Charges ~~2526~~/~~2627~~**
	~~a)~~ Full day	$366.00~~359.00~~
	~~b)~~ Half day	$209.00~~205.00~~
	~~c)~~ Hourly rate	$57.00~~56.00~~
29.4	**Sporting use and local meetings**	**Charges ~~2526~~/~~2627~~**

	a) Ōhope Hall	~~per hour~~	$31.50 per hour~~31.00~~
	b) Junior ~~s~~Sport ~~r~~Rate	~~per hour~~	$21.50 per hour~~21.00~~
	c) Edgecumbe Hall	~~per hour~~	$31.50 per hour~~31.00~~
	d) Junior sport~~Support~~ ~~r~~Rate	~~per hour~~	$21.50 per hour~~21.00~~
29.5	**Edgecumbe Community Library**		**Charges ~~25~~26/~~26~~27**
	Lions Reading Room	~~per hour~~	$15.50 per hour~~15.40~~
29.6	Cleaning		
29.6.1	At the Council's discretion, hirers may be given permission to clean the facility themselves following their hire, to avoid cleaning fees, and the hired space must restored to the condition originally set. This will be monitored by the Council. If the cleaning standard has not been met, the Council will organise the cleaning of the hall to the required standard and the hirer will be charged $100.00 per hour for this service. Hire of the stadium that includes food and drink served and consumed on the stadium floor will always require professional cleaning services at the hirers cost.		
29.7	Salto Hall access		
	Salto Justin Mobile App (per user per year)		$10.00
	Salto FOB		$20.00
30.	**RURAL HALL HIRE (Manawahe, Otakiri, Tāneatua, Te Teko, Waimana-Nukuhou, Whakatāne Youth Centre and Murupara Sports Pavilion)**		
30.1	**Bond**		**Charges 25/26**
	Bond fee for all Rural Halls		$255.00~~250.00~~
30.2	**Rates**		**Charges 25/26**
	a) Full day		$125.50~~123.00~~
	b) Half day		$68.50 ~~$67.00~~
	c) Hourly rate		$21.00~~20.50~~
~~**30.3**~~	~~**Murupara School and Community Hall**~~		
	~~The Murupara School and Community Hall is available for general public use by arrangement only. Any bookings should be made directly through the Murupara Area School.~~		
30.3	**Cleaning**		

	At the Council's discretion, hirers may be given permission to clean the facility themselves following their hire to avoid cleaning fees, and the hired space must restored to the condition originally set. This will be monitored by the Council. If the cleaning standard has not been met, the Council will organise the cleaning of the hall to the required standard and the hirer will be charged $100.00 per hour for this service. Hire of the stadium that includes food and drink served and consumed on the stadium floor will always require professional cleaning services at the hirers cost.	
31.	**CIVIC CENTRE ROOM HIRE (Tōtara Event Space)** **Hire Days and Times: Monday, Thursday, Friday 5:30pm-8:30pm (3 hours)**	
31.1	**Bond**	**Charges ~~25~~26/~~26~~27**
	Bond fee	$209.00~~205.00~~ each
31.2	**Tōtara/Kiwi Space**	**Charges ~~25~~26/~~26~~27**
	General Use	$346.00~~339.00~~ per evening
31.1	**Miro/Kereru Space**	**Charges ~~25~~26/~~26~~27**
	General Use	$251.00~~246.00~~ per evening
31.2	**Tōtara/Kiwi/Miro/Kereru Space (Entire Space)**	**Charges ~~25~~26/~~26~~27**
	a) General Use	$523.50~~513.00~~ per evening
	b) Registered Non-Profit/Charitable Organisation	$251.00~~246.00~~ per evening

32.	**CEMETERIES**	
Note:	All memorials are at the plot holder's expense. Plot fees include maintenance of the plot. Sections 31.1 to 31.6 refer to all cemeteries except Awakaponga.	
32.1	**Purchase of plot**	**Charges 25/26**
	a) Adults	$2,407.00~~2,360.00~~
	b) Children up to 12 years	$1,203.50~~1,180.00~~
	c) Children under 2 years	$209.00~~205.00~~
	d) RSA – returned service men and women	No charge
	e) Ashes plot	$376.50~~369.00~~

	f) Natural Burial Plot	$2,807.00~~2,360.00~~
32.2	**Interment fees for graves**	**Charges 25/26**
32.2.1	**Weekdays (9:00am to 3:30pm)**	
	a) Adults (including RSA)	$832.50~~816.00~~
	b) Children under 12 years	$418.00~~410.00~~
	c) Children under 2 years	$209.00~~205.00~~
	d) Second interment in grave (including RSA)	$832.50~~816.00~~
32.2.2	**Saturdays (9:00am to 3:30pm)**	
	a) -Adults (including RSA)	$1,316.00~~1,1290.00~~
	b) Children under 12 years	$538.50~~528.00~~
	c) Children under 2 years	$267.00~~262.00~~
	d) -Second interment in grave (including RSA)	$1,151.50~~1,129.00~~
32.2.3	**Sundays &and Public Holidays (9:00am to 3:30pm)**	
	a) -Adults (including RSA)	$1,528.00~~1,498.00~~
	b) Children under 12 years	$754.00~~739.00~~
	c) Children under 2 years	$392.50~~385.00~~
	d) -Second interment in grave (including RSA)	$1,481.00~~1,452.00~~
34.2.4	**Self-backfill fee for burials (NEW)**	**$250.00**

32.3	**Natural burial interment fees (inclusive of $300 compost and tree fee)**	**Charges 25/26**
32.3.1	Weekdays (9:00am to 3:30pm)	
	a) Adults	$1,182.00~~1,159.00~~
	b) Children under 12 years	$742.50~~728.00~~
	c) Children under 2 years	$538.50~~528.00~~
32.3.2	Saturdays (9:00am to 3:30pm)	
	a) -Adults	$1,506.50~~1,477.00~~
	b) -Children under 12 years	$858.00~~841.00~~

	c) Children under 2 years	$591.50~~580.00~~
32.3.3	Sundays ~~&~~and Public Holidays (9:00am to 3:30pm)	
	a) Adults	$1,867.50~~1,831.00~~
	b) Children under 12 years	$1,073.00~~1,052.00~~
	c) Children under 2 years	$717.00~~703.00~~
32.4	**Ash interment and disinterment fees**	**Charges ~~25~~26/~~26~~27**
32.4.1	Weekdays (9:00am to 3:30pm)	
	a) Ash interment, disinterment or additional interment in grave or an ash plot other than in the RSA section	$304.00~~298.00~~
	b) RSA ash interment or disinterment	$235.50~~231.00~~
32.4.2	Saturdays, Sundays ~~&~~and Public Holidays (9:00am to 3:30pm)	
	a) Ash interment, disinterment or additional interment in grave or an ash plot other than in the RSA section	$450.00 ~~441.00~~
32.5	**Disinterment**	**Charges ~~25~~26/~~26~~27**
32.5.1	Disinterment fee	$4,515.50~~4,427.00~~
32.5.2	Re-interment and purchase of plot	As per interment fees
32.6	**Additional charges (outside normal operating hours)**	**Charges ~~25~~26/~~26~~27**
32.6.1	Any work undertaken by the Sexton and the Sexton's Assistant, outside of normal operating hours (including statutory holidays, or weekdays/Saturdays after 5pm)	$105.00~~103.00~~ per person per hour (or part hour)

33.	**CREMATORIUM**	
33.1	**Crematorium fees**	**Charges ~~25~~26/~~26~~27**
33.1.1	**Weekdays (9:00am to 4:30pm)**	
	a) Adult cremation	$700.50~~687.00~~
	b) Child cremation 5-12 years	$246.00~~241.00~~
	c) Child cremation under 5 years	$125.50~~123.00~~
33.1.2	**Saturdays (9:00 – 4:30pm)**	
	a) Adult cremation	$941.50~~923.00~~
	b) Child cremation 5-12 years	$508.00~~498.00~~

	c) Child cremation under 5 years	$381.50~~374.00~~
33.1.3	**Sundays and Public Holidays (9:00am to 3:30pm)**	
	a) Adult cremation	$1,046.50~~1,026.00~~
	b) Child cremation 5-12 years	$764.00~~749.00~~
	c) Child cremation under 5 years	$371.50~~364.00~~
33.2	**Additional Charges (outside normal hours)**	**Charges ~~25~~26/~~26~~27**
33.2.1	Any work undertaken by the Sexton and Sexton's Assistant, outside of normal operating hours (including statutory holidays, or weekdays/Saturdays after 5pm)	$105.00~~103.00~~ per person per hour (or part hour)
	Chapel – Full service (Maximum 1 hour – 3:30pm last booking)	$162.00~~159.00~~
	Chapel – Committal (maximum 30 minutes – 4:00pm last booking)	$88.50~~87.00~~
	Family led cremation administration fee (NEW)	$500.00
	Oversized casket fee (NEW)	$250.00
34.	**PROPERTY DOCUMENTATION CHARGES**	
34.1	**Leases and licences of Council land**	**Charges ~~25~~26/~~26~~27**
34.1.1	Administration fee for new lease or licence application	$356.00~~349.00~~
34.1.2	Administration fee for renewal of lease or licence	$147.00~~144.00~~
34.1.3	Administration fee for assignment, subletting or variation of lease	$235.50~~231.00~~
34.1.4	Administration fee for ~~L~~landlord's consent application	$177.50~~174.00~~
34.2	**Financial transactions**	**Charges ~~25~~26/~~26~~27**
34.2.1	Processing release Rural Housing Loans, mortgage consents, etc.	$235.50~~231.00~~
34.3	**Applications involving Council owned properties**	**Charges ~~25~~26/~~26~~27**
34.3.1	Administration fee for boundary adjustments, reserve revocations	$366.00~~359.00~~

Strategy and Economic Development Department - Te Tari Rautaki me te Ōhanga

35.	**WHAKATĀNE AIRPORT**

35.1	**All Visiting Aircraft Including Helicopters – Excl GST**	**Charges ~~25~~26/~~26~~27**
35.1.1	MCTOW: Maximum Certified Take-off Weight (kilograms)	
	a) 0 – 600kg	$~~7.35~~7.72
	b) 601 – 1500kg	$~~14.70~~15.44
	c) 1501 – 3000kg	$~~28.35~~29.77
	d) 3001kg and above	$~~48.30~~50.72
35.2	**Locally Based Private Aircraft Including Helicopters – Ex GST (MCTOW)**	**Charges ~~25~~26/~~26~~27**
35.2.1	MCTOW: Maximum Certified Take-off Weight (kilograms)	
	a) 0 – 600	$~~4.73~~4.97
	b) 601 – 1500kg	$~~9.45~~9.93
	c) 1501 – 3000kg	$~~16.54~~17.37
	d) 3001kg and above	$~~29.14~~30.60
	e) Annual Bulk Fee – Unlimited (payable in advance)	$~~210.00~~220.50
35.3	**Locally Based Training Aircraft Including Helicopters – Ex GST**	**Charges ~~25~~26/~~26~~27**
35.3.1	MCTOW: Maximum Certified Take-off Weight (kilograms)	
	a) 0 – 600kg	$~~3.54~~3.72
	b) 601 – 1500kg	$~~7.09~~7.44
	c) 1501 – 3000kg	$~~12.40~~13.02
	d) 3001kg and above	$~~21.85~~22.94
35.4	**Locally Based Commercial Aircraft Including Training Aircraft and Helicopters Annual Fee – Ex GST (payable in advance)**	**Charges ~~25~~26/~~26~~27**
35.4.1	MCTOW: Maximum Certified Take-off Weight (kilograms)	
	a) <600kg Unlimited	$~~210.00~~220.50
	Over 600kg Unlimited	$~~735.00~~771.75
35.5	**Aircraft Parking – Ex GST**	**Charges ~~25~~26/~~26~~27**
35.5.1	First 24 hrs FOC	
	Per 24 hr Period	$~~8.40~~8.82

35.6	Regular Passenger Transport	Charges 25/26
35.6.1	Passenger Charges – per arriving and departing passenger	Per negotiation
35.6.2	No charge for all emergency, search and rescue and hospital flights	Nil

36. i-SITE

The i-SITE offers a number of advertising and display services. Prices are set through individual agreements, through the i-SITE.

General - Ngā utu whānui

37. PRINTING AND PHOTOCOPYING CHARGES

37.1 General printing and photocopying charges

Paper size	*Black and white*	*Colour*
A4 size	$0.40 each	$3.05 each
A3 size	$0.80 each	$5.15 each

38. ACCESS TO OFFICIAL INFORMATION

38.1 Fixing the Amount of Charge

The amount of charge for requests of official information will be determined by:

a) The aggregate amount of staff time exceeding two hours spent to action the request. This will include search and retrieval of information, the provision of transcripts and the supervision of access.

~~a)~~b) The number of A4 sized photocopies or printed pages to be provided. Non-standard sized photocopy or printed paper such as that used for reproducing maps and plans will be charged out as per the charges set down in this fees and charges schedule.

~~b) The number of A4 sized photocopies or printed pages to be provided. Non-standard sized photocopy or printed paper such as that used for reproducing maps and plans will be charged out as per the charges set down in this fees and charges schedule.~~

c) ~~For any other cost, the amount actually incurred in responding to the request. This will cover the provision of copies of video or audio and the provision of documents in electronic form, the retrieval of information off-site, or other situations where a direct charge is incurred.~~ Any other costs will be charged at the amount actually incurred in responding to the request. This will include the provision of nonstandard sized photocopies or printed documents, such as that used for reproducing maps and plans, video or audio, the retrieval of information off-site, or any other situations where a direct charge is incurred.

d) Where repeated requests are made from the same source ~~are made~~ in respect of a common subject over intervals of up to eight weeks, requests after the first ~~should~~ may be aggregated for charging purposes.

e) The charge ~~shall represent a reasonable fee for access given. It~~ may include time spent:

(i) ~~in searching an index to~~ establishing the location of the information~~; and~~

(ii) ~~in locating (~~physically~~) and~~ extracting the information from ~~the place~~ where it is held~~; and~~

(iii) ~~in reading or~~ reviewing the information~~; and~~

(iv) ~~in~~ supervising ~~the~~ access to the information.

f) The charge shall not include any allowance for:

(i) extra time spent locating and retrieving information when it is not where it ought to be~~; or~~

(ii) time spent deciding whether or not access should be allowed and in what form. ~~Note however that the actual, physical editing of protected information is chargeable~~ Please note however that time spent redacting any information that will be withheld, is ~~chargeable.~~ chargeable.

38.2 Staff time

Time spent by staff gathering, collating and preparing information for release, where the aggregate time spent in excess of two hours, may be charged out as follows after the second hour~~searching for relevant material, abstracting and collating, copying, transcribing and supervising access where the total time involved is in excess of two hours shall be charged out as follows, after the second hour~~:

a) $51-$133 per half hour or part thereof dependent on staff involved. The charge out rate will be set in accordance with the seniority or grading of the staff members involved in gathering and collating the information.

b) ~~Time spent by staff in deciding whether or not to approve access and in what form to provide information shall not be charged. While the decision to redact protected information is not chargeable, the physical editing is part of making the information available and is subject to charges.~~

38.3 Photocopying

Photocopying or printing shall be charged out as per charges set down in section 37.

38.4 Other costs

All other costs incurred shall be fixed at an amount which recovers up to the actual costs involved, including:

a) the provision of documents in electronic form

b) the retrieval of information off-site

c) the reproduction of ~~reproducing~~ a video or audio recording

d) arranging for the applicant to hear or view an audio or visual recording

e) The provision of ~~providing~~ a copy of any map, plan or other document larger than A4 size

38.5 Remission of charges

The decision to charge is at the discretion of the Chief Executive in accordance with the Delegations Register. The decision to charge will be on a case-by-case basis. ~~The liability to pay any charge may be modified or waived at the discretion of the Chief Executive. Such decisions shall be made on a case by case basis taking into consideration the following:~~

a) ~~whether payment might cause the applicant hardship~~

b) ~~whether remission or reduction of the charge would facilitate good relations with the public or assist the Council in its work~~

c) ~~whether remission or reduction of the charge would be in the public interest because it is likely to contribute significantly to public understanding of, or effective participation in, the operations or activities of the Council, and the disclosure of the information is not primarily in the commercial interest of the requester. In order to determine the level of public interest the following questions could be asked:~~

~~(i) Is the use of the information by the requester likely to make a significant contribution to the operations and activities of the Council?~~

~~(ii) Has the Council requested submissions from the public on a particular subject and is the information necessary to enable informed comment?~~

~~(iii) Is the use of information likely to contribute significantly to the understanding of the subject by the public at large as opposed to the individual understanding of the requester or a narrow segment of interested people?~~

~~(iv) Is the information already in the public domain in either the same or similar form which the requester could acquire without substantial cost?~~

~~(v) Is the public at large the primary beneficiary of the expenditure of public funds necessary to release the information or is it for the requester or a narrow segment of interested persons?~~

~~(vi) Is the information primarily in the commercial interest of the requester rather than the public interest?~~

38.6	~~**Deposit**~~ **Payment**	
38.6.1	When the decision is made to provide the information with a charge, the requestor will be notified of the amount required to provide the information and the method of calculation the charge. The amount shall be paid in full, in advance before the information is provided. ~~A $50.00 deposit may be required where the charge is likely to exceed $100.00 or where some assurance of payment is required to avoid waste of resources. A deposit may only be requested after a decision has been made to make the information available.~~	
38.6.2	~~The applicant shall be notified of the amount of deposit required, the method of calculating the charge and the likely final amount to be paid. Work on the request may be suspended pending receipt of the deposit.~~	
38.6.3	~~The unused portion of any deposit will be refunded to the applicant together with a statement detailing how the balance was expended.~~	
38.7	~~**Ombudsman Investigations**~~	
38.7.1	~~Applicants will be advised at the time they are informed of charges to be paid, that in terms of section 28(1)(b) of the Official Information Act 1982, the Ombudsman may investigate and review any decision on the charge to be paid in respect of a request for access to official information.~~	
38.7.2	~~A record will be kept of all costs incurred. Whenever a liability to pay is incurred the applicant will be notified of the method of calculating the charge and this fact noted on the record.~~	
38.7.3	~~Any Ombudsman discharging statutory functions of investigation under the Ombudsmen Act 1975 in terms of the Local Government Official Information and Meetings Act 1987 is not subject to any charging regime.~~	
38.8	~~**Cost control**~~	
38.8.1	~~In order to reduce the amount of staff time and resources incurred in dealing with requests the Council may ask for requests for official information to be in writing in order to narrow down the scope of the request and avoid confusion as to what is being requested.~~	
38.8.2	~~The Council may refer the request to another organisation if the request relates more closely to the functions of another Council or government department.~~	
39. MISCELLANEOUS FEES		
39.1	Any requests for information from all Council departments not otherwise specified	At cost
39.2	Other certificates or approvals	$159.00
39.3	Record of title/certificate of title	$41.00

39.4	Survey plans	$20.50
39.5	Administration fee – overdue accounts (NEW)	$100.00
40. STAFF TIME		
40.1	**Unless otherwise specified, all staff will be charged out at the following rates** a) $100.00- $280.00 per hour or part thereof, with a minimum half hour charge, and b) The charge out rate referred to above will be set in accordance with the seniority or grading of the staff member required to deal with the request.	$100.00 - $280.00 (per hour)

Appendix 1 - TRADEWASTE FEES AND CHARGES

Sections 1 – 4 of the Fees and Charges Schedule (pages 1-6), along with Appendix 1(pages 54 – 56) have been significantly revised to align with Local Waters Done Well and Council's Backflow Prevention policy. Readers are directed to the Three Waters Fees and Charges Schedule for all proposed fees and charges for 26/27 (*website link to be inserted)*. Comparatives are provided where available.

~~**Introduction**~~

~~In accordance with the Whakatāne District Council Combined Waters Bylaw 2017, Trade Waste fees and charges will be set through the Annual Plan process. The Council's Fees and Charges document provides the mechanism for achieving this purpose and is reviewed annually as part of the Council's Long Term Plan or Annual Plan process (as relevant in any given year).~~

~~**Trade Waste Charges**~~

~~Fees and Charges for the disposal of trade waste under the Combined Three Waters Bylaw will be charged on the following basis:~~

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~~A. Administrative Charges~~		
~~Category~~	~~Description~~	~~Fee~~
~~Administration~~	~~Application fee, one annual inspection, annual user charges, re-issue of consent to new occupier, site inspection at installation.~~	~~$140~~
~~Processing~~	~~Building consent and trade waste consent application compliance processing costs~~	~~Actual cost based on Council officer hourly rates~~
~~Monitoring~~	~~Additional compliance monitoring inspections in addition over one allowed under administrative fee~~	~~Actual~~
~~Hourly rate~~	~~Trade Waste Officer~~	~~$100 per hour~~
~~Testing~~	~~Analysis costs for testing required pursuant to the trade waste consent~~	~~Actual cost~~

~~B. Trade Waste Charges~~		
~~Category~~		~~Description~~
~~B1~~	~~Volume~~	~~Payment based on the volume discharged $/m³~~
~~B2~~	~~Suspended solids~~	~~Payment based on the mass of suspended solids $/kg~~
~~B3~~	~~Organic loading~~	~~Biochemical oxygen demand or chemical oxygen demand $/kg~~
~~B4~~	~~Nitrogen~~	~~Payment based on the defined form(s) of nitrogen $/kg~~
~~B5~~	~~Phosphorus~~	~~Payment based on the defined form(s) of phosphorus $/kg~~
~~B6~~	~~Metals~~	~~Payment based on the defined form(s) of the metal(s) $/kg~~
~~B7~~	~~Enteroccoci~~	~~Payment based on the number of enteroccoci $/cfu/100ml~~
~~B8~~	~~Transmissivity~~	~~A charge based on the inhibiting nature of the Trade Waste to UV light used by any disinfection process.~~
~~B9~~	~~Screenable Solids~~	~~Payment based on the mass of screenable solids $/kg.~~
~~B10~~	~~Toxicity charge~~	~~Payment based on the defined form(s) of the toxic substance(s) $/kg and/or $/m³~~
~~B11~~	~~Incentive rebate~~	~~A rebate for discharging materials beneficial to the Sewerage System $/kg and/or $/m³~~
~~B12~~	~~Depreciation~~	~~Operating cost related to capital and normally spread across the volume and mass charges.~~
~~B13~~	~~Capital~~	~~Apportioned upfront or term commitment capital cost of specific infrastructure required to accommodate a conditional consent.~~

~~C. Tankered Waste Charges~~		
~~C1~~	~~Tankered Wastes~~	~~Set as a fee(s) per tanker load, or as a fee(s) per cubic metre, dependent on the Trade Waste category~~
~~C2~~	~~Toxicity~~	~~Payment based on the defined form(s) of the toxic substance(s) $/kg and/or $/m³~~

SYSTEM OF CHARGING IN RESPECT OF VOLUME AND STRENGTH OF TRADE WASTES AND SPECIAL WASTES

1. Trade wastes producers will be charged the actual cost involved in treating the trade wastes received by Council into the sewer or treatment plant.

2. The total cost to Council of receiving, conveying, treating and disposing of wastewater from within its district is made up of capital, maintenance, operating consumables, labour and administration costs.

3. The costs for each discharger of wastewater are apportioned to volume, Biochemical Oxygen Demand (BOD_5), Inert Suspended Solids (ISS), Volatile Suspended Solids (VSS), total nitrogen (TN) and total phosphorous (TP) of discharged wastewater, and summed to give the total costs of reticulation to, and treatment at, the treatment plant.

4. The average annual volume in cubic metres of all sewage, wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each subsequent financial year, is designated as Q (m^3/year).

5. The average annual BOD_5 in kilograms of all sewage wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each financial year shall be designated as B_W (kg/year).

6. The average annual ISS in kilograms of all sewage wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each financial year shall be designated as D_W (kg/year).

7. The average annual VSS in kilograms of all sewage wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each financial year shall be designated as E_W (kg/year).

8. The average annual TN in kilograms of all sewage wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each financial year shall be designated as F_W (kg/year).

9. The average annual TP in kilograms of all sewage wastes etc. received at the Council's treatment plant where the trade wastes are treated, during each financial year shall be designated as G_W (kg/year).

10. The estimated annual cost of receiving and disposing of (but not treatment) all such sewage during each subsequent financial year is designated as C_1 ($).

11. The estimated annual costs to the Council for treatment of all sewage during each financial year is designated as C_2 ($), and apportioned to volume, BOD_5, ISS, VSS, TN and TP on a site specific basis relating to wastewater treatment processes. The estimated apportionment of costs is shown below, however Council reserves the right to amend the basis of apportionment based on actual operational costs incurred in a given financial year.

System	% of total operational treatment cost apportioned to					
	Volume	BOD_5	ISS	VSS	TN	TP
Other WwTP	To be confirmed on an individual basis					

12. Charges in respect of volume of wastes shall be based on either the measured volume of wastewater discharged from the premises or the volume estimated from the measured volume of water entering the premises during the period corresponding most closely with each financial year. This volume shall be designated as V (m^3/year).

13. The charges in respect of BOD_5, ISS, VSS, TN and TP shall be based on the measured composition of wastewater discharged from the premises during the period corresponding most closely with each financial year. This BOD_5, ISS, VSS, TN and TP shall be respectively designated B_T, D_T, E_T, F_T, and G_T (kg/year).

14. The charge for each financial year levied by the Council on the occupier shall be calculated using the following formula:

Annual Trade Waste Charge =

$$\left(C_1 \times \frac{V}{Q}\right) + \left[C_2 \times \left[\left(\frac{V}{Q} \times Volume\right) + \left(\frac{B_T}{B_W} \times BOD\right) + \left(\frac{D_T}{D_W} \times ISS\right) + \left(\frac{E_T}{E_W} \times VSS\right) + \left(\frac{F_T}{F_W} \times TN\right) + \left(\frac{G_T}{G_W} \times TP\right)\right]\right]$$

Where Volume, BOD_5, ISS, VSS, TN and TP should be replaced by the relevant percentages shown in (11) above.

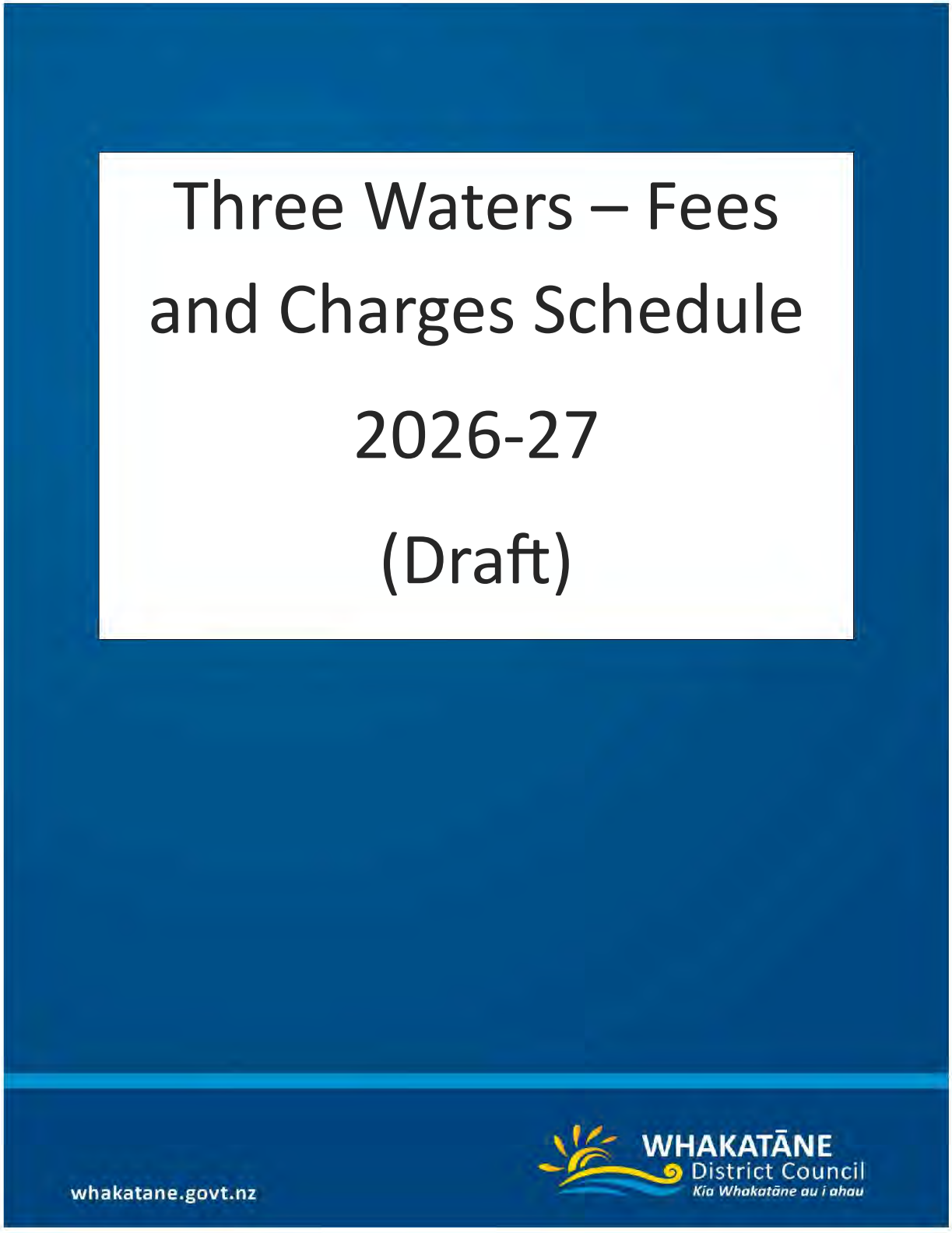
~~In calculating any such charge any domestic sewage discharged from the premises affected shall be deemed to be trade wastes.~~

~~15. The occupier will also be levied all reasonable costs incurred by Council to measure the discharge volume or characterise the discharged wastewater as required to determine (12) and (13) above.~~

~~16. Where the trade waste charge calculated, is less than the uniform water closet/ urinal charge which would be applicable to this property, then the uniform water closet /pan charge will apply.~~

~~17. Council reserves the right to amend this trade waste charging system as required to recover actual operational costs relating to wastewater reticulation, treatment and disposal.~~

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)


Three Waters – Fees and Charges Schedule 2026-27 (Draft)
whakatane.govt.nz
WHAKATĀNE
District Council
Kia Whakatāne au i ahau

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

1. WATER SUPPLY – SERVICE CONNECTION, EXTENSION AND DISCONNECTION CHARGES 1

2. SEWERAGE SCHEMES – SEWER CONNECTION 4

3. STORMWATER SCHEMES 5

4. TRADEWASTE 6

1. WATER SUPPLY – SERVICE CONNECTION, EXTENSION AND DISCONNECTION CHARGES		Existing charges	Proposed charges 26/27
1.1	**All Schemes**		
1.1.1	**All new metered water connections** ***These charges have been updated to include the cost of backflow prevention (BFP) devices.***		
New - metered 20mm connection with very low hazard boundary protection device (service line, meter, isolating valve, dual check valve & meter box inclusive)			$1,530.00
New - metered 20mm connection with in-ground low hazard boundary protection device (service line, meter, isolating valve, double check valve (DCV) & meter box inclusive)			$1,822.00
New - metered 20mm connection with above-ground low hazard boundary protection device (service line, meter, isolating valve, double check valve (DCV) & meter box inclusive)			$4,980.00
New - metered 20mm connection with in-ground medium hazard boundary protection device (service line, meter, isolating valve, testable double check valve (TDCV) & meter box inclusive)			$1,822.00
New - metered 20mm connection with above-ground medium hazard boundary protection device (service line, meter, isolating valve, testable double check valve (TDCV) & meter box inclusive)		$2,634.00 (BFP only connection not included)	$4,980.00
New - metered 20mm connection with high hazard boundary protection device (service line, meter, isolating valve, reduced pressure valve (RPZ) & meter box inclusive)		$3,500.00 (BFP only connection not included)	$5,300.00

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

Larger than 20mm connection		Actual cost	Actual cost
1.1.2	**All new unmetered water connections**	**Existing charges**	**Proposed charges 26/27**
New - unmetered 20mm connection with very low hazard boundary protection device (service line, isolating valve, dual check valve & meter box inclusive)		For comparatives refer to 1.2 and 1.3. of the 25/26 schedule -	$ 1,110.00
New - unmetered 20mm connection with in-ground low hazard boundary protection device (service line, isolating valve, double check valve (DCV) & meter box inclusive)			$1,399.00
New - unmetered 20mm connection with above-ground low hazard boundary protection device (service line, isolating valve, double check valve (DCV) & meter box inclusive)			$4,557.00
New - unmetered 20mm connection with in-ground medium hazard boundary protection device (service line, isolating valve, testable double check valve (TDCV) & meter box inclusive)			$1,399.00
New - unmetered 20mm connection with above-ground medium hazard boundary protection device (service line, isolating valve, testable double check valve (TDCV) & meter box inclusive)			$4,557.00
New - unmetered 20mm connection with high hazard boundary protection device (service line, isolating valve, reduced pressure valve (RPZ) & meter box inclusive)			$4,876.00
Larger than 20mm connection		Actual cost	Actual cost
1.1.3	**Existing connections**	**Existing charges**	**Proposed charges 26/27**
a)	To install new 20mm meter only in existing meter box with existing connection	$431.00	$555.00
b)	To install new 20mm meter and manifold only in existing meter box with existing connection	$554.00	$700.00
c)	To install new double check valve (DCV) to existing 20mm metered connection	For comparatives refer to 1.1.7 of the 25/26 schedule	$3,936.00
d)	To install new reduced pressure valve (RPZ) to existing 20mm metered connection		$4,253.00

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

1.1.4	Additional notes, charges and conditions	Existing charges	Proposed charges 26/27
a)	The Council's Development Contributions Policy outlines the financial contributions required as a result of development.	Per policy	Per policy
b)	Extraordinary connections as per Council's Three Waters Supply Bylaw	Actual cost -	Actual cost
c)	Thrusting under the road if required	Actual cost	Actual cost
d)	Concrete or seal reinstatement of footpath or road if required	Actual cost	Actual cost
e)	Traffic management (if required).	Actual cost	Actual cost
f)	NOTE: Connection for horticultural activities is prohibited. This includes, but not limited to, use of the public water supply for horticultural irrigation and/or frost protection, etc.		
1.2	**Plains Water Scheme (Notes)**		
a)	For existing connections with entitlement, if subdivision is to occur the entitlement shall be proportioned by area. Council does not accept applications for entitlement. Where existing entitlements exist, these cannot be transferred from one activity to another, nor from one property to another.		
b)	The daily water entitlement for farm connections was calculated at 0.553 m3/hectare		
c)	Connections to the Awakeri Extension will be subject to available capacity.		
d)	Maximum water entitlement for domestic supply is 1.5m3/day. All other extraordinary connections are subject to approval.		
e)	All connections require engineering approval including an approved water plan outlining design criteria to ensure there is no contamination from the farm supply to the domestic/cowshed supply. A fact sheet is available from the Council outlining various examples of how this can be demonstrated.		
1.3	**General Charges**	**Existing charges**	**Proposed charges 26/27**
1.3.1	**Final meter reading**		
a)	Whakatāne Urban	$51.00	$75.00
b)	All other areas	$72.00	$110.00
1.3.2	**All general enquiries that require three waters services (for example, disconnections, investigations, flow restrictors, meter testing, private leak detection, etc)**		
a)	Three Waters Operations labour charge out rate (per hour)	$113.00	$110.00
b)	Travel charge (per kilometre)		$1.26
c)	Three Waters Engineer charge for investigations, studies, inspections, advice etc (per hour)	$210.00	$215.00

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9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

1.3.3	**Permit to draw water from water filling stations**	**Existing charges**	**Proposed charges 26/27**
a)	Annual permit to draw water from water filling station	$97.00	$95.00
b)	One-off permit to draw water from water filling station	$41.00	$40.00
Note: No water shall be drawn from fire hydrants			
1.3.4	**Backflow prevention annual inspection and testing fee**	$205.00	$120.00
1.3.5	Application for a connection outside of scheme boundaries		
a)	Capital contributions for extraordinary connection applications, particularly those located outside the original established scheme areas, will be assessed on a case-by-case basis.		
b)	Where a connection is required and no existing main is available, the reticulation pipe may be extended at the Council's discretion. A capital contribution will be required to cover the actual cost of extending the main to the new connection point. Where there is no demonstrable benefit to the remainder of the supply area, the applicant will be required to meet 100% of the actual costs. Where wider benefit exists, the cost will be shared and calculated based on an engineering assessment of benefit.		

2. SEWERAGE SCHEMES – SEWER CONNECTION		**Existing charges**	**Proposed charges 26/27**
2.1 Sewerage Schemes			
2.1.1	New connection inspection fee	$220.00	$225.00
2.1.2	Extra inspection fee for non-compliant new sewer connections	$138.00	$142.00
2.1.3	CCTV camera inspection of the pipes (per hour) (This applies either as requested by the customer or deemed necessary by Council for compliance checking) (minimum charge of 2 hours)	$241.00	$247.00
2.1.4	Disconnection inspection fee	$108.00	$110.00
2.1.5	Three Waters Operations labour charge out rate (per hour)	$113.00	$110.00
2.1.6	Three Waters Engineer charge for investigations, studies, inspections, advice etc (per hour)	$210.00	$215.00
2.1.7	Travel charge (per kilometre)	$1.00	$1.26

2.1.8	Notes
a)	Septic tank effluent shall not be discharged directly into the reticulation or to the ponds. All septic waste must be disposed of at a proprietary receiving plant (e.g. Kiwi Waste Kawerau plant)
b)	The Council's Development Contributions Policy outlines the financial contributions required as a result of development.
c)	Capital contributions for extraordinary connection applications, particularly those outside the original established scheme areas, will be determined on a case-by-case basis, calculated based on waste generation, the value of the scheme, and the actual costs incurred in providing the connection.
d)	Where a connection is required and no existing main is available, the reticulation pipe may be extended at the Council's discretion. A cost contribution will be required to cover the actual cost of extending the main to the new connection point. Where there is no demonstrable benefit to the remainder of the supply area, the applicant will be required to meet 100% of the actual costs. Where wider benefit exists, the cost will be shared and calculated based on an engineering assessment of benefit.

3. STORMWATER SCHEMES		Existing charges	Proposed charges 26/27
3.1 Stormwater Schemes			
3.1.1	New connection inspection fee	$220.00	$225.00
3.1.2	Extra inspection fee for non-compliant new stormwater connections	$138.00	$142.00
3.1.3	CCTV camera inspection of the pipes (per hour) (minimum charge of 2 hours)	$241.00	$247.00
3.1.4	Disconnection inspection fee	$108.00	$110.00
3.1.5	Three Waters Operations labour charge out rate (per hour)	$113.00	$110.00
3.1.6	Three Waters Engineer charge for investigations, studies, inspections, advice etc (per hour)	$210.00	$215.00
3.1.7	Travel charge (per kilometre)	$1.00	$1.26
3.1.8	Pollution prevention plan	$169.00	$175.00
3.1.9	Notes: a) All connection and pipework costs for extensions from the applicant's property boundary to the Council's stormwater system shall be met by the applicant b) All charges levied by other service providers effected by a stormwater connection shall be met by the applicant		

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

4. TRADEWASTE

4.1 Tradewaste charges

a)	All activities that discharge tradewaste require a waste consent under the Council's Combined Waters Bylaw 2017 and are liable to pay trade waste charges. Tradewaste charges are intended to recover actual costs of treating tradewaste and may include a combination of fixed and variable charges
b)	**Annual Tradewaste Charge** (C1 + C2) x V/Q + Admin Fee = Trade Waste Charge Where: • C1 = 6 monthly wastewater collection cost (Council's costs as collated in financial records) • C2 = 6 monthly wastewater treatment cost (Council's costs as collated in financial records) • V = Customer trade waste discharge in cubic metres (As measured or as assessed from water consumption and usage criteria) • Q = 6 monthly total volume of wastewater collected and treated (Council's measured volume from calibrated meter)

c)	**Administrative charges**	**Existing charges**	**Proposed charges 26/27**
	Administration Application fee, one annual inspection, annual user charges, re-issue of consent to new occupier, site inspection at installation	$140.00	$145.00
	Processing Building consent and trade waste consent application compliance processing costs	Actual cost based on Council officer hourly rates	Actual cost based on Council officer hourly rates
	Monitoring Additional compliance monitoring inspections in addition over one allowed under administrative fee	Actual cost	Actual cost
	Hourly rate Tradewaste Officer	$100.00 per hour	$110.00 per hour
	Testing Analysis costs for testing required pursuant to the trade waste consent	Actual Cost	Actual Cost

9.3.2 Appendix 2 Three Waters Fees and Charges - 2026-27 (Consultation)(Cont.)

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9.3.3 Appendix 3 Statement of Proposal 2026-27

Statement of Proposal

2026/27 Fees and Charges

Introduction

Whakatāne District Council is reviewing fees and charges for 2026/27. We do this so we can keep providing great community services and facilities, process applications, and meet our legal responsibilities.

You can make a submission on the proposed Fees and Charges 2026/27 from 20 April to 5pm 20 May 2026.

If the Council adopts the new fees and charges after consultation and hearings, they are planned to come into effect from 1 July 2026.

What are fees and charges?

Fees and charges help Council pay for services and activities. Instead of covering the full cost through rates, some costs are recovered from the people who use a service. This helps share costs between ratepayers and service users. In general, services that benefit the wider community – like libraries and sports fields – are funded more through rates.

Why are they changing?

The Council's costs have increased due to inflation, higher interest rates, and other national and global factors, including rising fuel prices. Like many councils across Aotearoa New Zealand, we need to review fees and charges to reflect these higher costs.

Some new fees and increases are proposed so we can better balance what is paid through rates and what is paid by service users, and so we can cover the true cost of delivering services. We are really mindful of cost-of-living pressures on households and businesses, and we've worked hard to keep fees and charges as fair and affordable as possible.

What we've done

To complete a review of fees and charges we have:

- Adjusted fees and charges by the rate of inflation
- Changed fees and charges to align with new legislation and regulations
- Identified where fees need to increase to keep up with rising costs
- Ensured fee increases align with the Council's Revenue and Financing Policy

What we're proposing

The full list of proposed changes is outlined in the Proposed Fees and Charges Schedule for 2026/27, which can be found online at koreromai.whakatane.govt.nz/fees-charges or as a hard copy at Whakatāne District Council or Murupara Service Centre. The schedule shows the current fee alongside the proposed new fee.

At a glance, we're proposing to:

1. Update Three Waters fees and charges to align with Local Water Done Well and the Backflow Prevention Policy.
2. Introduce 28 new fees and charges for new services, or where costs are not currently being recovered.
3. Increase 32 existing fees and charges where costs have risen beyond inflation or are not in line with market rates.
4. Apply an inflationary adjustment to our Resource Consent and Food Control fees.

