

Tairua Youth Zone

TO	Tairua-Pauanui Community Board
FROM	Sam Marshall - Area Manager Whangamata/Tairua-Pauanui
DATE	23 May 2012
SUBJECT	Tairua Youth Zone

1 Purpose of Report

For the Tairua-Pauanui Community Board to receive updated cost estimates for the Youth Zone plans based on the revised design and the confirm the final design.

2 Background

- The proposal to establish a youth zone in Tairua has been the subject to extensive community consultation through Local Government Act 2002, Reserves Act 1977 and Resource Management Act 1991 processes. The project and design is included in the Tairua Pauanui Reserve Management Plan.
- As these different processes progressed there was the opportunity for different sections of the community to have input to the proposal. From the processes completed it was clear that there were strong views both in support of and opposition to the proposal within the Tairua community.
- Resource consent was required for the earthworks and noise aspects of the proposal. This was lodged on 11 January 2011 and publicly notified on 4 February 2011. While full public notification was not required, due to the wide public interest in the project, full public consultation was requested by TCDC in its applicant role and subsequently carried out. Submissions closed on 4 March 2011 with 409 submissions being received, 45 in opposition and 364 in support of the resource consent application.
- Due to the volume of information provided within the submissions, Council's consents department indicated it was unable to process the application within the time limits set out in the Act and advised that as the consenting authority it had extended the processing time limits to twice the time limits specified in the Resource Management Act.
- With the opposition to the proposal in the community the Tairua-Pauanui Community Board requested Council put the resource consent application on hold pending investigations into alternative sites for a youth zone within Tairua.
- Further discussions on the design were held with representatives of the Tairua Youth Forum Incorporated and neighbouring landowners/Protect Cory Park Domain Incorporated. The Pepe Reserve was reinvestigated again as an alternative to the Cory Park Domain location. Similar issues were encountered in this investigation as were traversed in the initial consideration of the Pepe Reserve site early in the project. The Pepe Reserve site is not considered to be a better location than the Cory Park Domain site and the proposal is that the location remains as originally proposed on the Cory Park Domain. A design change from the initial concept is that the skateboarding component of the original design has been removed after discussions with the parties.

- In January 2012 the Tairua Youth Forum advised the Tairua-Pauanui Community Board that they wished to proceed with the Youth Zone at the original site located at the Cory Park Domain (as approved in the Reserve Management Plan) but without the skate aspect of the proposal.
- Removing the skateboarding component removes the requirement for resource consent to be obtained under the Resource Management Act 1991 and Thames-Coromandel District Plan as the project can comply with the relevant rules. If the original design including the skateboarding component is progressed, resource consent is required and the process that is partially completed will need to be re-activated. Given there is strong opposition to the skateboarding component from some neighbouring landowners this may involve considerable cost and time
- A revised concept plan for the Tairua Youth Zone without the skate aspect was prepared by SOUL Environments and presented to the Community Board and Youth Forum for their information in March 2012 and is attached to this report for confirmation by the board (**Attachment A**).

3 Issue

To progress to the construction phase of this project the board need to be aware of the equipment and installation costs for the project as well as providing final confirmation of the design.

4 Discussion

- In April 2012 the Tairua-Pauanui Community Board requested that staff obtain pricing for the equipment for the youth zone based on the revised concept design. This information is still being generated and will be tabled at the meeting.
- The remaining budget for the Tairua Youth Zone project of \$100,000 from the 2011/12 financial year will be carried over to the 2012/2013 financial year as confirmed in the 2012/2022 Ten Year Plan to be adopted by Council at their 27 June 2012 meeting.
- The Tairua Youth Forum has raised \$20,090 of their \$25,000 contribution to the project. The community board may wish to require the remainder to be raised or to accept that the current amount is an adequate contribution.
- Given the cost associated with the objections to the project and the resource consent process there will be a shortfall between the available budget and the cost of construction. In order to completed the project in a timely manner and achieve a positive outcome for the wider community, the community board may wish to recommend that the shortfall be funded by Council.
- Two local funding sources (funded by the Tairua-Pauanui area ratepayers) are the Tairua-Pauanui Land Subdivision Reserve (with a current balance of approximately XXXX and Tairua Pauanui Local Consolidated Retained Earnings Account with a current balance of XXXX).
- Annual operating and maintenance costs are expected in be in the order of \$2000 - \$3000 per year given the costs of maintaining similar facilities in other communities. These costs would be funded via the Tairua-Pauanui Parks and Reserves activity.

5 Suggested Resolution

That the Tairua-Pauanui Community Board:

1. Receives the report.
2. Confirms the Cory Park Domain - Tairua - Coromandel / Option 1 (no skate) Revision A dated February 2012 Preliminary Concept Plan by Soul Environments as the design to be constructed on Cory Park Domain Tairua (noting that minor amendments may be required in the detailed design/construction process).
3. Considers any funding shortfall between the available budget and the construction cost estimate and whether it wishes to recommend to Council that an additional amount be funded to allow the project to proceed.

References-Tabled/Agenda Attachments

Attachment A Cory Park Domain - Tairua - Coromandel / Option 1 (no skate) Revision A dated February 2012 Preliminary Concept Plan.

Attachment A

[Tairua Youth Zone: Proposed new concept plan for Youth Zone Cory Park...](#)