

Whakatāne Sportfishing Club Relocation

Special General Meeting – Frequently Asked Questions

These FAQs provide members with a concise summary of the questions raised ahead of the SGM and the current position.

Some matters remain subject to final design, funding, approvals, contracts or governance decisions.

Contents

Why does the Whakatane Sportfishing Club need to relocate?	2
Where is the Club relocating to?	2
Has the relocation changed from the option members considered in 2024?.....	3
Who is responsible for the relocation?	3
Who is forcing the relocation?	3
How much will the relocation cost and how much funding is still required?	3
How will any funding shortfall be managed?	3
Is WDC paying all of the relocation costs?	4
Is BOPRC contributing to the relocation cost?	4
What happens if contractors overrun the budget?.....	4
Can members see the detailed costs and contracts?.....	4
What has the expenditure to date delivered?	4
What protections are in place against further delays or cost overruns?	4
If the Club cannot raise the shortfall, what happens?.....	5
Why was the previous (Local Government Funding Agency) LGFA loan option dropped?.....	5
Can the Committee share the business case for the relocation?	5
Why are the new foundations more extensive than originally expected?.....	5
Are the foundation and floodwall earthquake standards the same?	5
Will services be ready before the building is placed on the new foundations?.....	5
Why wasn't there discussion with former builders of the Club?	6
Why isn't the long-term lease sorted yet?	6
When will the Club move?	6

How long will the move take?.....	6
How long can the Club remain operating at the existing site?	6
Will the Club need temporary premises?.....	6
When will the Club reopen?	7
What will happen to members, staff and events?	7
How will full members be kept engaged?.....	7
Can social members vote on matters relating to the relocation?	7
Can social members have places on the Committee?.....	7
Why have the costs and forecasts changed?	8
Why weren't members told sooner?	8
Can the Harbour Board endowment fund be used to help fund the relocation?	8
Note	8

The relocation and current position

Why does the Whakatane Sportfishing Club need to relocate?

The Club's current location sits outside existing flood protection defences. This impacts the long term sustainability of the club.

The relocation will allow a wider programme of flood protection and riverfront works around the Whakatāne River to progress while providing the Whakatane Sportfishing Club with a long-term home in the same general riverfront area.

The relocation is being planned alongside the Regional Council's flood protection works and Whakatāne District Council's riverfront works. These are separate projects, with each organisation retaining responsibility for its own work.

The objective of the relocation is to relocate the Club in a way that allows it to continue operating as a strong, viable Club while retaining its important connection with the river.

Where is the Club relocating to?

The Club is proposing to relocate to a new site to the west of its current location, adjacent to the Whakatāne Wharf area.

The site has been incorporated into the wider riverfront planning and is intended to provide the Club with a long-term location while allowing the flood protection and riverfront works to proceed.

Has the relocation changed from the option members considered in 2024?

No. The current proposal remains to relocate the Club to the proposed site west of its current location and retain its connection with the river. The proposal has now progressed into more detailed design, consenting, foundation and construction planning.

Who is responsible for the relocation?

The Club is responsible for progressing the relocation of its building, including its funding, project management, member engagement, construction arrangements and eventual move.

WDC is responsible for the riverfront integration works, and with meeting its obligations under the lease agreements between the Club and WDC.

BOPRC is responsible for flood protection works, including Project Future Proof Stage 3B.

The three parties need to work closely together because the projects are interdependent, but this does not change the underlying responsibilities of each organisation.

Who is forcing the relocation?

The relocation decision was made by the Club in late 2024. This shift is connected to the wider flood protection and riverfront programme. It is not accurate to attribute the relocation to one individual or organisation.

The Regional Council is delivering flood protection works through Project Future Proof, WDC has its own riverfront responsibilities, and the Club is responsible for progressing its relocation.

Funding and costs

How much will the relocation cost and how much funding is still required?

The current project cost and remaining funding requirement will be presented at the SGM using the latest QS and funding work.

The figures should be understood as the current position rather than an unconditional final cost. Further cost assurance is being undertaken as design, consenting and construction arrangements are finalised.

How will any funding shortfall be managed?

The current funding pathway is expected to involve a combination of Club resources, fundraising, external funding opportunities and commercial lending.

The Club is working through potential borrowing arrangements. The final arrangements will be confirmed once the relevant cost, funding and approval processes have been completed.

Is WDC paying all of the relocation costs?

No. WDC has provided compensation funding as required under the terms of the Clubs current lease. The remaining cost is being addressed through the overall funding arrangements being developed by the Club.

WDC is not responsible for funding any shortfall and there is currently no agreed WDC contribution to the Club's relocation cost, aside from the compensation payment outlined above, and funding the move of an existing stormwater pipe to accommodate the new building location.

Is BOPRC contributing to the relocation cost?

BOPRC is responsible for Project Future Proof, and the associated flood protection works. BOPRC is not responsible for funding the Whakatane Sportfishing Club relocation and there is currently no agreed BOPRC contribution to the Club's relocation cost.

What happens if contractors overrun the budget?

Responsibility for any cost overrun depends on the relevant contract terms, the reason for the overrun and the project's funding and governance arrangements.

The project is being managed with contingency and risk allowances, and continued cost assurance.

Contract-specific information will be provided where appropriate and subject to commercial considerations.

Can members see the detailed costs and contracts?

Supporting cost information can be provided where appropriate, subject to commercial and contractual considerations.

The value of contracts entered into to date should be distinguished from the total current project cost estimate.

What has the expenditure to date delivered?

