



Recreation Complexes

Community Facility Strategy Sub-Plan

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Action Plan

This Action Plan summarises the key parts of the Recreation Complexes Sub-Plan – the key issues and opportunities, the objectives and the actions. The main body provides the details of this plan.

Key issues and opportunities			
Provision <ul style="list-style-type: none"> • Aging and deteriorating facilities such as the Feilding Civic Centre. • Multi-use adaptable complexes. • Proposed Feilding Sports Centre • Proposed upgrade to South Street Courts, Feilding • Investment in key recreation complexes. 	Levels of Service <ul style="list-style-type: none"> • Demand management needs to be addressed. • Only single indoor court facilities currently available. • Manfeild Stadium is not achieving occupancy levels. 	Management & Monitoring <ul style="list-style-type: none"> • Good decision making. • Significant investment/divestment based on robust decision making. • Historical buildings have high community value, cost and take time to develop. 	
Key objectives			
Provision An appropriate number of recreation complexes are provided throughout the District for the range of community needs.	Levels of Service District and local level recreation complexes that are fit for purpose, safe, accessible and meet legal standards.	Management & Monitoring Recreation complexes have good occupancy rates, are affordable and sustainable to the community.	
Operational Actions			
Key Action	Partners	Cost (est.)	Timeframe
1. Investigate options to meet targeted occupancy levels and seek to diversify the complex to new user groups (where conflict is not created).	Facility Operators	No Cost	2020-2023
2. Create a promotional plan to increase public awareness and overall use of complexes.	Facility Operators	TBC	2020-2023
3. Ensure communication plan (including identified key stakeholder sensitivities) is in place before any changes to a recreation complex occur.	Facility Operators & Stakeholders	No Cost	2020-2023
4. Council will ensure complex operators have an asset management plan in place to maintain equipment and building renewal. This will be monitored annually.	Council	No Cost	2021-2024
5. Council to identify, confirm, and regularly review the financial model applied to recreation complexes.	Council	No Cost	2021-2024
Investment Projects			
Key Action	Partners	Cost (est.)	Timeframe
7. Complete essential work to make Feilding Civic Centre fit for current use (as per recent decision from Council for partial roof replacement, spouting, storm water and drainage repairs).	Council	\$576,000	2020-2021
8. Apply the investment process to Manfeild Stadium to determine the appropriate option for repurposing the complex. Consider relocation of indoor court activities from the Feilding Civic Centre to be relocated to Manfeild Stadium.	Council & Manfeild Park Trust	TBC	2021-2022

9. Consider Masterplan for Manfeild Park and investigate its potential as the districts Recreation Hub for future adventure sport activities.	Council & Manfeild Park Trust	TBC	2022-2023
10. Feilding Civic Centre to be taken through the investment/divestment process alongside and in comparison with Manfeild Stadium to determine the future of the facility.	Council & Stakeholders	TBC	2021-2022
11. Investigate and consider the inclusion of other future facilities in the investment process alongside Feilding Civic Centre, Manfeild Stadium, proposed Feilding Sports Centre and South Street Courts upgrade for comparison.	Council & Stakeholders	TBC	2021 - 2022
12. Complete essential upgrade work to enable The Old Tote Building to be a fit for purpose community facility.	Council	TBC	2021 - 2024
13. Investigate the options to increase Te Kawau Recreation Centre's occupancy including the potential to create a 'southern' hub for sport and recreation in the district.	Council & Te Kawau Recreation Centre Trust	TBC	2022 - 2023
14. Investigate the options to create a sustainable 'northern' hub for sport and recreation in the district.	Council	TBC	2024 - 2025
15. Reassess the future development options for the Makino Aquatic Centre (i.e. the hydrotherapy pool) as a part of Council's 2021-2031 Ten Year Plan.	Council	TBC	2021 - 2022



1. Introduction

Manawatū District Council¹ (the Council) provides recreation complexes to facilitate healthy lifestyles, wellbeing and a vibrant, connected community. They provide the physical spaces for the community to engage in physical and leisure activities or attend events. The Manawatū District currently has local level sub-regional provision² of recreation complexes; however, some facilities are underutilised or have considerable condition issues.

