



**Western
Bay of Plenty**
District Council

Wilson Park, Waihi Beach - Concept Plan

Decision story

Creating a concept plan



Wilson Park is a 3 hectare recreation reserve near the town centre in Waihi Beach. It is currently used for events (including markets and movie nights), sport and recreation (including walking and use of the embankment area and its amazing views), and family activities (including play and picnics).

In 2006, a concept plan for the park was adopted but not implemented as funding was reprioritised to other reserve projects in the area. A concept plan is an overview for how a site could be developed, based on community feedback. The 2006 concept plan included facilities to support use of the reserve as an events space such as an amphitheatre and viewing platforms, and large trees through the middle of the park and along the boundaries.

The Waihi Beach Community Plan identifies the need to enhance Wilson Park as a major events space for the community. Through the 2021-2031 Long Term Plan, Council agreed to the Waihi Beach Community Board request for funding to be brought forward, to progress the concept plan review process.



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Western Bay of Plenty
District Council

For our people

Wilson Park Waihi Beach



Engaging with the community

We know that Wilson Park is much-loved by the community, so our starting point was to learn what people use the space for now, how they want it managed for the future and to see if the 2006 concept plan was still relevant. Pre-engagement to seek community ideas and identify future use opportunities for the park took place from 28 February to 27 March 2022.

Your feedback didn't support most aspects of the 2006 concept plan and instead identified that only a few changes were required to make the most of what is there and how it is used, including:

- Retention of open space areas to support continuation of existing activities.
- Retention of Pohutukawa trees and orchard.
- No planting of large trees along the fenceline.
- Upgrade of existing toilets.
- Power for events.
- Planting for shade.
- Concerns about stormwater and drainage.
- Improved entranceway and signage.

These changes formed the basis of the 2022 draft concept plan which was adopted for community consultation on 14 June 2022.

Formal consultation on the draft concept plan took place from 17 June to 17 July 2022. Opportunities to engage on the draft concept plan were published on Council's website, Facebook page and advertisements in the local newspaper. Letters were sent to neighbouring properties, Marae, pre-engagement submitters and Tangata Whenua representatives and feedback forms were available at the Waihī Beach Library. A 'Have Your Say' event was held on 2 July 2022 at the Waihī Beach Community Centre. We had 63 pieces of feedback on the draft concept plan.

Key decisions made

The final concept plan incorporates the key issues relating to the site that we heard are important to the community through the engagement process. After considering feedback on the layout and facilities in the draft concept plan there were some minor amendments made to the concept plan.

The majority of feedback supported the draft concept plan and considered that it caters to most users of the park. The concept plan retains the open space nature of Wilson Park while undertaking work to mitigate the impacts of stormwater on the site, upgrading the toilets, improve the main entrance and connecting power to the site to enable it to continue as an events space for the Waihi Beach community.

Further suggested improvements included provision of additional features. The final concept plan includes rubbish bins, dog poo bins, drinking water station, seating and bike racks.

Some feedback raised concerns about the impact of vegetation proposed around the edge of the park, on adjacent properties. The final concept plan retains the vegetation and recognises that ensuring line of sight and access

to the park for adjacent residents is a priority when this planting is undertaken. The existing orchard will be retained, and any expansion will be subject to a community group taking ownership of the space. The planting of the drainage reserve is retained in the final concept plan as this will help filter and cleanse the water and improve the amenity of this area of the park. It is noted that broader assessment work is underway on stormwater and drainage issues at Waihi Beach.

Several issues were raised regarding carparking and traffic management when large events are on. Council will continue to work with event organisers to ensure robust traffic management plans are in place for large scale events, and encourage the promotion of walking and cycling to these events. The entranceway and signage improvements will provide the ability to recognise



cultural values with the site and Council will work with mana whenua on this.

Some concerns were raised about the cost of implementation. The concept plan has been significantly scaled back from what was originally proposed for Wilson Park, as a response to community feedback through the pre-engagement and recent consultation process on the draft concept plan.

The need for a park upgrade has come from the community as it was identified in the Waihi Beach Community Plan and by the Waihi Beach Community Board.

For further information on the feedback provided to the draft concept plan and Council's response to this please see our [report to the Policy Committee](#) on 23 August 2022.

Implementation of the concept plan



Concept plan costings are up to \$460,000 depending on final specifications.

The 2021-2031 Long Term Plan includes funding of \$45,000 for implementation of the concept plan in 2022/2023.

The balance of funding required to implement the concept plan will be considered in the 2023/2024 Annual Plan.

Wilson Park, Waihi Beach Adopted concept plan

- Key:**
- 1 Low lying native fence-line planting
 - 2 Seating areas
 - 3 Specimen trees - sparse & low, providing shade
 - 4 Bike racks
 - 5 Toilet block, upgraded with water source for drinking and/or washing. Rubbish bin and dog poo bag dispenser here also
 - 6 Existing trees
 - 7 Signage and interpretation panels, 2 x comprehensive, 2 x simple
 - 8 Potential power outlets, 1 at toilet block and 1 between the main entrance & pedestrian entrance
 - 9 Feature entranceway
 - 10 Permeable paving entrance & car park
 - 11 Drainage feature connecting to existing drain
 - 12 Extended orchard/Wahinga kai & area for community education
 - 13 Pedestrian/maintenance equipment entrance



The full adopted concept plan is available at: haveyoursay.westernbay.govt.nz/wilsonpark



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Ngā Kuri-a-Whārei ki
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