Expenditure to date has supported the work required to progress the relocation, including design, geotechnical investigations, engineering, consenting, project management, specialist advice, contractor engagement and construction planning.

What protections are in place against further delays or cost overruns?

No project can provide an absolute guarantee that there will be no further delays or cost changes.

The key requirement is that risks are identified early, responsibilities are clear, decisions are made at the appropriate level, and material issues are escalated promptly.

If the Club cannot raise the shortfall, what happens?

If the required funding cannot be secured within the timeframe needed to complete the project, the programme and funding arrangements would need to be reviewed by the parties responsible for them. The Club remains responsible for securing the funding required for its relocation.

Why was the previous (Local Government Funding Agency) LGFA loan option dropped?

There have been several funding options considered as the project's cost, timing and requirements have developed. The funding pathway has therefore evolved, and the focus now is on an approach that is achievable and sustainable.

Can the Committee share the business case for the relocation?

The Club has been working through the financial implications of the relocation as part of its funding and project planning. Where a business case or financial information can appropriately be shared, the Committee will provide it or explain what information can be made available. Commercially sensitive or unfinished material may need to be treated separately.

Design and construction

Why are the new foundations more extensive than originally expected?

As the project progressed into detailed design, consenting and construction planning, more detailed geotechnical, structural and building requirements were identified. This included more extensive foundation requirements than were reflected in earlier estimates. The foundation design has been updated to comply with current building consent requirements.

An independent review of the project recommended further independent cost assurance.

Are the foundation and floodwall earthquake standards the same?

The floodwall and the Club's new foundations are separately engineered assets with different functions, design requirements and consent requirements.

The Club foundation design has been developed in response to the site conditions and the requirements applying to the relocated Club facility.

Will services be ready before the building is placed on the new foundations?

The relocation plan includes foundations, services and preparation for the building move. Detailed sequencing will be managed through the construction programme, including the requirements for connections, fit-out and compliance.

Why wasn't there discussion with former builders of the Club?

The relocation project has been informed by specialist architectural, engineering, geotechnical, project management, and construction expertise. Current building standards must be met, and the existing foundation design does not comply with those standards. As a result, consultation with the former builders would not provide information that would assist the current project requirements.

Programme and Club operations

Why isn't the long-term lease sorted yet?

The lease and occupation requirements are being worked through between the Club and WDC. The new lease will provide for the construction activities and reestablishment of the Club operations.

When will the Club move?

The current programme anticipates the building being relocated in April 2027, subject to the necessary funding, consent, construction, lease requirements and site requirements.

How long will the move take?

The precise duration of the physical move will depend on the final relocation methodology, site preparation, services, access, safety and compliance requirements. The current programme provides for the building move in April 2027, followed by fit-out, compliance and reopening work. We expect the club will need to be temporarily closed for up to three months.

How long can the Club remain operating at the existing site?

The current programme is for the Club to remain operating at its existing site until late March 2027, with the building move planned for April 2027.

This is subject to the relevant lease, safety, site access, construction and programme requirements.

Will the Club need temporary premises?

The current intention is for the Club to continue operating from its existing premises while the new facility is being prepared. Noting there will be impacts for members between now and March 2027, as there is significant building works underway on the site.

If temporary accommodation is required because of the construction programme, access requirements or other circumstances, the Club will need to determine the most appropriate operational arrangements.

When will the Club reopen?

The Club will reopen once the building has been relocated and the necessary fit-out, services, compliance and operational requirements have been completed.

A confirmed reopening date will be announced once the relocation, and associated works are sufficiently advanced to provide confidence in the timing. We expect the club will need to be temporarily closed for up to three months.

What will happen to members, staff and events?

The intention is to minimise disruption to Club operations and maintain the Club's activities for as long as practicable.

The Club will need to develop detailed arrangements for member access, events and activities, staff and volunteers, storage and equipment, temporary operating arrangements if required, and reopening.

Governance and membership

How will full members be kept engaged?

The SGM is an important part of that engagement. Members have submitted questions and will receive a presentation and Frequently Asked Questions document explaining where the project stands and the pathway ahead.

Members should expect regular updates through existing channels as significant milestones and decisions are reached.

Can social members vote on matters relating to the relocation?

There are no matters to be voted on. Voting eligibility is governed by the Club constitution/rules and the formal notice and purpose of the meeting.

Can social members have places on the Committee?

Membership rights, voting arrangements and Committee representation are matters for the Club constitution/rules and the Club's governance processes. Any proposed change would need to follow the process available under those rules.

Questions about earlier decisions

Why have the costs and forecasts changed?

The cost estimate has become more detailed as the project has progressed. Earlier estimates were based on less-developed information. As the project has moved through design, consenting, procurement planning and contractor engagement, additional costs and risks have been identified.

The foundation methodology has been updated to comply with current building consent requirements, while project management, consultant costs and contingency allowances have been reviewed.

Why weren't members told sooner?

The Committee made the decision to work through commercial; legal, funding and governance matters internally before communicating more broadly with members. This approach was taken to allow time to better understand the issues, assess options and determine possible next steps. The important thing now is to provide members with a clear picture of the current position, explain what has happened, acknowledge what remains unresolved and provide a clear pathway forward.

Can the Harbour Board endowment fund be used to help fund the relocation?

No - the Harbour Fund does not provide funding to community groups, individuals or clubs for their projects. WDC has not made any decisions to contribute to the Club's move beyond the compensation required under the lease.

Please note - some answers above deliberately state if a matter is still being worked through.