To continue to provide enough local and District quality facilities, Council should first look to consolidate some existing facility provision into one and optimise to improve the provision of other complexes before considering new build facilities. Developing multi-use, adaptable spaces in partnership with others will increase occupancy, provide greater benefit (and higher returns) to the community, strengthen management approaches and provide for the changing needs of the community into the future.

Specifically, the contribution that recreation complexes make to the Community Facilities Strategy Vision aims to:

‘Provide fit-for-purpose, adaptable District or local level recreation complexes to enable health and wellbeing outcomes for the community’.



¹ Council have a role under the direction of the Local Government Act 2002, to “meet the current and future needs of their communities for good-quality local infrastructure, local public services, and performance of regulatory functions” (Section 3(d)).

² Manawatū District Community Sports Facilities Provision Plan, December 2018

2. Goals

To achieve this aim for the Recreation Complexes Sub-Plan (the Plan), recreation complexes will:

- have a clear rationale as to **why Council provide them** and the **priority actions** across the network to achieve the 30-year vision. Through this Council can effectively plan and budget for developments well in advance.
- be **highly utilised** by a variety of users.
- be **connected and accessible** for all abilities.
- be located **where the greatest need is** to sustain the complex type.
- provide the right type of recreation facilities for **local and District level**.
- be **multi-purpose, good quality and versatile spaces** that support changing community needs into the future.
- be in a **condition that meets community expectations** (safe and legal standards).
- have a **coordinated and effective approach**³ including **accurate and up-to-date data** and information.
- be supported through **partnerships and collaborative opportunities** with key stakeholders.

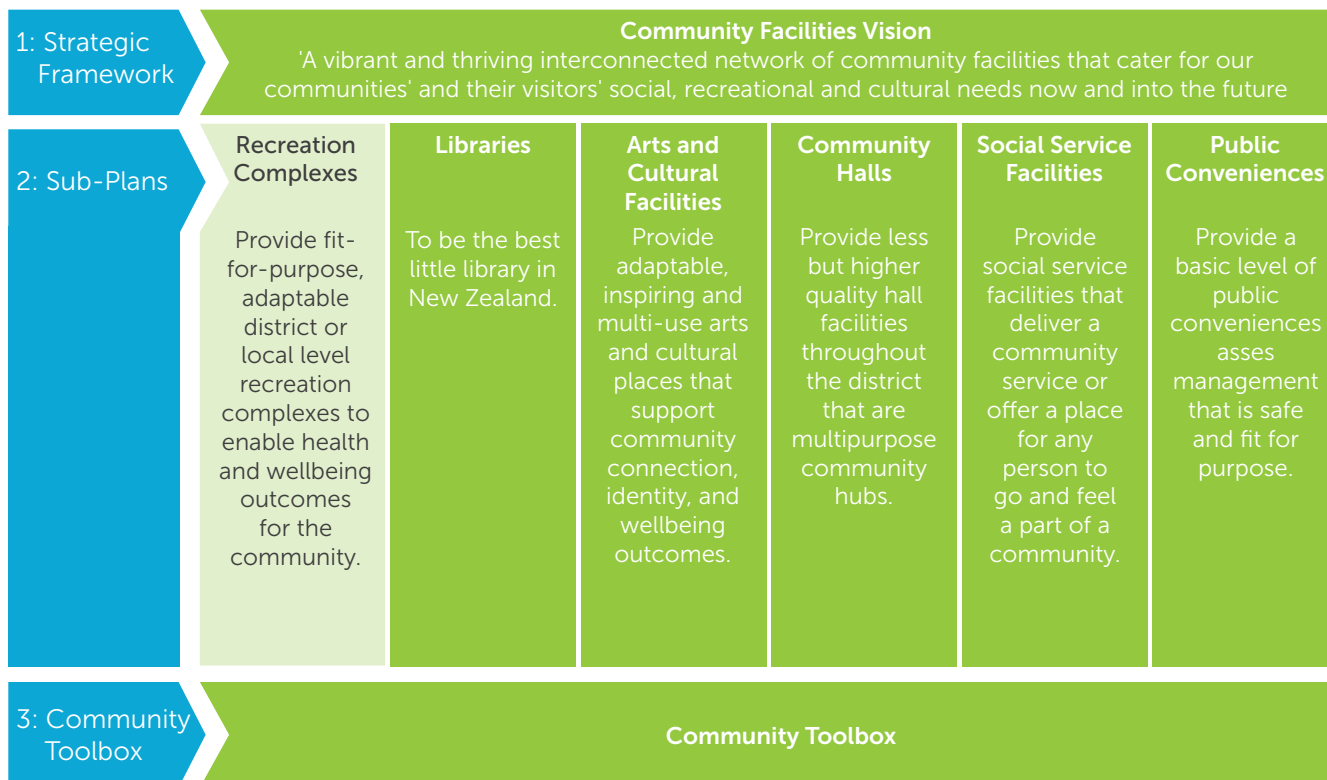
³how our recreation complexes are being booked, operated, managed, planned for and developed.