Three Waters

We are proposing to update water charges to align with the government's Local Water Done Well. This requires ring-fencing and increased transparency with councils needing to clearly show the real cost of delivering water services, based on actual assets and work involved separate from the rest of Councils finances.

The proposed changes to the fees and charges will improve transparency, support auditing, and help the Council meet legal requirements. The proposed changes will also help us to implement the Backflow Prevention Policy which aims to protect drinking water by ensuring properties connected to the Council's water supply have the right backflow prevention device.

Most urban residential properties connected to the Council water supply will have non-testable dual-check valve installed, which does not require annual testing, so there are no ongoing costs to property owners. However, properties classified as medium and high-risk, including rural domestic properties with animals fed through troughs, will require a testable backflow prevention device, which must be tested every year as mandated by NZ legislation ($120.00 annual fee).

Roading

We are proposing four new charges to cover ongoing costs associated with development activity:

- $500 application fee for urgent or late corridor access, traffic management plans or road closures

- $75 administration fee for requests for time extensions for traffic management plans, or corridor access
- $1,000 minimum road damage bond, to be held by the Council or appropriately guaranteed, for potential damage to assets located in the road corridor because of development. A bond may be imposed as a condition of a resource or building consent
- Road naming and renaming application fee (actual cost).

Ports

To cover the cost of maintaining and repairing our ports, we are proposing new charges for unauthorised berthage and for boat ramp access for both residents and out of town users:

- $220 for users for unauthorised berthage
- $20 one-off fee for residents using boat ramps
- $20 per day for visitors using Whakatāne and Ōhope boat ramps
- $10 per day for visitors using Thornton and Ōhiwa boat ramps)

We are also proposing to increase the boat wash fee from $2 per minute to $3 per minute to better reflect operating costs.

Building

Due to new legislation for small stand-alone dwellings, along with new charges from our online service provider, we are proposing:

- $1,000 deposit for Project Information Memoranda for small stand-alone dwellings
- $250 online service provider levy (GST excl.).

Proposed increases to other building related fees and charges are outlined in the table below.

Description	**Current**	***Proposed***
Building Consent charge out rate per hour	$115 - $280	*$130 - $300*
Project Information Memoranda	$330 + actual cost	*$500*
Online Service Provider Levy	$80	*$80 - $84*
Fixed initial deposits for building consent application (plus online Service Provider Levy): - less than $10,000	$515	*$550*
- $10,001 - $25,000	$770	*$750*
Application for extension of time	$145	*$150*

9.3.3 Appendix 3 Statement of Proposal 2026-27(Cont.)

Solid fuel heater – set cost (including one inspection and online service provider levy)	$385.00	*$550.00*
Certificate of Acceptance – Deposit payable on application, plus all additional processing, inspection, and specialist costs charged on a time and cost basis Application fee (excludes urgent work) Online Service Provider Fee 1. Value of work up to $124,999 2. Value of work over $125,000	Actual Cost (minimum charge $1000) $80.00 (excl GST) $350.00 (excl GST)	*Deposit $1000 + actual cost* *$84.00 (excl GST)* *$370.00 (excl GST)*
Any other inspection performed by the Council	Actual cost (minimum charge $150.00)	*Actual cost (minimum charge $180.00)*
Registration/revocation of registration of section 36 or 37 Building Act 1991 or section 72 of Building Act 2004 notification	$275.00	*$430.00*
Application for exemption (Schedule 1 only)	$250.00 or actual cost	*$300.00 + actual cost*
Cost for building consent projects to be added to property files Information transfer to Territorial Authority (s238)	$440.00	*$500.00*

Food control and compliance

We are proposing changes to fees and charges relating to general licence, registration, verifications and compliance (Food Act 2014 and Health Act 1956) to cover costs:

- $30 new charge for the printing of food control plans
- $160 per hour charge for national programme verifications (increased from $155 per hour)
- $160 per hour for multi-site verifications where the time spent exceeds 6.5 hours in the case of new verifications and after 5.0 hours in the case of subsequent verifications (increased from $155 per hour)
- All other fees have been inflated by a rate of 2.3%.

Libraries and museum

We are proposing to introduce new charges for room hire at our library and museum facilities:

- $20 per hour commercial rate for the 'Murupara Room'
- $20 per hour commercial rate / $10 per hour community rate for the 'Pipi Room'
- 'Pāua Room' – price on application
- We also propose moving other rooms from session pricing to hourly pricing: $10 per hour commercial rate / $5 per hour community rate for the 'Eastern Bay Energy Trust Room' (existing charge is $35.00 per 3.5 hour session)
- $35 per hour commercial rate / $15 per hour community rate for the 'Activity Room' (existing charge is $87.00 per 3.5 hour session).

In addition, we are proposing to increase the interlibrary loan fee for items from reciprocal libraries from $8 to $10.

Community halls

To better recover cleaning and hall access costs we are proposing the following new charges:

- $60 per hire/per day waste disposal fee at Whakatāne War Memorial Hall (by request)
- $10 per user per year for the Salto mobile app, plus $20 for hall access
- $100 per hour cleaning fee for all public hall hire(noting that the hirer can opt to clean the venue themselves).

Cemeteries

We are proposing three new charges relating to our cemeteries and crematorium:

- $250 for self-backfill for burials
- $500 administration fee for family-led cremations
- $250 oversized casket fee for cremations

In addition, we are proposing to increase the cost of a natural burial plot to $2,807 (currently $2,360).

Parks and reserves

We are proposing changes to the charging structure for application and processing fees for the hiring of parks and reserves due to the administration and processing time needed. Instead of a $46 flat fee, we are proposing charging based on event risk:

- $47 for low-risk events

- $90 for medium-risk events
- $150 for high-risk events
- $169 for late application fee (applied every three days overdue).

Sportsground rentals

To recover energy costs we are proposing adding a lighting charge at the following sportsgrounds:

- Rugby Park - Eastern Bay of Plenty Rugby Sub-Union ($1,662.50)
- Eivers Park - Te Teko Rugby Club ($1,662.50)
- Tāneatua Domain and Recreational Reserve - Tāneatua Rugby Football Club Inc ($1,662.50)
- Waimana Domain - Waimana Rugby Club ($1191.50).

Whakatāne Aquatic Centre

Fees and charges increases proposed for our Whakatāne swimming pool include:

- $3.60 for a child (5-16 yrs) or beneficiaries (currently $3.50)
- $5.00 for a student or seniors (currently $3.50)
- $5.00 shower fee (currently $2).

We are also proposing to add a 30-cent energy surcharge to all pool entry fees.

Miscellaneous

- $100 administration fees for overdue accounts
- Increase vehicle impound storage fee from $15.40 to $20 per day.

Resource consents

The Resource Management Act 1991 allows Council to set fees to recover the reasonable costs of processing and monitoring resource consents. These fees reflect the benefit to the applicant rather than the wider community.

We propose an inflationary increase of 2.3% to resource consent fees.

9.3.4 Appendix 4 FAQ - Fees and Charges 2026

9.3.4 Appendix 4 FAQ - Fees and Charges 2026(Cont.)

Fees and Charges 2026/2027

Why are we reviewing fees and charges for 2026/27?

We review fees and charges each year to ensure they fairly reflect the cost of delivering services, remain affordable for users, and keep pace with inflation and operational pressures.

What are fees and charges?

Councils have fees and charges that are paid for by users of a particular service or facility to assist with their operation and maintenance. These fees and charges are paid for by both commercial and non-commercial users, for example people who use the Whakatāne Aquatics Centre pay a fee to use the facilities, while a developer pays for a building consent. Fees and charges also include things like noise complaint attendance fees, where the person/people who created the need for the service pays for it as a consequence. Fees and charges reduce the need for rates contributions towards an activity and they put a price of using a particular service or facility which can also help manage demand.

What are rates?

General rates are paid for by property owners to raise revenue for activities that are of public good or where recovery from users (private good) is not efficient or possible. They include two portions. Part is set based on capital value (value of land plus improvements), and part is by a fixed amount per rating unit (Uniform Annual General Charges – UAGC)

How does Council decide what should be funded by rates vs fees and charges?

Fees and charges are usually used when the user of a service or facility is easily identifiable, and the service or facility has a greater private benefit. They're also used consequently for generating a service, for example noise complaint attendance fees. The principles regarding how much of an activity should be rate funded vs user fees is outlined in Council's Revenue and Financing Policy.

How does Council set fees and charges?

Council regularly reviews fees and charges against market rates, inflation, and other factors to ensure they can maintain community services and facilities, process applications, and carry-out other obligations under government legislation. However, the last detailed review took place in 2023/24, so things have changed since then. The setting of fees and charges must also align with Council's Revenue and Financing Policy, which outlines how we should manage finances responsibly and in a way that promotes the current and future interests of the community. Some of these fees and charges, such as liquor licences, are set by the government, so Council can't change them.

9.3.4 Appendix 4 FAQ - Fees and Charges 2026(Cont.)

What are the proposed changes?

We are proposing inflationary adjustments to the majority of fees.

Through our long term plan 2024-34 we committed to annual inflationary adjustments to fees and charges. Council uses BERL inflationary rates. BERL (Business and Economic Research Ltd) produces an annual Local Government Cost Index (LGCI) — a specialised inflation measure used widely by New Zealand councils. This year these range between 2.0 and 3.1%.

We have identified new fees and adjustments outside of inflation

During our review we identified fees and charges that may need adjustment beyond inflation (increased), some that can be decreased, changes to how we charge (e.g from session pricing to hourly rates) and some new charges.

Does the proposed rates-capping reform impact 2026/27 fees?

No, proposed rates capping will not impact 2026/27 fees. The Government announced a series of proposed changes that could significantly reshape local government. One of those proposals is rates capping, which would set a limit on how much councils can increase rates each year.

The Government is proposing a rule that would limit annual rates increases to between 2% and 4%. This cap would apply to all general and targeted rates. It will exclude non-rates revenues like fees and charges. The proposed cap does not take effect until 1 January 2027, with full implementation by 2029.

The proposed rates capping reform will not affect fees and charges in 2026/27 because the cap does not take effect until 2027. However, future fees and charges may be impacted as the cap restricts how much councils can increase rates, and costs of services may need to be directly recovered from users.

Does this mean our rates will come down?

These changes don't mean your rates will decrease, but rebalancing our fees and charges now means that your rates won't need to increase as much in the future.

Why are my rates subsidising services and facilities that I don't use?

Rates subsidise fees and charges when they have a greater element of public good, as per our Revenue and Financing Policy. For example, since we are a coastal district, it benefits everyone in the community to have accessible swimming pools to develop water skills and confidence, particularly for our tamariki (children). However, to make these services completely free would be very expensive, hence why we charge user fees and charges.

9.3.5 Appendix 5 Fees and Charges Consultation - Ports and Wharves FAQ's

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Fees and Charges Consultation
PORTS AND WHARVES FAQ's

Fees and Charges Consultation

Ports and Wharves FAQ's

What fees are changing?

Whakatāne Boat Wash
The current Whakatāne Boat Wash charge has been adjusted to align with inflation. As the system charges in whole-dollar increments, the one-minute fee has been rounded from $2.50 to $3.00

Unauthorised access
A new unauthorised access fee is proposed. The fee may be imposed on vessels that berth without authorisation, as a deterrent and to encourage authorised use. This approach follows advice received during the review of the Ports and Wharves Bylaw

Whakatāne, Ōhiwa and Thornton Boat Ramps
New boat ramp fees are proposed. For residents, this includes a one-off $20 administration fee (not charged annually) for access to all boat ramps. For non-residents, the proposed fees are $20 per day for Whakatāne Boat Ramp and $10 per day for Ōhiwa and Thornton Boat Ramps

Why are we introducing boat ramp fees?

Boat ramp fees for Whakatāne, Ōhiwa and Thornton Boat Ramps are being proposed following a Council-wide review of the Fees and Charges Schedule, undertaken as part of the Annual Plan process

The fees will help support the ongoing costs associated with maintaining boat ramp infrastructure, and will align Whakatāne District with common practices used by other New Zealand councils.

If residents already pay rates, why is there still a fee?

Whakatāne residents already contribute to boat ramp facilities through rates. The proposed one-off $20 administrative fee is intended to cover the cost of the permit system, ensuring residents can continue to access all boat ramps without paying per use charges

Introducing a user-pays approach helps share the cost of maintaining boat ramps fairly, rather than relying solely on rates

What exactly does the administration fee cover?

The one-off $20 administration fee covers the basic cost of setting up the resident permit system, including processing, customer support, record-keeping, and compliance checks. Once a user is registered ongoing, administration is minimal and an annual charge is not necessary.

How does the system work?

The system uses number plate recognition to identify vehicles using the boat ramp

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Fees and Charges Consultation

PORTS AND WHARVES FAQ's

Whakatāne residents can apply for a permanent pass and register up to two vehicles through an online self-service portal. Once registered, those vehicles can use the ramp without being charged. Registered vehicles can be updated at any time, free of charge

Non-pass holders can purchase a day pass by scanning the QR code at the ramp, entering their vehicle registration, and completing payment online

What do other Councils charge?

We sit on the lower end of the scale for resident charges. Comparable councils charge between $5-$34 per day and $50-$120 annually for similar boat ramp access (including Thames-Coromandel, Queenstown Lakes and Taupō)

Why aren't all boat ramp fees the same?

To help manage congestion. At peak times vehicle and boat traffic at Whakatāne Boat Ramp can cause significant delays. The proposed pricing structure is designed to encourage users to consider Thornton and Ōhiwa boat ramps where possible, helping spread demand

Is it fair to charge non-locals?

In New Zealand, it is common practice for residents to pay less while visitors contribute more on a user-pays basis. Non-residents do not contribute to harbour and boat ramp upkeep through rates, so the proposed charges ensure they contributed to the costs of using these facilities.

Are new staff needed to manage this new system?

No. The payment system will be managed primarily by the service provider, with only minimal input from Council staff.

What will the actual benefit be to the rate payer?

Data from Whakatāne Coastguard, Census information, and the Ports Operational Plan has been used conservatively to assess the likely impacts of the proposed changes.

This additional revenue helps reduce pressure on rates by contributing more directly to the ongoing costs of maintaining and operating port and boat ramp infrastructure.

Will there be negative impacts be on local businesses?

Whakatāne District covers a large geographic area and as a result, visiting boaties already travel significant distances to reach Whakatāne.

We sit on the lower end of the scale for resident charges.

Would Council consider a trial for the boat ramp user fee system?

Yes.

WHAKATĀNE District Council
Kia Whakatāne au i ahau
P +64 7 306 0500 E info@whakatane.govt.nz W whakatane.govt.nz
Commerce St, Private Bag 1002, Whakatāne 3158, New Zealand

9.4 Floodwall Integration Programme – Concept Design Approval

To:	**Whakatāne District Council**
Date:	**Thursday, 16 April 2026**
Author:	**I Morton / Programme Manager** **V Fergusson /Strategic Property Manager**
Authoriser:	**L Woolsey, GM Strategy and Growth**
Reference:	**A3098192**

1. Reason for the report - *Te Take mō tēnei rīpoata*

- To provide Elected Members with public feedback on the floodwall integration concept designs following public engagement.
- To present an amended baseline design that incorporates the feedback received.
- To seek approval of the floodwall integration project baseline concept design (and associated budget), and to seek direction on inclusion of additional items.
- This will allow the project team to progress detailed design and consent applications, in advance of physical works.

2. Recommendations - *Tohutohu akiaki*

1. THAT the Council **receive** the Floodwall Integration Programme concept Design Approval report; and,
2. THAT the Council **approve** the baseline concept designs for the floodwall integration programme; and,
3. THAT the Council **approve** the budget allocation of $7,584,594.80 for improvements to (i) isite and surrounds, (ii) temporary park (Quay St and The Strand), and (iii) Wharf area and surrounds, funded through:

    i. $3,792,297.40 from Kanoa

    ii. $3,792,297.40 from LTP24-34; and,

4. THAT the Council **note** funds already allocated as follows for the wider programme:

    i. Stage 1a (Kakahoroa Drive) work completed by BOPRC totals $207,497
    ii. Stage 2a/2b (Quay Street) work completed by BOPRC totals $1,000,000
    iii. Programme management, comms and engagement, with 40% work completed. This totals $500,000
    iv. Additional $533,000 allocated by Kanoa to this programme; and,

5. THAT the Council **directs** staff to procure detailed design, consenting and physical works activities in accordance with the relevant Whakatāne District Council procurement processes; and,

6. THAT the Council **notes** savings of approximately $2.1m from allocated LTP budget and, in the event Council has additional preferences requiring allocation of further funding, a paper will be brought to Council for a decision; and,
7. THAT the Council **directs** staff to provide regular updates on programme delivery through Projects and Services Committee, until completion of the programme.

3. Background - *He tirohanga whakamuri*

3.1. Project Futureproof

The Bay of Plenty Regional Council ("BOPRC") led Project Future Proof is a multi-stage programme of works to upgrade flood defences along the Whakatāne CBD stretches of the Whakatāne River / Ōhinemataroa. The associated floodwall and stop bank height increases are to be completed in four main stages over a period of 4-5 years, with full completion by mid-2027. These 4 stages run from the McAlister Street pump station through to the heads, including the Wairere stream. The BOPRC works are restricted to improving the flood defences and replacing like for like any damage caused – it does not include improvements to integrate the floodwall and minimise the impact on public access and amenity.

To ensure that these floodwall upgrades are integrated into quality public spaces, maintain continuous and accessible walkways, preserve visual and physical access to the riverfront and reflect community aspirations, Council has established a floodwall integration programme.

3.2. Council decisions made to-date

The floodwall integration programme was agreed to by Elected Members in the Long Term Plan 2024-2034, with a budget of $7.6m. This is made up of $1.6 million approved in the 2023 annual plan and an additional $6 million approved in the Long Term Plan 2024- 2034.

This project (including the budget) was a specific consultation item for the Long Term Plan. This followed earlier work in 2023 to develop an initial concept plan for the area around the i-site, which was presented to Council in August 2023.

On 7 October 2024, a council paper was prepared and approved, authorising the Chief Executive Officer to seek a variation from Kanoa to allocate unspent funds from the Te Ara Hou programme to the Floodwall Integration Programme. The variation was approved on 15 August 2025 for $3,792,297.40.

On 20 March 2025, Council approved allocation of $1M budget for integration works for Stage 2a/2b (Quay Street), and $500,000 for project overheads.

On 2 October 2025, Council authorised staff to develop concept designs and costings for areas surrounding the i-site (including Babinka Corner) and fishing club. Staff were requested to ensure concept designs aligned with the approved budget and considered options for cost savings.

Following this decision Council staff progressed an open tender process for the concept design in November 2025. Thirteen interested parties supplied bids for this work. The WDC procurement panel assessed each bid and Ignite were appointed as the preferred vendor.

Between December 2025 and March 2026, the Ignite team, with support and input from WDC staff prepared concept designs, options and estimated costings for the areas surrounding the i-site (including Babinka Corner) and Wharf.

3.3. Interdependent Work Programmes

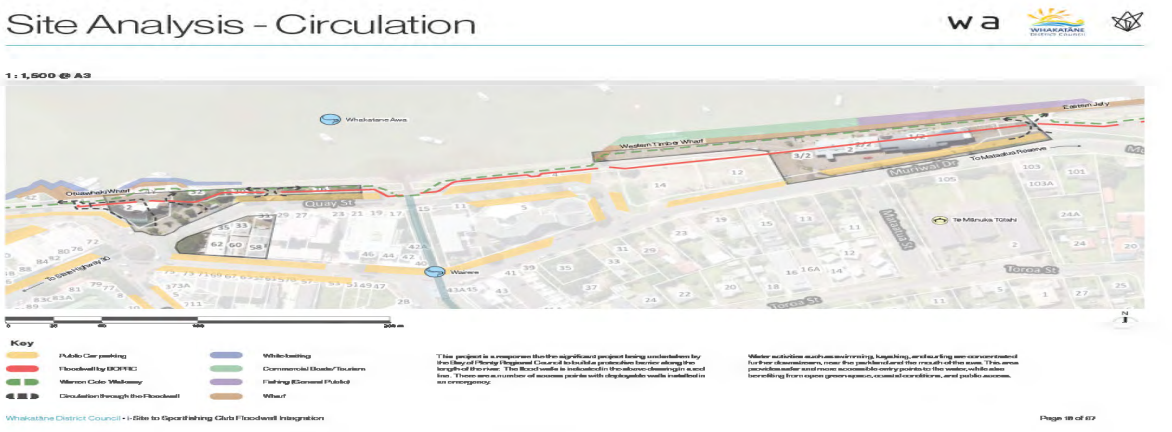
Council has several other work programmes, some of which are in Public Excluded forums, that are interdependent with the decisions being made on the Floodwall Integration Programme. It is important to note that Council are considering discussions and processes in other work programmes when making its decisions today. Those programmes are highlighted below for transparency.

Work Programme	Public or Public-excluded (PX)	Notes
Annual Plan	P	Budget pressure on rates settings
Leasehold Properties	PX (commercial leases)	Developing options for improving returns such as freeholding, to be considered in the next LTP
Other strategic properties	PX (commercial leases)	Using assets to activate areas and stimulate private investment
Sports Fishing Club	PX (commercial lease)	Rearranging lease to enable realignment of Floodwall, protects Councils commercial land value
I-Site	PX (staffing, commercial agreements)	Reviewing delivery model
Town Centre Vision 2008	P	River destination and connection a key theme

4. Discussion – Kōrerorero

4.1. Scope of Concept Design

The Floodwall Integration Programme concept design covers three specific areas, (i) old isite and surrounds (ii) temporary park (Corner of Quay St and The Strand), (iii) Wharf and surrounds. Below is a graphic, with areas coloured in grey within scope for the concept design.



An initial concept design was prepared and finalised in February 2026, the intent of which was to then seek stakeholder, Elected Member and community feedback on the designs to enable a final baseline design to be prepared for approval. Details of the concept design (as shared for engagement purposes) is captured in ***Appendix 1: Whakatāne Riverfront Enhancements Community Designs.***

4.2. Concept Design Budget

A key consideration in the development of the designs was the budget availability. In October 2025, Council approved the budget, leveraging Kanoa funding and LTP 24-34 funding. See Section 7.3 Financial considerations for details of the overall budget for the programme. Of this overall budget, the design was prepared using an envelope of:

- Physical works (baseline) $7,500,000
- Optional additions $2,100,000

For the three design areas (i) old isite, (ii) corner of Quay St and The Strand, (iii) Wharf and surrounds, we prepared a baseline design that totals up to $7,500,000 and have identified some further design options for community consideration.

4.3. Feedback and Refinement of Design

Details of the feedback received is documented in Section 6.2 below (Engagement and community views).

As a result of the feedback (pre-engagement, councillor and public), staff and the design team have sought to update the baseline design (total budget of $7.5M) to incorporate as much of the feedback as possible.

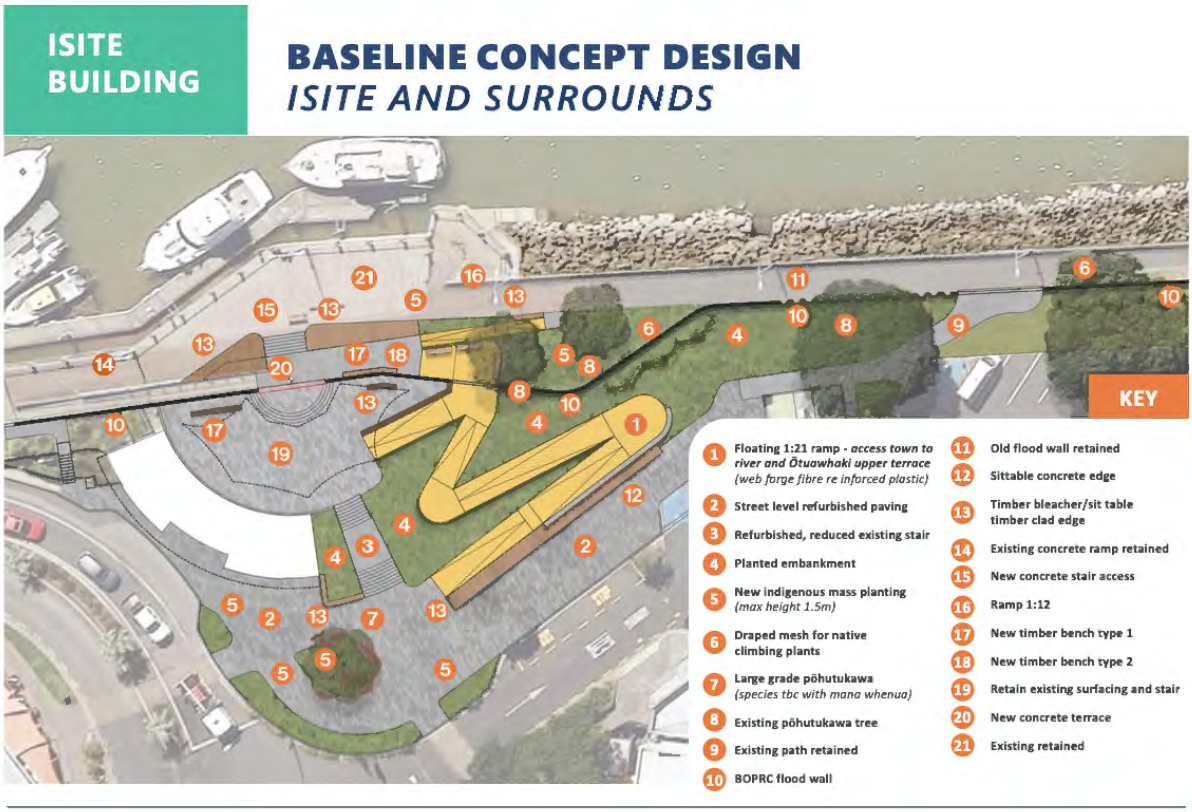
This discussion section (below) captures the feedback received and the changes proposed to the baseline concept designs.

4.4. Old isite and Surrounds

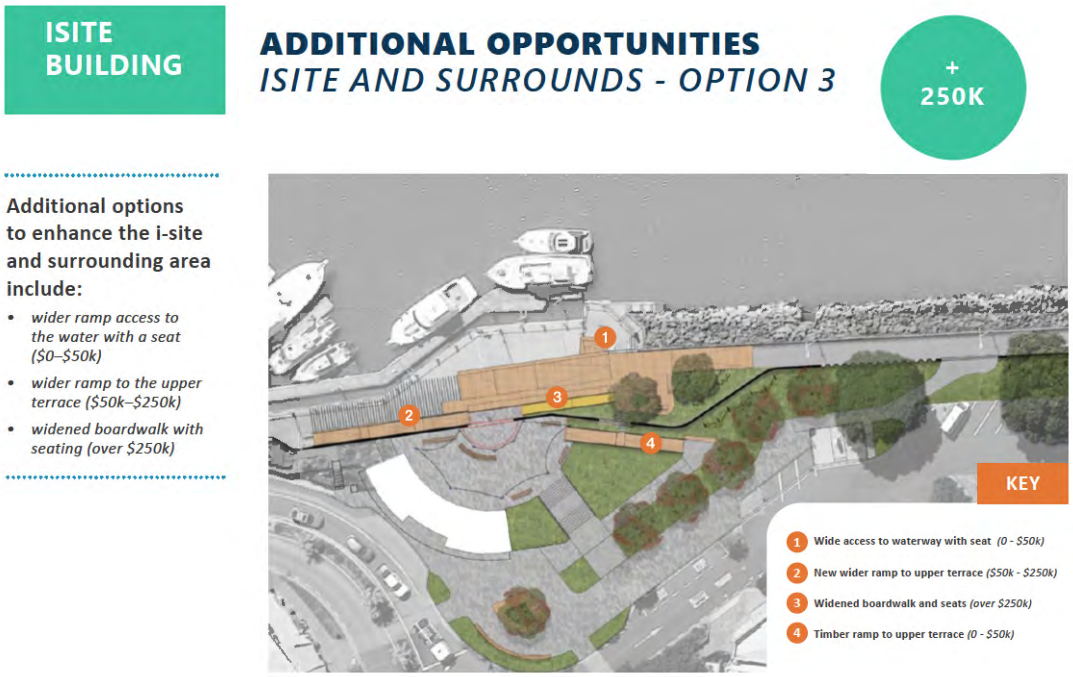
Three options were tabled with the community for this area, the baseline concept design was the lower cost option (aligns with the overall baseline budget of $7.5M), with Option 2 and Option 3 including addition items for public feedback. If there was a strong opinion on the additional items noted in Option 2 and 3, the design team sought to move items into the baseline where possible.

4.4.1. Old isite and Surrounds (initial designs tabled for engagement purposes)

Below are extracts of the three options tabled for engagement purposes.





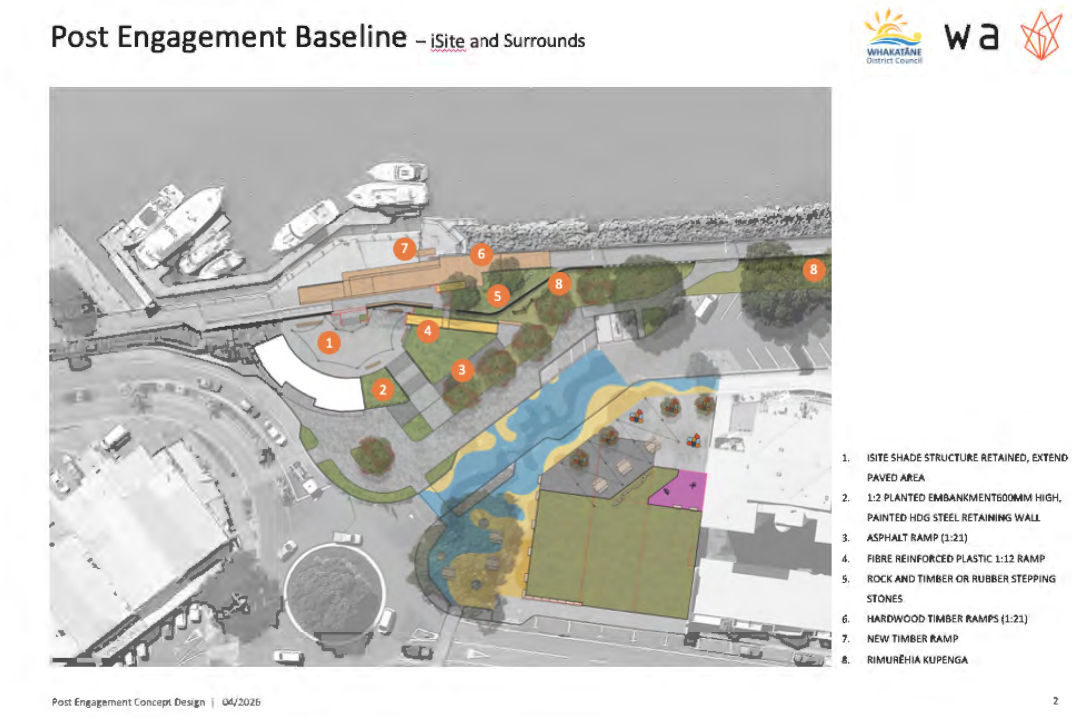


4.4.2. Old isite and Surrounds (high level feedback & changes proposed)

Through the engagement process, there was general support for 'Option 2' as this was deemed to be a simpler approach for accessing the upper terrace from the road side and provided better integration on the river side. Key aspects of feedback on this site have been summarised below:

- Simple ramp to access isite from roadside
- Additional access ramps (wharfside) with seating options

As a result of the feedback, the design team have leveraged the 'Option 2' design and confirmed this can be delivered within the same budget envelope as option 1 (baseline option – matched $7.5M funding).



4.4.3. Old isite and Surrounds (Other additional options – not included in baseline)

Although there was general agreement for Option 2, some engagement feedback stated that council should look to spend more money on the accessway at the riverside & look to incorporate Option 3 at an **additional cost of $250,000** The basis for this is that the old isite area will form a key area within town that is very well utilised by the public and visitors, therefore we should look to spend the money now.

Balancing this view, a range of engagement feedback was that we should not spend any money on the riverfront at all.

4.5. Old isite Building

Two options were tabled with the community for this area, the baseline concept design was the lower cost option (aligns with the overall baseline budget of $7.5M), with Option 2 including addition items for public feedback. If there was a strong opinion on the additional items noted in Option 2 the design team sought to move items into the baseline where possible.

4.5.1. Old isite Building (initial designs tabled for engagement purposes)

Below are extracts of the two options tabled for engagement purposes, in order to seek feedback.

9.4 Floodwall Integration Programme – Concept Design Approval(Cont.)

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

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:

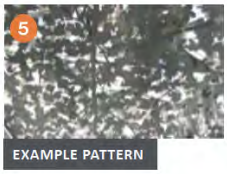
- *Replacing or updating the promotional sails ($0 - $50k)*
- *Replace or clad existing glass bricks with alternative material (0 - $50k)*

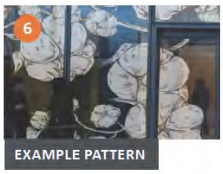




KEY

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







4.5.2. Old isite and Surrounds (high level feedback & changes proposed)

Through the engagement process, there was general support for the baseline option, the majority of people did not believe any fit-out for the building should be funded by council, with this being a future tenant cost.

As a result of the feedback, our we have remained with the original baseline option for the old isite building itself.



4.5.3. Old isite building (Other additional options – not included in baseline)

Although there was general agreement for the baseline approach, some engagement feedback stated that council should look to spend a small amount of funds on the façade to tidy up the visual aspects of the building. If council were to progress with this, additional funds would be required as follows:

- Additional seating City side ($120,000)
- Carpark Option ($5,000)

Balancing this view, a range of engagement feedback was that we should not spend any money on the riverfront at all.

4.6. Short Term Recreational Space (Corner of Quay Street / The Strand)

The buildings and leasehold interests in these properties were purchased by Council for future development. The buildings on the site are in poor condition and the leases will all shortly expire. The site is part of Council's Harbour Endowment property portfolio. There is currently a moratorium on the sale of former Harbour board Leasehold property and legislative steps required for any sale of endowment land. The proposal is, therefore, for the site to be cleared and used as a recreational space until the required steps are worked through and economic conditions improve.

Three options were tabled with the community for this area, the baseline concept design was the lower cost option (aligns with the overall baseline budget of $7.5M), with Option 2 and Option 3 including addition items for public feedback. If there was a strong opinion on the additional items noted in Option 2 and 3, the design team sought to move items into the baseline where possible.

4.6.1. Short-Term Recreational Space (initial designs tabled for engagement purposes)

Below are extracts of the three options tabled for engagement purposes, in order to seek feedback. This also includes (as part of Option 3) a design that retains the Plunket building.

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.





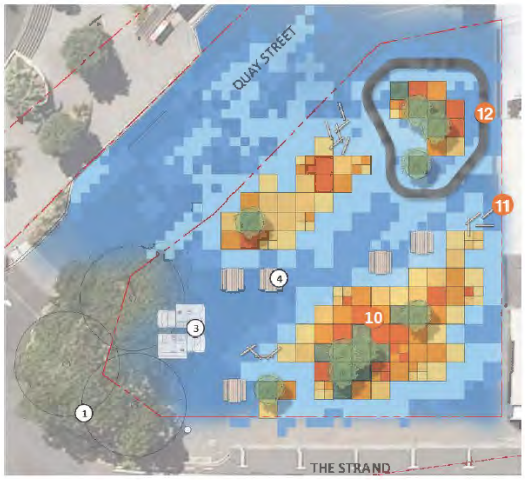
1. Existing trees retained
2. Basketball court
3. Food truck
4. Picnic tables
5. Table Tennis
6. Planter pots
7. Catenary lighting
8. Raised garden beds
9. Timber benches

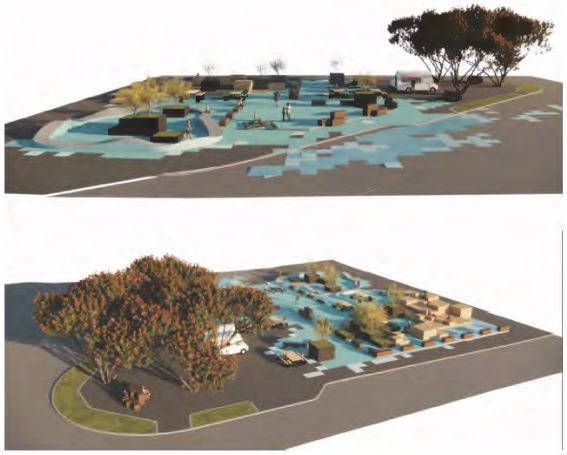
SHORT-TERM RECREATION SPACE

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







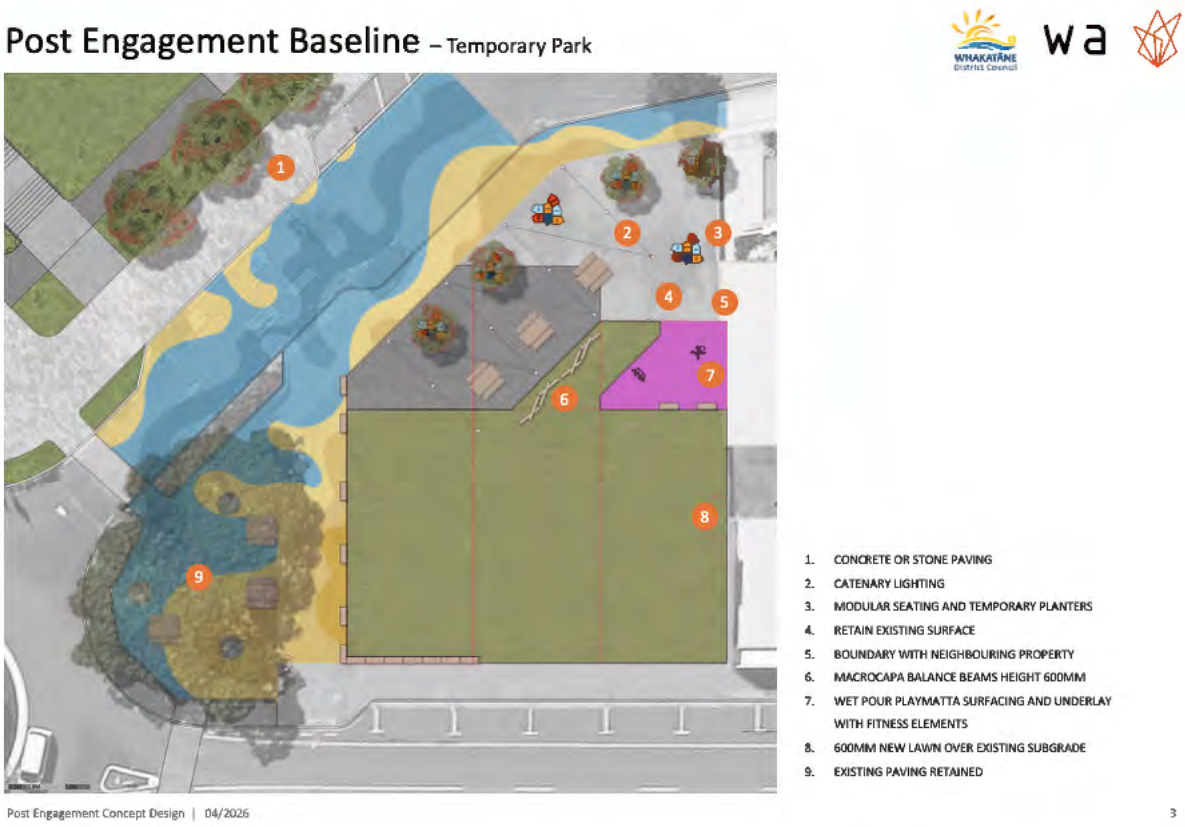
4.6.2. Short-Term Recreational Space (high level feedback & changes proposed)

Of all the concept design areas, the corner of Quay Street and The Strand provided the most variety in the feedback, key aspects of feedback on this site have been summarised below:

- Do the minimum, especially due to the temporary nature of this (5-7 years)
- Consider shade, include grass (cooler)
- Like lighting / tables and foodtrucks
- Make this an area for young children and over 65 age group

As a result of the feedback, the design team have made minor adjustments to the 'baseline option' to allow for this feedback, whilst minimising the investment in this area.

As a result of the feedback, our updated baseline option for short-term recreational space is captured below.



4.6.3. Short-Term Recreational Space (Other additional options – not included in baseline)

Although there was general agreement for the baseline approach (doing the minimum), some engagement feedback stated that council should look to spend a small amount of funds to support an area for younger kids, if council were to progress with this, additional funds would be required as follows:

- Retaining plunket building ($190,000)
- Water play area (Already services in place to this site) ($720,000) [Note: Could look to reduce size of area]

- Shade structure ($60,000)
- Containers (if don't retain plunket building) to activate area ($8,500 each)

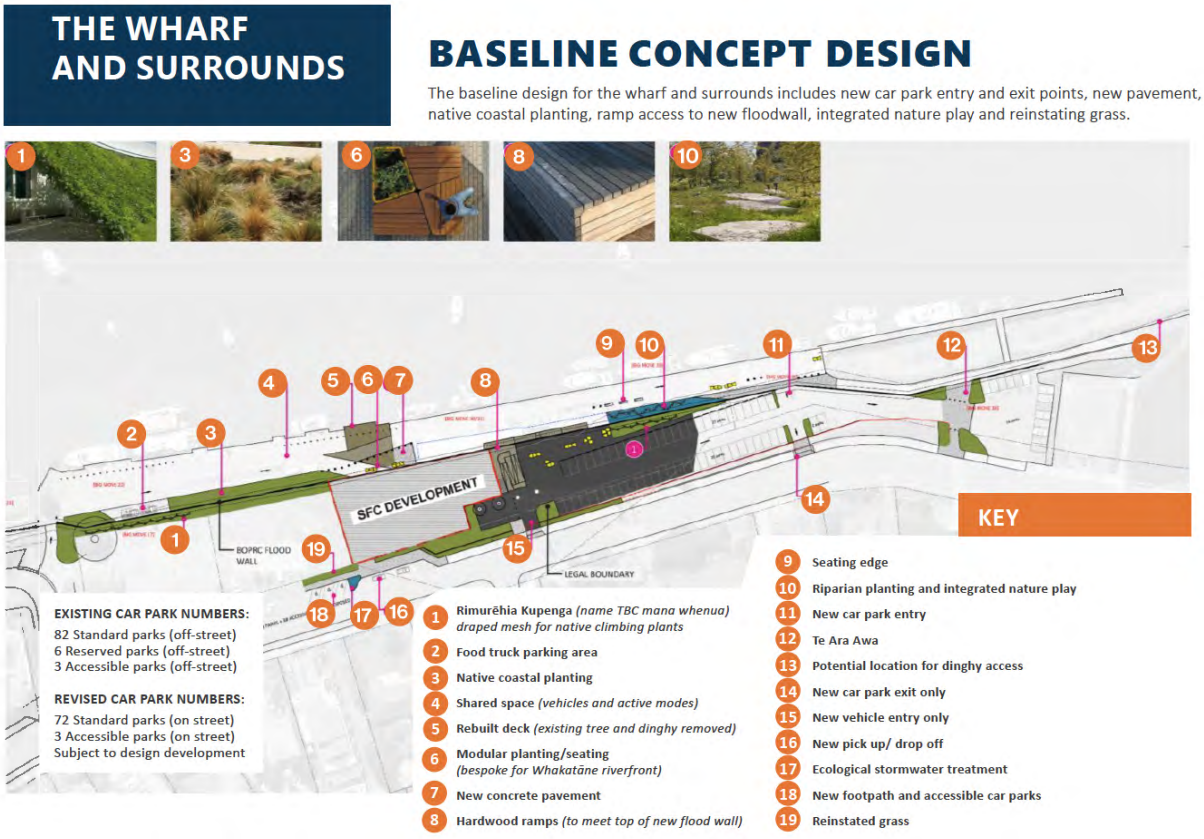
Balancing this view, a lot of people noted this site should have the minimum investment, with some suggesting that the buildings remain and be boarded up until there is a land sale to a developer, who in turn should pay for any site improvements.

