

Thursday, 5 March 2020

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New Zealand

TO LOCAL RESIDENTS

WESTBROOK SPORT AND RECREATION PRECINCT – TAIWHANGA ROTORUA

Kia ora,

Rotorua Lakes Council would like to share with you the initial concept of a proposed sports and recreation precinct development in Westbrook. The precinct would incorporate Westbrook Reserve, Ray Board Park, Smallbone Park, Rotorua International Stadium, Westbrook netball courts and the Springfield Golf Course.

The precinct concept is proposed to create a vibrant hub for community sport and recreation in Rotorua. Current sports grounds and facilities in Rotorua are insufficient and incapable of coping with future demand and the precinct would provide a home for sports and recreation in Rotorua for generations to come. The development would also create a number of other opportunities for the community, including increased recreation spaces, redevelopment of the Rotorua International Stadium, a venue for events to be held at a local, national and international level, and potential land for a residential housing development.

We are now asking for your feedback on how you value the current Westbrook sports facilities and area, what you would like to see in any future developments, and any other thoughts you may have on the proposal.

Please take the time to read the attached information. For further information and to submit feedback, please visit: letstalk.rotorualakescouncil.nz/westbrook-precinct or contact Council's customer centre on +64 7 348 4199

The feedback gathered will help inform any plans going forward, before funding options are explored, and any final proposal is prepared for submission into Council's 2021-2031 Long Term Plan. The Long Term Plan will also provide a further opportunity for community feedback.

Ngā mihi nui,

Rob Pitkethley
Sport, Recreation and Environment Manager

Westbrook Sport and Recreation Precinct - Taiwhanga Rotorua

What is being proposed? He aha e marohitia ana?

Rotorua Lakes Council is proposing to create a sport and recreation precinct, which would involve Westbrook reserve, Ray Board and Smallbone Park, the Rotorua Stadium, Westbrook netball courts and the Springfield Golf Course. The vision for the precinct is to be the city's principal community hub for local, sub-regional and regional sport and recreation. The proposal would include the redevelopment of the existing International Rotorua Stadium, and the eventual closure of the Springfield Golf Course, whose lease runs out in 2027. The development would also create a number of other opportunities for the community including recreation spaces, and an attractive facility for events to held at a local, national and international level. There is also potential for land to be opened up for residential housing development.

Why is this project important? He aha te tino take o te hinonga?

Many of our sports grounds and facilities in Rotorua are not up to modern standards, and are insufficient to meet current demand and future needs. This is largely due to environmental factors (e.g. geothermal) and other issues associated with previous uses of some sites (e.g. landfill, industrial uses). Research with clubs has shown that there is a need to provide an additional 70 – 80 hours of playing and training time per week and this will increase over time. This is equivalent to about 10 new fields being needed.

We want to create a vibrant and attractive space that brings the community together, is accessible to all and where people have the opportunity to experience multiple sports or activities. We also need to improve the sustainability of our sporting clubs and community groups. The proposal includes the relocation of a number of a sports clubs currently located at other sports fields across the city. By sharing facilities, resources and costs through "Sports Hub" type facilities, clubs can focus on delivering and growing sports and activities that benefit their members.

Who has been part of the project development? Nā wai te hinonga i whakarite?

Council has engaged with all of the local sports field user codes, their regional and national sporting bodies, and existing users of those facilities involved to gain initial feedback and ideas. From this an initial draft Masterplan for the Westbrook Sport and Recreation precinct and a feasibility report has been developed. Council have worked alongside Sport NZ and Sport BOP in the development of the concept.

Council continues to work with Golf New Zealand and the Springfield Golf Course committee on options for the club and its members going forward.

How is this being funded?
I ahu mai te pūtea i hea?

If this project was to progress Council would be seeking funding from project partners, community funds and central government as well as potential funding through the Long Term Plan. Funding could also come from the provision of the allocation of land for residential development.

Potential Residential Development



PROPOSED MASTER PLAN

BUILDINGS/GATES	
B1	Relocated Score Board
B2	Rotunda Stadium
B3	Home of Motorsports Multipurpose Pavilion
B4	Covered Practice Turf
B5	North Park Amenity Building
B6	Existing North Gate & Toilets Buildings
B7	Upgraded Public Toilets
B8	Median/Radio Room
B9	Relocated Score Board
B10	RIS Main Gate & Tickets Storage
B11	Hockey Club
B12	Cricket Club
B13	Netball Club
B14	Park Utility Building
B15	Private Golf Club
B16	Relocated Cricket Practice Nets

PG1-2	Precinct Gateway Plaza
G1-3	Sports Park Gateway Active Recreational

FIELDS & STRUCTURES	
RB1	Ray Brook Field 1 Artificial Turf
RB2	Ray Brook Field 2 Full Field (Future Artificial Turf)
RB3	Ray Brook Field 3 Full Fields
RB4	Ray Brook Field 4 Warm Up Area
RB5	Future Possible Field
RIS1	RIS Field 1 Hockey Turf 1
RIS2	RIS Field 2 Hockey Turf 2
WB1	Westbrook Field 1 Cricket Oval
WB2	Westbrook Field 2 Existing Netball Courts
WB3	Westbrook Field 3 Storm water Retention Area
JF1-5	Junior Fields
ES1	Event Support Area

ROADING & PARKING	
PRIS	RIS Event/Staff Parking
P1	Westbrook Fields Parking
P2	Ray Board Fields Parking
P3	Ray Board Fields Parking
P4	Netball Parking
P5	Netball Parking
P6	Private Golf Club Parking
PT	Temporary Events Parking

GC	Golf Course Private Land
BRT	Ped/Cycle Bridge
BR2	Ped/Cycle Bridge



ACTIVITY ZONES
SCALE 1:5000 (A3)