3. How this Sub-Plan Fits

This Recreation Complexes Sub-Plan is one of six created as part of the Community Facilities Strategy. The sub-plans are guided by the Strategic Framework and are supported through the Community Toolbox⁴.

This Sub-Plan is a way for Council and the community to understand the recreation complexes network and how it is intended for development over the next 30 years. It will assist Council to make decisions on planning recreation complexes provision and distribution.



⁴The community toolbox provides decision making guidelines and other background information that inform the key priorities and actions in this Sub-Plan.



4. Scope

The Recreation Complexes Network has been broken into three tiers⁵ (Table 1). The scope of this Sub-Plan primarily relates to 'Tier 1 and 2, high profile' recreation complexes that provide large multi-use spaces refer to Table 1 below. Tier 3 (along with medium and low profile facilities) are included to capture the wide range of recreation complexes that contribute to the network as a whole and support the active and passive recreation activities of the District.

Table 1 - Tiers for recreation complexes

Tier 1	Council owned recreation complexes (including land) for public use, (for example, the Feilding Civic Centre).	Council owned
Tier 2	Council have a vested interest and/or there is a potential future risk that Council may contribute greater financial assistance to the facility, (for example, Manfeild Stadium).	Council vested interest
Tier 3	Recreation complexes owned by another organisation, (for example, a Ministry of Education owned complex).	No Council vested interest

Tier 2 and 3 facilities are not owned by Council and therefore, partnership with other complex owners will be important to help achieve some actions identified in this Sub-Plan, particularly relating to Manfeild Stadium and other identified future facilities. This Plan also closely supports the Manawatū District Community Sports Facilities Provision Plan and the Leisure and Recreation Asset Management Plan 2021-2031 (in development). The Plan has only a minor reference to Aquatics facilities. The Feilding Civic Centre⁶ has also been captured in other Community Facilities Sub-Plans



⁵ Facilities identified within the three tiers can use the Strategy and Investment Framework to make decisions on recreation complexes provision and distribution.

⁶ The Social Services and Performing Arts Sub Plan also address this facility in their respective contexts.

5. Current Recreation Complex Provision and Distribution

Fit for purpose

The type and location of recreation complexes within the network will impact people's ability to access the opportunities and benefits these buildings provide such as physical and mental health. Gaps in provision create unequal access to opportunities and too many complexes are an inefficient use of public money and unaffordable for the community. Therefore, the network needs to provide a sufficient number and appropriate quality of recreation complexes for current and future community needs.

Demand

The demand for recreation complexes is driven by a range of factors including but not limited to:

- projected population growth (although this has only been identified in some parts of the Manawatū District⁷)
- increased participation in particular indoor sport and recreation activities such as Basketball, Badminton, Gym Sports, Volleyball, Ki o Rahi, Futsal, yoga and pilates.
- improved access to complexes i.e. through increase public and active transport options.