4.7. The Wharf and surrounds

Three options were tabled with the community for this area, the baseline concept design was the lower cost option (aligns with the overall baseline budget of $7.5M), with Option 2 and Option 3 including addition items for public feedback. If there was a strong opinion on the additional items noted in Option 2 and 3, the design team sought to move items into the baseline where possible.

4.7.1. The Wharf and surrounds (initial designs tabled for engagement purposes)

Below are extracts of the three options tabled for engagement purposes, in order to seek feedback.



9.4 Floodwall Integration Programme – Concept Design Approval(Cont.)

THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

WHARF AND SURROUNDS - OPTION 2

+ + $1.9M - $2.48M

n addition to the baseline design, there are optional features that could be added around the wharf and surrounds. These focus on nproving 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)*

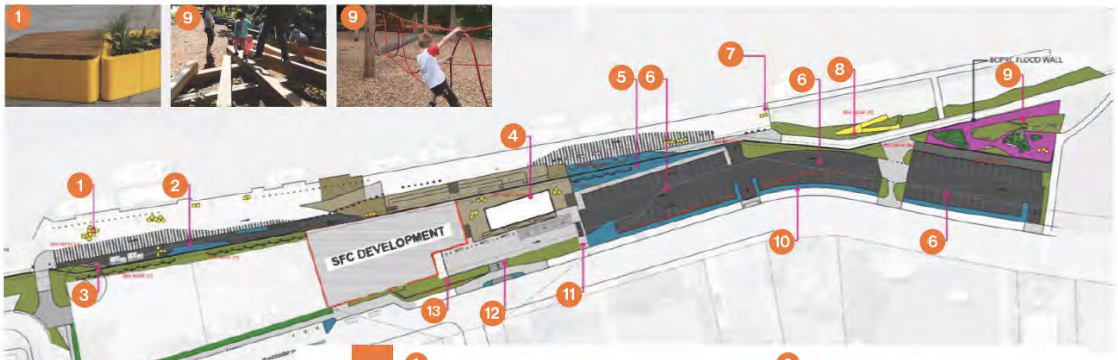
THE WHARF AND SURROUNDS

ADDITIONAL OPPORTUNITIES

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

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)*
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)*

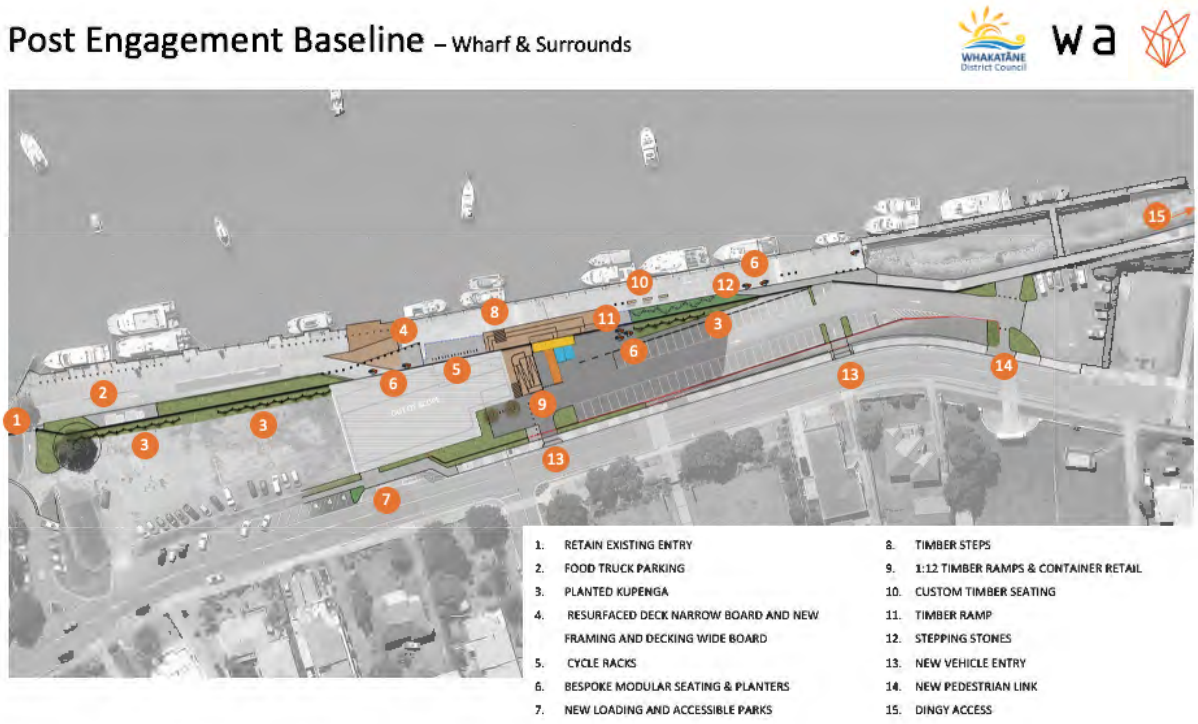
4.7.2. The Wharf and surrounds (high level feedback & changes proposed)

Through the engagement process, there was general support for Option 1 (baseline) with some modifications, including:

- Additional seating on the riverside
- Move dingy ramp towards Maatatua reserve
- Include simple bike-rack
- Add additional screening at NAGHL block (roadside)
- Include containers (as shown on Option 2)

The design team have reviewed how these options could be included in the design, whilst maintaining the overall cost envelope of $7.5M (as per the baseline).

As a result of the feedback, our updated baseline option for the Wharf and surrounds is captured below.



4.7.3. The Wharf and surrounds (Other additional options – not included in baseline)

Although there was general agreement for the baseline approach, with the modifications as noted, some engagement feedback stated that council should look to spend significantly more as this area has the potential to support more food and beverage options on the waterfront and existing services (like ice provision). Other additions include a basketball court near Mataatua reserve and moving the weigh station from the current location to the Sports Fishing Club. If council were to consider progress with these options additional funds would be required as follows:

- Basketball court next to car park area (next to Mataatua Reserve) ($95,000)
- Soft play area (next to Mataatua reserve) $150,000

- Relevant decking etc to support commercial annex – proposed by Sports Fishing Club ($310,000)
- Weigh Station at Sports Fishing Club ($140,000)
- Bollards to restrict vehicle access ($3,000)
- Refurbushed Quay St Path ($100,000)

Balancing this view, a range of engagement feedback was that we should not spend any money on the riverfront at all.

5. Options Analysis - *Ngā Kōwhiringa*

Three options have been identified in this paper

1. Deliver against a baseline design, with a cost envelope of $7.5M.
2. Deliver the baseline design and use some / all of the additional $2.1M allocated to this programme in the LTP24-34.
3. Do minimum & hand Kanoa funding back.
4. 1. Option 1 Baseline Design (with cost envelope of $7.5M) – Recommended option

5.1. Option 1 Baseline Design (with cost envelope of $7.5M) – Recommended option

Proceeding with the updated baseline design following public engagement would allow Council to retain the Kanoa funding of $3,792,297.40, with WDC matching this funding (in line with the Kanoa agreement to match fund). This results in an overall budget of $7,584,594.80.

Although there is ratepayer funding of $3.7M, the overall value for the community leveraging the Kanoa funding will result in $7.5M of spend in Whakatāne.

This option balances the fiscal constraints with amenity value for the Whakatāne Riverfront.

As a result of the engagement and feedback received, the design team has updated the potential baseline option to try and incorporate as much of the feedback received within the $7.5M envelope (See Section 4 above).

Advantages	Disadvantages
• Secure Kanoa $3.7M fund, delivering $7.5M of value • Can release $2.1M (existing allocated LTP24-34 funding) as a saving • Partners / community feel heard - engagement • Delivering a Kanoa funded project, builds WDC reputation, which will enable us to apply for other central government funding.	• Unable to deliver everything that the community has asked for • Savings released from original LTP budget are less than for option 3 (‘do minimum’)

5.2. Option 2 Baseline design plus enhancements (Totalling $9.6M)

This option would look to use some/all of the existing allocated LTP24-34 funding allocated (up to $2.1M). Additional options could include:

isite and Surrounds – Additional accessway (riverside) $250,000
isite building area – Additional seating at townside $120,000
isite building area – Additional carparking $5,000
Temporary park - Retaining plunket building $190,000
Temporary park - Water play area $720,000
Temporary Park - Shade structure $60,000
Temporary Park - Containers (3 off) $25,500
Wharf - Basketball court (next to Mataatua Reserve) $95,000
Wharf - Soft play area (next to Mataatua reserve) $150,000
Wharf - Relevant decking to support commercial annex $310,000
Wharf - Weigh Station at Sports Fishing Club $140,000
Wharf - Bollards to restrict vehicle access $3,000
Wharf - Refurbished Quay St Path $100,000
TOTAL Additional Options $2,168,000

Council may decide to progress with specific items listed above and this commitment can be captured within this council report as an amended resolution.

Advantages	Disadvantages
Take as many options into account & deliver as much value as we can for communities (within existing agreed budget). Iwi / hapu / partners / communities feel heard & input valued Delivering a Kanoa funded project, builds WDC reputation, which will enable us to apply for other central government funding.	Existing allocated $2.1M (part of LTP24-34) unable to be released as a saving

5.3. Option 3 Do minimum and hand funding back to Kanoa

In this option, Council would agree to do the minimum required to integrate the BOPRC Floodwall with the township. A 'do nothing' is not available, as there will be integration cost for key components, such as:

Actuals for PM/ design /consents - (inc demolition at Wharf)
PM / Design/Consenting – required even if minimum for earthworks around the SFC / Demolition works (Gibbo's / Iceman and corner of Quay St / The Strand)
Demolition costs
Quay St / Strand re-establishment (grass/ level)
Carpark re-instatement / minimal planting at the SFC

Other minor planting

Staging for SFC, allow for operations to start in late October 2026, whilst landscaping / other work finalised

Contingency (5-10%)

The overall cost for doing the minimum totals up to between $2.5M to $3.1M

This would require WDC to release the committed funding from Kanoa of $3.7M

Advantages	Disadvantages
Can release $2.1M back to the LTP, and an additional $1M - $0.4M (TBC).	Return $3.7M to Kanoa, Could impact reputation with Kanoa – WDC unable to deliver, puts future central govt funding at risk Dissapointment from iwi / community / SFC /BOPRC - not delivering

6. Significance and Engagement Assessment - Aromatawai Pāhekoheko

6.1. Assessment of Significance

The decisions and matters of this specific report are assessed to be of moderate significance in accordance with the Council's Significance and Engagement Policy.

For matters of moderate or high significance, the criteria in the table are of relevance in determining the level of significance.

Significance Criteria	Comments	Impact Assessment
Level of community interest: Expected level of community interest, opposition or controversy involved.	Good engagement both through pre-engagement channels and public engagement channels. Concerns raised around two key themes (i) limiting spend as this is ratepayer funded, (ii) Ensuring services (Gibbo's and the Iceman) are supported as a result of the demolition of these buildings.	High
Level of impact on current and future wellbeing: Expected level of adverse impact on the current and future wellbeing of our communities or District.	No adverse impact to the current and future wellbeing of our communities or District is expected.	Low

Significance Criteria	Comments	Impact Assessment
Rating impact: Expected costs to the community, or sectors of the community, in terms of rates.	Budget for this programme was allocated in 2024, through the LTP24-34. This programme (and associated budget) was put forward as a specific consultation item within the LTP. The baseline budget proposed is 50% rate funded and 50% central government funded. If the baseline option is chosen $2.1M can be released, this would result in a 0.18% rate reduction. If a 'do minimum' option is chosen this would result in release of $2.6M from LTP and $3.75M to Kanoa, this would result in a 0.22% average rate reduction.	Medium
Financial impact: Expected financial impact on the Council, including on budgets, reserves, debt levels, overall rates, and limits in the Financial Strategy.	Budget for this programme was allocated in 2024, through the LTP24-34. This programme (and associated budget) was put forward as a specific consultation item within the LTP. The baseline budget proposed is 50% rate funded and 50% central government funded. If the baseline option is chosen $2.1M can be released back into the LTP.	Medium
Consistency: Extent to which a proposal or decision is consistent with the Council's strategic direction, policies and significant decisions already made.	If the baseline option is chosen, this programme supports the following strategic priorities: Enhancing the safety, wellbeing and vibrancy of communities Strengthening relationships with iwi, hapū and whānau Building climate change and natural hazard resilience, including our infrastructure	Medium
Reversibility: Expected level of difficulty to reverse the proposal or decision, once committed to.	Once this decision is made, the team will look to progress detailed design and consenting processes. Subsequently we will go to the market for physical work procurement.	High

Significance Criteria	Comments	Impact Assessment
	Updates will be delivered to councillors via regular update process; no further key decisions are intended for this project.	
Impact on Māori: Expected level of impact on Māori, considering the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna, and other taonga.	Engagement approach was agreed with Ngāti Awa in November 2025, with direct hapu engagement agreed. This hapu engagement has been undertaken, with Pre-engagement completed for Ngai Taiwhakaea and Ngati Hokopu. The baseline design includes provision for Te Taiao incorporation, details will be worked through with hapu as we progress the detailed design.	Medium
Impact on levels of service: Expected degree to which the Council's levels of service will be impacted.	No levels of service impact are proposed.	Low
Impact on strategic assets: Expected impact on the performance or intended performance of the Council's Strategic Assets, for the purpose for which they are held.	The intent of this project will look to enhance some key strategic assets. Old isite building – the area surrounding this building will be rejuvenated in accordance with the baseline design. This will result in the building being more appealing to future tenants. Corner Quay St / The Strand – the purpose of this project is to demolish the current buildings and make this area a temporary park. The intended purpose of this site is to sell this land for development in the future. By doing this initial demo/tidy up works, this land will be more appealing to a developer.	Medium

6.2. Engagement and Community Views

Early engagement was undertaken in late 2023 on the then concept designs with key stakeholders – including EPIC board members, hapu representatives and Bay of Plenty Regional Council.

Following allocation of the budget in the LTP and establishment of the programme of works, the iwi/hapū engagement approach was agreed with Ngāti Awa in November 2025, with direct hapu engagement agreed. This hapu engagement has been undertaken, with pre-engagement completed for Ngai Taiwhakaea and Ngati Hokopu. These engagements occurred between 17 February and 29 March.

Pre-engagement sessions were also held with (i) Ngāti Awa Group holdings, (ii) berthholders, (Iii) sports fishing club, (iv) Gibbo's and the Iceman, (v) Quay Street residents, (vi) NZ Police, (vii) EPIC board members, (viii) BOPRC, and (ix) Key WDC managers (parks & reserves, transport, tourism teams). These sessions were held on the 4 and 5 March. Through this process we received 23 feedback from 23 individuals.

Four public engagement sessions were held on the 16 and 17 March. In total this was attended by 70 members of the public.

Other engagements were carried out with Whakatāne High School (35 students), EPIC members (15 members) and Whakatāne district council staff (60 staff).

Alongside the engagements, we shared copies of the proposed design on the Whakatane district Council Kōrero Mai (let's talk page), and public engagement was available between 11 March to 29 March. Through this platform, members of the public were able to submit online submissions. In total 60 online forms were submitted.

In total we engaged / received feedback from approximately 260 people.

6.2.1. Engagement and Community Views

As a result of the engagement undertaken staff / design team have pulled all the feedback into three key documents, these documents are appended to this report, as follows:

1. Appendix 2: Pre engagement feedback on concept designs
2. Appendix 3: Public feedback on concept designs
3. Appendix 4: Online submissions – full report

Key themes from this engagement are summarised below.

6.2.1.1. Engagement and Community Views: isite and surrounds

Key themes from pre- engagement (4, 5 March 2026) :

Support for simple path from roadside to upper terrace, the winding path was not supported as this was seen to be complex (support for option 2)

Support for increased access at riverfront (support for option 2)

Support for increased seating at river side, as this separated out cyclists from those sitting

Consider grass areas on road side to allow for seating

Police highlighted the need for good lighting, robust materials and CCTV

Some feedback to separate cyclists from walkers through this area

The need for non-slip materials

Shade was seen as important for this area

Key themes from public engagement (16-25 March 2026):

Support simpler access, riverside and town side
One of the few places people can enjoy the awa
Use planted trees (shade) and grass where possible, natural feel
Like seating option on river where cyclists are separated (Option 2)
Any accessibility ramps need to be wide
Old isite is disconnected from town currently
At upper level terrace – shared seating – public & tenant

Key themes from online submission forms (11-27 March 2026):

Strong support for:

1. Simplifying access from town side with a simplified ramp (35%)
2. New accessible stairs from town side (27%)

20% of respondents (12 people) advised that we should not be spending ratepayers' money on this & we should do nothing.
8% of responses suggested we should do the minimum only to minimise any rates increases.
Great opportunity to attract people to this end of town and provide a connection between the town and awa (currently not achieved)
Solution should focus on natural landscape and grass
Great place for a café / restaurant

Other points to note from engagement / submissions submission forms (March 2026) :

Additional $250k for option 3 is a low investment – do it now and do it right
Amphitheatre seating would be good for events
Allow for external power to terrace for events
Wooden surfaces can be difficult for scooters and roller blades
Could use space here for Whakaari memorial
Separate cyclists from pedestrians (waterfront)
Need to recognise Otuawhaki – sculpture / link to heritage hikoi
Consider moving large boats (in front of this space) make it a place for kids to swim in the awa – much safer than the boat ramp
Need to consider ongoing maintenance costs

Full details of the engagement feedback can be found in ***Appendices 2,3 and 4***.

6.2.1.2. Engagement and Community Views: isite Building

Key themes from pre- engagement (4, 5 March 2026) :

No fitout, tenant should fund
Community expecting this to be a food & beverage option – discussed for many years

Key themes from public engagement (16-25 March 2026) :

Strong support for café / restaurant

Some believed isite should move back to this purpose built space

Suggestion for art and craft centre

If this is converted to a café/restaurant locals will use it more

Adding another food & beverage option will impact existing local businesses

Do not think fit out design is appropriate (not enough toilets / dry storage / chiller storage / cleaners facilities)

Should respect impacted food & beverage operators (i.e. Gibbo's) and offer to them first

Key themes from online submission forms (11-27 March 2026) :

Strong support for:

1. Fitting out building (48%)
2. Replacing sails (27%)
3. Note: little support for vinyl decal (7%) / replacing bricks (17%)

20% of respondents (12 people) advised that we should not be spending ratepayers money on this & we should do nothing.

8% of responses suggested we should do the minimum only to minimise any rates increases.

Prime spot in town, need to activate this space

Fit out should be the minimum level (done to a reasonable standard)

Other points to note from engagement / submissions submission forms (March 2026) :

Toilets should be re-furbished

Any art on outside of building should link with art trail

Food trucks and tenants can work well – reference Smokin goose / Ohope Tavern

If this is a food & beverage option – should be affordable, to attract as many people as possible (i.e. Gibbo's / Mata brewery)

Should put in place some strict branding guidelines, implementing this across all council owned buildings – Whakatāne character

For sails – consider nets, link to Otowhaki

If this becomes a food and beverage option – consider noise for local residents

Full details of the engagement feedback can be found in ***Appendices 2,3 and 4***.

6.2.1.3. Engagement and Community Views: Short Term Recreational Space (Corner Quay Street and The Strand)

Key themes from pre- engagement (4, 5 March 2026):

Night markets – good idea – vibrancy

Police suggested good lighting, robust materials, low level landscaping

Prefer lawn – cooler

Food trucks are good option for events only – not permanent

Consider artwork, especially on back wall

If retain plunket – could use as bike hire, art gallery

Concern from residents on adjoining wall & structural integrity after demolition

Don’t want teenagers / ball games

Need to consider shade

Key themes from public engagement (16-25 March 2026) :

Spend the minimum

Want trees, grass, natural space

Space for events would be great, including light festival

Whakatane has enough playgrounds, if doing anything if needs to be different from what already have (i.e. mini golf, trampoline)

Consider splash park for younger kids (like Tauranga), used to be a fountain there

Consider bright colours – attract people

Consider parking if this space is activated.

Key themes from online submission forms (11-27 March 2026):

Strong support for:

1. Food trucks / tables / modular seats (42%)
2. Retaining Plunket building (40%)
3. Shade structure (32%)
4. Catenary lighting (25%)

20% of respondents (12 people) advised that we should not be spending ratepayers’ money on this & we should do nothing.

8% of responses suggested we should do the minimum only to minimise any rates increases.

Grass and trees, should be simple and as natural as possible

Solution should be simple, attractive and flexible

Night market, live music, events (Note: Atea has Friday night market – need to ensure not competition, as that is working well)

Need entertainment for kids (mini slide, nature playground)

Other points to note from engagement / submissions submission forms (March 2026) :

Consider older people (20% population are over 65), include exercise equipment like in Asia

Kids and traffic don’t mix

Develop now, don’t spend ratepayers’ money

Consider traffic calming on Quay Street, mixed use street

If Plunket building kept, consider to keep permanently. Note: This will impede future development.

Plunket building - This could be a community space as opposed to commercial building (local art, Halo)

If food trucks here – charge more, never enough seating when there is an event

Add movie screen to large wall

Consider containers / pods for community groups (local artists / Halo etc)

If there is a container, keep Plunket – can have bean bags

Full details of the engagement feedback can be found in ***Appendices 2,3 and 4***.

6.2.1.4. Engagement and Community Views: The Wharf Surrounds

Key themes from pre- engagement (4, 5 March 2026):

Needs to remain a commercial wharf with truck access for ice etc for boats

Should allow for people to sit/eat on riverfront

Most dingy users bring their boats on the back of ute, move this down to far end (near Mataatua reserve)

Prefer option 2 or 3, can do carparking later (if needed)

Suggest bike parking in this area

Weigh station at SFC would be good for club / public

This is where council should invest – key area for the town, more commercial activities at wharf would be good

Containers could be used for iceman and gibbo's potentially

Key themes from public engagement (16-25 March 2026):

Having fish and chips and iceman provide more public value than SFC

Need seating at the wharf side

Should access be restricted for vehicles – bollards? Currently accessway is blocked during whitebait season

Can add half basketball court / area for kids next to Mataatua reserve

If cannot afford options 2,3, just put in more seating / tables on waterfront

Key themes from online submission forms (11-27 March 2026) :

Strong support for:

1. Potential commercial development (33%)
2. Nature playground (28%)
3. New coastal / eco planting (28%)
4. Rimurēhia Kupenga (sculpture / planting) (27%)
5. Viewing deck and terraced seating (27%)
6. Modular seating (27%)
7. Refurbished Quay St footpath (27%)

20% of respondents (12 people) advised that we should not be spending ratepayers' money on this & we should do nothing.

8% of responses suggested we should do the minimum only to minimise any rates increases.

Weigh station should stay where it is, more practical for boat trailers

Include as much natural features – grass, trees (for shade) and riparian

Need more food paces on the wharf – either do commercial development or containers

Option 3 (commercial development) will deliver the greatest benefit for future generations

Need to activate this space – see Taupo / Auckland

Need to incorporate Whakatāne unique character & strengthen cultural linkage

Food trucks may be better in this area

Need to put in bollards to restrict access to the wharf

Park area should cater for older kids – young kids are well provisioned for in this area

Other points to note from engagement / submissions submission forms (March 2026) :

Current swimming at this location is unsafe, need to consider having something down by old isite – diving / bombing area

Need to separate pedestrians / cyclists at this busy area

If doing containers – need to understand the commercial viability, also need to ensure containers are not tacky

Could put in memorial seating at this area

Consider community / cultural hub for containers

Consider Olympians wall of fame

Need to separate SFC from public – not seen as just SFC area

There needs to be greater transparency around the harbour fund

Full details of the engagement feedback can be found in ***Appendices 2,3 and 4***.

7. Considerations - *Whai Whakaaro*

7.1. Strategic Alignment

The decisions sought in this report are consistent with:

Council's decision in Long Term Plan 2024-2034 to allocate $7.6m to floodwall integration works to preserve visual and physical access to the river in light of Project Future Proof,

Council’s decision on 7 October 2024 to authorise the Chief Executive to seek a variation to reallocate unspent Town Heart funds from the Te Ara Hou funding to the Floodwall Integration project which encompasses the promenade.

The community engagement received under the Te Ara Hou programme of works which identified increased connection to the Whakatāne river as a key priority within the Whakatāne Town Centre and riverfront zones.

The staged and strategic acquisition of the buildings and leasehold interests at 58, 60, 62 The Strand and 31, 33,35 Quay St, with the driver being their strategically significant location within the Whakatāne Town centre and the intention that these could provide a large strategic development opportunity as part of wider Town Centre regeneration work (Whakatane Town Vision 2008).

Council’s decision on 2 October 2025 to (i) progress with concept designs and identify options for cost reductions, (ii) demolish 58,60,62 The Strand and 31,33 Quay Street

No inconsistencies with any of the Council’s policies or plans have been identified in relation to this report.

7.2. Financial/Budget Considerations

The costs associated with the recommendations in this report are covered within secured LTP 2024–2034 budget allocations - funded through a loan funded by general rates - and Central Government Provincial Growth Funding. Council has $7.6 million allocated to floodwall integration – $1.6 million approved in the 2023 annual plan and an additional $6 million approved in the Long Term Plan 2024- 2034

On 2 October 2025 the budget below was approved by council.

The recommendations in this report align with the budget allocations noted below. Please note that some public feedback received asked that the Council contribution be funded through the harbour fund. There is the option that a decision could be made to fund this from the Harbour Fund. This reserve ring fences funds for future use and could be used as a funding source however it should be noted that as Council is in a net debt position the Harbour Fund at present reduces Council's borrowings. Any withdrawal from that fund will result in an increase in Council's net debt levels meaning that the net debt position of loan funding or funding through the reserve is the same. Where a difference occurs is in the rating impact of funding any borrowing movement which would not occur if the harbour fund is used as a funding source.

Through the process, an estimate of future operations and maintenance budgets have been prepared and tabled with Ian Molony (Manager Open Spaces) for confirmation. The estimated impact to ongoing operations and maintenance is between $130,000 - $230,000 per annum.

Floodwall Integration Element	Allocated - Kanoa	Allocated - LTP Budget	Overall Approved budget	Actuals to date (Jan 2026)	Remaining funds
Programme Costs - Setup, governance, consultant PM's	$0.00	$500,000.00	$500,000.00	$185,662.00	$314,338.00
Stage 1 - costs to BOPRC	$0.00	$207,497.00	$207,497.00	$207,497.00	$0.00
Stages 2a and 2b - integration costs to BOPRC	$0.00	$1,000,000.00	$1,000,000.00	$940,587.00	$59,413.00
Stage 2a - Integration Project, design and consenting	$292,297.40	$292,297.40	$584,594.80	$82,007.00**	$502,587.80
Stage 2a - Integration Project, construction	$3,000,000.00	$3,000,000.00	$6,000,000.00	$0.00	$6,000,000.00
Stages 3a and 3b - Integration Project, design consent and construction*	$500,000.00 $533,000.00	$500,000.00 $850,000.00	$2,383,000.00	$0.00	$2,383,000.00

9.4 Floodwall Integration Programme – Concept Design Approval(Cont.)

Floodwall Integration Element	Allocated - Kanoa	Allocated - LTP Budget	Overall Approved budget	Actuals to date (Jan 2026)	Remaining funds
Stages 3a and 3b - costs to BOPRC	$0.00	$0.00	$0.00	$0.00	$0.00
Stage 3c	$0.00	$0.00	$0.00	$0.00	$0.00
Stage 4	$0.00	$0.00	$0.00	$0.00	$0.00
Contingency	$0.00	$1,250,205.60	$1,250,205.60	$0.00	$1,250,205.60
Total	**$4,325,297.40**	**$7,600,000.00**	**$11,925,297.40**	**$1,415,753**	**$10,509,545.00**

Minimum co-funding requirements under Te Ara Hou funding contract variation

7.3. Climate Change Assessment

Goal	Matters to consider	Comments	Impact Assessment
1	The likely impacts (flood, drought, storms, sea level rise, etc.) of climate change in the Eastern Bay of Plenty on the matters of this report.	The BOPRC project is designed to address the likely impacts of climate change and provide resilience to increased risk for flooding. Council's integration does not directly contribute to this reduction of impacts however integration works can increase community support for these works by reducing the effect on safety, amenity and accessibility.	*Low*
	The matters of this report's reduction on the effect of climate related impacts (flood, drought, storm, sea level etc.).	Overall, Project Future Proof aims to reduce the effects of climate related impacts.	*Low*
2	Options for lowering greenhouse gas emissions have been specifically considered in relation to the matters of the report, including: Energy efficiency / renewable energy, Resource usage, Waste/Whole of Life, and Fossil fuel usage.	Not applicable at this stage, to be considered in detailed design.	*Low*

Goal	Matters to consider	Comments	Impact Assessment
	Key emission sources, and (if possible) calculation of the greenhouse gas emissions for matters of report/project.	Not applicable at this stage, to be considered in detailed design – if appropriate.	*Low*
	Opportunities to address inequities or disadvantages due to climate change considered in relation to the matters of the report.	Not applicable at this stage, to be considered in detailed design.	*Low*
3	Impacts upon the district's biodiversity.	Works will be carried out within areas of limited biodiversity; existing trees will continue to be protected.	*Low*
	Matters that increase resilience to climate change for Council and/or our communities.	Project Future Proof is a BOPRC project to mitigate the effects of flooding on the Whakatāne Town Centre.	*Low*

Summary:

Project Futureproof is a BOPRC project to mitigate the effects of flooding on the Whakatāne Town Centre. The

integration works to be completed by WDC will take into consideration reducing any additional impacts on climate change (such as construction materials).

Overall Analysis:

The decisions and matters in this report are assessed for their impact on greenhouse gas emissions and climate change effects, which are categorised as low.

7.4. Risks

There are notable risks associated with the matters of this report as outlined in the table below.

Risk	Description and/or Mitigation
Schedule delays by partners (Sports Fishing Club or BOPRC) result in delays to overall programme completion.	Ensure clear end to end programme schedule, with regular updates discussed with project teams and any delays clearly escalated.
Community opposition to the demolition of Council owned properties	We have engaged with existing lease holders early to ensure their awareness of the project and timeframes.

Risk	Description and/or Mitigation
	We have included an option in concept design for retention of Plunket building We have outlined clearly to public rationale for proposed demolition (i.e. asbestos / poor quality of buildings)
Unanticipated obligations and complexities arising from BOPRC Project Future Proof OR the Sports Fishing Club development may place additional pressure on Councils integration budget allocations.	Maintain relevant contingency to absorb unforeseen cost pressures. Proactively align and exchange information with BOPRC and the Sports Fishing Club to enable a 'no-surprises' approach.

8. Next Steps – E whai ake nei

Following agreement on the concept design (included in this report), council staff will:

Finalise resource consent for Iceman & Gibbo's demolition, planned for May 2026.

Progress stormwater physical works in May 2026, thus allowing the Sports Fishing Club to progress their building move.

Progress with detailed design & consenting activities

Carry out ongoing engagement with key parties (as part of the detailed design), including additional hapu engagement to firm up the cultural design components

Provide Council with information around the tender for a new tenancy in the old isite building

Provide regular status reports and briefings to council on the programme status

Continue to engage with BOPRC / Sports Fishing Cub to align planned activities

Attached to this Report:

Appendix 1: Whakatāne Riverfront Enhancements Community Designs

Appendix 2: Pre engagement feedback on concept design

Appendix 3: Public engagement feedback on concept design

Appendix 4: Public online submission report - feedback on concept design

9.4.1 Appendix 1 Whakatane Riverfront Enhancements Community Designs





WHAKATĀNE RIVERFRONT ENHANCEMENT

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

WHAKATĀNE District Council
Kia Whakatāne au i ahau





BACKGROUND

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.

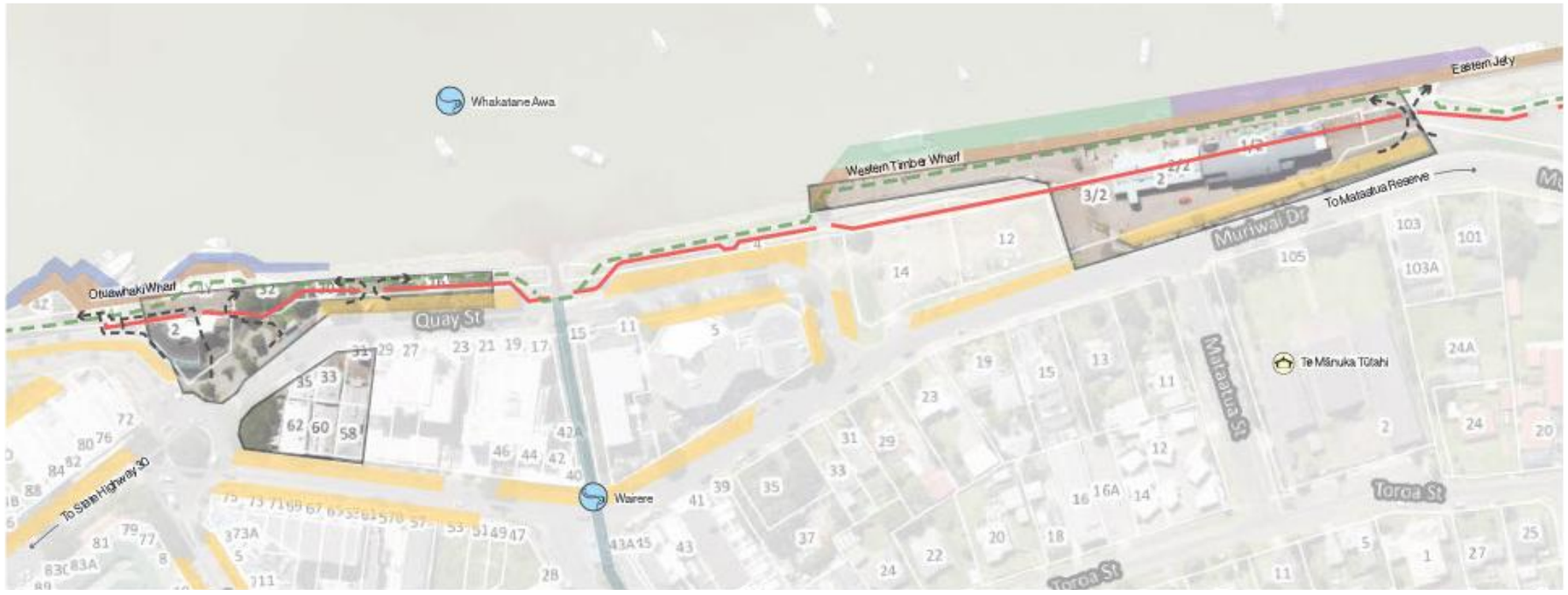
The baseline concept will cost $7.5 million, which is the simplest and lowest cost option, half of which is covered from central government funding (Provincial Growth Fund via Kānoa/MBIE) and half is matched dollar for dollar from the 2024-2034 Long Term Plan budget. To date, the Council has spent $1.6 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
- Floodwall by BOPRC
- Warren Cole Walkway
- Circulation through the Floodwall
- White baiting
- Commercial Boats/Tourism
- Fishing (General Public)
- 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"

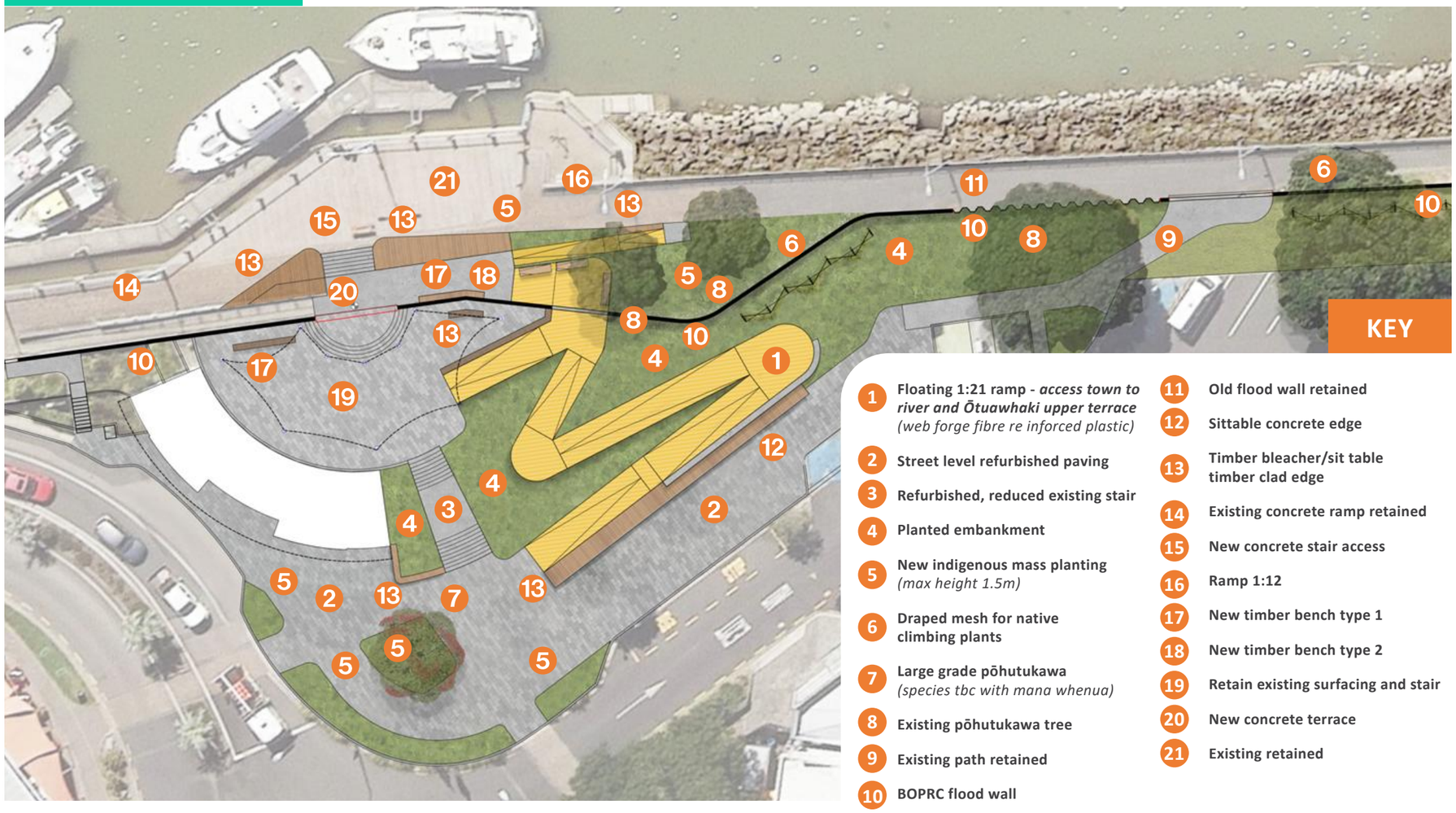
Questions we want to know:

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



KEY

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

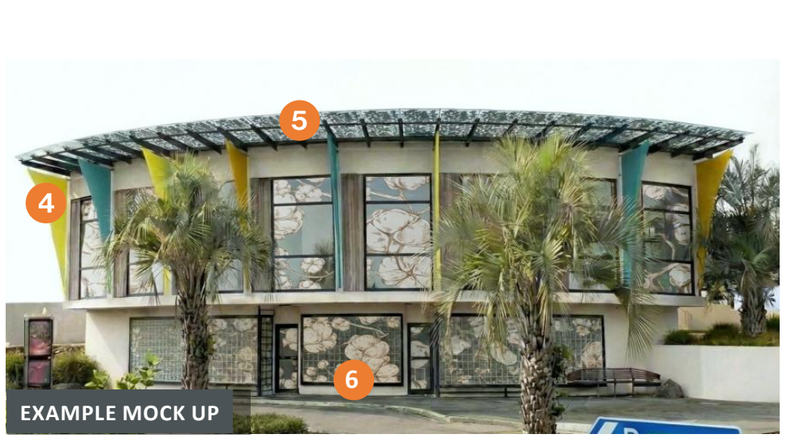
Optional upgrades for the i-site building are estimated at $125,000 to $175,000.

