

Te Puāwaitanga – Bay of Islands Sports Hub

Frequently Asked Questions

July 2026

1. What is the council consulting on?

The council is seeking community feedback on a proposal to sell or lease approximately 10 hectares from a total 46 hectares of land at 1936 State Highway 10, Waipapa, known as Te Puāwaitanga – Bay of Islands Sports Hub.

2. Why does the council want to sell or lease this land?

The council is investigating potential funding opportunities to support the future development of Te Puāwaitanga – Bay of Islands Sports Hub.

The sports hub is currently only partially developed with any future facilities currently unfunded. This consultation gives the community an opportunity to provide feedback on whether some land not currently used should be sold or leased to help fund future sports, recreation and community facilities at the site.

3. How much of land is proposed for sale or lease?

Approximately 10 hectares of the total 46-hectare property. The area is located at the northern end of the site and has frontage to State Highway 10. In the map below, the red outline shows the proposed sale or lease area.



4. Will any sports fields or recreation facilities be lost?

No.

The sports hub currently occupies approximately 12 hectares out of a total of 46 hectares on the site. A [2026 needs assessment](#) identified approximately 20.8 hectares for sports and recreation needs through to 2053, and an internal review identified up to a total 30 hectares may be required for additional sports, recreation and community uses.

The land being considered for sale or lease falls outside these identified requirements and is not expected to affect current or future sporting, recreation or community needs at the site.

5. What will the land be used for once it is sold or leased?

No decision has been made about how the land would be used if it were sold or leased.

However, because of its location opposite the Waipapa retail area and its frontage onto State Highway 10, the area has been identified as potentially suitable for commercial and retail development.

6. How will the proceeds from the sale or lease be used?

Any proceeds from a sale or lease would be ring-fenced into a dedicated reserve account for Te Puāwaitanga – Bay of Islands Sports Hub and could only be used for future development at the site.

This could include additional sports fields, club rooms, indoor courts, walking tracks, parking and infrastructure upgrades.

7. Why can't the council fund future development through rates?

Future development will likely require a mix of funding sources, including grants, partnerships, development contributions, user charges, external funding, and potentially, asset recycling.

The council must balance investment in Te Puāwaitanga with maintaining affordability for ratepayers and funding other services across the district.

8. Why is public consultation required?

The land is held as park land under the Local Government Act 2002. Section 138 of the Act requires the council to consult with the public before disposing of all or part of a park.

The Act defines a park as “land acquired or used principally for community, recreational, environmental, cultural, or spiritual purposes; but does not include land that is held as a reserve, or part of a reserve, under the [Reserves Act 1977](#)”.

As this land was purchased for the purposes of developing the Bay of Islands Sports Hub, it fits the definition of a park.

9. What happens after consultation closes?

Council staff will analyse all feedback received and prepare reports for the Bay of Islands-Whangaroa Community Board, Te Koukou Committee for Transport and Infrastructure, and the council.

The council will then consider the feedback and decide whether any further work on sale or lease proposal should proceed, and staff will investigate viable options.