⁷ Manawatū District Facilities Plan (2018)

Provision

There are currently sufficient local and district level recreation complexes provision with four indoor court facilities dispersed in the Manawatū District (Feilding Civic Centre, Feilding High School, Te Kawanu Recreation Centre, and Sanson Hall⁸) where recreation activities can occur. These courts are either three quarter sized or full sized Basketball courts with limited capacity to support multiple indoor sport activities. The National Facilities Strategy for Indoor Sports (2013) recommends one court for every 9,000 people⁹.

Table 2 below identifies the current network provision which has been split into the three tiers (as explained in Section 4). These have been categorised into three hierarchies (high, medium and low profiles) that identify the nature of facilities within a specific tier (see Table 2 below for more detail).

Table 2 - Recreation complexes network (tier and hierarchy)

Recreation Complexes Network	High Profile	Medium Profile	Low Profile
Tier 1	<ul style="list-style-type: none"> • Feilding Civic Centre (stadium) • Te Kawanu Recreation Centre, Rongotea • Makino Aquatic Centre • The Old Tote Building • Sanson Hall 	<ul style="list-style-type: none"> • Various Changing rooms and club rooms • Johnstone Park Bowling clubrooms and artificial turf 	<ul style="list-style-type: none"> • Sports Grounds (Timona, Johnston, Victoria and Kimbolton) • South Street Outdoor hard-court facilities • Johnstone Park Cycle Track Circuit • Himatangi Beach courts • Sanson Domain - Blowkarts
Tier 2	<ul style="list-style-type: none"> • Manfeild Stadium 	<ul style="list-style-type: none"> • Victoria Park Squash Courts 	<ul style="list-style-type: none"> • Outdoor hard-court facilities • Johnston Park Western Riding Arena
Tier 3	<ul style="list-style-type: none"> • Feilding High School Indoor gym facility and proposed concept sport facility 	<ul style="list-style-type: none"> • Feilding High School artificial hockey turf • Feilding High School, Duke Street Outdoor Netball and Tennis Courts • Halcombe Domain 	<ul style="list-style-type: none"> • School pools • Feilding Tennis Courts

⁸ National Facilities Strategy for Indoor Sports, Sport NZ

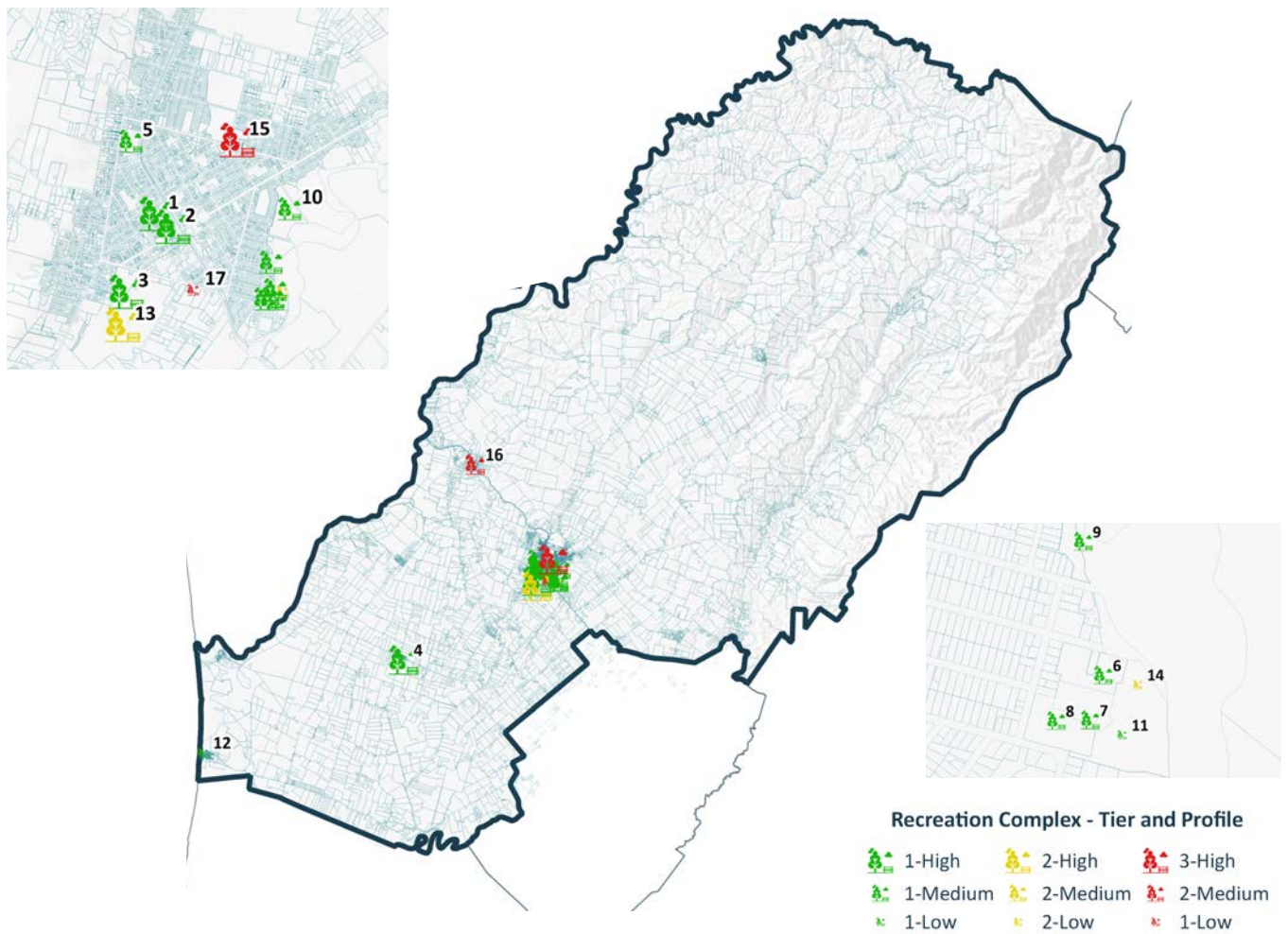
⁹ We note that although recreation complexes do not only relate to sports provision, there is currently no national standard of recreation facilities more broadly. As such, due to the similar nature of a space that indoor courts can provide for recreation activities, it is considered an appropriate benchmark for the purposes of assessing recreation complex provision.