These could include:

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



CURRENT



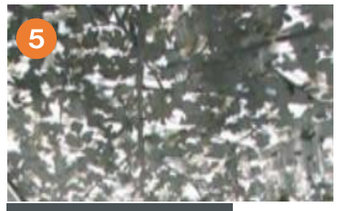
EXAMPLE MOCK UP

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



EXAMPLE PATTERN



EXAMPLE PATTERN

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)



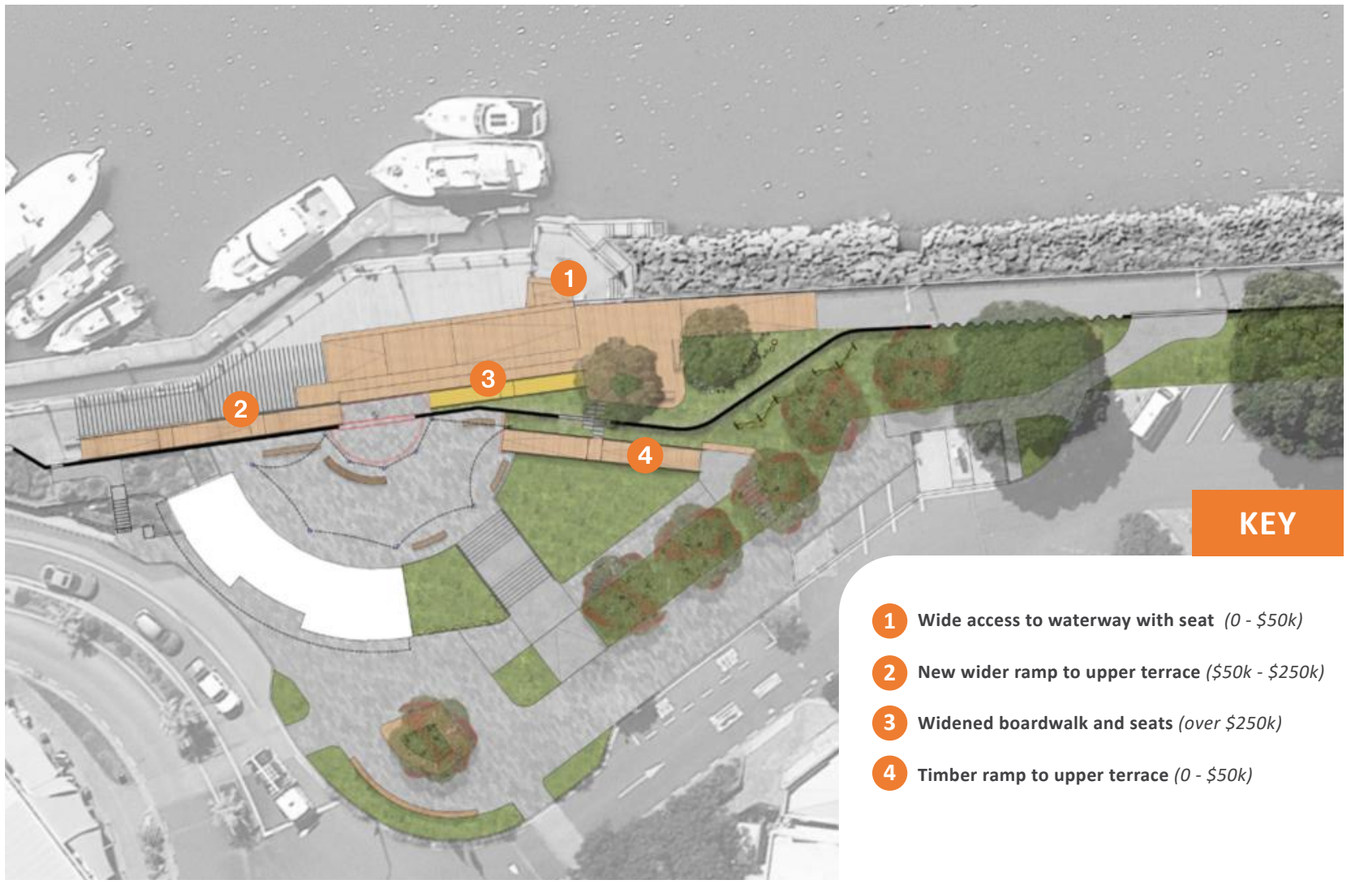
ISITE BUILDING

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?

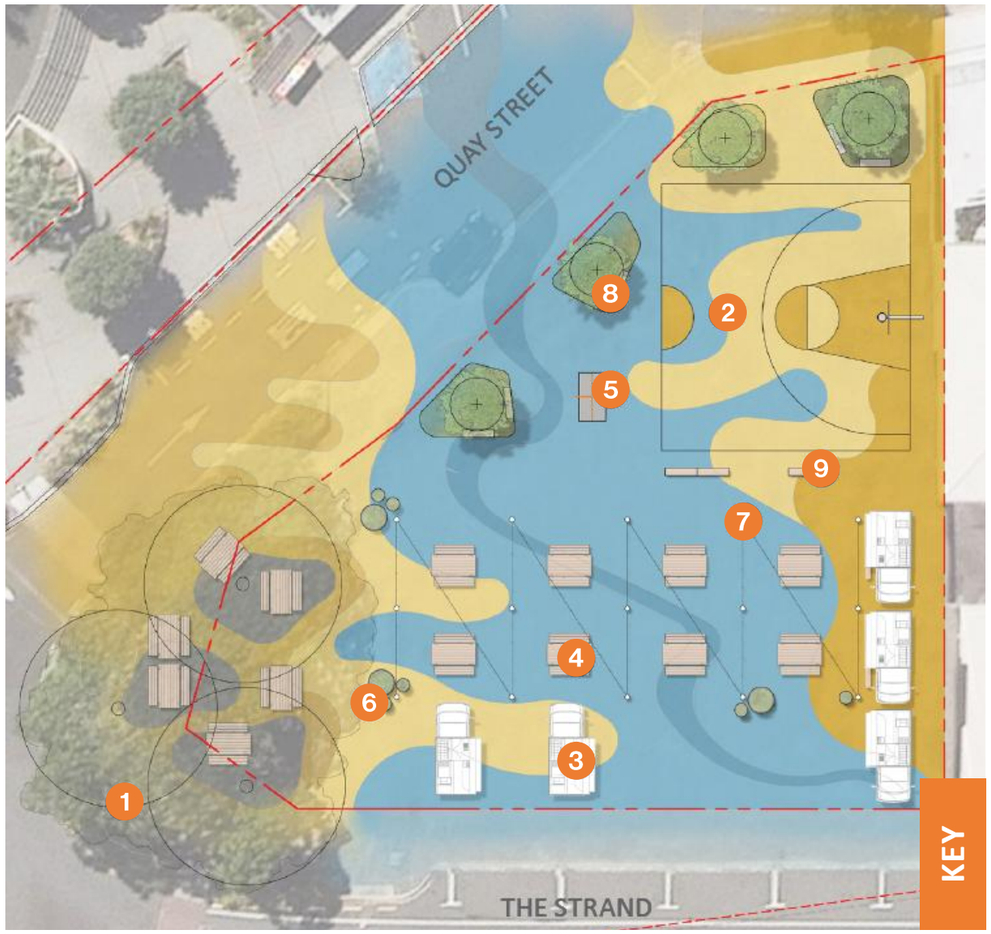
H. Why should these optional features be added? Why are they important to you?



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.











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.







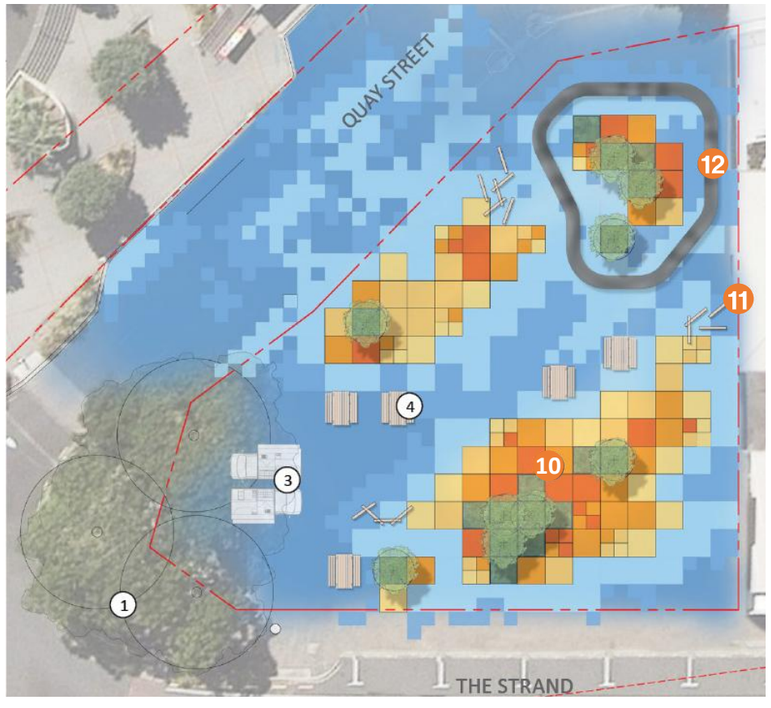


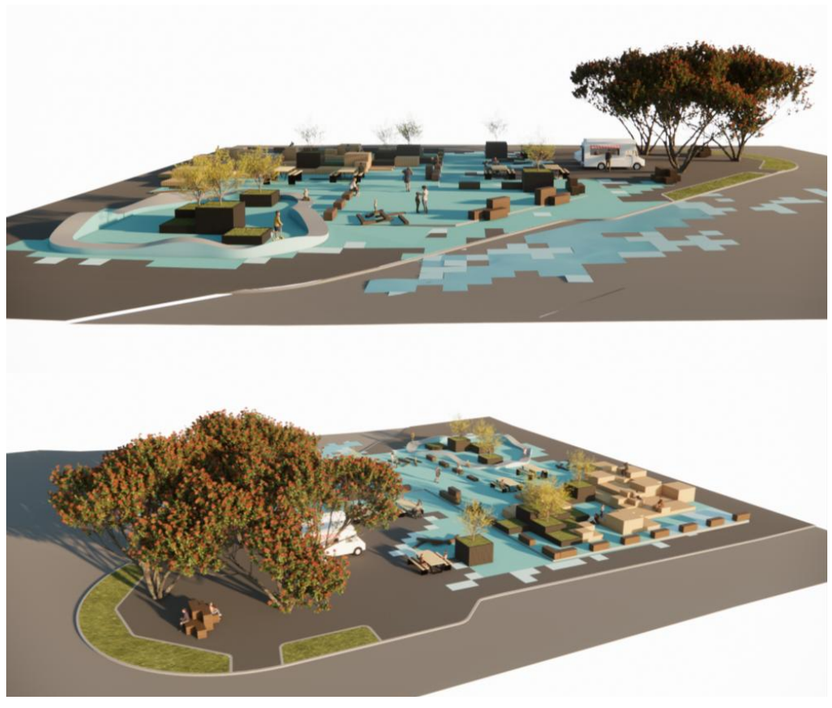
SHORT-TERM RECREATION SPACE

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?**

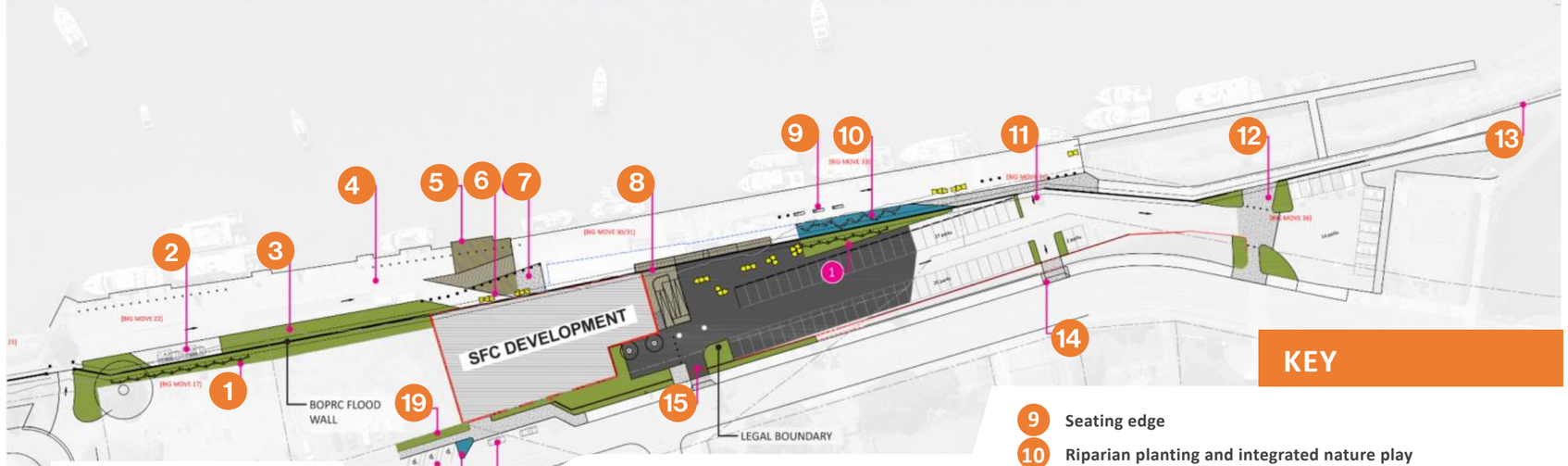


THE WHARF AND SURROUNDS

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.





EXISTING CAR PARK NUMBERS:
82 Standard parks (off-street)
6 Reserved parks (off-street)
3 Accessible parks (off-street)

REVISED CAR PARK NUMBERS:
72 Standard parks (on street)
3 Accessible parks (on street)
Subject to design development

1. **Rimurēhia Kupenga** *(name TBC mana whenua) draped mesh for native climbing plants*
2. **Food truck parking area**
3. **Native coastal planting**
4. **Shared space** *(vehicles and active modes)*
5. **Rebuilt deck** *(existing tree and dinghy removed)*
6. **Modular planting/seating** *(bespoke for Whakatāne riverfront)*
7. **New concrete pavement**
8. **Hardwood ramps** *(to meet top of new flood wall)*

KEY

9. **Seating edge**
10. **Riparian planting and integrated nature play**
11. **New car park entry**
12. **Te Ara Awa**
13. **Potential location for dinghy access**
14. **New car park exit only**
15. **New vehicle entry only**
16. **New pick up/ drop off**
17. **Ecological stormwater treatment**
18. **New footpath and accessible car parks**
19. **Reinstated grass**

THE WHARF AND SURROUNDS

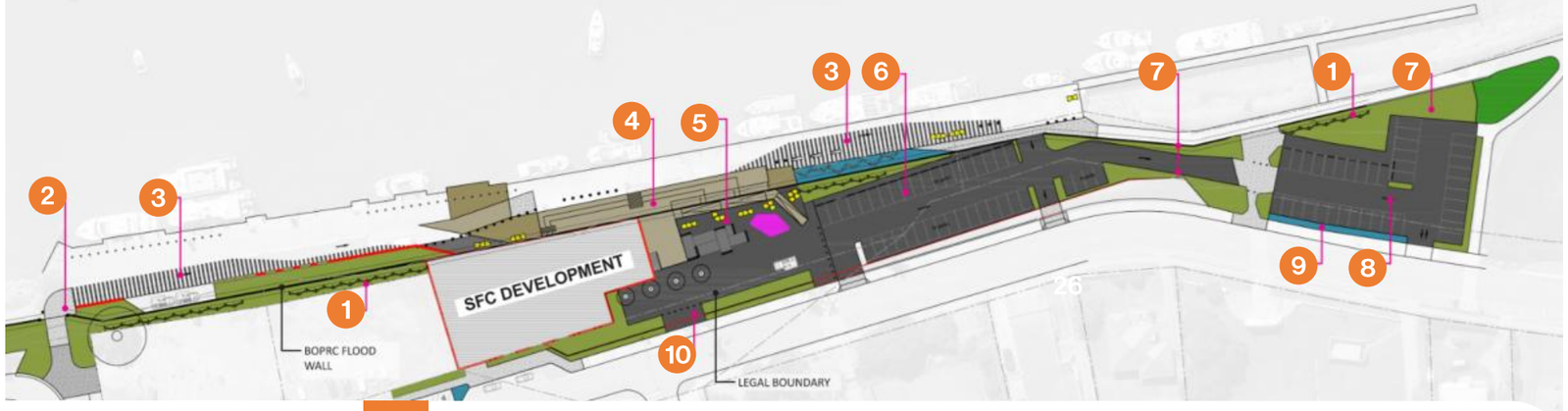
ADDITIONAL OPPORTUNITIES

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



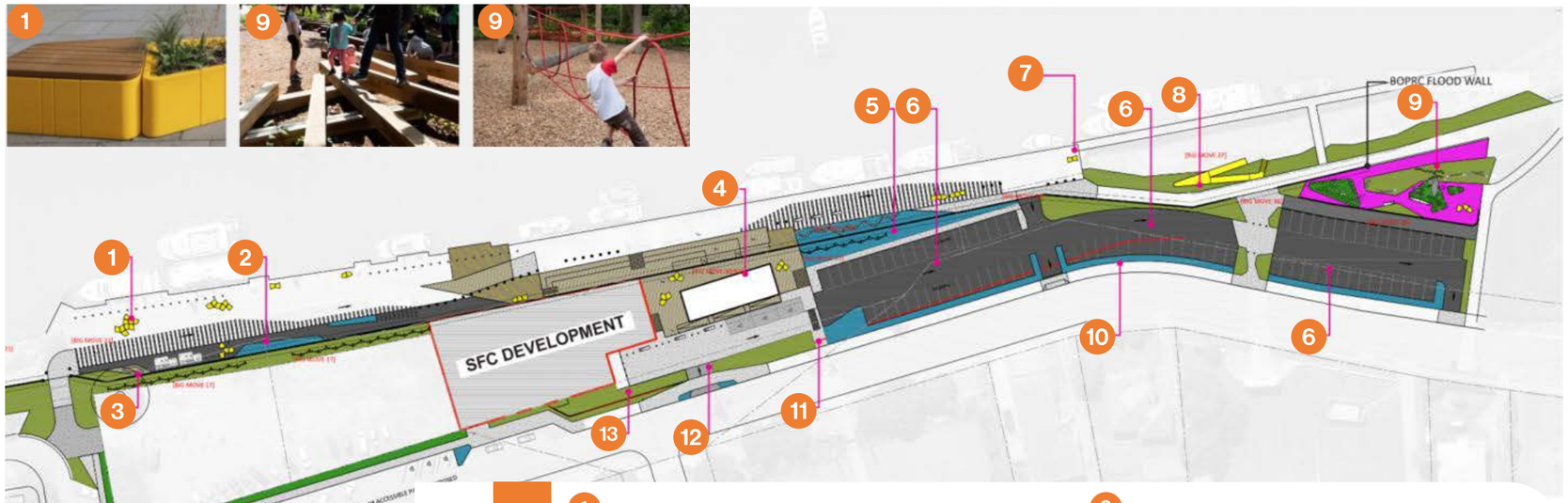
THE WHARF AND SURROUNDS

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

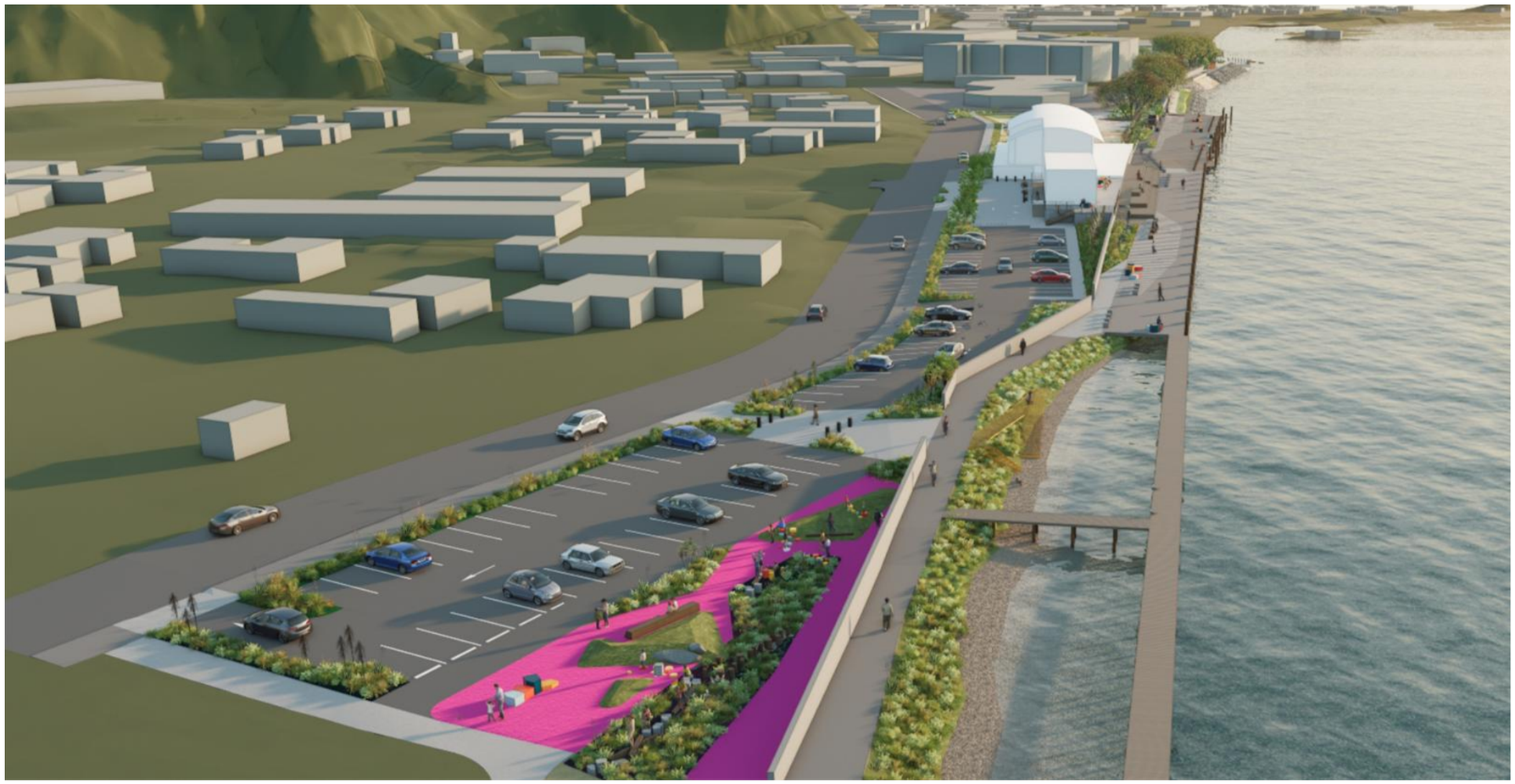
KEY

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)*
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.

Feedback closes at 5pm Friday 27 March 2026.

Hardcopy submissions

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

Deliver: To our Council offices in Whakatāne and Murupara

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.

WHAKATĀNE RIVERFRONT ENHANCEMENT

Te Whakarāwai Tarawāhi Awa o Whakatāne

YOUR DETAILS *Ō TAIPITOPITO*

FIRST NAME:

SURNAME:

PHONE:

EMAIL:

POSTAL ADDRESS:

POST CODE

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:	koreromai.whakatane.govt.nz	
PHONE ENQUIRIES:	(07) 306 0500	

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?

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.

WHAKATĀNE RIVERFRONT ENHANCEMENT
Te Whakarāwai Tarawāhi Awa o Whakatāne

WHAKATĀNE District Council
Kia Whakatāne au i ahau

9.4.2 Appendix 2 Pre engagement feedback on concept design

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

Report

Pre - Engagement Feedback

IGNITE

IBMS Doc: CT2.3.00.08A

Project name:	Whakatāne Floodwall Integration		
Project #:	1190-004	Prepared by:	Nicole Delahunty
Date:	18/03/2026	Revision:	2

Meeting Date 04/03/2026	**What You Told Us** **GIBBO'S** Attendees: Regan, Gibbo, Nicole
1.0	**iSite**
1.1	Baseline - Like the idea of water access or dive station outside iSite.
1.2	Option 2/ 3 – Like accessibility of ramp and stairs from corner site of both options but prefer Option 3 is best option.
1.3	Building Exterior – Like the tidy up of Option 1, leave Option 2 for the tenant to undertake.
1.4	iSite tenancy – Think it will be a stretch for them to occupy the tenancy.
1.5	Landscape – concern there will be rubbish in the planting.
1.6	Easy parking is important in this area
1.7	Go out to the market before deciding on any refit of building
1.8	Option 1 looks complex
1.9	Grass option here would be good for kids to play on / sit.
	Temporary Park
1.10	Plunket building – don't feel strongly about keeping the building.
1.11	Option 2 and 3 – Food trucks are unfair for restaurants in town that are already struggling.
1.12	Homelessness is a concern in the open spaces, especially after 9am. Rough sleepers.
1.13	Think the Temporary Park is a terrible idea – preference to sell the building now.
1.14	Play area for the kids is a nice idea.
1.15	Concern about vandalism.
1.16	Prefer more open area so good sightlines across site for safety, less trouble.
1.17	Prefer Option 2 scheme.
1.18	Like Option 3 basketball court. This would attract older kids.
1.19	Illumination in the park won't make a difference to the safety or issues with troublemakers.
1.20	Concern about noise to neighbouring apartments.
1.21	Like pump track.
1.22	Fewer nooks and crannies for hidden areas.
1.23	Night markets good idea – vibrant, especially if band is playing at isite
	Wharf
1.24	6 tonne truck access for Gibbo's to the wharf.
1.25	Check truck turning circle to wharf access for vehicles and truck.
1.26	Like additional screening. Like the landscaped treatment at iSite (Griselinia Broadway mint hedging)

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9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

1.27	Think the Fishing Club could look silly being raised. Too high.
1.28	Allow places for people to sit/ eat on riverside.
1.29	Views and sightline to river important.
1.30	Current swimming at the commercial wharf is unsafe. Ideally move to iSite area. Allow for diving area.

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Meeting Date 04/03/2026	**What You Told Us** **ICEMAN / BERTH HOLDERS** - Attendees: Barry (berth holder), Graham & Jonathan (Ice Man)
2.0	**iSite**
2.1	Prefer Option 2/3 for its riverside access.
2.2	Option 1 ramp is too 'gnarly'. Too complicated.
2.3	Like the idea of lawn area with vegetation especially if there's a kids area at the corner site.
2.4	Concern vegetation will get messy with rubbish.
2.5	Consider maintenance for the vegetation
2.6	Loading bay
2.7	Would like a loading bay at the iSite building and more carparking.
2.8	Exterior of building – a small amount of spend might not be worth it, might be better to do a decent upgrade to the building for the long term improvement.
2.9	Exterior of building – upgrade the building to attract a good tenant.
2.10	iSite tenancy - avoid abortive work in defitting the interior of the iSite building until a tenant is secured.
2.11	iSite tenancy – rather see this tenancy go to market straight away before spending any money on the tenancy.
	Temporary Park
2.12	Concern about homeless occupiers.
2.13	Carparking area important, add more if possible at the bus stop zone.
2.14	Plunket - "Out with the old and in with the new". Don't think Plunket should be kept.
2.15	Like the idea of night market, vibrancy would be good if band playing at iSite.
2.16	Half basketball court could be a good option instead of larger full size court.
2.17	Activities to cater for all ages.
2.18	Assume usage 5-7 years.
2.19	Not keen on spending on this area too heavily if temporary, keep simple.
2.20	Easy parking essential.
	Wharf
2.21	Allow for enough space for Commercial vehicles and commercial use.
2.22	Runners/ cyclists at times are in the way.
2.23	Swimming area preferred away from commercial boats – too unsafe. Maybe at iSite or not at all.
2.24	Easy parking
2.25	Concern about the strength of timber on the wharf. OK for strength of concrete wharf.
2.26	Weigh station to be outside fishing club – spectators.
2.27	Loading bay for 6 tonne tip truck to be perpendicular to the boat. 4 wheeler truck. Ideally load at Item 10 on plan. Reverse truck through deployable wall at Item 11 on plan. Ice loaded via shute.

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

2.28	Ice truck – 2 tonne truck + 4 tonne ice = 6 tonne loading capacity.
2.29	Dinghy access well used. Need dinghy storage for some.
2.30	Some dinghy users will load onto trailer/vehicle and locate mid-way down wharf rather than store.
2.31	Must retain a working wharf.

Meeting Date 04/03/2026	**What You Told Us** **WHAKATANE SPORTFISHING CLUB** Attendees: Heyden, Sarah-Lee, Rochelle
3.0	**iSite**
3.1	No comment
	Temporary Park
3.2	No comment
	Wharf
3.3	Carparking often full with visitors to the marae. There are no designated Fishing Club carparks for their patrons in these circumstances.
3.4	Suggest a "Loading Bay" berth at end of the wharf opening (reverse park a vehicle through the opening onto the wharf).
3.5	Prefer to keep existing carpark – Option 1. Could do further carparking work later on.
3.6	Prefer wharf integration of Option 2 but suggest it is smaller.
3.7	Weigh station ideal outside the Club (at the end of the pier) for patrons and the public to watch. (Between 6 & 7). Can WDC move spare berth here for loading / unloading
3.8	Weigh station may require a structural design.
3.9	Swimming at the Club needs restricted access – dangerous and people are swimming out to the boats.
3.10	Bike parking at the Club area would be great. Currently 4/5 bike stands that are well utilized – could increase in summer (8-10), often e-bikes that are expensive. Ideally have sightline from the Club for security (suggest locki dock).
3.11	No power at current bike stand but could be added for charging ebikes.
3.12	Fishing Club requires 3 exits from the building.
3.13	Foundations for Annexes need to be done at the same time as the wall build. Engineer advice. Suggest preparing the groundwork as a priority for the Annexes to be done at some stage in the future.
3.14	WSFC prefer option 3 as cannot re-do this once wall is in place. WSFC noted their pricing is still pending. Due 2 weeks time.

Meeting Date 04/03/2026	**What You Told Us** **NZ POLICE** Attendees: Campbell
4.0	**General Comments**
4.1	Noted ladies at the Council building reception have a hard time with difficult members of the community.
4.2	Antisocial behaviour in central city.
4.3	Suggest very good lighting.
4.4	Rubbish bins are good – make them tamper proof, strong and strategically placed.
4.5	Keep people safe on the wharf side – good lighting, CCTV security cameras.
4.6	Landscaping to be lower level – incident recently where a woman was dragged into the bushes.

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

4.7	Cameras will deter graffiti, vandalism in conjunction with good lighting.
4.8	Use materials that are robust, can't be damaged easily.
4.9	Some antisocial behaviour occurring along the wharf – men on motorbikes, no helmets, reckless riding down the wharf. Easy access onto the wharf for bikes.
4.10	Rock wall – BOPRC procurement – youth are pulling away at the rocks and throwing into the water. Rocks are loose.
4.11	Suggest not holding back on designing the space because of 30 homeless people – do the work – design around the challenges.
4.12	Keep the space open, clear sightlines.
4.13	Orange sky – free wash and dry service.
4.14	Open shower area?

Meeting Date 04/03/2026	**What You Told Us** **WDC** Attendees: Tim
5.0	**Wayfinding signage**
5.1	Presenting heritage hikoi signage strategy – Te Tuhi Matarau.
5.2	Completed in conjunction with Ngati Awa.
5.3	iSite have two existing signs – not well identified.
5.4	New signage can be placed in conjunction with our master plan.
5.5	Fixing to ground using dynabolts or screws. Can be relocated at any time.
5.6	Patten gifted by Ngati Awa.
5.7	Law Creative designed the signage.
5.8	Tuhi – write, sign, scribe. Te Hau – along main thoroughfare.

Meeting Date 04/03/2026	**What You Told Us** **EPIC Board** Attendees: Glenn Smith, Lani, Warren
6.0	**iSite**
6.1	Waterfront Option 3 preferred – "do it once, do it right". Great long term investment.
6.2	Waterfront more important than the temporary park.
6.3	Concern that the foodtrucks will take businesses away from the town.
6.4	Seating at waterfront more important – not many places can sit & look at the awa
6.5	Glass blocks at toilet are really dated
6.6	Community is expecting this to be a food & beverage option – been talked about for many years.
6.7	No fit out of building – should be a tenants cost – any tenant would expect this.
	Temporary Park
6.8	Who is the demographic? Who are the target audience – design for them, noted a small population 18 000 residents.
6.9	Could be a tourism opportunity?
6.10	Like Silo Park – reference site.
6.11	Like the idea of lawn area instead of hard surface – cooler.
6.12	Note: Mitchell Park is the event space in Whakatane.

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

6.13	Suggest water play in this zone for kids.
6.14	Like the idea of art culture.
6.15	Food trucks good for events – short term, not permanent offering.
6.16	Summer centric zone in the town.
6.17	Could be a good idea to have a bike hire location.
6.18	Could use old Plunket Building for pop up or mini art gallery
	Wharf
6.19	Could be a tourism opportunity?
6.20	Parking – existing angled parking on Muriwai Street a problem with long utes protruding into the road.
6.21	Weigh station good at the Fishing Club – Good for people to come over and watch, even if not a fishing club member.
6.22	Waterfront Option 3 preferred – "do it once, do it right". Great long term investment. This is where council should invest – future area for the town

Meeting Date 5/03/2026	**What You Told Us** **Quay St Residents** Attendees: Various
7.0	**iSite**
7.1	Concern with bikes in this area, need to separate cyclists as they come along the Warren Cole walkway & signage added. Perhaps a safety line.
7.2	Need non-slip surfaces
7.3	Consider seating at isite not at the apartments. Not a consensus view on this.
7.4	Leave internal fitout to tenant – do minimum to the exterior of the building (Baseline supported).
7.5	Support for option 2 / 3. Spend money and do well now.
7.6	Concern regarding height of Pohutukawa – blocking view.
7.7	Noted that there is currently a tree at the northwest corner of the Strand Temp park site – design team to review and see if any impact on that existing tree.
7.8	Complaint about height of streetlights 'highway lights' on Quay St – noted that this falls outside of project scope/ Other residents provided alternative view…streetlights have been in place for a long time.
7.9	Baseline - ramp takes up too much of the available space, prefer options with more green/ landscape space.
7.10	Request for more info on BOPRC deployable defences – warning time/ residents feeling vulnerable…VF/ IM to follow up with BOPRC and suggest further briefing be provided to Quay St residents.
7.11	Request to provide signage to cyclists where paths narrow indicating they should alight from their bikes.
7.12	Surface is slippery when wet at Waiere Stream. Noted, consider surface finishes.
7.13	Don't like Option 1 – too much green space removed.
7.14	Wayfinding signage would be good to tell people to stay on left, be cautious of cyclists, keep off your bike etc.
	Temporary Park
7.15	Shared wall that encroaches onto apartments concern regarding structural integrity.
7.16	Boundary wall to White Island Apartments – want kept, concern that it may need additional work to keep it structurally sound
7.17	Like option 2 – don't want teenagers, preschool age OK. Teenagers can go to the skatepark.

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

7.18	Some support for pump track.
7.19	Some like grass. Not a consensus view. Concern about dog defecation, others like the idea of 'quiet/ relaxing' space with grass.
7.20	One wanted to keep Plunket – like Commercial hotel
7.21	Do not want ball games here – strong views
7.22	Agree this should be a green space – unclear how much.
7.23	Plunket building – some say to keep, others say to remove.
7.24	Like the big trees.
7.25	Create space that is used all year round.
7.26	Request for shade.
	Wharf
7.27	Support for more investment, do now, do well.
7.28	Support for more activated waterfront – option 3 more commercial at rivers edge taking advantage of elevated position – we need more river facilities that make the most of Whakatane's best asset the awa – we have a shortage of places to enjoy the river.
7.29	Request for line markings to separate active modes (walking and cycling).

Meeting Date 5/03/2026	**What You Told Us** **Councillors** Attendees: All
8.0	**iSite**
8.1	Liked simple path – road side of iSite
8.2	Suggested grass on road front – iSite. Support for green space.
8.3	Preferred Option 2/3 – especially if it can be done within budget envelope. Strong preference voiced by several members for Option 2 with simpler town side ramped access (more direct ramp).
8.4	Agreed – tenant should fitout interior space. Preference for iSite Baseline, unless there is a prospective tenant that was worth the investment. Don't support doing abortive work.
8.5	Request for more consultation on permanent relocation of bus stop.
8.6	One councillor indicated lack of support for riverside lower terrace seating due to boats being in the way (didn't seem to be a generally supported position by others).
8.7	Support for grass slope area on bank. Good for seating, eating lunch.
8.8	Agree low level natives.
	Temporary Park
8.9	General consensus to do the minimum. Temporary space.
8.10	Varying views on this site – 2 liked idea of basketball.
8.11	Asked if pump track could be for visually impaired designed for more inclusive use.
8.12	No motorhomes in this area. Bad experience at the West End.
8.13	Half court – concern about noise of bouncing balls. Some support for the court.
8.14	Support for shaded areas.
8.15	Level ground area for physically impaired.
8.16	Some support to keep Plunket building, not consensus.
8.17	Some opposition to pump track – no kids. Green space only. Not consensus.

9.4.2 Appendix 2 Pre engagement feedback on concept design(Cont.)

	Wharf
8.18	Most liked option 2, wanted this paired back to fit the budget.
8.19	Did not want to do large scale development for option 3
8.20	Mayor noted no buildings in front of the marae. Support for Option 2 bleachers on wharf but smaller scale than indicated in this Option 2.
8.21	Want to see some level of terrace seating on water side.
8.22	Agree weigh station in front of the fishing club is good entertainment and people watching opportunity for the community.
8.23	Preference for Baseline carparking – West end carpark work could be done at a later stage.
8.24	Noted temporary Container space for Iceman.
8.25	Gibbo's does not want to co-lease with Fishing Club.
8.26	Annex cost will be to Fishing Club cost.
8.27	Support for bike parking at the Fishing Club.

9.4.3 Appendix 3 Public engagement feedback on concept design

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Report

Engagement Session Feedback Tracker

IGNITE

IBMS Doc: CT2.3.00.08A

Project name:	Whakatāne Floodwall Integration		
Project #:	1190-004	Prepared by:	Nicole Delahunty / Ian Morton
Date:	08/04/2026	Revision:	3

Meeting Date 16/03/2026	**What You Told Us PUBLIC ENGAGEMENT SESSION 1**
1.0	**iSite**
1.1	Access - Simpler access is better – do bare minimum – what's wrong with it as is.
1.2	Better access is required – include lift please.
1.3	Low level lighting preferred.
1.4	This is one of the only places where there is space to enjoy the river.
1.5	River is Gold – need to invest.
1.6	Attendee hates river walk since construction of new floodwall – reduced amenity, can no longer see town from the riverside. And conversely river is not visible from town– if you can't see it you don't think about it.
1.7	Plant as many trees as possible.
1.8	Additional Options - No need to make this straight for this cost.
1.9	Doesn't provide connection *(reference unclear)*.
1.10	This should be reasonably ok *(31 Quay St)*.
1.11	Simple preferred.
1.12	Improved access should be low priority; families don't go to Otuawhaki - they go to the heads or playgrounds.
1.13	Option 3 no need to make straight connection along riverfront given the cost.
1.14	Environment - Nice grass please – streetside.
1.15	Council should fund toilets refurbishment.
1.16	Natural preferred.
1.17	iSite Building - Tender nationally – don't confine it to local businesses.
1.18	Love the idea of an eatery/ restaurant.
1.19	Keep as iSite, restaurants are already struggling don't add competition.
1.20	Leverage investment return iSite, current iSite is mediocre.
1.21	Retain as iSite don't need Food & Beverage.
1.22	Needs to be a food & beverage option or Wine Bar – prime location.
1.23	Divide building into two tenancies – iSite and offer the other tenancy to Gibbo's.
1.24	Let Gibbo's move to old iSite building at reduced rates.
1.25	Building should be used for cafe/ restaurant, but WDC shouldn't do fitout.
1.26	Food & beverage at upper terrace site will create more jobs/ economic benefits – iSite function won't.
1.27	WDC should retain lease of old iSite building, shouldn't be privately owned.

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9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

1.28	Keep iSite function at Otuawhaki.
1.29	Old iSite building could be Arts and craft Centre – good to have iSite in new location where foot traffic is higher.
1.30	Return iSite to Otuawhaki site, it's close to bus stop, toilets and in highly visible location – access not a critical issue and doesn't need to be improved as 80% of travellers are backpackers.
1.31	Don't need iSite at Otuawhaki and old Plunket building could be Arts Centre.
1.32	'Where do we want the iSite? – Right here'
1.33	Art Gallery and cafe combo.
1.34	Support for keeping iSite at Otuawhaki – stunning location for visitors.
	Temporary Park
1.35	Look after what we already have: - Businesses - People - Local retirees
1.36	Activation - Should be open space, not playground – think about older people.
1.37	Not sure about basketball.
1.38	Food trucks don't support local cafe over the road.
1.39	Make the space work for the population you have (retired).
1.40	Minimum spend.
1.41	Existing buildings - Keep Little Havan restaurant where it is.
1.42	Is --- building of historical significance? (Old Ford Shop).
1.43	Environment - Lots of trees and green space.
1.44	If we are spending money here keep it as a green space long term.
1.45	Keep it simple and natural.
1.46	Shade is crucial.
1.47	Additional Options: No activation, just grass.
1.48	Kids and traffic don't mix – any activities for children need to consider safety in relation to adjacent roads.
1.49	Solar option to shade structure? To create income.
1.50	Tranquil family better.
1.51	Sunday market – subject to space/capacity check.
1.52	Whakatāne doesn't need another event space.
1.53	There should be no playgrounds here, Whakatāne already has enough playgrounds. No need for a playground!!
1.54	Proposed site for a playground is a safety risk for children.
1.55	Too many young noisy kids.
1.56	Like pump track – could be like Napier in the open.
1.57	Existing buildings - Don't worry about Plunket. Cafe not Plunket
1.58	Plunket Building could be Arts Centre.
1.59	Retain Plunket building.
1.60	Do not demolish this building (Plunket Building) it needs to be kept.
1.61	Environment - Grass the whole thing. Make it grass, don't do concrete.
1.62	Pot plants future use? Big cost. Schools build.
1.63	Develop site straight away, don't spend rate payers' money on temporary solutions.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

	Wharf
1.64	People travel great distances to get their fish and chips from Gibbo's – it's a great area to take the family – incredibly important to Whakatāne.
1.65	The wharf is a part of the Gibbo's experience.
1.66	Car parking may not be needed to the extent shown for business.
1.67	Additional Options - Fund Option 3 – future planning.
1.68	Can you get Return on Investment? Rental?
1.69	Like 2/3 >> Development.
1.70	Seating important - Views - Opportunities - Extra width
1.71	Don't spend more money there is a multi-generational debt at WDC.
1.72	Use concrete from demolition of Tidal Pool to fill in interpretative riparian planting garden.
1.73	Risk – Containers require tenant/development to be confirmed to understand viability.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 16/03/2026	What You Told Us PUBLIC ENGAGEMENT SESSION 2
2.0	**iSite**
2.1	Baseline- Add single bench on riverside of river path to define path and have safe space for seating not impacted by movements.
2.2	WCs not ideal for the elderly.
2.3	New opening much better (referring to new path connection along riverside where old planter barrier has been removed and new concrete ramp as been installed to continue walkway from existing wharf to rip-rap path).
2.4	Prefer this option if paid for from rates.
2.5	Prefer option 3, but only if paid for from Harbour endowment.
2.6	Prefer option 2, Option 3 wayfinding is confusing.
2.7	Prefer option 2 access from road.
2.8	iSite = Entertainment district.
2.9	$250K extra spend to improve riverside amenity should be considered as not a large amount when compared to $7.5m overall budget.
2.10	If using harbour funds build Option 3 and people will love you.
2.11	Lighting needs to consider: Shearwaters (Petrels) and night sky visibility.
2.12	Like seating on riverside and bikes behind.
2.13	Riverside seating would be an asset good for waka ama viewing.
2.14	iSite Building - Get the commercials assessed, i.e. fit-out + higher rent
2.15	Public toilets should stay.
2.16	It's a commercial decision regarding level of fitout undertaken by WDC.
2.17	Good location for F&B.
2.18	If converted to F&B locals will use this building more as they don't use iSite.
2.19	At relocated iSite there are no toilets, no shelter.
	Temporary Park
2.20	If going to be a park keep as park. Be a more permanent decision.
2.21	Include traffic calming.
2.22	People occupying Quay St now!
2.23	Design for young children – 'pre-graffiti age' park down the road provides for older children. Make attractive for young children…e.g. under the age of 14
2.24	Assume night use will not be supported by neighbouring residents.
2.25	Concern for existing businesses in relation to food trucks.
2.26	No basketball courts.
2.27	Could be like rose gardens at Te Awamutu. Referred to as good example of park area.
2.28	Refer Napier and New Plymouth for good playground/ activation reference.
2.29	Grass is a good idea.
2.30	Seating for adults.
2.31	Exercise equipment.
2.32	Splash Park and children's activities.
2.33	Additional options - People will want it to stay as open space if too activated and want to make it permanent, should just be grass.
2.34	Make sure environment is safe for all users…e.g. manage potential conflict between play activities a quieter seating area.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

2.35	If Plunket is kept it needs to be kept permanently in future development.
2.36	Does Plunket have a building?
2.37	Bowl the plunket building X2. Preserve it (Plunket Building) X2.
2.38	Chicanes to manage motorist speeds.
	Wharf
2.39	Baseline - The Wharf is well used now.
2.40	Need to be alert when cycling along working wharf.
2.41	Could use Memorial seating (funded by others).
2.42	Parking is currently heavily used for Marae Wairaka events.
2.43	Additional Options - Weigh station relocation requires free berth.
2.44	Potential conflict with active modes (e.g. children on bikes) and wharf's commercial activities.
2.45	The scale of increased costs for options 2/3 don't provide a commensurate increase in function/amenity.
2.46	Anticipating more people at this end of town.
2.47	Annexes - Will containers look tacky?
2.48	Option 3 liked – develop far north buildings.
4.49	'Peppercorn lease' will not provide an appropriate level of return for Rate Payers.
2.50	Commercial proposition needs to be assessed.
2.51	Commercial development might impact how people access the water.
2.52	Extra parking only needed for Wairaka Marae events.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 17/03/2026	What You Told Us PUBLIC ENGAGEMENT SESSION 3
3.0	**iSite**
3.1	Like the open space and access to the river.
3.2	Go for Option 3, worthwhile investment.
3.3	More scope for event and other use.
3.4	Option 3 – like multiple entrances, better utilization of space and potential for events.
3.5	If you're going to do it, do it properly!
3.6	Shade is needed wherever seating is.
3.7	Visually, prefer the straight ramp.
3.8	Accessibility is important.
3.9	Option 3 - preferred. More direct.
3.10	Cyclists not always courteous.
3.11	Option 2 & 3 - Like there are entries from different directions.
3.12	Yellow ramp is ugly.
3.13	iSite defit – do what is industry standard re. interior defit.
3.14	Defit only, if necessary, don't assume what they want.
3.15	iSite – like the idea of it being an art gallery. Reference to Noose River. Local art exhibitions.
3.16	Don't put iSite back here, its prime location.
3.17	Put Gibbo's in the iSite building. (Comment from a large restaurant owner. No liquor licence, daytime only.
3.18	Exterior – coloured tiles or glass bricks. Link with kids or art trail.
3.19	The back of the building does not inspire you to come to the front of the building.
3.20	Lighting is like a crown (canopy).
3.21	If iSite is a restaurant or bar, make sure it closes at a reasonable time that respect residents.
3.22	Prefer an all-day trader – Café by day (families, children) & restaurant by night (Adults).
3.23	Maintain public space.
3.24	"I want to be here having a coffee".
3.25	Current access very difficult to get up to the upper terrace. Needs improving.
3.26	Amphitheatre seating would be good for events – concerts.
3.27	Ramps must be wide enough for people to rest and pass each other. Consider width of two wheelchairs passing.
3.28	Wheelchair accessibility very important everywhere.
3.29	Bikes could be dangerous on ramps.
3.30	Surfaces must not be slippery.
	Temporary Park
3.31	Air quality would be an issue for playgrounds.
3.32	Suggested mini golf in this area.
3.33	Ideal for café for children and families – ice cream, coffee.
3.34	Plunket – should be retained, part of our heritage.
3.35	Would be horrified if Plunket building went. Amazing history.
3.36	Tidy the Plunket building but keep. History is worth keeping.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

3.37	Keep Plunket building – not many old buildings left in town.
3.38	Consider Arts venue for Plunket building.
3.39	Should be community space rather than commercial.
3.40	Is this space for tourists for locals? Think about who the users are.
3.41	Decide on whether to retain or sell before you invest.
3.42	Area would need to be safe for kids.
3.43	Concentrate on improving the playgrounds you have, not add more.
3.44	We need a space to gather and socialise.
3.45	A space for events is needed.
3.46	Something different to Wharaurangi.
3.47	Plan for the future.
3.48	Include rocks – rock trail continued from town. Rocks used as seats.
3.49	Need to have collaborative space.
3.50	Community greenspace and event space where buildings are being demolished.
3.51	Not safe for a playground in town. Minigolf instead – safer.
3.52	Don't need more play area.
3.53	Greenspace – parades, light festival, kids.
3.54	Food trucks – what's the point?
3.55	Suggest Jazz in the Park, Kapa Haka.... Not convinced of this area.
3.56	Board up the existing buildings or add greenspace.
3.57	Developer should incur costs of demolition.
3.58	Lighting needs management – residential neighbours.
3.59	Trails for kids, puzzles.
3.60	Focus the spend on the wharf side, not at temporary space.
3.61	Like idea of bike hire here.
3.62	Noted existing lighting was vandalised.
3.63	Consider maintenance cost of plants.
3.64	Keep 3 existing buildings so no spend. Commit to keep it and spend the money on the long-term spaces. No redundant spend OR demolish the buildings and make it a public space for the long term. If it's a greenspace – grass area liked. Decide on the use of the area and commit to it before spending any money.
3.65	There should've been an option to keep all 3 buildings in the design proposals.
3.66	Basketball area should be smaller.
3.67	Water play for young kids.
3.68	Outdoor yoga or adult exercise machines.
3.69	**Wharf**
3.70	Electric scooters are dangerous. Can we keep separate from other users?
3.71	Return Ice Man and Gibbo's back to wharf.
3.72	Accessway near Fishing Club needs to be restricted for pedestrian safety.
3.73	Container idea is good.
3.74	Agree with activating water side.
3.75	Important to have seating on water side.
3.76	More colour.
3.77	Restrict access for vehicles. Bollards?

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

3.78	Greenspace and encourage people to be active.	
3.79	Accessway is always blocked during whitebait season. Restrict area. More accessible.	
3.80	Like the idea of annex opportunity.	
3.81	Develop the wharf side.	
3.82	Like the containers as used in Christchurch.	
3.83	Concern this area will feel cut off – keep connected to the wharf and activities.	

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 17/03/2026	What You Told Us PUBLIC ENGAGEMENT SESSION 4
4.0	**iSite**
4.1	Like to low gradient of Option 1 ramp but concern skateboarders will like it.
4.2	Ramps must be wide.
4.3	iSite is disconnected from the town. Looking at the back of the building.
4.4	Not a good location for iSite.
4.5	Like clearer access to the river.
4.6	Spend the money now – do Option 3.
4.7	Invest more here.
4.8	"This area now confuses me" – Option 3 preferred, less levels.
4.9	Shade on the Wharf side.
4.10	Like trees for shading.
4.11	Like the idea of using the wharf, amphitheatre space for performances.
4.12	$250k is a small investment, do it now. (Supported idea).
4.13	Ohope Tavern and food truck co-share space. Smoke & Goose and food truck co-share space. Could be done here.
4.14	Foodtrucks with tenants can work well, lots of good examples.
4.15	No vinyl on glass canopy.
4.16	Agree replace vertical fins.
4.17	WC's could do with upgrade.
4.18	Allow for external power boxes for events in these outdoor areas.
4.19	Power boxes outside will enhance options for use.
4.20	Like the idea of café/ art gallery combo.
4.21	Would like Gibbo's here but they need 3 phase power.
4.22	Café and gallery here.
4.23	Art gallery here.
4.24	Current iSite location works, increased foot traffic.
4.25	Paint existing glass bricks.
4.26	Keep glass bricks.
4.27	The glass bricks are not a nice experience.
4.28	Lose the graphic on the upper glass canopy.
4.29	iSite interior – refit required.
4.30	Toilets – disabled toilet needs an upgrade.
	Temporary Park
4.31	Plunket - Beautiful art deco building, prefer to keep.
4.32	Plunket has significance for a lot of people.
4.33	Keeping Plunket impedes on development.
4.34	Baseline preferred. Grass has maintenance cost and limits the possibilities of the site.
4.35	Grass please.
4.36	Like grass.
4.37	Allow for seating here.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

4.38	Foodtrucks compete with retailers.
4.39	Allow for shade.
4.40	19.4% over 65 years old.
4.41	In Asia common for adult fitness areas in parks.
4.42	Exercise equipment for adults.
4.43	There isn't a natural pathway to this corner.
4.44	3D paint technique to rear wall of the building.
4.45	A space for youth – off their phones, play, like basketball, encourage socialisation.
4.46	Reference to Christchurch public use sound bars for recording to socials.
4.47	Concern about rough sleepers.
4.48	If shaded, will it attract rough sleepers.
4.49	Like Option 2 but no pump track. Rather have teen play at end of the wharf. Use this as senior's playground.
4.50	Don't need young kids here, make it near Mataatua.
4.51	Demolish the whole site including Plunket in one go.
4.52	Demo the buildings.
4.53	Could have multi-tenancy at Plunket.
4.54	Basketball court liked – want more active area, socialisation but not in town.
4.55	Concern with balls going into the road4
4.56	Option 2, no pump track.
4.57	Can build mounds in grass for seating.
4.58	Grass limits other uses e.g. bikes.
4.59	Babuka corner - Maximise the return, keep with multi tenants.
4.60	Stage like in Christchurch with music, social media opportunities.
4.61	Sell now to offset the costs. "As is, where is".
4.62	Public works of art and sculpture.
4.63	Never enough seating at Foodtrucks.
4.64	Charge the foodtrucks more? Need to learn from Whirorangi.
	Wharf
4.65	Grass at waka launch is used often.
4.66	Fish restaurant on the wharf.
4.67	Gibbo's and Ice Man are more of a community benefit than the Fishing Club.
4.68	Have yoga here.
4.69	All for fitness equipment, basketball half court.
4.70	Carparking well utilized.
4.71	Rather have teen play at end of the wharf. Basketball here. Busy all week by youth.
4.72	It's a working wharf, don't do much.
4.73	SFC compensation – Gibbo's and Ice man provide more value to the community.
4.74	Like playground space and linking to the park – more teenagers, basketball court near Marae.
4.75	Not sure if people will sit at the Sportfishing Club.
4.76	Add more accessible carparks.
4.77	For seating to work, need activation.
4.78	SFC night / wharf day – good mix.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

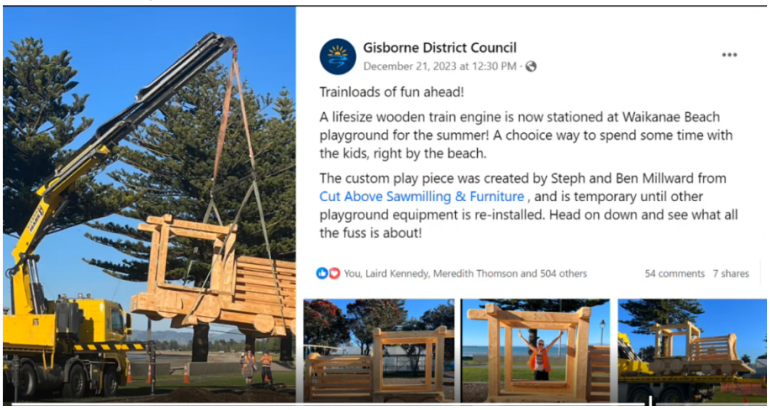
4.79	There are playgrounds nearby, we don't need another one.
4.80	Teenaged play space good idea.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

5.0	**OTHER – PUBLIC INPUT RECEIVED (via emails / phone conversations)**

	iSite
5.1	iSite should return to this location – viable tourist destination. Not re-instating the iSite at this location would be a backward step to maintain Whakatāne as a welcoming tourist destination
5.2	Believes estimate for fitout is underestimated for F&B
5.3	Adding another F&B option here will impact existing local businesses
5.4	Do not like option 1 (roadside ramp)
5.5	Do not like mesh for native climbing plants
5.6	Support Option 2
5.7	Like idea of site for restraint, great views & good clustering in the CBD – would be attractive
5.8	Ramp in option 2 is preferred.
5.9	Support for I-site to be used in a way the community can access and get value. Art gallery mentioned as an example.
5.10	No preference on grass versus low planting
5.11	Seating is a priority
5.12	Seating near trees would take advantage of the natural shade.
5.13	Prioritize seating at river versus on roadside.
5.14	Light touch preferred for building - jjust remove the current window treatment
5.15	Baseline concept preferred
5.16	Prefer the lower slope of the baseline zigzag ramp
5.17	Doesn't matter if the ramps are less direct in baseline – you can still get to where you need to
5.18	Make sure ramps have a reasonable width
5.19	Planting preferred to grass
5.20	Get rid of the palms – replace with rimu
5.21	Don't like additional options for the building.
5.22	For building - Stick with clean lines – Option 2 is visually busy
5.23	For building - paint and general tidy up is ok but otherwise wait until you know what is going to go into the building before doing anything
5.24	At the upper level of I-site area provide public seating
5.25	Don't just put in a restaurant – it should be a café plus
5.26	Need to retain some public use aspect for the I-site
5.27	Could we have an info center as well as a café
	Temporary Park
5.28	No ball games on this site
5.29	Should be a place where people can relax and natural
5.30	Like the visual representation of the plunket building
5.31	Don't spend money – consider handing money back to Kanoa
5.32	Keep the old Plunket building
5.33	Play spaces are unlikely to be used in this location
5.34	Grass is preferred
5.35	Keep it simple until we know how the community want to use it – we have lots of clever people in the community who will have ideas

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

5.36	The idea below would be worth considering because it is: • Low cost • Removable • Supports local business (if we got a local to do this, or something similar) • Could be reused again and again for different spaces as required • Ecofriendly and reusable 
5.37	Like the Plunket building but just not sure if that's the best place for it
5.38	Basketball court is too big for the space – better to just have a hoop
5.39	Chess set, table tennis or boules could go here
5.40	Provide seating and gardens
	Wharf
5.41	Present plans do not consider disabled access
5.42	Keep it simple
5.43	Option 1 preferred
5.44	Provide for businesses to still operate. Need to still be able to get fish and chips and ice.
5.45	Not worth the additional cost of the extra seating in options 2 and 3. Just add low cost seating
5.46	Tidy up the transition between the wharf and the path at the western end of the wharf Querry if there is enough parking for boats etc.?
5.47	Provide a safe space for swimming with ladders etc.
5.48	Provide for separate area for pedestrians/bikes etc. if low cost
	General
5.49	Public Art is important
5.50	Set aside an area for street art/graffiti to discourage it elsewhere

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

6.0	**WHAKATANE HIGH SCHOOL INTERACT CLUB – In-person engagement session**
	Former I-Site and Surrounds
6.1	Include ice-cream shop.
6.2	Glassons.
6.3	Baseline concept; looks a lot more inviting; would make a good restaurant (2 responses).
6.4	Zig-zag ramp adds something interesting.
6.5	Great Café.
6.6	Restaurant.
6.7	Art installation.
6.8	Café which turns into restaurant which is open for dinner.
6.9	Make the former i-site into something recreational.
6.10	For scooters and roller blades wooden surfaces can be difficult.
6.11	Smooth concrete; easier for people with wheelchairs.
6.12	Harsh ramps are difficult.
6.13	Baseline option preferred but using abstract ramp.
6.14	Seating.
6.15	Bowling alley.
	Short-Term Recreational Space
6.16	Mini golf course - (**4** responses).
6.17	There are enough playgrounds in Whakatāne; we need something different.
6.18	Baseline concept for area as bright colours uplift the space and would look nice with i-site upgrade.
6.19	Basketball court in the area - (**2** responses).
6.20	Demolish buildings and change to playground.
6.21	Trampoline Park.
6.22	Rage room/s.
6.23	Green space – city needs more green space.
6.24	Green space with events.
6.25	Seating outside Plunket building.
6.26	Basketball courts are not the best use of space; we have a lot of basketball courts already.
6.27	Don't install courts as close to road; safety issue.
6.28	Whatever is most cost effective.
6.29	Remove Plunket building if the costs increase to keep (Whakatāne does not need more cafes, we have enough already) - (**3** responses).
6.30	More green space with seating and courts.
6.31	Baseline concept for area as bright colours uplift the space and would look nice with i-site upgrade.
	Wharf Area
6.32	Council should go with whatever option costs the least; cannot afford to keep spending money beyond making the Wharf accessible and functional. Do not think we should do anything else.
6.33	For scooters and roller blades wooden surfaces can be difficult.
6.34	Option 2 of the wharf and surrounds design; lots of seating and accessible entries.
6.35	Smooth concrete; easier for people with wheelchairs.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

6.36	Install benches and outdoor BBQs.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 24/03/2026	EPIC Member input (on-line Session)

7.0	**iSite**
7.1	Concerns noted • Do not want another café on this site – existing cafes are struggling • Wonderful position – seen as competition for existing tenants (any food & beverage option) • Do not think the fit-out design noted is appropriate (lacks toilets / dry storage / chiller / cleaners' room) • Restaurant is an evening activity – no use in having a restaurant here • If there is an open tender process – allow existing tenants to apply (note: some current leases are already in 2–3-year leases) – would need to break • No food trucks – competition with existing businesses • Cafes close at 3.30 – probably will not be viable for them • Should respect Gibbo's and offer them at least half the building • How will any new hospitality business get staff – existing already struggling • Should support local impacted businesses instead of open tender process • Declining hospitality spend on area • If new F&B operator here or as part of food trucks – impact existing businesses
7.2	Consider • Co-occupation options (2 tenants) • Seating area outside should be shared with any tenant and the public • Use some of the space here for a Whakaari memorial
7.3	Do nothing
7.4	No feedback on options provided.
	Temporary Park
7.5	Disagrees that this area should be 'activated' leave as is
7.6	Concerns noted • If this is activated – need more parking • Safety concerns raised about the use of this site - close to road • Homeless issue
7.7	No feedback on options provided.
	Wharf
7.8	No feedback on options provided.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 25/03/2026	WDC Staff input (on-line Session)

8.0	**iSite**
8.1	Like accessibility options
8.2	Safety concerns – homeless people on river side of wall which is higher and cannot see.
8.3	Like idea of murals / art sculptures in this area
8.4	Consider playground music wall for kids /play inclusive street furniture
8.5	Ensure good collaboration with Te Tuhi Matarau
8.6	Don't like zig zag ramp – takes up too much space
8.7	Will there be any shade along the river side?
8.8	Should there be any barriers at the water's edge to stop people falling in?
8.9	Great place for a restraint
8.10	Add information on landmarks / historical information Don't do fitout – wait until tenant secured
8.11	Need to consider maintenance of the design & ensure there is ongoing budget for this
8.12	Consider railing for pathways
8.13	1 more complicated, prefer options 2/3
	Temporary Park
8.14	Like idea of grass at the front of this area
8.15	Bright lights might dissuade some people – need to consider light pollution for star gazers
8.16	Like the wooden stacked box option
8.17	Like idea of night markets (x2)
8.18	Like grass idea, much cooler
8.19	Reduce hard surfaces and introduce permeable area
8.20	More trees for shade
8.21	Consider small slide for young kids (pic provided)
8.22	Need to consider needs of neuro diverse / intellectually disabled
8.23	What about containers in this area (pic provided)
8.24	Water fountain would be great
	Wharf
8.25	Like all options

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

Meeting Date 16/03/2026 17/03/2026	OTHER COMMENTS
9.0	**Rates & financials**
9.1	Rates are ridiculously high.
9.2	Not necessary to have central government funds.
9.3	Don't spend more money there is a multi-generational debt at WDC.
9.4	Option selection depends on where funding is sourced – if funded from rate payers only baseline should be considered, if funded from harbour endowment then options can be considered.
9.5	Update FAQ's to whether harbour fund can be used.
9.6	Why not Harbour Endowment fund?
9.7	If Harbour funding and not ratepayers would be different discussion.
9.8	Harbour Fund should be use for this.
9.9	Concerned about rates – 10% increase. A lot of people are struggling.
9.10	
	Yacht Club / waterway
9.11	Land by Whakatāne Yacht Club should be developed.
9.12	Yacht club is attractive needs better access.
9.13	Spend money at Yacht Club for dredging.
9.14	For the money the floodwall cost the channel to the yacht club could have been dredged on yearly basis.
9.15	Dredge to allow for larger boats and more berths like they do overseas.
9.16	Size of dredging inadequate.
9.17	Look after your assets (e.g. Yacht Club). Moving to Tauranga.
9.18	Land behind Yacht Club – Melbourne/ Newcastle.
	New iSite location
9.19	At relocated iSite there are no toilets, no shelter.
	Busses
9.20	Existing bus shelter is not big enough for level of patrons.
9.21	Buses should have gone to Boon St.
9.22	Existing shelter is not good enough.
9.23	Planting along Tauranga turnoff put into disguise ponds. What isn't this maintained?
9.24	Toilet downstairs from iSite need more frequent cleaning.
9.25	Parking on Mataatua Reserve – why can boats park there but not others.
	Traffic management
9.26	Need chicanes on street at Muriwai Drive and The Strand
	Waiere Stream
9.27	Wairere Stream design – more information should be shared with public.
9.28	Pass to BOPRC that community have concerns and queries about Waiere Stream.
9.29	Stay on cycle path for bridge – XX Waiere Stream – an alternative.

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

	Other
9.30	Site behind Robert Harris coffee should be developed – good for Arts Centre.
9.31	Save butcher tiles - 60 The Strand.
9.32	Spit fuse is important for flood protection.
9.33	Harbour Master's house should be kept and not sold – it should be a restaurant.
9.34	Stone chip – is this a trial? – it's not fit for purpose. Surface they are trialling is unsafe.
9.35	Why do we have footpaths at Otuwhai and not keep road – need full footpaths!
9.36	Esplanade Mall needs work.
9.37	Like that businesses have been considered in Pre-engagement meetings.
9.38	There should be communication put out that there was a korero with Gibbo's and the fishing club. It's unclear to the public. Sounds like they got pushed out.
9.39	Anything planned for the Army Hall?
9.40	Skate bowl has no seating. People sit on edge of the bowl. When it's raining, nowhere to sit.
9.41	Wharaurangi has no shade.
9.42	Not enough accessible carparks around town in general.
	Fishing Club
9.43	Prefer to have large windows (floor to ceiling) not short windows as current.

	Hardcopy and emailed feedback (not Kōrero Mai) full copies are attached

10.0	**Former iSite and surrounds**
10.1	Like that is more green and native trees
10.2	Consider doing toilet block at same time
10.3	Like the idea of more seating to enjoy the view
10.4	Include more accessible mobility parking
10.5	Don't spend money on short term beautification when flood protection is only through till 2040
10.6	Return the i-site here
10.7	Don't like ramp design – unnecessary destruction of hardscaping
10.8	Just tidy up building and put i-site back
10.9	No café/restaurant
10.10	Add seating
10.11	Should be sold as a leasehold
10.12	All costs to building should be met by the tenant
10.13	Dislike the costly path over vegetation (zigzag path on pg 8)
10.14	Replace glass bricks with sustainable material
10.15	Avoid parking spaces outside toilets as causes congestion
10.16	Agree with building refit- needed for tenancy
10.17	Dislike traffic moving through pedestrian areas
10.18	Like baseline designs

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

10.19	Dual walkway needed
10.20	Toddler safety barriers needed
10.21	No swimming here – prohibited
10.22	Tables need to be accessible
10.23	Seating available for everyone
10.24	Freehold sale of site needed
10.25	Try and get tenant to refresh building
10.26	Option 3 preferred
10.27	Suits site as is. Just needs additional signage
10.28	Add large rocks to make trail – extend up strand
10.29	Hot food at i-site
10.30	Build another area similar to the west perhaps including a building
10.31	Reclad glass bricks only with Māori motifs
10.32	More plantings of native trees
10.33	Use natural materials where possible
10.34	Make it culturally appropriate to mataatua waka history
10.35	Minimise use of concrete
10.36	I-site building does not require money to be spent on it – priority is to rent it out. Tenant can upgrade
10.37	Bus stop needs to go back to Boon Street
10.38	Retain boat planters and just do these better
10.39	Prefer straight ramp
10.40	Keep it simple
10.41	**Temporary Park area**
10.42	58 and 60 the Strand should be developed into apartments
10.43	62 and Plunket building redeveloped for recreation activities
10.44	Needs a water feature
10.45	Against having food trucks here – unfair to other businesses
10.46	Green areas will attract people away from cafes
10.47	Basketball court would be out of place
10.48	Sell Buildings now – good site for apartments
10.49	Retain plunket buildings
10.50	Social area – prefer option 2
10.51	Shouldn't be used for basketball or other games
10.52	Keep Plunket building
10.53	No sports activities – not an appropriate place
10.54	Food truck area is great
10.55	Keep halo building for fish and chip/ice cream shop
10.56	Need picnic tables and shade since removed at riverside
10.57	Turn Plunket building into toilets – sell remaining buildings
10.58	Sell it now don't spend money on it
10.59	Not enough greenery
10.60	Like baseline concept

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

10.61	Retain Plunket building
10.62	Add planter pots. Avoid visible rubbish bins
10.63	Demolish buildings and have pre-teen park. Teens already have the skate park
10.64	Could take a few years to sell land due to ground conditions
10.65	Basketball court – is asking to be sued
10.66	Add removable decking/platform
10.67	Grass rocks and shade needed
10.68	**Wharf Area**
10.69	What will impact of less carparks be on Fishing club's licence
10.70	Needs more greenery – like Rotorua waterfront
10.71	Like the viewing deck and minimalist design
10.72	Baseline Looks ok – better dingy and kayak access would be great
10.73	Needs seating for picnics
10.74	Doesn't matter how it looks as long as it functions well
10.75	No additions – only spend PGF funds
10.76	Like basic design – keep it affordable
10.77	Dislike draped mesh
10.78	Large buildings will overshadow natural environment
10.79	Need dual pathways
10.80	Like baseline design
10.81	Chance to add another building to disguise the wall
10.82	**All Areas – General comments**
10.83	Accessible mobility parking needed – not just the required minimum
10.84	Inclusive play equipment
10.85	Sensory friendly spaces
10.86	Go with the cheapest option
10.87	Should be a cost ceiling on the project
10.88	Dredge to the yacht club
10.89	Let Regional Council build wall at least possible cost
10.90	Put rest on hold
10.91	Can harbour fund pay for project
10.92	Savings should be used to reduce rates
10.93	Should revisit charging for boat ramp

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

[redacted]

Ref: CEO5032/bf

26 March 2026

Whakatane District Council
Private Bag 1002
WHAKATANE 3158

Email: submissions@whakatane.govt.nz

Tēnā koe

SUBMISSION FOR WHAKATĀNE RIVERFRONT ENHANCEMENT CONCEPT DESIGNS

The Disabilities Resource Centre is devoted to providing an accessible and responsive service for people with disabilities and the elderly. We aim to encourage and support them to exercise their right to live with dignity and maximum independence in the community of their choice.

Our vision is empowering people to live with dignity, independence and connection in their own homes and communities.

Whakamana i te tangata kia noho rangatira, motuhake, me te hononga i roto i ō rātou ake kāinga me ō rātou hapori.

We conduct business under the organisational values of compassion, respect and dignity, integrity, excellence, collaboration, cultural responsiveness, accountability and innovation. We achieve these values by providing the following services:

- Information and Advisory Services
- Home Care Services
- Community Services

The Disabilities Resource Centre does not request the opportunity to speak in support of this submission to the Whakatāne District Council.

Yours faithfully

[redacted]

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

The Disabilities Resource Centre would like to thank you for the opportunity to provide feedback on the Whakatāne Riverfront Enhancement concept designs. It is great to see a focus on creating a welcoming and accessible space for the community.

As an organisation that supports tāngata whaikaha/people with disabilities, pakeke/older people, and whānau/family, we are committed to ensuring a support system that is fair and inclusive meeting diverse needs.

While accessibility has been considered in parts of the design (such as ramps and general accessways), we recommend that a more intentional all-abilities design approach is embedded across the entire project.

Recommended additions:

1. Accessible mobility parking.
   - Ensure an adequate number of mobility parks are included across all areas (not just minimum compliance)
   - Parks should be located close to key access points, playgrounds, and seating areas
   - Include safe, flat pathways connecting parking to all main features

2. Inclusive/accessible play equipment
   - Include at least one wheelchair-accessible play feature, such as:
     - Accessible swing
     - Carousel
     - Seesaw
   - Ensure play spaces are designed so children of all abilities can play together, not separately

3. Sensory-friendly spaces
   - Develop a sensory area that supports people with autism, neurological conditions, and sensory processing needs.
   - This could include:
     - Water features (gentle, interactive where possible)
     - Sound and touch play elements
     - Textured pathways and planting

141-143 King Street, PO Box 528, Whakatane 3158, New Zealand
t: 07 307 1447 f: 07 307 0229 e: drct@drct.co.nz www.drct.co.nz
Charities Commission: CC22840

ONE CALL • COUNTLESS RESOURCES • ENDLESS OPPORTUNITIES

4. Universal design across the whole space
   - Including:
     - Accessible seating (with backs and armrests)
     - Wide, smooth pathways for mobility devices
     - Clear signage
     - Safe gradients and rest points

True accessibility is about more than compliance, it is about creating a space where tāngata whaikaha/people with disabilities, whānau/family, Tamariki/children, and pakeke/older people can fully participate and feel included.

An inclusive riverfront will strengthen community connection and ensure this space is genuinely usable by everyone, now and into the future.

The Disabilities Resource Centre Trust are more than happy to support you in any way we can and offer our expertise and advice from the disability sector. Together, we can continue to make positive changes and create a more inclusive and accessible environment for everyone.

141-143 King Street, PO Box 528, Whakatane 3158, New Zealand
t: 07 307 1447 f: 07 307 0229 e: drct@drct.co.nz www.drct.co.nz
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9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

[redacted]

From: [redacted]
Sent: Thursday, 19 March 2026 4:06 pm
To: Submissions
Subject: Re: Whakatāne Riverfront Enhancement project

At the moment my main impression is that whoever did or approved the graphics should go for a refurbishment themselves. Semi- 3d? I am really not sure what I am looking at. Quay st seems be blue now. Fresh or salt water? whi knows. As for the sandhills or whatever they are.....
Maybe its just my phone.

[redacted]

On Thu, 19 Mar 2026 at 15:03, Submissions <submissions@whakatane.govt.nz> wrote:

No images? Click here

Have your say on the Whakatāne riverfront

Kia ora,

We're seeking community feedback on concept designs for enhancements along the Whakatāne riverfront, including the area around the former iSITE building, the corner of Quay Street and The Strand, and the riverfront down to Mataatua Reserve.

What do we want to know? | Kei te whai mātau i te aha?

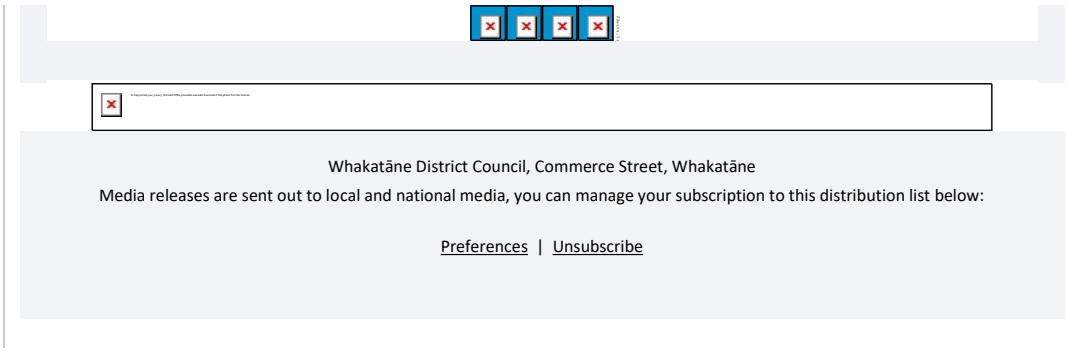
We want to know what matters most to people in this space. That includes things like access to the river, places to sit and gather, and creating an area that feels welcoming and enjoyable to spend time in. We're sharing a baseline design, which is the simplest and most cost-effective option, along with some possible add-ons. Feedback will help us understand which features the community values most and help guide the final design.

Submissions close at 5 pm on Friday, 27 March 2026

Have your say on the Whakatāne riverfront >>>

1

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)



Whakatāne District Council, Commerce Street, Whakatāne
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9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

[redacted]

Hi

I THINK THE INFORMATION ¢ SHOULD STAY WHERE IT IS AND PUT SOME SIGNS UP ON POLES NORTH SIDE LIKE DESIGNED FOR. THE LITTLE ART DECO HOUSE SHOULD BE UPGRADED TO A BEAUTIFUL LITTLE CAFE AS SHOWN WITH TREES GOATS ETC AROUND IT. JOSS PHITOGRAPHY OLD BUILDING & THE SITE ON THE WEST OF IT, BE GIVEN TO DEVELOPERS FOR APARTMENTS THE OLD BANK COULD MAKE A GREAT ART GALLERY FOR DIFFERENT ARTISTS TO DISPLAY IN. OR GIVE IT BACK AS A RESTAURANT OR YOU COULD THAT SITE FOR APARTMENTS. IMAGINE ALL THESE NEW APARTMENTS, GREAT REVENUE FOR THE COUNCIL, AND VERY LITTLE COST TO THE RATE PAYER. ME

[redacted]

P.S. GIBBONS FISH & CHIPS INTO ART DECO BUILDING MAYBE ICE MAN INTO OLD RESTAURANT

NOTE. A ESTIMATE PRICE, SHOULD BE 14% OF A QUOTE

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

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.

WHAKATĀNE RIVERFRONT ENHANCEMENT
Te Whakarāwai Tarawāhi Awa o Whakatāne

YOUR DETAILS Ō TAIPITOPITO

[redacted]

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: koreromai.whakatane.govt.nz

PHONE ENQUIRIES: (07) 306 0500

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)*

I like the idea become more green with many native trees.

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

Perhaps some attention to the toilet block too?

Is there anything we're missing?

Any other comments about the isite building?

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)*

I like the idea of more seating and benches as the lovely view of the river of the Isite

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?

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

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)*

I think the basketball half court might be a bit out of place. Overall the space would be a lovely social area.
I prefer option 2

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)*

I like viewing deck and terraced seating. The minimalist design will be attractive.

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.

WHAKATĀNE RIVERFRONT ENHANCEMENT
Te Whakarāwai Tarawāhi Awa o Whakatāne
WHAKATĀNE District Council *Kia Whakatāne au i ahau*

9.4.3 Appendix 3 Public engagement feedback on concept design(Cont.)

[redacted]

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.

WHAKATĀNE RIVERFRONT ENHANCEMENT
Te Whakarāwai Tarawāhi Awa o Whakatāne

YOUR DETAILS *Ō TAIPITOPITO*

FIRST NAME:
SURNAME:
PHONE:
EMAIL:
POSTAL ADDRESS:
POST CODE

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: kōreromai.whakatane.govt.nz

PHONE ENQUIRIES: (07) 306 0500

WDC submission on Whakatane Riverfront Enhancement

Our thoughts on the concept designs for enhancements along the Whakatāne riverfront, including the area around the former iSITE building, the corner of Quay Street and The Strand, and the riverfront down to Mataatua Reserve.

Points:

Council has blocked off valuable carparks down the strand to encourage more patrons to some food premises so why actively try to steal those customers in the next breath by creating an area for food carts.

Food cart vendors eat the icing off the cake so to speak. They arrive at venues with almost guaranteed customers while the café, restaurants and pubs have worked hard to create their business 365 days of the year. (Food carts vendors are valuable assets to functions where there are no established food providing premises).

Food carts close to existing café's, pubs and restaurants will under minding those businesses as they have large costs such as rates, leases, rates, power and insurance. The majority of food cart venders low establishment costs and have noise polluting generators.

Your proposed green areas will attract customer away from the established cafes etc which could force their closure and more empty shops on the Strand.

Short term recreational space

Demolish the old buildings at the end of the Strand if it's necessary, but has the council considered selling them as they stand?

Demolishing the buildings at the end of the Strand is not going to give anyone a view of the river.

Wasting any further money on "a short term recreation space' before it's used for a commercial development" is a waste of rate payers' money. We don't believe it's the council responsibility to build new commercial developments but should sell the land to a commercial developer and pay back debt.

Basketball and tapu ae type courts along with pump tracks in the town centre is not encouraging the people who will support the shops/cafes. Their noise in the middle of the night could be a very unwelcome sound to the apartment blocks that are in proximity. There is also the on-going maintenance, and such sports activities have no relationship/connection to the river.

The I-stie Building

Return the iSITE back to the original building.

The original iSITE centre is quite a unique building, along the lines of the Whakatane Airport. Lets make (with little monetary outlay) the iSITE centre a building that stands out and is seen by and remembered by our visitors.

The flood protection wall has destroyed the stunning view from the road and town. Having to access the original iSITE centre is the best way to get visits to see and realise that there is a great shared pathway that get to see the river and amenities along the Whakatane river and harbour. This is a major reason why we think it should return to this site.

With the comments I hear that the current location of the iSITE centre bringing in more people – well that's great; but have this information been analysed

Has there been analysis of people who came into the Strand venue

What percentages were from out of town?

Was the increase in numbers due to the fact it was summer?

How does this compare to other years for the same period? (excluding covid years)

What did people go there for – a look as its currently a shop on the strand or to buy something or get information on tours in our area?

Plunket Building

Like the iSITE centre, the Plunket building is unique as well at a historical treasure. It should be retained and loved again. I like the idea of a small café, but will anyone take over tenancy if there are food cart areas in proximity?

Quote from page 2 Background *"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".*

We are in shock to think that the council staff and councillors would even consider because they have under spent in one area that they should use this money, $2.1milllion to do additional above scope work in another area. The council should aways be working to ensure that a project does not exceed budget and the surplus funds put back to debt repayment or lowering future increases.

Spending $7.5million on this area is a lot of money and we note that the flood protection wall is only meeting the standard to 2040 (14 more years).

Spending a lot of money on short term beautification will be waste of money when the long term/final design is executed.

9.4.4 Appendix 4 Public online submission report - feedback on concept design

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Survey Responses

11 March 2026 - 27 March 2026

Whakatāne Riverfront Enhancement Feedback

Kōrero Mai - Let's Talk

Project: Whakatāne Riverfront Enhancement

GRANICUS

VISITORS					
59					
CONTRIBUTORS			RESPONSES		
59			60		
0 Registered	0 Unverified	59 Anonymous	0 Registered	0 Unverified	60 Anonymous

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 1	**Responded At:** Mar 12, 2026 14:23:35 pm
Login: Anonymous	**Last Seen:** Mar 12, 2026 14:23:35 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Looks more modern

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or clad existing glass bricks with alternative material (0 - $50k)

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Lots of natural shade is good

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Good - Its a nice community space Bad - Seems a waste to be temporary

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

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

Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

A fountain would be cool, like there used to be nearby

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	New coastal / ecological planting (0 - $50k) Potential commercial development (Over $250k) Weigh station location ($50k - $250k) Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 2
Login: Anonymous
Email: n/a
Responded At: Mar 13, 2026 15:25:43 pm
Last Seen: Mar 13, 2026 15:25:43 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Weigh station should stay where it is as it's more practical why change it ???? Too many big ideas here if it's not broke scenario doesn't need fixing . Ice Man Gibbos and Fishing club should stay where they are !!!

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	3	**Responded At:**	Mar 13, 2026 16:32:45 pm
Login:	Anonymous	**Last Seen:**	Mar 13, 2026 16:32:45 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Make a great restaurant.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

This is a wasted opportunity for attracting people to the Eastern end of the strand.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Car parking for the Eastern end of the strand along with area designated for food trucks and picnic tables.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Allow for Gibbons to move to Heads location in the old Harbour Masters cottage. There are plenty of options for short term parking handy to it

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

New seating (0 - $50k)
Potential commercial development (Over $250k)
Reconfigured car park (Over $250k)
Weigh station location ($50k - $250k)
New pedestrian entry (0 - $50k)
Other (please specify)
Move Gibbons to the Harbour Masters cottage at the heads.

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Mar 13, 2026 17:08:37 pm
Last Seen: Mar 13, 2026 17:08:37 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Leave it as it is. Not worth $175k. There is nothing wrong with it.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

If a tenant wants to have a kitchen in it they pay for the fit out not the owner.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Do not cover that beautiful open space with stairs!

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Please leave it as a shady green space. It doesn't need to be complicated to be attractive. If there is food options at old plunked building and I-site then people can relax and use the space. Think city oarks in Wellington with bean bags and chess boards and as much grass as possible.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

So long as it is all grass then go for it - no need to spend a lot of money when commercial will go there later. What are you thinking? Oh that's right, waste ratepayer money!

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Other (please specify)
Bean bags not permanent tables - they look awful after a while. And why do these things have $50k on them? Are they going to be built in gold?