Distribution

There is sufficient spatial distribution of recreation complexes within Feilding and the southern area of the Manawatū District with Te Kawau Recreation Centre in Rongotea that can service surrounding residents. There is a distribution gap for appropriate recreation complexes provision in the northern area of the Manawatū District.

There are a range of factors that can contribute to adequate recreation complexes provision and distribution including funding and costs, volunteer decline and transportation options.

Figure 1 - Distribution of recreation complexes.



#no	Tier	Profile	Valuation	Name	#no	Tier	Profile	Valuation	Name
1	1	High	14101/04500B	Makino Aquatic Centre	9	1	Medium	14111/51400	Feilding Pony Clubrooms
2	1	High	14101/07200	Feilding Civic Centre - Stadium	10	1	Medium	14111/51400	Timona Park Athletic Clubrooms
3	1	High	14101/38800	The Old Tote Building	11	1	Low	14111/11000	Johnston Park Track Circuit
4	1	High	14260/07100B	Te Kawau Recreation Centre Rongotea	12	1	Low	14300/02100	Himatangi Beach Courts
5	1	High	14091/16500	Victoria Park Facilities	13	2	High	14101/39425	Manfeild Stadium
6	1	Medium	14111/11000	Johnston Park Rugby clubrooms	14	2	Low	14111/11000	Johnston Park Western Riding Arena
7	1	Medium	14111/11000	Johnston Park Rugby clubrooms	15	3	High	13071/36000	Feilding High School Gym Facility
8	1	Medium	14111/11000	Johnston Park Bowling clubrooms	16	3	Medium	13990/37100	Halcombe Domain

6. Hierarchy of Recreation Complexes

The hierarchy of recreation complexes guides Council’s decisions around the appropriate level of planning, operation and investment for recreation complexes throughout the District. For example, the right type and quality of the facility for its location. The high, medium and low facility profiles detailed in Table 3 below help explain the nature of facilities within each tier group, (as identified in Table, previous page). Appendix 1 of this Sub- Plan provides the criteria for each hierarchy profile. In this way, Council and community can understand the expectations to be met for a given facility.