Q11. **Any other comments about the short-term recreation space?**

Please stop spending so much money! Grass it and add bean bags and the people will come. You Hoover engineer everything thinking it looks good but then it ages and looks good no more. Use the KISS philosophy.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Just seating and grass, and trees for shade

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

New coastal / ecological planting (0 - $50k)
Riparian planting / stormwater treatment (0 - $50k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Riparian planting/ stormwater treatment (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)
New ecological planting (0 - $50k)
New footpath and riparian planting (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

As little spent as possible - we do not need fancy access - just join the paths from either side. Add seats and trees, grass and riparian planting and it will be a natural beautiful place to visit. STOP WASTING OUR MONEY

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Mar 14, 2026 12:29:26 pm
Last Seen: Mar 14, 2026 12:29:26 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

It's cheap. Keep it cheap. The space should only be fit out with food and beverage facilities if a long term lease (9 years or so) can be found to secure the business case for doing so

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)
No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

It's a shit design... whakatane doesn't have any cafes on the waterfront. This should be a hub not just ramps etc..... clearly architects from out of town have been engaged which shows in their design. This will not enhance the riverbank. Without sounding disrespectful how many wheelchair users actually use the riverbank. For the cost of such a large ramp maybe active people should be prioritised for once who actually use the riverbank. There are plenty of other accessible areas to the waterfront we don't need anymore. This ramp is a serious waste of ratepayers money and completely misses the boat.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)
Widened boardwalk and seats (over $250k)

Q8. **Any other comments about the isite and surrounds?**

Make the site a cafe. Tourist information shouldn't be in such a prime location. I site can stay in its current location.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Stop wasting money on temporary concepts this site is great but we need a permanent solution. Why develop for something to be torn down years later. The quay street apartment complex is an example of one terrible development. We do not need another one.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Shade structure ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

Stage? For bands to play? Make it the hub of the night market. Quay street could close for a night market once a week with live music…

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

We need more restaurants on the waterfront. Your demolishing some so build some more? This is ridiculous considering how busy gibbos is. Why do we need another f*cking carpark? Honestly we really do need to have some food spaces on the waterfront it's our best asset…. Might be our only asset if you take ohope out of the equation…. It's short sighted thinking. We need sports facilities and food and beverage spaces….

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Resurfaced wharf shared use entry ($50k - $250k)
Potential commercial development (Over $250k)
Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Add restaurants? Parks and basketball/sports… that's what this town is about. Clearly missing the mark. It's clear these plans haven't been drawn by anyone local.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Mar 14, 2026 16:43:37 pm
Last Seen: Mar 14, 2026 16:43:37 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The glass/windows would look great clear (without vinyl graphics)

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** Replace or update sails - promotional/marketing (0 - $50k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I like all the new plantings, and seating plans.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Please keep the plunket building!. I like the big area for gatherings. I dont like the lack of shade

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** Existing Plunket building retained ($50k - $250k)
Other (please specify)
Trees or other shade

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Riparian planting (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	7	**Responded At:**	Mar 15, 2026 17:39:43 pm
Login:	Anonymous	**Last Seen:**	Mar 15, 2026 17:39:43 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

You are wasting money on material things and not focusing on making a difference for our people..the walkway from the rowing club to the heads is fine..u are wasting rate payers money

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

Focus on real life issues and helping our people in need...pekatahi bridge or road maintenance in the rural areas..we are being charged an arm and a leg..I do not support enhancing the i.site building

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

You are wasting money..for the amount of people that use the I.site building i think this is a waste of rate payers money

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

STOP WASTING RATE PAYERS MONEY ON THIS RUBBISH..MAKE THE RIVER BANK FLOOD PRROOF AND THATS IT

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Is this really going to make money,are companies going to profit..I personally dont think so..STOP WASTING TATE PAYERS MONEY

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Stop wasting rate payers money

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Yes car parking needs to be addressed at the heads mainly for the safety of our kids who use the wharf and park..members of the sports fishing club should be charged higher fees not the rate payer

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Reconfigured car park ($50k - $250k)

Q14. **Any other comments about the wharf and surrounds?**

We dont need new decks,sculptures or flashy gardens,,we need functional spaces,good access and not WASTE THE RATE PAYERS MONEY ON RUBBISH..

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 8	**Responded At:** Mar 16, 2026 07:43:33 am
Login: Anonymous	**Last Seen:** Mar 16, 2026 07:43:33 am
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I think the basline design is fine. If it's been determined that a refresh is needed, then by all means, replace the signage etc to revamp it. All the optional extras are unneccesary though (decals on glass bricks and canopy etc).

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

The fitout should be done to the minimum acceptable level. The type of restaurant that would be able to afford the lease is likely to be a national/global chain, with enough money to invest in their own fitout.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

The proposal looks fine, and fairly well considered. My main question is the neccesity of the floating ramp. It's a much longer way of getting from A to B, and doesn't make sense from an accessibility standpoint, as you're expecting wheelchair users or those with limited mobility to travel much further than those who can take the stairs. I suggest scrapping that element and instead investing in accessible stairs/simplified ramp path.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Wide access to waterway with seat (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I couldn't find any information explaining how "short-term" the short-term plan is. This would have a significant impact on how reasonable it is to spend millions of dollars on it.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I have no feelings one way or another about this design. This is not an area of town my family and I use. I trust Council to make the most fiscally responsible decisions with a view to the long-term planning of this area.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Other (please specify)
I have no feelings one way or another about this design. This is not an area of town my family and I use. I trust Council to make the most fiscally responsible decisions with a view to the long-term planning of this area.

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 9
Login: Anonymous
Email: n/a
Responded At: Mar 18, 2026 12:01:53 pm
Last Seen: Mar 18, 2026 12:01:53 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The building could do with a refresh to reflect the work going on around it. I don't get why you would replace the viny printed graphics at this stage - it would be better to wait till the purpose of the building's future use is clear.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Other (please specify)
There's no denying this would be a fantastic restaurant/cafe location. I do think fitting out the building is a potential option - this does all seem a little pre-emptive though Wouldn't you want a potential tenant first before investing that much money in fitting out the building? If so, wouldn't we as rate-payers just be subsidising that business - usually they have to fit out their restaurants themselves? There are a lot of restaurants in Whakatane currently, would the market fit another one. Has the decision been made to leave the isite in its current 'temporary' location? Could this location be better off as a hybrid isite/cafe/venue space - similar to Wharfside or isites in Rotorua's Redwoods and mountain bike park. Applying vinyl decals, promotional marketing should be budgeted for after the decision has been made for the building's use.

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I think it's pretty comprehensive, the additional options don't appear to add much - cycle and pedestrian flow should be considered, wider access ways might be useful. The old issue of everyone having to use the thin ramp to the upper level or stairs to continue along the river appears to no longer be an issue in this design which will make it flow nicer.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
Bike parking Feature lighting (similar to Hamilton's Victoria on the river) to help make it a safer and more attractive area at night/evening

Q8. **Any other comments about the isite and surrounds?**

This is the midpoint and connection to town from the Riverfront walkway, it needs to be awesome and allow and encourage the flow from town to the river and back while also creating a space to chill and enjoy the river.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I like that it's colourful. Basketball courts and table tennis tables seem like a "let's chuck something in for the youth..." without really thinking it through. To me it seems a little forced - when I google "Public Spaces that Activate the City" or even think of cool spaces I've hung out in the they usually have a functional piece of 'art' that can be explored, climbed on or that even allows for natural spaces relax with friends. We're wanting people to come into the town, see a movie, do some shopping get some food - people doing that are unlikely to bring a basketball with them, or ping pong gear... Sure some kids might come into town to play, but there are other spaces for that already. A flat area with some turf a few hills and a slide could allow for people to make play their own or when events are on, or the isite could provide, things like cornhole games etc. Something similar to the 'nature playground' pitched in option 3 of the wharf and surrounds.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Other (please specify)
A mural for the walls of the apartment / buildings backing on to the park area.

Q11. **Any other comments about the short-term recreation space?**

You're calling it a short-term recreation space but it's possible, if not likely that this space will be here for years and years. There are other areas that could be developed first - the old beacon site and Ngāti Awa's carpark area by the sports fishing club. I do like the idea of retaining the old Plunket building - maybe not for a cafe, the bean is already across the road. It also depends on what the cost is to demolish it. It's a cute building, ideally a group like Halo could stay in there or something that would be used by tourists coming to town. Perhaps a combination of Halo's environmental offerings and a cultural tour offering.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

How many food trucks do you think we have in town haha - do we need more food truck spaces? A good fish and chip shop would be cool if Gibbo's want to do a food truck for that.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Potential commercial development (Over $250k)

Q14. **Any other comments about the wharf and surrounds?**

The baseline concept is enough for this space. The Potential commercial development is something to explore.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Mar 18, 2026 12:26:09 pm
Last Seen: Mar 18, 2026 12:26:09 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Update of the graphics if the building is no longer an i-site. Neutral colour scheme. The building needs an occupier/tenant that will bring life and activity to this space. Affordable F and B would be ideal.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

This access zig zag design takes over the site and looks overly complicated. A more straight-line design would enable a better use of the site.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Not a fan of the basketball court and table tennis.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Food truck parking area is good and Te Ara Awa

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Modular furniture (seating/planting) ($50k - $250k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Mar 18, 2026 14:53:22 pm
Last Seen: Mar 18, 2026 14:53:22 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Provides a clean modern look for a potential tenant.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

The food/beverage fitout cost should be justified by the potential tenancy income.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

It is unclear what issues with the current layout are being addressed by this new design. Also what the baseline surrounds costs is before the options below are included. Overall, I would not be supportive of further work/cost to be incurred on the iSite surrounds without clear issues and reasons for doing so. If there are genuine accessibility issues then I would support these.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

The baseline design appears to largely be a hard surface that mixes vehicles with children's activities such as basketball, and blurs the line between roads and the activity space. This is inherently unsafe. The wharf and surrounds appears to be a better space for activities such as a court. Preference would be for greater levels of greenery and natural shade over hard scaping, without the inclusion of vehicle parking.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** Existing Plunket building retained ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

New coastal / ecological planting (0 - $50k)
Riparian planting / stormwater treatment (0 - $50k)
Nature playground (0 - $50k)
Other (please specify)
The wall could be to create a boulder wall facility, adding an outdoor community amenity for older rangatahi and climbing enthusiasts, and putting the wall to a further practical use.

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	12	**Responded At:**	Mar 19, 2026 15:16:10 pm
Login:	Anonymous	**Last Seen:**	Mar 19, 2026 15:16:10 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I dislike thecost to ratepayers. Is this work essential?

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

The cost to ratepayers. Is this work essential?

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Save ratepayers money. Do not spend on anything that is not essential.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I dislike the cost to ratepayers

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Leave the area alone once the buildings are demolished.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I dislike the cost to the ratepayer. Is it essential to spend 3.5 milllion of ratepayers money or can savings be made?

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Do not spend 3.5 million of ratepayers money. Pay off the council debt instead.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	13	**Responded At:**	Mar 19, 2026 15:21:30 pm
Login:	Anonymous	**Last Seen:**	Mar 19, 2026 15:21:30 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Interesting

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

How about using it for the Gibbo's on the Wharf, as it will be easy access for mobility and other people, plus great views from the seating area across the water.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Love it

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Wide access to waterway with seat (0 - $50k)
New wider ramp to upper terrace ($50k - $250k)

Q8. **Any other comments about the isite and surrounds?**

Nothing at present

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

NA

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Shade structure ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

NA

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Happy with the baseline design

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Reconfigured car park ($50k - $250k)
New coastal / ecological planting (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Not at present

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	14	**Responded At:**	Mar 19, 2026 16:11:01 pm
Login:	Anonymous	**Last Seen:**	Mar 19, 2026 16:11:01 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

It is too expensive when we have water boiling notices being issued almost weekly

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

DO NOTHING!!!

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Too expensive Just because it is in the LTP DOES NOT MEAN THE MONEY IS AVAILABLE. It still has to be paid for and both the ratepayer and the tax payer have far more pressing priorities. DO NOTHING!!!!

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12.	**What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**	not answered
Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added
Q14.	**Any other comments about the wharf and surrounds?**	not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: Mar 19, 2026 16:33:33 pm
Last Seen: Mar 19, 2026 16:33:33 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Clean, simple refresh of the building that updates the look.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Decals add cost without adding any real benefits (imho they look worse than the baseline concept). The building would be a lovely location for a food and beverage vendor.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Stairs (item 3) need to be wide enough to be inviting and match the scale of the surrounding area. A wide plaza style of stair would create an additional seating/viewing area for any development across the street.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
See comment in section 8. Not sure which options are illustrated on page 12 but that looks the best to me.

Q8. **Any other comments about the isite and surrounds?**

The layout on page 12 looks to be more functional than the baseline concept on page 7 with better seating and connections between levels. There should also be standard sized stairs in the middle of the page 12 layout leading from the top level down to the widened boardwalk.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

This is a dumb place to have a half basketball court and is not the right space for this type of activity. Otherwise I like the idea of having a flexible space that is able to be used for food trucks/events.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Stacked timber play spaces (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Table tennis (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

Like Option 2 on Page 17 the most but there are elements from Option 3 that would be good like shade structures, retaining the Plunket building.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Need better pedestrian access from footpaths to wharf area between carpark and SFC Development.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Viewing deck and terraced seating and stair access (over $250k)
Pedestrianised entry and plaza zone (0 - $50k)
Reconfigured car park (Over $250k)
Nature playground (0 - $50k)
New pedestrian entry (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Key to maintain strong pedestrian linkages through to the wharf and riverside walkway.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	16	**Responded At:**	Mar 19, 2026 17:30:30 pm
Login:	Anonymous	**Last Seen:**	Mar 19, 2026 17:30:30 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Cost

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

Save money , needs and wants. We can't afford and don't ask for rate increase. I need to tighten the belt why don't you try it

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

To expensive

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Stop wasting money

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

No matter where the money comes frNZ can't afford it

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**	Cost
Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added
Q14. **Any other comments about the wharf and surrounds?**	not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Mar 19, 2026 17:42:50 pm
Last Seen: Mar 19, 2026 17:42:50 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

No upgrade should happen to the i-SITE. Is it even used? It should be rented out to a business tenant who could cover the costs of refurbishing it if needed.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

Rent it out to a commercial tenant.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

This is a complete waste of money and totally unnecessary.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Stop unnecessary spending.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Whakatane can't afford such an unnecessary, very expensive, temporary project that will probably hardly be used. Why don't you allow it to be immediately developed commercially? We are in tough times economically and the Council should reflect that in their budgets by looking for ways to cut spending.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Put the proposal in the bin. Stop spending.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Why has alternative space not been provided for the two good businesses currently located there? What's the purpose of the space? It seems the whole river front is being developed for recreation only. How much recreational space does the town need? How about developing rental space for businesses so Council can get an income from the land?

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Let business operate in this area.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 18
Login: Anonymous
Email: n/a
Responded At: Mar 20, 2026 08:19:02 am
Last Seen: Mar 20, 2026 08:19:02 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

you are wasting $$$, you hv destroyed the natural beauty, atheistic of our waterfront and awa with that ugly wall.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Other (please specify)
again wasting $$$ unnecessarily

Q5. **Any other comments about the isite building?**

again wasting $$$ unnecessarily while our rates keep skyrocketing and many in community struggling to put food on table

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

As local an whanau lived in Wairaka for 5 generations, again we (children, mokos, adults, grands, great grands) hv used, utilizedarea for years (walking, biking, jogging swimming, boating, waka ama, waka taua, tangihana) an there has been nothing wrong, just yr constant changing an waste of $$$. There has been nothing done or upgrade for the Waka taua, waka ama like you said you were going to do years ago I.e upgrade own safe ramp and security, housing of waka taua ama, that's right we are not a priority, money is always wasted on eyesore you hv created an wasted $$ on.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
again none, waste of $$

Q8. **Any other comments about the isite and surrounds?**

everyone i hv talked to locally I.e Wairaka are really just peed off with the waste of $$$ and how you hv totalled destroyed our beautiful natural asthestic-look of our waterfront

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

waste $$$, Gibos is iconic, you just killed the best business in town

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Other (please specify)
unnecessary an total waste of $$

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

yes, spend sm of that $$ in upgrading waka taua an waka ama spaces, these hv been left out in the dark again with waka ama being one of the most fastest growing activity/sport nationally and internationally

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Again you just destroyed the natural beauty of our waterfront which is why most people cm to visit Whakatane, you should of changed yr $$$ design and left Gibbos, fishingclub an Iceman alone..

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Other (please specify)

this makes me sick, when you can't even address the homelessness in town, great they can just take up residence on yr new flash waterfront

Q14. **Any other comments about the wharf and surrounds?**

I think you know mine and most residents stance, totally unnecessary and waste of $$$

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Mar 20, 2026 09:28:13 am
Last Seen: Mar 20, 2026 09:28:13 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Like the design, would be nice to keep the windows opent (not vinyl printed, one large window - a feature). . Would be nice to upgrade toilets.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I like it.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Image look awesome, my main thing would be to attact people to it ie like Wellington waterfront/ viaduct. So surrounding businesses can get more traffic - which might result to nicer restauratnts/ bars etc. I love all the wood and trees, and access onto the water.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Like, allow people to scate around the area (ie tauranga with lime scotters), i know there is alot of old people around, but including the youth is very importatant to me. Want to start keeping the young ones in the area for future growth.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**	Food truck and picnic tables (0 - $50k) Stacked timber play spaces (0 - $50k) Stacked timber play spaces (0 - $50k) Pump track ($50k - $250k) Food truck, picnic tables, modular seats and planter pots (0 - $50k) Catenary lighting (0 - $50k) Tapu Ae court ($50k - $250k) Shade structure ($50k - $250k) Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

Use decent materials so that if nothing happens in the next 3 years, the area still looks new and fresh. Basket ball courts are nice, but ofen left unused (Ohope one, sometimes people there, most times not), but still nice, but could there be something else? Not mind it tho.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Love it, but please allow for one restaurant/entertainment/socialising place with a sea view. It is such an attraction, you should be able to dine/drink with a sea view.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Resurfaced wharf shared use entry ($50k - $250k) Painted shared surface ($50k - $250k) Viewing deck and terraced seating and stair access (over $250k) Temporary commercial opportunity and play ($50k - $250k) New coastal / ecological planting (0 - $50k) Pedestrianised entry and plaza zone (0 - $50k) Modular furniture (seating/planting) ($50k - $250k) New pedestrian entry (0 - $50k) New entry terrace and drop-off ($50k - $250k) New ecological planting (0 - $50k) New footpath and riparian planting (0 - $50k) Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 20	**Responded At:** Mar 20, 2026 10:20:26 am
Login: Anonymous	**Last Seen:** Mar 20, 2026 10:20:26 am
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Permanent tables and chairs and less timber benches.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
Wide access to waterway with seat (0 - $50k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

This could become the new site for skate boards rather than a rest area. Skate boards must be banned from this area. Permanent tables and chairs established.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Resurfaced wharf shared use entry ($50k - $250k)
New coastal / ecological planting (0 - $50k)
Amalgamated car park ($50k - $250k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Potential commercial development (Over $250k)
Riparian planting/ stormwater treatment (0 - $50k)
Reconfigured car park (Over $250k)
New coastal planting and beach access (0 - $50k)
Nature playground (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)
New pedestrian entry (0 - $50k)
New ecological planting (0 - $50k)
New footpath and riparian planting (0 $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 21
Login: Anonymous
Email: n/a
Responded At: Mar 20, 2026 12:03:23 pm
Last Seen: Mar 20, 2026 12:03:23 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I do not agree with funding any work on the Isite building unless its necessary for maintenance of the asset. I particularly disagree with removing the glass bricks - they are a low cost way to introduce natural light into the toilets.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
No comment

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

The old Plunket rooms are not only historic, they add character, especially if painted up. We have already removed too many historic buildings from the town.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Other (please specify)

No comment

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Mar 20, 2026 12:40:38 pm
Last Seen: Mar 20, 2026 12:40:38 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The building plays a key role in attracting people to the enhanced waterfront and should be visually striking. Will the tenant/business being operated in the building be private or council owned? Like: Paint, refreshing and updating the building + window graphics in principle. Dislike: Graphics on the glass verandah. Low visual impact for price. If a privately operated business then I imagine they will want to sort the window treatment themselves. Signage should be restricted from the building - confined to standalone in the garden. With WDC as landlord then this is an opportunity to institute stricter guidelines around branding on buildings in order that a standard of aesthetic is upheld. If this is to be the ISite location then I support the refresh as it is proposed - with culturally an/or regionally appropriate graphics.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)
Other (please specify)
It is fitting that Otuawhake be represented here - the place where nets were repaired and fishing expeditions preparations were made. The replacement shade sails front and back could be designed to incorporate S/S tensile mesh in reference fishing nets (with lighting if desired) - using the existing poles.

Q5. **Any other comments about the isite building?**

Unclear on if Site or Commercial Tennant going in here. I err towards a Commercial Tenant (with strict rules around their level of branding) in order to attract visitors to the waterfront.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Like the removal of the current stairs - too busy and unnecessarily complex. Like the introduction of yellow in the web forged fibre (bright, sunshine capital, longevity). Like timber bleacher/sit table to soften concrete wall and ramps. Like New Timber Ramp for same reason. Like that green space is dramatically increased. Love the big Pohutukawa (although potential for roots to damage paving over time). No dislikes. Suggested inclusion: A sculptural/art element in reference to Otuawhaki on waterfront or planted embankment alongside the floating ramp.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Widened boardwalk and seats (over $250k)

Q8. **Any other comments about the isite and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Like the baseline design. Community space akin to a bigger city. A chance at adding some vibrancy and activity. Dislike: Courts and Pumptrack. Court is good if you could fit it with the baseline concept but pump track and it may become more akin to a secondary skate park.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)
Other (please specify)
Painted concrete (Sports Court Paint) - with a high quality vibrant graphic to set a vibrant and energetic contemporary tone.

Q11. **Any other comments about the short-term recreation space?**

Dislike: Pump track. Should be a safe community place - Bikes, Skateboarders could lead to damage and we have a good skatepark already.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Like the baseline design but is heavily restrained. If it is possible to afford Option 3 then I believe this will represent greater value over time saw an attractive waterfront destination and community asset. I think the town will only get one shot at this in the foreseeable future and should go big while we can. The greater use of timber, planting, seating and viewing amenities make all the difference. Option 1 is nice but undercooked in comparison. Play elements for the kids is a must. Sculpture is a must. Pedestrianised entries are a must to integrate and change the nature of the space. It would be good to have small food premises on the site.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Resurfaced wharf shared use entry ($50k - $250k) Painted shared surface ($50k - $250k) Viewing deck and terraced seating and stair access (over $250k) Temporary commercial opportunity and play ($50k - $250k) Reconfigured car park ($50k - $250k) New coastal / ecological planting (0 - $50k) Amalgamated car park ($50k - $250k) Riparian planting / stormwater treatment (0 - $50k) Pedestrianised entry and plaza zone (0 - $50k) Modular furniture (seating/planting) ($50k - $250k) Riparian planting (0 - $50k) New seating (0 - $50k) Potential commercial development (Over $250k) Riparian planting/ stormwater treatment (0 - $50k) Reconfigured car park (Over $250k) Weigh station location ($50k - $250k) New pedestrian entry (0 - $50k) New entry terrace and drop-off ($50k - $250k) New footpath and riparian planting (0 - $50k) Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	23	**Responded At:**	Mar 20, 2026 13:16:58 pm
Login:	Anonymous	**Last Seen:**	Mar 20, 2026 13:16:58 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Building will look good with a paint refresh to modernise it. Window vinyl prints should be removed if it will no longer be an isite. Noting that the lower glass panels may require frosting. Previous issues have been reported where members of the public could look in from the adjacent toilet area, resulting in privacy concerns for people seated near the windows. Signage should algin in with councils wayfinding styles.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

This building space feels like an amazing opportunity to bring more life and vibrancy to the waterfront and having this fitted out for a food and beverage tenant is one of the best ways to do this. Such a prime spot that feel like it has been underutilised for a while now. The glass bricks add light to the toilets so think if that can still be achieved then it would be good otherwise keep as is. I don't think the canopy needs to have vinyl. Given we are high sunshine town - the lifespan of vinyl isn't best suited for this rooftop location. Stick with the frosting. It probably just needs a good wash down. I would like to see the inside of toilet block refreshed as its pretty dire!

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I support the stronger connection to the riverfront. It is a beautiful and under-utilised asset, and this space presents a real opportunity to turn the town back toward it and celebrate its setting.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Upgrading riverfront connections around the isite is a strategic investment that enhances accessibility, strengthens the town's identity, and unlocks the full social and cultural potential of this important space. It should also align in with the the heritage hikoi as this is a significant site and should show that in the designs and utilisation of this space.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

The baseline concept is good to make the most of this space in the meantime until it is developed further.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**	Food truck and picnic tables (0 - $50k) Stacked timber play spaces (0 - $50k) Food truck, picnic tables, modular seats and planter pots (0 - $50k) Catenary lighting (0 - $50k)

Q11. **Any other comments about the short-term recreation space?**

Keeping investment minimal is appropriate given this is a short-term space, while still ensuring it is welcoming and usable for the community. A food truck area, picnic seating, and well-considered lighting will help create a warm, attractive hub with a strong sense of atmosphere. Simple, flexible spaces will support connection for kids and rangatahi, with the half basketball court and balancing logs in particular offering a highly valued and well-used asset for whānau and teens. A great family space for a meal at the waterfront. Taupo has done this well down at there waterfront. :) The plunket building needs to go to ensure the space has more usability for future development.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Its okay.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Viewing deck and terraced seating and stair access (over $250k) New coastal / ecological planting (0 - $50k) Amalgamated car park ($50k - $250k) Pedestrianised entry and plaza zone (0 - $50k) Modular furniture (seating/planting) ($50k - $250k) New seating (0 - $50k) Potential commercial development (Over $250k) Riparian planting/ stormwater treatment (0 - $50k) Reconfigured car park (Over $250k) Weigh station location ($50k - $250k) New coastal planting and beach access (0 - $50k) Nature playground (0 - $50k) New riparian planting/stormwater treatment to car park edges (0 - $50k) New pedestrian entry (0 - $50k) New entry terrace and drop-off ($50k - $250k) New ecological planting (0 - $50k) New footpath and riparian planting (0 - $50k) Refurbished Quay St footpath (0 - $50k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q14. **Any other comments about the wharf and surrounds?**

Whakatāne's waterfront and wharf spaces have long been underutilised, despite their significant cultural, social, and environmental value. Other centres, such as Auckland and Taupo, demonstrate how activated waterfronts can thrive when they provide places to sit, eat, and connect with the water—watching the boats, meeting friends, and spending time with whānau. Our awa and coastline are central to Whakatāne's identity, and they should be embraced as living, shared public spaces. Investing in these areas now ensures that future generations can continue to enjoy, value, and connect with them. Strengthening connections to the waterfront through improved accessibility, seating, and welcoming public spaces will help create destinations that reflect Whakatāne's unique character and are places people genuinely want to spend time in. There is also strong potential to establish permanent commercial opportunities along the wharf to further activate these spaces. Enabling additional waterfront commercial development, such as a restaurant or café alongside existing businesses, would create vibrancy, support the local economy, and encourage regular use of the area. This is an opportunity where Council leadership can play a key role in enabling and activating the potential of the waterfront. Consideration should also be given to strengthening physical and visual connections to Mataatua, reinforcing cultural linkages and enhancing the overall experience of the waterfront precinct. - Unsure of the weigh station location moving to the main wharf as for small boat users it works well at current location particularly for tournaments. - The wooden additions to including the deck and seating look great and the natural coastal plantings algin well and also the additional connections to the awa which is always a hot spot in our warmer months. This enables safer connections. - The nature playground is cool and not something we have in our town, great place to stop with little kids while out walking / exploring the waterfront while 'mum or dad' has a coffee and its well back from the road which is safe. - I like the improved car park layout, including a new entry and also the additional pedestrian accessways. While things are financially tight to most of our community these long term investments and criical decisions need to be made for now and future generations. Let's make the most of this government funding before rates capping makes these types of project unachievable!!! Let's make our wharf space and riverfront hum!

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	24	**Responded At:**	Mar 20, 2026 21:36:56 pm
Login:	Anonymous	**Last Seen:**	Mar 20, 2026 21:36:56 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or clad existing glass bricks with alternative material (0 - $50k)

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Do away with the sails. Outdated and not necessary.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Why do the stairs have to be replaced. There is nothing wrong with them.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

A bit of seating outside but seems a waste of money to revamp what is perfectly fine.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

How many cafes does Whakatane need. We have's many. Maybe the plunket building could be a museum.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

Do not put planters there. No one looks after them. They look nice when first put in. Waste of money and someone has to maintain them.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Think someone in the council runs around with a clipboard wondering how to spend money this town can't afford. Rates are high enough without council staff saying I designed that without any concept on how it is going to be paid for.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Leave things alone. How many floods have we had in the last 100 years that warrants this money being spent. Leave the 3 businesses there and stop disrupting peoples lives.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Mar 21, 2026 14:11:12 pm
Last Seen: Mar 21, 2026 14:11:12 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I like the new thinking for this site it will be a fantastic addition having a restaurant with a water front view and access. As long as there is a robust tender process for the leasehold, with high end credentials in the food and beverage and hospitality sector. A lift should be included for access to the restaurant.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Apply vinyl decal design to the surface of the upper canopy (0 - $50k)
Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)
Other (please specify)
Add a lift for easy access to restaurant. More outdoor seating and cover.

Q5. **Any other comments about the isite building?**

Make this happen, it will be a great addition for Whakatane.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I like all of it. There is no bathroom for the public toilets below the i site??

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)
Other (please specify)
A lift for easy access.

Q8. **Any other comments about the isite and surrounds?**

What is planned for the pubic toilets ??

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I dislike it all. There are several apartment blocks and tourist accommodation in this area the idea of a basket ball court and table tennis is not a community enhancing idea. It will be loud and disruptive to what could be a wonderful garden. Food trucks are inappropriate and will have an effect on other local cafes already under pressure. And food trucks also smell very bad in a residential area. It is already bad in this area with the noise and smell from the pub on the corner.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

Do not put loud games spaces in this area. Or food trucks, It should be a garden space with lots of seating and shade. Much more budget friendly, and council can maintain with existing staff. The cost of the courts is too much, as they will need constant maintenance, which unfortunately council budgets have not accounted for this ongoing requirement. And history tells us that the council is not great at keeping up maintenance programmes. Just look at the state of the public toilets available in town for example, they are a disgrace and do nothing to enhance tourist impression of Whakatane.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I think the baseline design is a good starting point.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Resurfaced wharf shared use entry ($50k - $250k) Painted shared surface ($50k - $250k) Viewing deck and terraced seating and stair access (over $250k) Reconfigured car park ($50k - $250k) New coastal / ecological planting (0 - $50k) Amalgamated car park ($50k - $250k) Riparian planting / stormwater treatment (0 - $50k) Pedestrianised entry and plaza zone (0 - $50k) Modular furniture (seating/planting) ($50k - $250k) Riparian planting (0 - $50k) New seating (0 - $50k) Potential commercial development (Over $250k) Riparian planting/ stormwater treatment (0 - $50k) Reconfigured car park (Over $250k) Weigh station location ($50k - $250k) New coastal planting and beach access (0 - $50k) Nature playground (0 - $50k) New riparian planting/stormwater treatment to car park edges (0 - $50k) New pedestrian entry (0 - $50k) New entry terrace and drop-off ($50k - $250k) New ecological planting (0 - $50k) New footpath and riparian planting (0 - $50k) Refurbished Quay St footpath (0 - $50k) **Other (please specify)** New commercial building to house Gibbo and iceman. They are a great addition to this area and it would be a shame not do everything possible to house them in the new commercial Building area which should be permanent.

Q14. **Any other comments about the wharf and surrounds?**

This is a good space to put play courts, basketball, Tapu Ae, table tennis. And stacked timber play area as well as a larger nature play area. Food trucks would be better in this area as well.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Mar 21, 2026 14:28:12 pm
Last Seen: Mar 21, 2026 14:28:12 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Agree with upgrading to enable a detsination erstaurnat - very important to bring more people to this part of the town and encourage river interaction.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Oppotunity for a flagship restaurant/bar to attarct out of town visitors. Ensure the public toilets beneath are retained.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Tidied up, more accessible.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Worht the xtra additions and costs as this woudl likely become the meeting/starting point for many walkers to the heads.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Don't like the use of space for sports activities that could be placed further down the riverfront. This should be a community resting and recerteaion space rather than sports vehicle for a few able bodied young people. Keep Plunket as an attractive character building and potnetila drawcard as shop/cafe..

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

Design with the idea of holding events there rather than sports.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Importnat to allow sufficient parkign and easy access for visitors. Consider bike parkinf an charging stations for e-vehicles. Ensure well lit for evening/nightime use.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Resurfaced wharf shared use entry ($50k - $250k)
Viewing deck and terraced seating and stair access (over $250k)
Temporary commercial opportunity and play ($50k - $250k)
New coastal / ecological planting (0 - $50k)
Amalgamated car park ($50k - $250k)
Riparian planting / stormwater treatment (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)
Modular furniture (seating/planting) ($50k - $250k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Potential commercial development (Over $250k)
Riparian planting/ stormwater treatment (0 - $50k)
Reconfigured car park (Over $250k)
Weigh station location ($50k - $250k)
New coastal planting and beach access (0 - $50k)
Nature playground (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)
New pedestrian entry (0 - $50k)
New entry terrace and drop-off ($50k - $250k)
New ecological planting (0 - $50k)
New footpath and riparian planting (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 27	**Responded At:** Mar 22, 2026 17:05:04 pm
Login: Anonymous	**Last Seen:** Mar 22, 2026 17:05:04 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)

Not needed

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

None of it is necessary

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Nothing to like about it as we cannot afford it.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Not needed

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Not needed

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

No updates needed. It is a functioning Stop Bank. All proposed additions will not make it more effective as a Stop Bank. Much of this District's population has Financial hardship. The proposed works will add to an already onerous Rates Demand. There is nothing prudent about tarting up a functioning Stop Bank. The "improvements" proposed will be destroyed if the stop bank is not able to do its job adequately. The uncertainty of Climate effects makes the proposal a farce even if it was fully funded by other sources than Rates and Loans.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 28
Login: Anonymous
Email: n/a
Responded At: Mar 22, 2026 17:09:50 pm
Last Seen: Mar 22, 2026 17:09:50 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I think council are being sneaky here when we are being asked to refer to page 6 to answer this question. It is also not clear to me if the Provincial Growth Fund money applies to all areas (the Isite, the recreation space & the wharf and surrounds) Page 6 shows, and documents 3, what seem minor maintenance items (paint,replace graphics,new signage). However pages 5&7 have a number of new items and refurbishments which are stated as being part of the baseline concept design - surrounds and AWA side. I see following questions allow more and specific comment. I think that only the absolute minimum should be done to preserve the asset - Isite building. We don't need any new things such as 5) new indigenous plantings (which could undermine hard surface, added maintenance). Document states max height 1.5m I guess to avoid visibility issues, then in same area shows 7) large grade pohutukawa. Won't this grow higher than 1.5m. Draped mesh for climbing native plants - not necessary. Item 20 - new concrete terrace. Should this not be part of the Project futureproof cost as currently there is an opening in the flood wall, which could have been corrected at construction.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

I think it is irresponsible of council to endeavour to encourage any unnecessary spending beyond maintenance to preserve current assets. Our council debt, which falls to ratepayers, is already extremely high. Many ratepayers are already struggling with on-going increases in rates, insurances, electricity, groceries to name but a few examples. At public consultation meetings Council staff and Project Manager laboured the point that Central govt were co-funding $3.75 m. If ratepayers fund the same this adds to rates, and council debt. Just because we have this financial carrot dangled in front of us we dont have to accept it in its entirity. Of course the staff and manager have a vested interest to maximise the project and spending as it justifies their jobs. It is also irresponsible of Central govt to offer such funding when they have repeatedly stated councils should be showing restraint in their spending of ratepayers money and focus on the necessary basics for their community. You may feel I am going off topic but feel all comments about council are appropriate to amount of spending, the sucess, or otherwise, of this project. Comments apply to other areas of this feedback form. Council do not have a great history with prudent management or involvement in appropriate projects. The Marina debacle (which ratepayers have not yet been notified of the final costs), and the tidal pool at the Heads are examples of how it was obvious the projects were going badly but council ploughed on regardless. I acknowledge there probably are good examples. The recent "issue" in the Middle East is going to impact on our councils current budget, as it will for ratepayers. I expect this project will also be affected. SHOW RESTRAINT.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Comments have been listed in Q3 above. Only spend what is required to preserve the asset.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Only spend what is required to preserve current assets. No, to any "nice to haves".

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I think the minimum needs to be done. Reluctantly I would support costs of retaining the old plunket building as it has local history and offers character. It is stated that the buildings proposed to be demolished are showing signs of deterioration. Has this happened while council has owned them, and therefore not maintained their assets appropriately. Are the buildings compliant with recently revised earthquake standards. I dislike that you envisage food trucks in this area. We have a number of cafes along the strand which should be supported first. If the buildings are demolished and this area is a short term recreation space I think it should just be grassed over. It seems crazy to add in a lot of items (table tennis, picnic tables, basket ball court etc all of which will be prone to vandalism and on going maintenance, and for how long?), then to relocate them to other council reserves at a later date (as suggested at community consultations). I think if the area has to be flattened then council needs to actively seek a developer who will foot costs for an appropriate use of the area.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Short-term so no to any additional opportunities. Leave it up to a developer.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Dislike providing mobile food truck space. Cafe nearby and fishing club available. Additional opportunities are suggesting an increase in car parks. Excessive requirement and how often will they be used. Better retained as green space and encourage public to walk or cycle. Show restraint in spending.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Individual costings for each area in the document seem a bit arbitrary. Ie Items that have costs 0 - $50K, I would be happy if it were closer to $0 than $50K !!! Having such a wide range (in cost) makes it more difficult to decide - if you were in favour of additional spending.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 29	**Responded At:** Mar 23, 2026 13:33:21 pm
Login: Anonymous	**Last Seen:** Mar 23, 2026 13:33:21 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I like the fresh new look and removing the vinyl from the windows. I don't like th strange sails on the roof.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Could be used by multiple small vendors. Similar to a food court

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

It's seems ok, maybe a little boring. Needs some colour and vibrance

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I definitely think a basketball court is a great idea. Wee needore stuff in our community for youth to enjoy. It should also have beautiful gardens, plenty of seating for picnics, and trees for shade

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Stacked timber play spaces (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)

Q11. **Any other comments about the short-term recreation space?**

Basketball court should be added first.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I like all the inclusion of local cuisine, play areas, and gardens. Something to entice people to get into the community, spend money and meet locals

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Riparian planting / stormwater treatment (0 - $50k)
Riparian planting/ stormwater treatment (0 - $50k)
Nature playground (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Mar 23, 2026 22:52:15 pm
Last Seen: Mar 23, 2026 22:52:15 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Yes, I like the baseline design for the isite building. Keep the glass bricks.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Fitting out the isite building for a food and beverage tenant would be a great idea. There is a awesome outlook from this location. It would mean this space could be used more by locals, as locals do not often visit an isite centre. The relocated isite centre on the strand seems to be good location, with plenty of foot traffic amongst the shops. Worth the $250k, do a good job of it to attract the right tenant/ service provider.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I like the baseline design for the isite surrounds. The additional opportunities in Option 2 and Option 3 on the Awa side are more around connecting the river side path to the isite building, which I dont think should be a priotuty. I think its a higher priority is for river side path users to traverse through this area on bikes or prams without interacting with other pedestrians in this area. What is good about the Base Line option is it keeps the area on the riverside open and flat. My only suggestion would be add some bench seats in this area to segregate the river path from the existing jetty. People can sit on the bench seats facing the river, while cyclist pass behind them. The bench seats also form a physical barrier to deter kids from biking near the jetty edge. The Base Line option on the road side seems good. I know the kids would like the windy yellow ramp, and it may look cool. (I assume this has no handrail). Although Option 2 and Option 3, are not huge expenses for the road side part, so Im fairly neutral on these. The landscape architects will have a better feel, if that earthworks is worth doing.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
Keep Baseline with Bench seats on the jetty to segregate the river path.

Q8. **Any other comments about the isite and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Not a huge fan of the Baseline in this area. The table under the lights will attract the wrong crowd at night. The Food trucks are average, get the restaurant going at the isite! Not a fan of the basketball court. Tapu ae looked interesting, after I looked it up, but I feel its a game that is difficult to pickup and requires props/ equipment. The painted ground over Quay street I feel is a hazard for young kids who can not easily distinguish the road from the safe play area. Given the space may be temporary I feel having an open grass area, with some tables and a path through, possibly small pump track for the really young kids would work well. I understand grass would require more foundation removal, but I think it would be worth it. There is not many flat grass areas in this vicinity. Large sealed areas can feel a bit hot, and not welcoming. Table tennis, or outdoor chess could could be good, or Pickle ball? (that is getting very popular). Do demark a wide road crossing area here, that would be good. Shift the bus stop to Boon st, to reduce traffic. Keep the old Plunket building! Whakatane does not have much character, lets hold on to what it does have. That would be a great cafe, or shop.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Table tennis (0 - $50k)
Existing Plunket building retained ($50k - $250k)
Other (please specify)
Large grass area, with shade, seating and a path. Possibly table tennis, chess, pump track or pickle ball.

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I like the Baseline concept. Keep it simple in this area, it is a working jetty, so not somewhere you should be promoting people to hang out, there is plenty of other areas for that. When cycling through this section with the kids, you do need to be on alert. A painted path could help set the segregation. The other options suggested here are a significant costs ($2M+). This money would be better spent in other areas for the project.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Pedestrianised entry and plaza zone (0 - $50k)
New pedestrian entry (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Parking is no issue in this area, that I have experienced.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Mar 24, 2026 08:37:14 am
Last Seen: Mar 24, 2026 08:37:14 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Yes, I approve of the baseline upgrade of the former i-site building

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

I approve of the i-site building to be leased out to a food and beverage tenant. I approve of offering the tenancy to Gibbos to create a unique Seafood Restaurant. This would be very popular.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I support upgrading the area but prefer Option 3. It is important to keep the i-site next to Wharaurangi. I do not approve of the i-site to be moved to the library!

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

This area is one of the most attractive areas of our town. To increase usage it should be upgraded to option 3. Make sure to include a power supply for outdoor events.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I don't think we should spend large amounts of money on a temporary park. Food trucks as a permanent feature in the centre of town is in competition with permanent businesses and not acceptable. An exception could be ice cream in summer.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

Grass and paving only, existing trees retained, some seating. I would demolish the old Plunket rooms as well. This would become an obstacle when the site becomes avaialble for purchase by a developer. The Plunket rooms façade could be painted in trompe l'oeil style onto the exposed side wall of the apartment building.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I like option 2, particularly the terraced seating/viewing platforms. It will enhance the river front experience substantially. There is no need for another playground in this area as proposed in option 3. It is better to have more car parking. (5) the temporary commercial opportunity should be offered permanently to the Iceman and Gibbos permanently. (unless Gibbos goes into the i-site).

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Resurfaced wharf shared use entry ($50k - $250k)
Painted shared surface ($50k - $250k)
Viewing deck and terraced seating and stair access (over $250k)
Reconfigured car park ($50k - $250k)
New coastal / ecological planting (0 - $50k)
Amalgamated car park ($50k - $250k)
Riparian planting / stormwater treatment (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Planting alongside the river walkway in front of the floodwall (as in Option 3) could be done by volunteers if the Regional Council provided the plants via a funding application.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 32
Login: Anonymous
Email: n/a
Responded At: Mar 24, 2026 11:39:28 am
Last Seen: Mar 24, 2026 11:39:28 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Keep the same save money

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Ugly design why change what's already fine

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Fishing club , gibbos and iceman shouldn't be shifting

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Money wasting exercise !!! Give us a break rates are rising too much

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	33	**Responded At:**	Mar 24, 2026 13:41:25 pm
Login:	Anonymous	**Last Seen:**	Mar 24, 2026 13:41:25 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

like the removal of the vinyl and the repaint.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

like the planted embankment, the new indigenous mass planting.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

like the food truck concept and the seating, not a fan of the basketball court, table tennis I feel the likelihood of vandalism is greater for those.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**	not answered
Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Viewing deck and terraced seating and stair access (over $250k) New coastal / ecological planting (0 - $50k) Riparian planting (0 - $50k) New seating (0 - $50k) Riparian planting/ stormwater treatment (0 - $50k) Nature playground (0 - $50k) New riparian planting/stormwater treatment to car park edges (0 - $50k)
Q14. **Any other comments about the wharf and surrounds?**	not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	34	**Responded At:**	Mar 24, 2026 14:13:01 pm
Login:	Anonymous	**Last Seen:**	Mar 24, 2026 14:13:01 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I believe the building is in need of a refresh. It would be good to ascertain the end purpose of the building before commencing work.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Other (please specify)
As discussed in option 5 - determine the end us for the building first.

Q5. **Any other comments about the isite building?**

Determine the end use first - Community Art Gallery, Whakaari Information Centre & Potential Memorial site before committing funds for commercial kitchens etc Leave the glass bricks for the light I really like the potential for multi-use on the awa platforms - stage area

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

The walkway- ramp dominates the design

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Make this the focal point of the town to the awa. A place for connection

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I have seen this concept work in nearby Tauranga as old buildings made way for new. I think its a good transistional concept... not sure about mobile food vendors - perhaps only on special occasions.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Table tennis (0 - $50k)
Catenary lighting (0 - $50k)
Tapu Ae court ($50k - $250k)
Shade structure ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

I would like to see the Plunket building facade shifted and kept. Not sure it belongs where it is now. How would this area be protected from vandals? Would Quay Street become pedestrian only ?

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I like option 2 mainly because it has potential for enhancement at a later date.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Resurfaced wharf shared use entry ($50k - $250k)
Reconfigured car park ($50k - $250k)
Amalgamated car park ($50k - $250k)
Riparian planting / stormwater treatment (0 - $50k)
Modular furniture (seating/planting) ($50k - $250k)
Potential commercial development (Over $250k)
Riparian planting/ stormwater treatment (0 - $50k)
Reconfigured car park (Over $250k)
New footpath and riparian planting (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Lets make it happen !

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 35
Login: Anonymous
Email: n/a
Responded At: Mar 24, 2026 14:42:23 pm
Last Seen: Mar 24, 2026 14:42:23 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)

Original building could do with a little freshen up, as shown in image 2 - but not requiring major works. Return i-site to this building

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
No additions should be added

Q5. **Any other comments about the isite building?**

Why not return i-site office to original building, as on the prime waterfront location for visitors & locals, next to bus stop, toilet facilities and where people will be congregating (as opposed to current Strand location that is away from main people area of waterfront)

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Why not bring bus stop back to this area again? then people have somewhere nice to sit & relax while waiting for bus.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New 3m wide timber ramp (over $250k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

great for getting young people involved around the area with sports facilities etc instead of 'nothing to do' from them, while families & friends can watch

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

do we need food trucks, when we already have cafes etc in close proximity - the bean, cafe 4U, Awa

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

this area could probably incorporate provisions for food outlets - Gibbos on the wharf' instead of food trucks at short term recreation area

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Resurfaced wharf shared use entry ($50k - $250k)
Temporary commercial opportunity and play ($50k - $250k)
Reconfigured car park ($50k - $250k)
Amalgamated car park ($50k - $250k)
Pedestrianised entry and plaza zone (0 - $50k)
New seating (0 - $50k)
Potential commercial development (Over $250k)

Q14. **Any other comments about the wharf and surrounds?**

don't go overboard with silly ideas like the crazy old (sedimented up) swimming pool past the boat ramps!!

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	36	**Responded At:**	Mar 24, 2026 15:02:59 pm
Login:	Anonymous	**Last Seen:**	Mar 24, 2026 15:02:59 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Its basically not used

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Is this encouraging business?

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Its driving away commercial marine industry and not catering to the successful businesses already established nor encouraging new business. We dont need expensive recreational areas and so much area for people to to walk. Its already a beautiful space and it needs to cater to the fishing and recreational boating industry

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Temporary commercial opportunity and play ($50k - $250k)
Reconfigured car park ($50k - $250k)
Amalgamated car park ($50k - $250k)
Potential commercial development (Over $250k)
Reconfigured car park (Over $250k)
Weigh station location ($50k - $250k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 37
Login: Anonymous
Email: n/a

Responded At: Mar 24, 2026 15:07:21 pm
Last Seen: Mar 24, 2026 15:07:21 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I think it modernises the building and looks good. I don't think it needs vinyl graphics, especially if it were changed to a hospitality venue, you'd want to use the windows.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

I think it would have to be one of the better spots for a bar/restaurant in town, and could be an amazing spot to show off the town.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Looks pretty clean to me.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Looks good.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I think it would be amazing to retain the old Plunket building, and have that as a cafe style venue, and then have a public area, and most importantly it could be awesome to have a permanent base for Food Trucks there. If there's entertainment for the kids (e.g. table tennis, basketball), and public seating, it could be a real drawcard.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Table tennis (0 - $50k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

It would be a shame to lose the old building, and a nice nod to the history of the area if we retained some of it.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

It's a bit hard to decipher. But I think an opportunity to retain Gibbos and the Iceman in a place where they're a natural fit would be idea. Realise that would mean new buildings for them, but ice is so important to the users of the wharf, commercial fishermen, and with all the public space opening up having a fish and chip shop there seems like a no brainer.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Modular furniture (seating/planting) ($50k - $250k)
Riparian planting (0 - $50k)
Potential commercial development (Over $250k)
Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

It's the chance to give us another unique wharf area to open up the river. This is more of a place for fishing and could be great to have a central place families can go to fish and hang out.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 38	**Responded At:** Mar 24, 2026 15:41:14 pm
Login: Anonymous	**Last Seen:** Mar 24, 2026 15:41:14 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
No additions should be added

Q5. **Any other comments about the isite building?**

Whoever leases should be responsible for the fit out of the interior

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

The recent work is fine other than some planting would be nice

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

If only a short term space limited funding should be spent on it

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Temporary commercial opportunity and play ($50k - $250k) Reconfigured car park ($50k $250k) New coastal / ecological planting (0 - $50k) Riparian planting / stormwater treatment (0 - $50k) Riparian planting (0 - $50k) Potential commercial development (Over $250k) New coastal planting and beach access (0 - $50k) Nature playground (0 - $50k) New ecological planting (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

More planting and shade to enhance the area and compliment what nature has already provided. A nice restaurant with river views would be nice.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 39	**Responded At:** Mar 24, 2026 16:30:16 pm
Login: Anonymous	**Last Seen:** Mar 24, 2026 16:30:16 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)** not answered

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Does it add function? If not don't waste money.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

None

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Accessibility

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** **Other (please specify)**
Make as long as funds allow smooth and accessible pathing for all including rollerskating. Encourage activity and visits by locals and tourists.

Q8. **Any other comments about the isite and surrounds?**

There's already cafes nearby, don't need more. Maybe space for a food truck like ice cream/sorbet/ smoothies

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Why not immediately turn it into income producing commercial space?

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** **Other (please specify)**
Food truck space not food truck.

Q11. **Any other comments about the short-term recreation space?**

No

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I like the food truck space

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13.	**Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	New footpath and riparian planting (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Can space for live music go in?

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	40	**Responded At:**	Mar 24, 2026 16:35:04 pm
Login:	Anonymous	**Last Seen:**	Mar 24, 2026 16:35:04 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Agree that the current isite building be used for food and beverage but no vehicles on the river front

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

What is the option for getting rid of the building and make it more recreation open spaces

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Should be an open places site with no vehicles

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Widened boardwalk and seats (over $250k)

Q8. **Any other comments about the isite and surrounds?**

My preference is no building and open spaces but if there is a building then food n beverage with decking options and no vehicles

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Re-purpose it for community groups

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Shade structure ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Open spaces and recreation including community, not commercial

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Viewing deck and terraced seating and stair access (over $250k)
Modular furniture (seating/planting) ($50k - $250k)
New pedestrian entry (0 - $50k)
New entry terrace and drop-off ($50k - $250k)

Q14. **Any other comments about the wharf and surrounds?**

What does Ngati Hokopu want?

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 41
Login: Anonymous
Email: n/a

Responded At: Mar 24, 2026 19:07:05 pm
Last Seen: Mar 24, 2026 19:07:05 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Hi as I am owner of hospitality business I do not support having food trucks. It's because the existing hospitality business is already suffering and have difficulty in paying the bills. So if you guys allow any food trucks in there the other hospitality business who is paying high rents and other bills will be forced to shut down. You should check the financial of those hospitality business everyone is already struggling you don't want them to struggle no more.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Catenary lighting (0 - $50k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I still do not support for food trucks here as well because there are enough in town and they still struggling so if you put another food truck they will have to sell the business.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Anything is fine thug big no to any food trucks as I am a hospitality business I can imagine it will affect all the existing hospitality business owners.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Mar 24, 2026 20:20:44 pm
Last Seen: Mar 24, 2026 20:20:44 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

We do not need to cover the glass bricks; When the future of the building is determined - the pictures on Kakaharoa Drive side of the building will then become apparent. It is the cart before the horse - could have a spruce up?

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Q5. **Any other comments about the isite building?**

Need to determine the use of the building before change is made. Need toilets though. Needs flair and creativity to determine the use of this space. We prefer to keep the I Site in its present location.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Option two. Riverside on the I site - performance space;

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Option two.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Make it as simple as possible; grass with seating; option two - least cost to the ratepayer; Plunket room to go - maybe paint an image of it on the side of a new building when that time come s and/or a photo montage of the past.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Make this an open space with grass only, with seating, space for children to bike, and play; that is it. Please keep the trees.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Seating; Option Two. Better bang for buck.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Reconfigured car park ($50k - $250k)
New coastal / ecological planting (0 - $50k)
Amalgamated car park ($50k - $250k)
Riparian planting / stormwater treatment (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Potential commercial development (Over $250k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

Are the BOPRC paying for the cost of replacing the previous greenery and making good what was already there? An olympian wall of fame would be great here.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Mar 25, 2026 15:05:10 pm
Last Seen: Mar 25, 2026 15:05:10 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

It will be great for the building to have a fresh new look. Definitely painting at a minimum. Updating the bricks if a suitable material could be found without too much cost. Definitely needs to be a restaurant/beverage venue.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Please do not let the i-site turn into a building like the heads restaurant. It is a prime location and would be perfect for a beverage/ restaurant or something similar like Mata Beer. We only have one other licenced place where you can have a drink, something to eat and look at the water in Whakatane (the fishing club). This would be a very well utilised place and attraction for locals and visitors. Something like wharside where you can still sit outside and enjoy the space even if you are not purchasing food or beverage. But on the flip side, allow it so patrons can sit outside if they are having a drink.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I like the main design except the path is a little to zig-zaggy. It is a bit long - but is that because it has to be a low gradient perhaps?

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I really like this design, especially the picnic tables, food truck area and lighting.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Pump track ($50k - $250k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

This would be a perfect space to create a night market, with vendors and food trucks and musicians. It would be nice to try and have a bit of green space, not too much concrete if possible.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Really great design, even the baseline design looks good. If you have an area for food trucks in the 1950's restaurant space, do you then also need them down by the fishing club? It is not far to walk. The idea of containers next to the fishing club for the likes of Gibbos, etc don't look good at all. The commercial development would be better but that would be up to the fishing club. If you move the weigh station, will that make it hard for recreational boats to get to that spot, as the whole wharf has commercial boats tied up to it. It needs to be in a place where you can alongside easily to unload your fish.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Viewing deck and terraced seating and stair access (over $250k)

Q14. **Any other comments about the wharf and surrounds?**

These are all amazing designs, this whole project will be transformational for our town, and long overdue. This is something that definitely deserves to have money spent on it. Please make sure you do it really well, from the start. Super exciting!

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	44	**Responded At:**	Mar 25, 2026 16:48:31 pm
Login:	Anonymous	**Last Seen:**	Mar 25, 2026 16:48:31 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Refresh looks nice and welcoming.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Nice and simple

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

A purposeful space to connect with the area

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Stacked timber play spaces (0 - $50k)

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Viewing deck and terraced seating and stair access (over $250k) Temporary commercial opportunity and play ($50k - $250k) Pedestrianised entry and plaza zone (0 - $50k) Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	45	**Responded At:**	Mar 25, 2026 20:33:27 pm
Login:	Anonymous	**Last Seen:**	Mar 25, 2026 20:33:27 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

not answered

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Love idea of space that could be used for evening shared Kai/food trucks/music

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Stacked timber play spaces (0 - $50k)
Stacked timber play spaces (0 - $50k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
New coastal / ecological planting (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)
Riparian planting (0 - $50k)
Riparian planting/ stormwater treatment (0 - $50k)
New coastal planting and beach access (0 - $50k)
Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 46	**Responded At:** Mar 26, 2026 11:35:35 am
Login: Anonymous	**Last Seen:** Mar 26, 2026 11:35:35 am
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Looks OK. Spend as little money as possible.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Spend as little money as possible. Save the old Plunket room building. Build arround it.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

Spend as little money as possible. Save the old Plunket room building. Build arround it.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Spend as little money as possible. Save the old Plunket room building. Build arround it.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Spend as little money as possible. Save the old Plunket room building. Build arround it.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 47
Login: Anonymous
Email: n/a

Responded At: Mar 26, 2026 16:04:57 pm
Last Seen: Mar 26, 2026 16:04:57 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The updated painted exterior of the i-site looks great. Much fresher and contemporary. However, I don't think the i-Site should move back into this building. I believe the better option would be to lease the building to a proven restaurant owner/operator. If the decision is made to lease the building, I would not invest in window graphics - this should be up to the tenant as part of their fit-out. The downstairs public bathrooms definitely need an upgrade (interior & exterior) and better signage.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Replace or clad existing glass bricks with alternative material (0 - $50k)

Q5. **Any other comments about the isite building?**

The i-Site building is a fantastic opportunity to finally deliver a restaurant/cafe/bar that actually allows diners to experience the Whakatane River environment and views. Ideally, any business that goes into the building is open day and night - not just an evening destination. As mentioned above, an upgrade of the public bathrooms, including graphics on the glass blocks or replace or clad them with an alternative material. Proper accessibility also needs to be maintained.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

- The Baseline Option is not my preferred option - the proposed ramp takes up a lot of space and access to and from the river side of the wall is bitsy. - But I like the additional seating, planting and improved paving. - Option 3 is my preferred option.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Need to ensure there is outdoor power available (3 phase) for outdoor concerts and events eg Light Festival, buskers, music events, food trucks etc Public water fountains to be included.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

- The Baseline Option is my preferred option - with some alternative suggestions. - I don't think a basketball court or table tennis is appropriate in this space. Possibly some chess/checkers tables could attract users. - Adding a half-court or full basketball court with adult outdoor equipment to an area at the end of the wharf carparking area (opposite the Marae) seems to make more sense. We are missing another space for older children/teens/adults. There are often groups playing touch etc on Maraetotora Park and this would give them more activities to engage in. - As discussed in the consultation group I attended, having a grassed area would be nice, both visually and as a useable space. A grassed area could attract yoga or tai chi groups to use the area. - An addition of a few shade sails could make the area more user friendly, but they don't need to be as large as what was proposed in Option 3.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Catenary lighting (0 - $50k)
Shade structure ($50k - $250k)
Other (please specify)
- Smaller shade sails. - Public water fountain included. - 3 phase power for outdoor events eg Light Festival, buskers festivals, food trucks etc. - I would not retain the Plunket Building (even though I think the rendering looks amazing). - Addition of a grassed area. (Will also help soften the space which is lots of hard surfaces).

Q11. **Any other comments about the short-term recreation space?**

I don't think this space needs to overly cater to children as this area is at a very busy roundabout and there is potential risk with road safety. However, it does need to have a 'reason for being', it can't just as a seating area. I think the inclusion of food trucks is very important as a draw card. It could also cater to live music events, markets & craft days, the Light Festival and Summer Arts activities, for example. I understand the addition of food trucks and other temporary 'retailers' can upset existing operating businesses owners but any activity that drives foot traffic into the CBD is beneficial to the overall business community.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

My preferred option is the Baseline Design - however, I also like some elements from the other options. So maybe a hybrid design? In summary: - Need to maximise the number carparks and increase the number of accessible carparks. - Yes - Install ramp for access - The playground area from Option 3 could be young adult/adult focussed with a half basketball court and some fixed gym equipment (eg caltisthenics range - pull up bars, parallel bars, push up and dips bar etc). There is a playground for little kids 150m away, but we are lacking non-water based options for older kids/adults in this area. - Moving the weigh station? Does it need to move? And if it does, should this cost be borne by the ratepayer? - Definitely need to try and include the Ice Man and Gibbos on the Wharf into this design, or maybe the Ice Man can move down the boat ramp and take some of the space Whakatohea Mussels use for their mussel pots and ropes?

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Reconfigured car park ($50k - $250k)
Amalgamated car park ($50k - $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q14. **Any other comments about the wharf and surrounds?**

We can't lose sight of the fact that this is a working Commercial Wharf and it needs to ensure Health & Safety concerns ate effectively mitigated - especially if we are trying to attract more users to the area. I think as a priority, work should continue on finding a solution for the Ice Man and Gibbos on the Wharf businesses. The Ice Man is essential for supporting both the Commercial and Recreational fishing groups in the Whakatane District, and Gibbos on the Wharf is a quintessential kiwi experience - Gibbos is the only place you can dine out on the river. Which is pretty depressing given the natural assets Whakatane has to offer. The suggestion of the viewing deck and terraced seating seems like it would be a tremendous asset to the Sport Fishing Club, and although it is for public access, will it feel like it is available to the public as it is right outside their front door? Agree in general that better access, more seating and planting would all add value - but do we need as much as what has been outlined in the plans? If stormwater treatment is required should this not come out of the Three Waters budget? Regardless, if stormwater treatment is required it should be included. We need to take care of the environment. I feel a lot of the proposed seating in Options 2 & 3 and the proposed playgrounds are 'nice to haves', for the Commercial Wharf area. I also strongly believe that the Harbour Fund should - at a minimum - be used to fund the "Wharf and Surrounds" improvement. A few general comments about the whole project: - better budget breakdown is required. there is a big variation in the $50k - $250 estimate for moving the weigh station for example. - everyone needs to understand what the ongoing operational costs and resources requirements are to maintain and manage these additional assets and what the impact will be on rates. - More transparency around the Harbour Fund is required. - Council needs to finalise its strategy and rules around Harbour Leasehold land - can it be sold, or can selected sites be sold, or is the current moratorium to remain in place?

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 48
Login: Anonymous
Email: n/a
Responded At: Mar 26, 2026 20:27:55 pm
Last Seen: Mar 26, 2026 20:27:55 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

do the building maintenance required. Windows and sails can wait and be dependent on who occupies the building. place Gibbos in the building. subdividing the i-site building plus opening the area up to foodtrucks is putting far too much competition in the area up against the existing businesses in the CBD. Put the building up for lease make it terms and conditions that new tenant be responsible for other upgrades.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

start behaving like a business and get a return on investment

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

EXTRAVAGANT! unnecessary . maintain existing moorings. If council is not going to dredge the area why bother changing the mooring area.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

council has a massive debt loading already and to spend money just because you get a grant towards some of the project does not mean we have to increase the debt and debt servicing on our ratepayers

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

extravagant and unnecessary. removing what's there and spending money on developing the site for what may be a short term till future development. Sell the site that way council can reduce debt and maintain a ratepayer. Council is not a developer! Placing food trucks which are mostly trailers and pay no rates . yet compete with existing businesses is irresponsible. Who does council really want to look after! putting balls around roads is absolutely absurd, the designers should be fired.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

do not spend too much money on it. regrass if you can not sell. The councils original vision of a view shaft to the sea needs to be abandoned with the rising of the flood protection wall. Sell the land and let the developer take advantage of the higher views. Other wise show restraint

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

only do what is necessary No frills. One thing about Whakatane was its old flavour. sadly this has now been demolished, and updated and modernized and in the interest of Whakatane DC winning some Design award. Lets keep in mind our debt level and just do what we have to. Much of this can be expanded on at a later date.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

spending money on naming sculptures is a ridiculous waste of money and has no return on investment. people are more than happy to put a picnic blanket down on a nice grassy area. The only thing that has been missing from this area is a public toilet and this has not been scoped. yet is a higher priority than all the waste of money listed

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	49	**Responded At:**	Mar 26, 2026 21:42:46 pm
Login:	Anonymous	**Last Seen:**	Mar 26, 2026 21:42:46 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Looks okay in the concept.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

make it into a cafe/restaurant.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

all of it looks good.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

No additions should be added

Q8. **Any other comments about the isite and surrounds?**

add nice grass around the area.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

it looks okay.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Shade structure ($50k - $250k)

Other (please specify)

Add Solar panels and some fitness outdoor gym like what Napier has in the Foreshore Reserve next to its aquarium

Q11. **Any other comments about the short-term recreation space?**

if doing plant boxes you could get the high school students to make them in the construction or wood work subjects at school and make them out of recycled palates, this could save money.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

I am happy with the way it looks in the concept.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Resurfaced wharf shared use entry ($50k - $250k)
Nature playground (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

concept looks good.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	50	**Responded At:**	Mar 27, 2026 00:57:20 am
Login:	Anonymous	**Last Seen:**	Mar 27, 2026 00:57:20 am
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

(optional)

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Maintaining the paint and exterior is a must. Do not know if we need to replace the graphics as they are current and fine. Not too sure how any wayfinding signage is a safe thing to be installing as we have a very busy roundabout, 4 pedestrian crossings, temporary (lots of short changes) parking adjacent to the area. Definitely do not need to add distractions to pedestrians or drivers in this area.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Other (please specify)

Not to who benefits from any additional opportunities. If it is retained by the i-site then yes we could look at some upgrades.

Q5. **Any other comments about the isite building?**

Page 10 states this is the former i-site. Is this a given? When you read the material provided there is NO asking for community opinion about changing the use of the site. Maintaining the i-site is the obvious use of the site as first impressions count. When we welcome visitors to our area, it would be hard for them to have a negative first impression when using the site. The bus stop is important to maintain at this area not only for visitor arrivals but the local elderly residents who are missing the service since the busses stopped. If there is a change of use to the site there should be no use of local or central government funds to fit-out the building for private exclusive commercial business. Consideration of use change should also take into accountant any potential conflicts of the local community and private use of the public space. I'm pretty sure if there is seating made available in this area the local community will what to use it. If there is going to be alcohol served in this area then there may be conflicts with local residents in terms of noise and behavior. Plus potential issues that Wellington City have been facing with food and beverage businesses next to the water and wharf structures.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

$3.6 million dollars for the base-line being spent is this area. It is really hard to see any enhanced amenity or practical value to this amount of spend. If there was a proposed new cafe building then I might be able to rationalize the expenditure, but instead we are getting the same but different. At the community engagement sessions there was a lot of emphasis regarding the accessible access with all these new proposed ramps. It seems these are quite costly. What I am struggling to understand is that 50m away is the existing access path (feature 9). When we look at the parking around this area there are only 3 long term parks and 1 disability park that are closer to the proposed new ramp than the existing access ramp. The majority (29 long term car parks and an additional 3 disability parks) have to go past the existing access ramp to get to the proposed new ramps. I do not know the costings of the proposed new ramp, but lets say it is $500 000, that works out to be $125,000 to service the existing 4 parks. Not a great use of funds. Interestingly enough if the scale of the map of page 5 is correct then the distance traveled from the 2 closest parks to the proposed ramp to get to point 18 is pretty much the same as if they used the existing access at point 9, I really do not get what benefit there is with the destruction of the existing stairs and the introduction of a ramp that provides no reduction of access travel. If there is a concern that users may be coming from The Strand or George Street then they have already successfully traveled at least 50m so they should be capable of traveling another 50m to gain access the awa at point 9. I am actually wondering if the driver for all these proposed ramps is not about the community but a service way for any potential tenancy change in the i-site building. The existing infrastructure on the southern side of the new flood protection wall does not need to be removed and rebuilt. Enhancements to the upper area outside the i-site building and the areas down to the awa are welcome as that is where the community is going to benefit from any additional infrastructure. Any seating that is put in would benefit to have shading/shelter available along any of the frontage.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Wide access to waterway with seat (0 - $50k)

Widened boardwalk and seats (over $250k)

Other (please specify)

Improve the existing access (9). Would be a much sensible and cost saving option, that would free up more money for increased new amenities. Remember we need shade and shelter when providing seating!

Q8. **Any other comments about the isite and surrounds?**

Regional Council should reinstate the tables that were under the trees. Please do not spend $3.6 million taking away existing infrastructure and replacing it with the same but different infrastructure. It really does not seem to be wise. What scares me is that in 10 years time we will be getting rid of the ramps and replacing them with more direct access steps to reduce congestion on the narrow direct access steps.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Dislike Short-term! If we are going to spend money on this site then it should be long-term. Any development for young people is likely to conflict with neighboring residencies and businesses with regards to noise and behavior issues. Having bikes, ball sports and potentially skate boarders in this area would seem to be increase risk of pedestrian and vehicle incidents. I am all for open areas as the nicest towns and cities I have visited around the world provide them. I can't say I have seen an open recreation area that has unprotected road ways along 60% of its perimeter without containment fencing.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Other (please specify)

If a temporary recreation space is to progress then the neighboring residents and businesses should be actively engaged before any decisions are made with regard to what activities are to be provided. The residents most affected were mostly unaware of any proposals till the engagement sessions that not all could attend or were even aware of.

Q11. **Any other comments about the short-term recreation space?**

This is the most controversial aspect of this whole river front enhancement. The vast majority of public think we are getting a long term open space. This has not been very transparent. The reality is baseline concept is costing $1.5 million and we are going to end up with 14 picnic tables. It may take a year to consent and remove the buildings prepare the ground and make the temporary recreation space. It was confirmed the council could release this site to unspecified commercial interests with a time frame of 5-7 years. If the 5 year time frame is used and a 1 year build time is correct then the community is going to the benefit of sitting at fourteen picnic tables that come at a cost of $515 per week per table over the 4 years. Unbelievable that we have the ability to provide 14 tables that could collectively cost $7211 per week for the community to enjoy. Any dollar spend on this site is a dollar too much, especially if the council is going to sell it the future. I cannot see how the council can possibly recuperate the purchase costs of the site and then the development costs from any future sale. The only sensible options, if we are concerned with the community that we should be asking is: 1. Do we try to regain any investment costs that we have made in order to enable a private commercial enterprise to take place without spending another cent that is possibly not going to benefit the rate payer in the future? 2. Do we want to invest in this area for the betterment of the community long term if the site is not going to be sold? None of the owners, current or previous seem to have shown any consideration to the community in terms of visual impacts of the deterioration of the external appearances of the buildings with the exception of the last few tenants who did their own upkeep. This site has been pretty much like this for 20 years now, so no real urgency to do anything for another 5 years, what would be the point. If it is all of a sudden is a major concern for whatever reason, surely temporary re-cladding where necessary and mural art works would be cheaper option than the proposed baseline spend.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Other (please specify)

No Comments

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	51	**Responded At:**	Mar 27, 2026 10:44:57 am
Login:	Anonymous	**Last Seen:**	Mar 27, 2026 10:44:57 am
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I like the building design and it's position in regards looking towards the river.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

I would love this to be a cafe, as the community enjoys being in their environment, being social and engaging with the water ways A restaurant would be more exclusive than a cafe, being open during the day and mostly affordable on different levels.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Love the design . It provides good access to the area whilst retaining the flood protection. Yes please to retaining the current pohutukawa trees and to adding another one (7) . Trees are a key to future proofing for raised temperatures a tree provides shade and coolness that artificial shade does not provide as well.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Wide access to waterway with seat (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Really want to see this as a space for many different groups / people can access and enjoy connecting with the natural world, so plenty of plantings , trees and access to the waterways.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Not sure about the placement of the picnic tables, a little more random placement would look more relaxed and inviting, perhaps less with more room to move around. Also, please more trees. We're going to need more trees , shade trees to provide shelter from the increasing heat. Look to Dawin CBD.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

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

Other (please specify)

Shade trees

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

Keep it visually appealing rather than cramped with structure

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Keeping vehicles off the wharf area as much as possible to enable for safe pedestrian engagement

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Resurfaced wharf shared use entry ($50k - $250k)
Viewing deck and terraced seating and stair access (over $250k)
New coastal / ecological planting (0 - $50k)
Riparian planting / stormwater treatment (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)
Modular furniture (seating/planting) ($50k - $250k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Riparian planting/ stormwater treatment (0 - $50k)
New coastal planting and beach access (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)
New ecological planting (0 - $50k)
New footpath and riparian planting (0 - $50k)
Refurbished Quay St footpath (0 - $50k)
Other (please specify)
Shade trees as much as possible for future comfort and for visual appeal to the area

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 52
Login: Anonymous
Email: n/a

Responded At: Mar 27, 2026 11:23:01 am
Last Seen: Mar 27, 2026 11:23:01 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The blue base cold be a colour that blends with the surrounding walls, but the simple glass roof and supports look better in their current form as they blend into the sky better and don't dominate the eye - like in the proposal. The sail posts and sails provide a prime opportunity to honour Otuawhaki (I am surprised it hasn't been mentioned). There could be four sails as an artistic representation of the fishing nets - baskets of knowledge, and the poles are reaching to the heavens to receive. I think the vinyl printed graphics need to represent this story also as this is a key link to the historic culture of the location. Yes this is a prime space for a cafe - serving breakfast and dinner, together with the i-site - a perfect pairing as a landing place for visitors and locals to share businesses and tourism opportunities. This building is the best place in the town, and it is perfectly connected with river and at the right height to see the river - the floodwall does not block it, so a prime destination for locals as a cafe/eatery.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Apply vinyl decal design to the surface of the upper canopy (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

See comments above re historical cultural opportunity.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

Is there a potential to have the area wharf in front of the i-site free from boats? This would make the river connection more valuable. the new seating and wharf is really only useful to users if they gain a sense of connection to the river - with the line up of large boats there the connection is lost - and a waste of money creating. I strongly believe there needs to be a space along the river for people to connect with the water - as they currently do at the heads, somewhere to jump in, somewhere to fish, somewhere hang feet in the water, watch the birds, watch the waka going by. Again this is the prime space to make this happen, this would really enhance this location as a centre for the town. Currently this activity happens down by the boat ramp or the bridge - are these the safest places? Maybe something could be purpose built that let the kids do this safely. The opportunity at the i-site provides a very close, all inclusive point to connect with the water - if you are re-building the wharf move the boats so there really is a connection with nature. It would be a real draw card to be able to drink a coffee, or have a meal right on the river and watch the sun rise - or go down. The floating yellow ramp is interesting - but could it be linked to the historical story better - Otuawhaki. The planted areas are great

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q8. **Any other comments about the isite and surrounds?**

See above

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I think all of this should be put down by the fishing club area, this way it is connected more to the waterway. People already love hanging out by Gibbos on the wharf and outside the fishing club - so add more options for eating (with the food trucks) and things to do (with the play) here. See more comments below. Can Quay street access be reduced further - a shared lane - or only bus access. Can is be accessed for parking at the other end. This would make the corner 'recreation' area safer and a better link to the i-site and play area beyond. The basket ball concept is cool (a noise nuisance to apartments?) maybe even outdoor movie screen on the wall. It could be a great space for the Sunday market with the additional isite area additions and if they spread down quay street. It could be a great space for entertainment - a stage set-up, musicians - how they are jammed on the pub corner - could be here instead. Again I think a better space for food trucks would be fishing club area. I think the car access to quay street needs a re-think for this area to be a successful pedestrian friendly recreation space. The current Halo building is a gorgeous historic reference - must be kept, yes this would make a small cafe, or boutique business, selling local products for tourists - with the i-site there. Definitely a little cafe if the i-site does not incorporate this.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Stacked timber play spaces (0 - $50k)
Tapu Ae court ($50k - $250k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

This should be the place for gathering and eateries - it is easy walking distance from town, and people seem to love going there now for Gibbos and the Fishing club. Has a wider view been looked at ? If the fishing club is to move this opens a beautiful view shaft for Te Manuka Tutahi Marae to connect to the awa - this honouring a sacred place and rebuilding a historical connection. If the fishing club is re-built there is potential to put a substantial amount of parking under the building - As the building needs to be raised - this creates the perfect opportunity. The land around the wharf then becomes completely pedestrian orientated - and the Marae connections to awa can be made stronger. If substantial work is happening this is a key move. The road could have more traffic calming devices added also. Locals seem to love being able to access the Mātaatua reserve for parking and playing/lying;/picnicing on the grass, and fishing along theses areas - where there are no boats, so allow this to happen, and create the food-truck eatery, play at the eastern end of this Wharf and Surrounds area. As with comments above re the i-site awa side, having boats in this area is an attraction - but I think creating a connection to the water at lower level only works if there are no boats in the way like further along Mātaatua reserve where the walkway goes down to the river edge.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Rimurēhia Kupenga name TBC (0 - $50k) māra/wānanga/sculpture/interpretation/native bush/ planting Resurfaced wharf shared use entry ($50k - $250k) Viewing deck and terraced seating and stair access (over $250k) Temporary commercial opportunity and play ($50k - $250k) New coastal / ecological planting (0 - $50k) Potential commercial development (Over $250k) New coastal planting and beach access (0 - $50k) Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

A wider re-think of this space is key - see comments above - Marae connection - parking...

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 53
Login: Anonymous
Email: n/a

Responded At: Mar 27, 2026 11:28:16 am
Last Seen: Mar 27, 2026 11:28:16 am
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

Page 6 New Paint, existing vinyl graphics OK No need for long ramp (pg11) MIMIMUM spend

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

No additions should be added

Other (please specify)

Tidy up and put i-site back in this purpose-built location. MINIMUM spend.

Q5. **Any other comments about the isite building?**

This building was purpose built for i-site. It is very visibly located where visitors visit, near bus stop and parking, toilets and public walkway. I am aware that staff prefer the current shop location, and it's been suggested they get more passing foot traffic, but Whakatane visitor numbers have increased since covid by about 20,000 so this is not a reliable observation. My visitors over the last 15-20 years have been in awe at our stop-bank purpose-built i-site.No need

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

No need for floating ramp wheelchair access as fixed ramp 3 on page 11 provides access. MINIMUM spend

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)

No requirement for any of above other than wheelchair access as shown as number 3 on page 11 of hand-out documents

Q8. **Any other comments about the isite and surrounds?**

Please keep this building as our proud-to-show/visit i-site. All staff need to do is move the (temporarily) re-located material back in. I am aware that senior staff want to spend rate payers' money and generate work to justify employment, but I have walked this area a number of times since B of P concrete wall to end of Quay Street and there is absolutely nothing wrong with the i-site location and surround as it is. Just needs a bit of a tidy up.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

I have asked a number of rate payers about this, and none can understand why we should fund a $7.5 million project for a short-term space. If council is going to offer this space commercial development; why not offer it now and let the developer demolish buildings. I am aware that it may take some time to attract a developer to a town with such high rate demands but council cannot justify spending $3.75 million rate payers' money on a TEMPORARY project.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**	Existing Plunket building retained ($50k - $250k) **Other (please specify)** Tidy up Plunket building and turn it into a retro style cafe for a private tenant. Do not provide space for food trucks as we have ample cafe facilities that do not need local competition. If council staff think we need more food trucks maybe they could be at the heads location where people currently congregate.

Q11. **Any other comments about the short-term recreation space?**

MINIMUM spend as this is SHORT-TERM space. It would do no harm to our community to leave the current tenants in the buildings until a commercial developer is found. The current restaurant is good and for the right price lease the empty picture frame shop could have a temporary tenant - art display. Gibbos. Just because Central Government has money for the taking this does not mean council needs to spend rate payers' money on dreamed-up projects when vital maintenance is needed on infrastructure and Three Waters.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

No food trucks (see section 10) Commercial buildings for Ice-Man and Gibbos. Considering there is no other way to get to this area car park spaces should not be reduced. It is hard to give an opinion on this area until the new flood wall is completed.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	New seating (0 - $50k) Potential commercial development (Over $250k) Weigh station location ($50k - $250k) Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

This area needs to be re-visited for comment after the flood wall is completed so we can better envisage outcomes. Please keep all projects to MIMIMUM SPEND or you will drive ratepayers out of town and have no ratepayers to support council salaries. A number of (perhaps wealthy) ratepayers are already leaving Whakatane because of rate increases and lack of retirement facilities. Maybe council could be championing a retirement village and funding support for developers rather than nice to haves and building demolishing.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No:	54	**Responded At:**	Mar 27, 2026 12:25:41 pm
Login:	Anonymous	**Last Seen:**	Mar 27, 2026 12:25:41 pm
Email:	n/a	**IP Address:**	n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

the building may need some standard painting maintenance but otherwise should be left the same. No need for windows or sails until the future is decided for the building. Is the I site going back there? where will the Intercity bus terminal be? these ideas need expanding on further. If the bus terminal returns it would be great if Gibbo's was in the I site building. Leasing out with competing food businesses and food trucks near by is a dumb idea and lacks good business making skills. Just do Maintenance

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

absolutely unnecssary. Its time council showed some practical and financial skills with this project and restraint on the debt levels and servicing costs. The Regional council should have reinstated any necessary work as they caused the changes. Lease it out

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

maintain current moorings and leave them as they are. But consider dredging where necessary further upstream. otherwise leave the street side as is. some of which could be done at a later date when the furture of the 1950 site is finalized

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** No additions should be added

Q8. **Any other comments about the isite and surrounds?**

look at who is leasing and maybe as part of the lease they will change the outdoor area to meet there specific needs.. the building is unique. Do little to change that. start having something to be proud of.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

extravagant and unnecessary. Sell the site to a developer and then council will have another ratepayer contributing to council funds. Council is not a developer and should not hold land like this back from an opportunity. Till such a time it should just be grassed off or left as it is. The suggestion of ball games and children so close to traffic is ludicious and the consultant shouild be fired for such suggestions . how can food trucks which are mostly trailers contribute to those businesses that are already on the strand. they maybe out of towns and contribute nothing towards our district rates while compromising our existing businesses. Who is council there for? This is a time for serious thinking of our councils levels of Debt

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)** No additions should be added

Q11. **Any other comments about the short-term recreation space?**

the council once had a vision of a veiw shaft to the sea. With the increased height of the flood bank wall this is now destroyed. So should the vision of the veiw shaft. this is an opportunity for council to let a developer to take advantage of the position and let them enhance that end of town . all the options above maybe destroyed if the site is developed and be a waste of money to the council. so serious restraint should be shown with any of these add on's.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

whakatane has lost alot of its old appeal and history. Now it just looks like most other towns and that council are tarting them up just to win some design awards. All these upgrades are at the expenses of a DEBT that ratepayers are left to service and compromise what maybe other essential expenditure within the district. Just because council can get a government grant it does now mean we need to match and spend that much money plus all the add on's.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)** No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

So much of this can be added at a later date when council has got the debt levels down. A nicely grassed area to put a picnic blanket down on just adds to the old fashioned feel of town that we have lost to extravagance and just nice to haves. While there is conflict around what are must haves and what are nice to haves. we need to look at it from a return on investment and if there is no return it should be carefully considered. While wellbeing is the buzz word,it has little appeal to those already paying massive rates. Council is a business and needs to be far more prudent in how and where it spends our ratepayers and tax money. Restraint on the debt and minimalisation should be the thinking behind this whole area. this council can not continue to increase its debt level

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 55
Login: Anonymous
Email: n/a

Responded At: Mar 27, 2026 15:13:03 pm
Last Seen: Mar 27, 2026 15:13:03 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

A NICE restaurant or cocktail bar would be great over looking the water! Or even a mini golf or tipsy putt kind of activity.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Apply vinyl decal design to the surface of the upper canopy (0 - $50k)
Replace or clad existing glass bricks with alternative material (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
New 3m wide timber ramp (over $250k)
Wide access to waterway with seat (0 - $50k)
Widened boardwalk and seats (over $250k)
New wider ramp to upper terrace ($50k - $250k)
Timber ramp to upper terrace (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Other (please specify)
Another activity of sorts, as there is nothing to DO other than movies

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q11. **Any other comments about the short-term recreation space?**

not answered

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Rimurēhia Kupenga name TBC (0 - $50k)
māra/wānanga/sculpture/interpretation/native bush/ planting
Resurfaced wharf shared use entry ($50k - $250k)
Painted shared surface ($50k - $250k)
Viewing deck and terraced seating and stair access (over $250k)
Temporary commercial opportunity and play ($50k - $250k)
Reconfigured car park ($50k - $250k)
New coastal / ecological planting (0 - $50k)
Amalgamated car park ($50k - $250k)
Riparian planting / stormwater treatment (0 - $50k)
Pedestrianised entry and plaza zone (0 - $50k)
Modular furniture (seating/planting) ($50k - $250k)
Riparian planting (0 - $50k)
New seating (0 - $50k)
Potential commercial development (Over $250k)
Riparian planting/ stormwater treatment (0 - $50k)
Reconfigured car park (Over $250k)
Weigh station location ($50k - $250k)
New coastal planting and beach access (0 - $50k)
Nature playground (0 - $50k)
New riparian planting/stormwater treatment to car park edges (0 - $50k)
New pedestrian entry (0 - $50k)
New entry terrace and drop-off ($50k - $250k)
New ecological planting (0 - $50k)
New footpath and riparian planting (0 - $50k)
Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 56
Login: Anonymous
Email: n/a

Responded At: Mar 27, 2026 15:21:23 pm
Last Seen: Mar 27, 2026 15:21:23 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The proposed exterior looks great and freshens up the building.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or clad existing glass bricks with alternative material (0 - $50k)
No additions should be added

Q5. **Any other comments about the isite building?**

Only update sails if required - the ones there are in good shape.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

The zig zag concept is a bit too much. Keep ramp straight forward (in and out).

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Simplified ramp path (0 - $50k)
Wide access to waterway with seat (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Keep it simple and functional.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Would like to retain Halo Building if possible and keep tenant in that space. If building needs to be removed it would be nice if there was a site that the community groups could use whether they are temporary pods/ containers to house them on this site.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Food truck and picnic tables (0 - $50k)
Pump track ($50k - $250k)
Food truck, picnic tables, modular seats and planter pots (0 - $50k)
Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

N/A

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Resurfaced wharf shared use entry ($50k - $250k)
Painted shared surface ($50k - $250k)
Viewing deck and terraced seating and stair access (over $250k)
Temporary commercial opportunity and play ($50k - $250k)
Reconfigured car park ($50k - $250k)
Pedestrianised entry and plaza zone (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 57
Login: Anonymous
Email: n/a
Responded At: Mar 27, 2026 15:45:55 pm
Last Seen: Mar 27, 2026 15:45:55 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I think the baseline design is fine, but the important issue is how the building itself will be used; see further comments below.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)

Q5. **Any other comments about the isite building?**

When the building was an iSite, out seemed to attract tourists, providing a hub that highlighted many local organisations, both overtly commercial (e.g. accommodation/attraction providers, tour guides) and otherwise (e.g. community events). Although Whakaari is now out of the picture, other options do exist (and, I hope, will be created), and I'd like to think that this building could again be used to stimulate local tourism.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

Other (please specify)
I haven't had time to consider these options in detail, but am generally supportive of (a) creating welcoming spaces that are as natural at possible while (b) simplifying access for all.

Q8. **Any other comments about the isite and surrounds?**

See comments in the next section.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

not answered

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Other (please specify)
As advice, I haven't had time to consider these options in detail, but am generally supportive of (a) creating welcoming spaces that are as natural at possible while (b) simplifying access for all.

Q11. **Any other comments about the short-term recreation space?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

The old Plunkett building is very small for a cafe. I understand that the building frontage has historical significance, but I don't yet see (or, to be fair, have myself) a credible plan for reusing it sensibly. I suspect more thought/imagination is required.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Other (please specify)
See comments below.

Q14. **Any other comments about the wharf and surrounds?**

I'm not sure exactly where this comment should live in this feedback document, but I think we're potentially missing an opportunity to support and showcase local community organisations. I believe a strong feature of our community is the wide array of groups who strive to improve our lives, whether it be in social, environmental, or any other way, often based on volunteer labour. Common themes for such groups is that money is scarce and it can be hard to find a place to be. One vision for this space (our somewhere nearby), allied with the concept of using the wider area to reinvigorate tourism, is to provide a home for multiple community organisations; much like shared "artisanal" spaces in other parts of the country, the concept would be a hub where multiple community groups could not only showcase their efforts to locals and visitors alike (thus increasing the likelihood of financial contributions outside their normal collection pools), but also increase the communication and collaboration between those groups. From a slightly different perspective, many such groups provide services that the council might like to provide itself, but given that funding constraints make such direct provision effectively impossible, perhaps the next best role is for the council to support groups who do provide such services.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 58
Login: Anonymous
Email: n/a
Responded At: Mar 27, 2026 15:53:54 pm
Last Seen: Mar 27, 2026 15:53:54 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

The baseline design needs to be what is required to ensure the building is repaired and maintained only. Aesthetics can and should wait. These particularly tough economic times call for frugal thinking and an approach of reusing existing amenities with a useful few years left in them. Your use of the term "city side" of the i site, for a ramp leading to the river and upper terrace, explains your lack of understanding that this is still a small town, with very few ratepayers to fund any extravagance in this project for tidying up the riverfront, after the floodwall has been installed by the Regional Council. Perhaps when it is a city this could be enhanced to a concept along the lines you are currently considering. Meanwhile using an existing set of concrete stairs and if a ramp is installed make it cycle friendly as well without sharp corners. I feel another large Pohutukawa on that corner of the i site footpath fig 8. will disturb the paving in future and they are untidy dropping a lot of leaves and blocking drains to the river and on the footpath especially when it becomes more mature. A draped mesh for native climbing plants will require a lot of ongoing maintenance, keep things easy care and low maintenance.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

Do just what's required to repair and basic maintenance.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

not answered

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

Keep it simple and cheap !

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Leave the whole site as it is for now, it can be developed by developers for extending town when needed in the future. OR Remove and clear the whole site and leave it in grass only so it's cheap to maintain, mowing only required. It can be developed for extending town when needed in the future. We have enough recreation spaces at either end of town, by the miniature railway and skatepark, and the lovely play area past the boat ramp. Plus the Matatua reserve to kick a ball around, so not suitable near the busy roadways where you are calling for a short term recreation space to be developed.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

No additions should be added

Q11. **Any other comments about the short-term recreation space?**

Just leave it alone totally until its needed or just put into grass, could be used for overflow parking even. There's no real need for the Plunket rooms to be preserved. Toilets over the road under the i site are enough for the area.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

Just do the basic option 1 Future generations can enhance this option later, with unnecessary, unaffordable development and expenditure just adding to the council's/ratepayers continually growing borrowing and subsequent debt.

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

No additions should be added

Q14. **Any other comments about the wharf and surrounds?**

Keep costs to the basic minimum PLEASE.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 59
Login: Anonymous
Email: n/a

Responded At: Mar 27, 2026 16:20:01 pm
Last Seen: Mar 27, 2026 16:20:01 pm
IP Address: n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

I support this baseline design. It is a practical way to improve the look of a prominent building and make the area feel more welcoming, with clearer signage and better presentation. My only concern is that it should be done to a high standard so it looks like a genuine upgrade, not just a quick paint-and-stickers job. I'd also like the final design to have some real Whakatāne character in it.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)**

Replace or update sails - promotional/marketing (0 - $50k)
Apply vinyl decal design to the surface of the upper canopy (0 - $50k)
Fit-out option for a food and beverage tenant ($50k - $250k)

Q5. **Any other comments about the isite building?**

Whakatāne is lacking a quality riverside food and beverage option. I think a fit-out for an F&B tenant would be an excellent addition to the town and strongly support it.

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

I support this baseline design. It looks like a sensible improvement that should make the area easier to move through and more enjoyable to spend time in, especially with better seating, planting and access to the riverfront. My main concern is that the final result should feel welcoming and attractive, not overly concrete-heavy or utilitarian.

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)**

New accessible stairs (0 - $50k)
Simplified ramp path (0 - $50k)
Wide access to waterway with seat (0 - $50k)
New wider ramp to upper terrace ($50k - $250k)

Q8. **Any other comments about the isite and surrounds?**

I support additions that improve accessibility and make it easier for people to move between the street, upper terrace and riverfront. My preference is for practical, good-value improvements such as accessible stairs, a simplified ramp path, better access to the water and a wider ramp to the upper terrace. I would be more cautious about the highest-cost options unless there is a very clear benefit.

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

Overall I support this. It is better to activate the area than leave deteriorating buildings sitting there, and the proposed mix of seating, food truck space, lighting and informal recreation seems practical.

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**	Food truck and picnic tables (0 - $50k) Stacked timber play spaces (0 - $50k) Food truck, picnic tables, modular seats and planter pots (0 - $50k) Table tennis (0 - $50k) Catenary lighting (0 - $50k) Shade structure ($50k - $250k) Existing Plunket building retained ($50k - $250k)

Q11. **Any other comments about the short-term recreation space?**

I support keeping this as a simple, attractive and flexible short-term space that works for a wide range of people. My preference is for lower-cost additions that improve comfort, activity and everyday use, rather than more specialised features that may be harder to justify for a temporary site.

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**	Viewing deck and terraced seating and stair access (over $250k) Temporary commercial opportunity and play ($50k $250k) Riparian planting / stormwater treatment (0 - $50k) Pedestrianised entry and plaza zone (0 - $50k) Modular furniture (seating/planting) ($50k - $250k) Riparian planting (0 - $50k) Potential commercial development (Over $250k) Riparian planting/ stormwater treatment (0 - $50k) New coastal planting and beach access (0 - $50k) Nature playground (0 - $50k) New riparian planting/stormwater treatment to car park edges (0 - $50k) New pedestrian entry (0 - $50k) New ecological planting (0 - $50k) New footpath and riparian planting (0 - $50k) Refurbished Quay St footpath (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Respondent No: 60	**Responded At:** Mar 27, 2026 16:22:37 pm
Login: Anonymous	**Last Seen:** Mar 27, 2026 16:22:37 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**

Q2. **Email (optional)**

Q3. **What do you like or dislike about the baseline design for the isite building? (please refer to page 6 of consultation document for detailed design)**

An upgrade would be great, but potentially a new tenant may like to contribute to the design of decals and cost. The sails have already been replaced.

Q4. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 9 and 10 of the consultation document for detailed designs)** No additions should be added

Q5. **Any other comments about the isite building?**

not answered

Q6. **What do you like or dislike about the baseline design for the isite and surrounds? (please refer to page 5 of consultation document for detailed design)**

This think that revitalising the existing foundation would save money and reduce waste. If you are thinking of having a community space across the road, the steps could be updated/repaired to provide seating. I don't see a reason to reduce the the existing stairway. The Floating ramp seems excessive. If extending it compiles with wheelchair accessibility, great, but otherwise it is a lot of hard material that could be 'soft' planting. Is the plastic recycled?

Q7. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 11 - 13 of consultation document for detailed designs)** Simplified ramp path (0 - $50k)

Q8. **Any other comments about the isite and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

Q9. **What do you like or dislike about the baseline design for the short-term recreation space? (please refer to page 15-16 of the consultation document for detailed design)**

The Plunket Building (#35) is not a structure in decline, it is sound, standing, and still serving its community. Yes, it needs upgrading, but there is no credible justification for demolition. That makes the recent concept design deeply concerning, especially given we have been explicitly told there was "never a plan to demolish this building." This is not just another building. It has always been a community hub. Since its opening in 1926, it has supported generations; first as a centre for the health and wellbeing of parents and caregivers, and now as a base for environmental restoration and youth empowerment through HALO Whakatāne. Its purpose has evolved, but its value has only deepened. The Whakatāne District Council itself recognised this, identifying the building in a 2011 report as having social and heritage significance. It is rare. It is one of the few remaining structures of its kind. Once it is gone, it cannot be replaced. If this area is genuinely intended to become a Recreation Space, then the logic should be obvious: you do not erase a long-standing, functioning social and environmental hub to create "community value." You build around it. You strengthen it. You honour it. Demolishing #35 would not be progress - it would be a loss of history, identity, and proven community impact. Revitalisation of number #35 could be achieved for less than the cost, to the rate payer, than estimated.

Q10. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 17 - 19 of the consultation document)**

Shade structure ($50k - $250k)

Existing Plunket building retained ($50k - $250k)

Other (please specify)

Solid timber picnic tables. An area for pods to be added, leased to community groups, art spaces, gallery, sculptures (pou)? Light up installations. A draw card for visitors and the community. Funds to have the bare walls painted - (Mr G and his wildlife art)? All this can be achieved with #35 in-situ.

Q11. **Any other comments about the short-term recreation space?**

Atea has created a great Friday night market initiative. Why pull that away?

Q12. **What do you like or dislike about the baseline design for the wharf and surrounds? (please refer to page 21 in the consultation document for detailed design)**

not answered

Q13. **Which potential additions and opportunities – if any - do you think should be added? (please refer to pages 22 - 27 of the consultation document for detailed designs)**

Modular furniture (seating/planting) ($50k - $250k)

Potential commercial development (Over $250k)

Nature playground (0 - $50k)

Q14. **Any other comments about the wharf and surrounds?**

not answered

9.4.4 Appendix 4 Public online submission report - feedback on concept design(Cont.)

9.5 Tranche 2 Solar Loan Business Case Report

To:	**Whakatāne District Council Meeting**
Date:	**16 April 2026**
Author:	**G Ibanez / Strategic Policy Analyst**
Authoriser:	**L Woolsey / GM Strategy and Growth**
Reference:	**A3092064**

1. Reason for the report - *Te Take mō tēnei rīpoata*

This report seeks Council approval in principle to progress Tranche 2 of the Solar Panel Project, including installation of solar photovoltaic systems at seven Council facilities, and to enable staff to apply for:

1. A 10-year Trust Horizon loan at 3.5% interest (to finance solar installations at five Council facilities).

Tranche 2 builds on the early success of Tranche 1 and advances Council's strategic goals for climate resilience, renewable energy generation and long-term operational cost reductions.

2. Recommendations - *Tohutohu akiaki*

That the Whakatāne District Council:

1. Receives the Solar Panel Tranche 2 Business Case Report; and
2. Approves in-principle the submission of a Trust Horizon loan application (10-year total, 5-year fixed term at 3.5% interest) to fund the Council share of the Tranche 2 solar installations (Approx. $440,000) per option 1; and
3. Delegates authority to the Chief Executive to finalise and submit the Trust Horizon loan application.

3. Background - *He tirohanga whakamuri*

A district-wide solar feasibility study was completed in 2022 by EMSOL (now Whirika) and received by the Energy, Environment and Resilience Committee in 2023, where Councillors directed staff to prioritise solar opportunities and pursue external funding to minimise impacts on ratepayers. The Climate Change Pathway (2024) further established emissions-reduction targets and identified renewable energy generation as a key action for improving Council resilience.

Tranche 1, approved in March 2025, set the methodology, procurement approach and financial framework for rolling out solar across Council facilities. Tranche 2 applies the same framework but now separates the next six assessed sites into **two funding pathways.**

Core Loan Sites	EECA Grant Sites
Riverside Holiday Park Te Whare Taonga o Taketake (Whakatāne Museum) Wharfside Murupara Service Centre Murupara Aquatic Centre Higher-usage facilities form the basis of the proposed 10-year Trust Horizon loan.	Whakatāne War Memorial Hall Edgecumbe War Memorial Hall Eligible for **75% EECA Grant**.

Procurement for Tranche 2 has been completed through Council's approved GETS (Government Electronic Tender Service) procurement process, with Coastal Solar identified as the preferred supplier.

While the Whakatāne and Edgecumbe War Memorial Halls are integral components of the Solar Tranche 2 delivery, it is important to note that they are not accounted for within the primary Trust Horizon loan.

These sites represent a highly favourable strategic opportunity for the Council, leveraging 75% external funding via the EECA Solar Community Resilience Grant

The Council's remaining 25% contribution for these installations is being met through departmental contingency funds from Tranche 1 solar, rather than additional debt. Consequently, these two sites function as a significant ancillary benefit or "bonus" to the wider project loan package.

4. Discussion – *Kōrerorero*

The key investment advantages are:

Strategic: strong strategic alignment with LTP priorities, Climate Change Pathway and cost reductions.

Economic: Using the learnings from Tranche 1 and the 2022 EMSOl report, the buildings selected have been deemed feasible. They are well suited to Solar, with their usage, location, size and shape. The Wharfside and the two Halls will include batteries, which allows the site to be operating during power outages, an important factor in community resilience.

Commercial Case: The procurement process was a closed tender, using the suppliers who were successful in the first round. This was to increase efficiencies and keep systems consistent. In the first round, there was strong emphasis on broader outcomes, particularly supply chain/recyclability of the products and local suppliers. Coastal Solar demonstrated the capacity to fulfil these requirements as well as providing quality products.

Financial Case: This loan will not cost the community as the electricity cost savings are conservatively modelled to exceed the repayment and interest costs for the first 10 years until the loan is fully repaid. Expenditure required to service and repay the loan is already budgeted as it has been factored into expected electricity requirements were the project not to proceed. After year 10 until the solar panels end of life around year 25, the full electricity cost savings will be realised by the Council as all the interest on the loan will have been paid.

Management Case: The solar panel project has already been a part of workstreams and will not require many additional hours in the next stages. The project has had many teams feeding into the process.

Risk Management Planning: Key mitigations include a thorough design and analysis process. This project also addresses the wider risks to the Council such as increasing electricity costs due to grid reliance.

Energy Security and Future-Proofing: The investment supports greater energy resilience in an environment of increasing fuel price volatility and global supply uncertainty. This reduces reliance on external fuel supply, helps manage long-term operating costs, and strengthens Council's preparedness for future energy and transport changes.

5. Financial Case – *Pūkete Pūtea*

5. Financial Case – *Pūkete Pūtea*

ROI analysis for all five sites has been completed using three-year electricity cost averages and supplier proposals. Over the 10-year loan term, the project returns 177% more than it costs, purely from avoided electricity price increases.

ROI over the 10-year loan term

Site	ROI
Holiday Park	77%
Taketake	373%
Wharfside	-19%
Murupara Aquatic Centre	149%
Murupara Service Centre	224%

Source: ROI workbook from Finance.

Key Findings

Four of the five sites offer strong payback periods (approximately 6–7 years).

While Wharfside has the lowest ROI over the 10-year loan term, this reflects the characteristics of a new facility with higher upfront capital costs. Importantly, the site still achieves full payback within its useful life and delivers a positive lifetime return, with net savings of approximately $101,000 and a lifetime ROI of 206% over 25 years.

The Museum system presents exceptionally strong financial performance.

Wharfside has the weakest payback but still delivers a positive lifetime return.

Over 25 years, the combined installations generate substantial financial savings (Approx. $5,775,133.20) and emissions reductions.

Impact of 10-Year Loan Term

A 10-year loan term has been selected in preference to a 5-year option, as it provides the following advantages:

Maintains Cost Neutrality: Annual loan repayments are fully covered by electricity savings, ensuring no net cost to Council during the loan period.

Lower Annual Repayments: Reduced repayment pressure compared to a 5-year term, protecting operating budgets and cashflow.

Zero Cost to Ratepayers: The project is funded through operational savings rather than additional rates or budget allocations.

Alignment with Asset Life: Repayment period is better aligned with the long-term operational life of the solar assets.

Consistency with Tranche 1: Reflects the loan structure previously approved by Council, supporting governance continuity and financial consistency.

With the 6% annual increase in electricity costs, the annual electricity savings (after the 10-year loan period is completed) are modelled in **excess of $3,883,079.**

6. Options Analysis – *Ngā Kōwhiringa*

6. Options Analysis – *Ngā Kōwhiringa*

Option 1 – Approve Tranche 2 Solar Loan (Recommended)

Advantages	Disadvantages
Positions Council as a leader in the district's transition to a low-emissions, climate-resilient future. Zero cost to ratepayers (savings cover the interest cost) Strong alignment with Climate Change Pathway and LTP priorities. Demonstrated financial returns at all sites. EECA co-funding likely to reduce Council contribution significantly (Approx. $120,000 less). Resilience benefits and reduced exposure to electricity price escalation. Builds momentum from Tranche 1 successes. Local electricity generation reduces exposure to fuel price volatility and strategically positions Council for the future electrification of its vehicle fleet.	Requires new borrowing, which may be unpopular to some community members. Wharfside offers a weaker financial return, though positive over lifetime.

Option 2 – Approve Only High-ROI Sites (leave Wharfside out)

Advantages	Disadvantages
Focuses investment on strongest-performing facilities. Reduces overall borrowing requirement.	Reduces district-wide resilience benefits. Misses an opportunity to upgrade all feasible roofs simultaneously. Does not maximise procurement efficiencies

Option 3 – Do Not Proceed

7. Considerations – *Whai Whakaaro*

Strategic Alignment

The project strongly aligns with the:

Climate Change Pathway 2024–2034
Long Term Plan 2024–2034 (Resilience and Green District priorities)

Legal

Resource Management Act requirements
NZ Building Code
Electricity Authority connection rules

Financial/Budget

Solar installation capital costs at the core loan sites are unbudgeted.
Funding is proposed via a 10-year loan from Trust Horizon, with the first 5 years at a fixed 3.5% interest rate, with debt servicing completely offset by electricity cost savings.
Electricity expenditure is already budgeted as OPEX and will be underspent.
The project is expected to be cost-neutral over the first ten years, with substantial savings after loan repayment.

Climate Change Assessment

Solar generation reduces Council emissions, builds local energy resilience, and aligns with district mitigation and adaptation objectives.

7.1. Risks

Financial Risks

Variability in electricity prices.

Mitigation: Conservative ROI modelling but acknowledge volatility hard to model and using energy consultant advice.

Technical Risks

Output may vary due to shading or equipment failure.

Mitigation: High quality panel selection and expert design (Coastal Solar, Whirika input).

Regulatory Risks

Grid connection approvals could delay installation.

Mitigation: Early engagement with energy providers.

Environmental Risks

Panel end of life disposal.

Mitigation: Broader-outcomes procurement weighting includes recyclability pathways.

Operational Risks

Maintenance requirements.

Mitigation: Standard maintenance plans and warranties.

8. Conclusion – *Whakarāpopototanga*

Tranche 2 of the Solar Panel Project supports Council's strategic priorities, reduces emissions, and delivers strong financial returns for most sites. Coastal Solar is the preferred supplier pending panel approval. To progress the work, Council approval is required to apply for a 10-year Trust Horizon loan.

The proposal is financially sound, strategically aligned, and will deliver long-term benefits for the district.

9. Next Steps – E whai ake nei

If the request to secure a loan is granted, the following steps will be undertaken:

1. Finalise detailed design, quotes, and contracts with supplier (April)
2. Confirm EECA grant funding and commence installations at the two War Memorial Hall sites (April)
3. Report back to Councillors if any assumed costs are exceeded; otherwise,
4. Seek Trust Horizon loan approval under delegated CE approval (April)
5. Commence solar installation for the five core sites included in the loan (June).

9.5.1 Appendix 1 Tranche 2 Whakatane District Council Solar Panel Business case

Whakatāne District Council Tranche 2 Solar Loan Business case

Date: **MARCH 2026**

Author: **G Ibanez / Strategic Policy Analyst**

Authoriser **L Woolsey / General Manager Strategy and Growth and H Patrick / General Manager Commercial Services and Kaihautu**

Reference: **A3091986**

1 Reason for the Business Case

This Business Case provides background information to support Council's in-principle approval of a loan from Trust Horizon to fund the installation of solar panels on 5 key Council facilities as part of the second round of our solar panel project.

2 Introduction

This Business Case outlines the details of the project to install grid-tied solar systems on the:

- Riverside Holiday Park,
- Whakatane Museum and
- Wharfside
- Murupara Service Centre, Pavilion & Aquatic Centre

The purpose of this Business Case is to:

- Identify the value of the proposed investment,
- Plan the necessary funding and management arrangements for the successful delivery of the project, and
- Provide background to Councillors on the proposal to take a loan from Trust Horizon to implement the solar panel project.

2.1 Work Completed to Date

	Milestone Description	Completed
1	Site selection process for potential solar panel sites	1 November 2024
2	Inclusion in adopted Climate Change Pathway	27 June 2024
3	Inclusion in adopted Long Term Plan	August 2024
4	Tranche 1 Business Case Approval	March 2025
5	Tranche 1 Completion	September 2025

6	Tranche 2 Site Selection	November 2025
7	Tranche 2 Closed Tender process	December – February 2026

3 Strategic Case

The strategic case outlines the strategic context for the investment proposal and makes a robust case for change.

A grid tied solar system on these sites will mean the Council is generating some of its own electricity.

Solar Tranche 1 was officially completed in September 2025. Management of these assets has since transitioned to the Properties and Facilities team.

Based on the most recent data provided by Whirika Consultants, the table below demonstrates the realised cost savings across the five Tranche 1 sites between September 2025 and February 2026. Actual savings totalled $31,543.80 over this period, exceeding the original financial modelling.

Date / [$/month]	Civic Centre	Aquatic Centre	Refuse Centre	WTP Centre	Dog Pound
Sept-25	$172.85	$1,788.13	$0.00	$0.00	$0.00
Oct-25	$1,782.93	$2,768.67	$5.09	$5.24	$0.92
Nov-25	$1,787.03	$3,227.16	$937.88	$383.08	$71.68
Dec-25	$1,446.19	$3,452.28	$1,027.37	$345.16	$60.38
Jan-26	$1,399.42	$3,297.6	$991.93	$370.57	$6.36
Feb-26	$2,199.79	$2,838.52	$818.38	$305.65	$53.47
Totals	**$8,788.21**	**$17,372.43**	**$3,780.65**	**$1,409.70**	**$192.81**

The Climate Change Pathway set emissions reductions targets for the Council in energy related areas of 16% reduction by 2027. Two specific actions to achieve this were identified as:

- Deliver energy efficient upgrades to assets identified through energy audits, and
- Deliver specific energy efficiency initiatives at Council facilities.

The LTP 2024-34 has two strategic priorities that directly align with the project:

1. **Building climate change and natural hazard resilience, including our infrastructure:** The continuation of the solar panels project allows the Council to have resilience against both price fluctuations and potential weather events which may cause outages within the national grid.
2. **Shaping a green district:** This has a focus on the Council being actively involved in reducing the district's carbon footprint and enabling renewable energy such as solar. This project directly delivers on this goal.

The installation of solar addresses a few key points:

- The project is cost neutral for the first ten years while the loan is paid off, meaning the savings enjoyed through generating solar electricity will cover the cost of servicing the loan.
- After year ten (2036) until end of the panels life (year 26/2051), the full savings of the project are realised as the loan will have been repaid.

- With the 6% annual increase in electricity costs, the annual savings for the 5 key sites (after the 10-year loan period is completed) appear to be in **excess of $3,883,079** (See appendix 9.1).
- Increasing Council resilience through addressing the threat of increasing electricity costs and grid issues caused by increased electrification and climate impacts.
- Decreasing Council's carbon emissions.
- Visible leadership as a good promotion opportunity for other businesses in Whakatāne to do similar emissions reduction and resilience building projects.

4 Economic Case

When narrowing down the second round of sites, a few core principles were decided upon by the project team:

- Introducing solar generation will materially reduce reliance on grid electricity by supplying a meaningful share of the building's energy needs.
- All systems are grid tied.
- The selected sites will consume most of the solar themselves, as this gains the best return on investment.
- The selected sites are significant energy users.

The site selection process is summarised below. These sites were selected together as the savings, combined from them are all substantial enough to cover the costs of repayment and interest rates. The combination of these sites gives the Council the best returns and increased resilience.

4.1 Option One: Installation of panels on priority sites - Preferred

Using the Tranche 1 learnings, the energy consumption of all the Councils sites and the 2022 EMSOL (now Whirika) feasibility study, 9 top sites were identified.

A process of prioritisation using the core principles resulted in the top 5 proposed sites for the loan.

The sites criteria summary is:

Site	Reasoning	Advantages	Disadvantages and Mitigation
Riverside Whakatāne Holiday Park	Ranked number 1 in EMSOl 2022 Study, uses LPG, and 11th highest energy user. Public good element, publicity and advertising component	high-revenue site where solar can be installed with minimal disruption High potential for measurable energy cost savings due to constant demand. Replacing LPG directly supports the Council's decarbonisation goals.	Disadvantage: Technical complexity of ground-mount and pool integration. Mitigation: The project includes using solar to power heat pumps for pool heating, utilizing simple timers to ensure they do not run when the sun is out.

Whakatāne Museum (Taketake)	7th largest energy consumer, moving off Natural gas and onto electric HVAC systems, will increase costs that Solar can mitigate. A high priority for the elimination of natural gas, which was targeted for completion by late February.	Significant opportunity for visible leadership in sustainability by transitioning a public facility away from fossil fuels. High daytime energy use aligns with solar generation.	Disadvantage: Potential conflict with the building's complex HVAC system. Mitigation: Completion of the decarbonisation project will align with, and enable, the commencement of solar panel installation.
Wharfside	Public element, marketing portion. Included as part of the strategy to ensure the 10 highest energy-consuming sites in the district have solar installed.	Contributes to the "cost-neutral" logic of the Tranche 2 business case. It is a straightforward installation compared to the more "complex" sites. Design includes batteries.	Disadvantage: Mid-tier usage means it only covers a part of facility energy needs. Mitigation: To address high evening electricity demand, battery storage will be utilised to maximise self-consumption, increasing the use of generated solar power from 27% to 65%.
Murupara Service Centre, Pavilion & Aquatic Centre	Ability to work together, Pool takes power in summer, Service centre takes it in winter. Solar will subsidise high operational costs (free for public) through export and self-consumption.	Significant opportunity for visible leadership in sustainability by transitioning a public facility away from fossil fuels. The main building has a flat roof with parapets, while other structures have gable or mono-pitched roofs.	Disadvantage: 2 different ICPs Mitigation: Measures have been taken to assess the feasibility of establishing a single ICP connection versus retaining two separate ICPs. Advice will be sought from Trust Horizon to confirm the most appropriate configuration. Coastal Solar has indicated confidence in the successful delivery of the project under either option.

5 Commercial Case

5.1 Procurement Overview

A full tender process via GETS was conducted for the first tranche of the Solar Panel Project in 2024-2025, from this process two local providers were successful and became our preferred suppliers successfully providing solar solutions to our WDC Council building, Resource Centre and Dog pound.

Based on the successful delivery of the Tranche 1 a secondary procurement process was offered to these suppliers as a closed RFQ.

6 Financial Case

The purpose of the Financial Case is to determine the funding requirements of the preferred option and to demonstrate the recommended option return on investment.

6.1 Funding Source

Trust Horizon is offering a loan to cover the costs of the solar installation through their community financing initiative. Trust Horizon uses Community Finance to administer the loans. The loan operates on a standard basis, where the funds remain with Community Finance, and the Council can draw on the funds as needed. This arrangement provides the Council with flexibility throughout the project. The loan features a highly competitive interest rate of 3.5% with a 10-year repayment term.

As a well-respected community organisation, Trust Horizon has a strong record of accomplishment of funding impactful projects across the Eastern Bay of Plenty. Their mission is to drive transformative investments that benefit the community, and their vision focuses on enabling pride, prosperity, and people. All the interest and repayments will ultimately be returned to the community, through other initiatives run by Trust Horizon. With a particular emphasis on energy initiatives, Trust Horizon aims to build long-term resilience for the district. These values align strongly with Whakatāne District Council.

Other funding sources have been assessed as less favourable. The LGFA green financing options include a Green Social Sustainable and a Climate Action Loan. These have a fixed interest rate of 4.12% in 2025. The floating rate is estimated at 40bps (0.4% above the OCR) in 2025 and rises to 129bps in 2037 (1.29% above the OCR). Private equity companies were also explored and these have varying terms, from only providing discount on electricity to a 7%+ interest rate. The Financial Assessment

Trust horizon offered a 5-year and a 10-year loan options for Solar Tranche 2, they both carry a competitive 3.5% interest rate, but their repayment structures offer different fiscal outcomes for the Council. Although a 5-year loan would allow the Council to clear the debt faster and pay less total interest, we propose the 10-year loan agreement as is the more strategic choice for WDC, it aligns with the project's core principle of "cost neutrality" from the very first day as the 5-year option would require much higher annual payments that the project's energy savings might not fully cover.

By spreading the debt over a decade, the annual electricity savings generated by the solar panels are guaranteed to cover the interest and principal repayments without requiring additional funding. This specific structure ensures zero cost for rate payers as the initiative is funded entirely by operational savings rather than an increase in rates.

Technical and Financial Backup

- Self-Servicing Debt: Financial analysis using averaged actual consumption data confirms that the reduction in grid electricity costs is more than enough to service a 10-year debt.
- Budget Protection: While the 10-year option results in higher total interest over time, it protects the Council's immediate annual budget by keeping repayments low and predictable.
- Governance Alignment: The Council has already approved this 10-year horizon in principle for Tranche 1, recognizing it as the most effective way to deliver emissions reductions while maintaining visible leadership with zero cost to the community
- In addition, the financial case has been strengthened by incorporating projected year-on-year increases in electricity prices. This results in an improved Return on Investment

(ROI) and a shorter payback period compared with the more conservative assumptions used in Tranche 1.

6.2 Investment Summary

The below table details the investment required to install solar across the four sites included in the loan. The investment is based on the quotes attained through the procurement process and includes associated capital costs such as additional electrical works and the Horizon Distributed Generation (DG) application requirements.

A contingency of 20% has been applied, consistent with standard practice for operational capital projects, to manage potential cost variability and delivery risks.

Investment Summary	
Approx. Investment	$366,000
Contingency (20%)	$73,200.00
Total	**$439,200.00 ⟶ $440,000**

6.3 Financial Analysis

The Appendix has the full breakdown of estimated costs and savings during the first ten-year period while the loan is being repaid. Solar installation will result in a decreased electricity cost. This reduction in electricity costs will easily cover the interest and repayments of the loan.

Electricity cost is already budgeted for operational expenditure. By year 10 (2036) once interest and repayments are complete, the Council will realise the full savings per year.

Considering the sharply increasing costs of electricity, decreasing our reliance on grid electricity will be financially beneficial to Council.

Solar Panel lifespan is 25 years, so for 15 years the Council will receive the full savings and potential income. The below tables show the costings, and savings.

The financial analysis used the averaged actuals from 2025 and 2024. The installation of these panels will be a cost neutral exercise for the first 10 years based on conservative modelling. Once the loan has been paid back after 10 years, the full savings will be realised.

These five sites are recommended together, as they gain the Council the best total savings over time.

6.4 Investment Breakdown and Current Electricity Costs of these Sites

The following table outlines each site's proposed investment, incorporating the costs of solar panels, battery storage, and site-specific infrastructure requirements—such as scaffolding or edge protection—alongside the current annual electricity costs for each site.

Site	Approx. Investment	Current Electricity Costs [$/yr]
Riverside Whakatāne Holiday Park	$147,500.00	$28,742.86
Whakatāne Museum (Taketake)	$33,500.00	$37,952.27
Wharfside	$108,500.00	$1,945.27
Murupara Service Centre	$33,000.00	$5,730.20
Murupara Aquatic Centre	$43,500.00	$28,066.66
Totals	**$366,000**	**$102,437.26**

6.5 Grid selling and Hybrid systems

This funding arrangement also provides an opportunity to improve Council's operational resilience while maintaining a conservative financial approach.

While surplus energy export is not relied upon in the core financial modelling, the systems have been designed to allow grid export and battery storage where appropriate.
This ensures that high-value community assets are better protected during outages and peak events, while the business case remains focused on cost neutrality and maximising on-site electricity use.

6.6 Solar Tranche 2: Grid Export and Self-Consumption Estimates

The following table details the projected energy flows for the four priority sites based on Coastal Solar's technical proposals.

Location	System Size (kW)	Self-Consumption (%)	Export to Grid (%)	Main Grid-Selling Insight
Whakatāne Museum (Taketake)	81.0 kW	37%	**63%**	Highest potential for grid export. High exports are due to high generation capacity (103,392 kWh/year) relative to current daytime baseload.
Riverside Whakatāne Holiday Park	102.6 kW	51%	**49%**	Almost half of all generation is exported. This represents a massive volume of energy (approx. 58,000 kWh) available for grid selling.
Wharfside	10.8 kW	65%	**35%**	Better self-consumption due to the integrated 18.08 kWh battery, which stores excess for off-peak use, reducing grid export.
Murupara Service Centre	18 KW	20%	**80%**	Between the two Murupara sites more than half of all generation is exported. This represents more

Murupara Pavilion & Aquatic Centre	28.8 KW	51%	**49%**	than 59,000 kWh available for grid selling.

This specific funding arrangement allows the Council to enhance the district's emergency preparedness and resilience at a minimal capital outlay, effectively securing high-value assets for the community without impacting the cost-neutral performance of the core loan-funded sites

7 Management Case

The Management Case confirms that the proposal is achievable and details the arrangements needed to both ensure successful delivery and to manage project risks.

7.1 Project roles and responsibilities

List of key roles and who holds them:

- Project Owner: Climate Change & Resilience Manager – Lou Hunt
- Project Sponsor: General Manager Strategy and Growth – Leny Woolsey
- Project Manager: Strategic Policy Analyst – Grethell Ibanez
- Properties and Facilities Manager – Paul Check
- Places and Open Spaces Asset Officer – Paul Edhouse
- Energy system specialist (external) – Carl Newby
- Procurement Advisor: Procurement and Risk – Cherie Tongariro

7.2 Use of special advisors

Throughout the process, Council has drawn on the expertise of Carl Newby from Whirika (formerly EMSOL). EMSOL authored the original feasibility study in 2022 and has monitored the Council's energy use since 2018. As an energy specialist with detailed knowledge of the Council's facilities and energy consumption, Whirika has been engaged throughout the project to provide consistent technical advice.

7.3 Personnel implications

This project will require no extra roles or workload responsibilities. Already this project has been part of the Strategic Policy Analyst role who sits in the Climate Change and Resilience team.

7.4 Project Timelines

Task	Indicative Dates
Loan Approval WDC	April 16th
Loan Approval Trust Horizon	May
Refine design and contract the preferred suppliers	May
Start installation	June

8 Risk Management Planning

The key risks are detailed below with the mitigator for each.

Risk Category	Detailed risks	Mitigator
Financial	Initial costs: high upfront costs, taking on additional loan. Would need to see continual returns/savings to ensure interest is covered. Return on Investment: variability in energy prices can affect the expected savings and income. Variations in installation costs and timing can affect the expected investment. Selling to the grid: Genesis and Mercury (current power companies of these sites) currently allow power to be sold back to the grid. Mercury has a fixed rate while Genesis has a floating rate.	Strong, robust conservative financial analysis with multiple scenarios of price increases. Contingency factored into project budget. Selling not factored into modelling.
Technical	System performance: actual energy output could be lower than expected due to unforeseen factors such as potential shading, malfunction, dirt accumulation. Technological obsolescence: Rapid advancements in technology may lead to systems being outdated	Ensure investment in high quality panels, take advice from experts. The system remains grid tied to allow electricity supply to continue should a failure occur. Tranche 1 installs exceed performance modelling
Regulatory and compliance	Grid connection: requirements can vary and may lead to delays.	Working with installation company to allow for this and ensure solid communications.
Environmental	End of life: life span is approximately 25 years, could pose disposal concerns.	Purchase panels which have ethical certification and recycling. In 25 years, this space will highly likely advance due to increased solar being installed.
Operational	Maintenance: could incur additional unforeseen costs. Natural disaster: vulnerable to damage in extreme weather events.	Have a maintenance plan to ensure issues can be dealt with and panels are well maintained.

9 Appendix

9.1 10-years of the Solar being installed

This table shows the first 10 years of the solar panels installed. In these years the loan is still being repaid. Once the loan is repaid (year 10/2036) t
will be fully realised by Council until the end of the panels life around year 25 (2051).

Year	0	1	2	3	4	5	6	7	8	9	10
Total Loan Value	$440,000	$402,592	$363,853	$323,737	$282,194	$239,173	$194,622	$148,487	$100,711	$51,235	-$0
Annual Savings		$92,421	$97,966	$103,844	$110,074	$116,679	$123,680	$131,100	$138,966	$147,304	$156,143
Annual Loan Repayments		$37,408	$38,739	$40,116	$41,543	$43,021	$44,551	$46,135	$47,776	$49,476	$51,235
Annual Interest Payments	3.50%	$14,804	$13,473	$12,095	$10,669	$9,191	$7,661	$6,076	$4,435	$2,736	$977
Surplus		**$40,209**	**$45,754**	**$51,632**	**$57,863**	**$64,467**	**$71,468**	**$78,889**	**$86,755**	**$95,093**	**$103,931**

The above is an inflation adjusted (using the Berle figures) graph on the Councils projected repayments, interest payments, annual costs, savings a
resulting surplus.

9.2 Electricity savings over 15-years (2036-2051)

Year	Holiday Park	Taketake	Wharfside	Murupara Aquatic Centre	Murupara Service Centre	Total
2036	$ 42,559	$ 83,572	$ 4,394	$ 17,582	$ 17,404	$ 167,547
2037	$ 45,112	$ 88,586	$ 4,658	$ 18,637	$ 18,448	$ 177,479
2038	$ 47,819	$ 93,901	$ 4,937	$ 19,755	$ 19,555	$ 188,006
2039	$ 50,688	$ 99,535	$ 5,234	$ 20,940	$ 20,729	$ 199,166
2040	$ 53,729	$ 105,508	$ 5,548	$ 22,197	$ 21,972	$ 210,994
2041	$ 56,953	$ 111,838	$ 5,881	$ 23,529	$ 23,291	$ 223,532
2042	$ 60,370	$ 118,548	$ 6,233	$ 24,940	$ 24,688	$ 236,823
2043	$ 63,993	$ 125,661	$ 6,607	$ 26,437	$ 26,169	$ 250,911
2044	$ 67,832	$ 133,201	$ 7,004	$ 28,023	$ 27,740	$ 265,844
2045	$ 71,902	$ 141,193	$ 7,424	$ 29,704	$ 29,404	$ 281,673
2046	$ 76,216	$ 149,665	$ 7,870	$ 31,487	$ 31,168	$ 298,451
2047	$ 80,789	$ 158,644	$ 8,342	$ 33,376	$ 33,038	$ 316,237
2048	$ 85,637	$ 168,163	$ 8,842	$ 35,379	$ 35,021	$ 335,089
2049	$ 90,775	$ 178,253	$ 9,373	$ 37,501	$ 37,122	$ 355,073
2050	$ 96,221	$ 188,948	$ 9,935	$ 39,751	$ 39,349	$ 376,255
Total	**$ 990,597**	**$ 1,945,217**	**$ 102,282**	**$ 409,239**	**$ 405,100**	**$ 3,883,079**

10 Resolution to Exclude the Public - *Whakataunga kia awere te marea*

10.1 Resolution to Exclude the Public

10.1.1 Resolution to Exclude the Public from Council meeting 16 April 2026

RECOMMENDATION

THAT the Whakatāne District Council **agree** to exclude the public from the following part(s) of the proceedings of this meeting, namely:

1. Public Excluded minutes of Finance, Performance and Risk Committee – 26 February 2026
2. Eastern Bay of Plenty Provisional Local Alcohol Policy Update Report

This resolution is made in accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be).

Item number and General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for excluding the public	Plain English reason for passing this resolution
Item 2: Eastern Bay of Plenty Provisional Local Alcohol Policy Update Report	7(2)(g) - Maintain legal professional privilege	s48(1)(a) The public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7	As per reasons given in the public agenda for the 19 November Extraordinary Council meeting
Item 1: Public Excluded minutes of Finance, Performance and Risk Committee – 26 February 2026	As per reasons given in the public agenda for the Finance, Performance and Risk Committee meeting agenda i.e. S7(2)(a) S7(2)(g)	s48(1)(a) The public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7	As per reasons given in the public agenda for the 19 November Extraordinary Council meeting

1 Standing and Joint Committee Minutes and Recommendations to Council - *Te tohutohu a te Komiti*

1.1 Public Excluded Minutes to be received

1.1.1 Finance, Performance and Risk Committee Meeting - 26 February 2026

2 Reports - *Ngā Pūrongo*

2.1 Eastern Bay of Plenty Provisional Local Alcohol Policy Update Report

2.1.1 Appendix 1 List of Submissions