Both the hierarchy profiles help to categorise current and future provision and distribution of a range of different recreation complexes.

Table 3 - Hierarchy for the nature of recreation complexes

High Profile	Medium Profile	Low Profile
High profile complexes are typically large, multi-use buildings where several recreation activities may occur at once. They will likely be well utilised by different groups from the Districts. Occasionally, people/groups outside the district will travel to use these complexes. Paid control on entry but generally open for the public need.	Medium profile complexes primarily support a specific activity or group in the local community. The building will have a medium level of use. May require controlled entry through a key or booking from a community member or Council. Other groups and the public may use this complex but only if it is not needed by a primary user group.	Low profile complexes are not buildings but rather specific types of recreation areas that facilitate recreation activities. For example, sports grounds, outdoor pools, riding arenas and outdoor courts. May be single or multi-use.

7. Key Issues and Opportunities for Recreation Complexes

The issues and opportunities presented in this section have shaped the outcomes for this Sub-Plan including the Actions and Objectives specific to this facility group. This section has been informed and developed following ongoing discussion with relevant Council staff members, an online public survey, key stakeholder interviews, document analysis and online research.

Provision and Distribution

Invest in appropriate and sustainable complexes to meet the current and future provision

There is sufficiently local and district level provision, however, some complexes have significant building condition issues such as the Feilding Civic Centre and the Old Tote Building. With decisions required around the future of some key buildings, the current level needs to be safeguarded through investing appropriately in the right type of provision that allows for long-term sustainable build life and versatility to allow for future growth in recreation demands.

Investment returns need to demonstrate community benefit

Create more fit-for-purpose facilities

Makino Aquatic Centre is at capacity at peak times during the winter season

Increased need for maintenance costs and specialist knowledge of local pools

Invest in the Old Tote Building to complement the surrounding recreation activities

Overall, Council invest significantly in recreation complexes and the **return from that investment needs to demonstrate high levels of community benefit**. The right type of recreation complex needs to be located in the right place for the scale of that community.

By prioritising a few recreation complexes, there is an opportunity to **create more fit-for-purpose facilities** that meet the current need and future proof these spaces.

The aquatics provision at a District level is met by the Makino Aquatic Centre, however, often it is **at capacity at peak times during the winter season** when a variety of activities occupy the indoor complex. There is an **opportunity to investigate alternative complex options, (such as Hydrotherapy Pool) for some activities** to free up capacity in 25 metre and 50 metre pools at the Makino Aquatic Centre in the future.

Aquatics provision and distribution are met by individual school and community pools. However, the need for maintenance costs and specialist knowledge for operating local pools is increasing. There is an opportunity to partner with and leverage off the expertise and experience of the staff at the Makino Aquatic Centre, which Council already invests in. Partnering with the schools to offer technical support for water quality, planned maintenance, condition assessments and swim to survive future supports the success of these complexes.

The Old Tote Building is an iconic heritage building that has been a base for recreational activities/organisations since it was built in 1913 for horse racing. The building has significant building condition issues however, there is an **opportunity to invest in this complex to complement the surrounding recreation activities** such as Kowhai Park and Manfeild Stadium next to the building. It would also provide additional provision for community recreational needs.

Levels of Service

Aging and deteriorating facilities such as the Feilding Civic Centre

Demand management needs to be addressed

Many recreation complex facilities are **aging and deteriorating**. This has safety, access and legal implications for Council. Decisions around the future use of these facilities such as the Feilding Civic Centre is needed to provide safe and good quality recreation complexes into the long-term (30+ years).

The demand for a facility's use ranges from low through too high. In some cases, complexes are only available to public during particular times or most people want to use the complex at the same time, (3:00pm-9:00pm in the evening. Demand management needs to be addressed.

Only single indoor court facilities

All indoor court facilities within the recreation complexes scope are **single court or three quarter size**. This limits the ability to host a variety of user groups at one time or allow one sport to have more one fixture at the same time. In addition, school courts prioritise their students' activities during school time which further limits access by the community during the day. However, after school hours courts are available for community use.

Manfeild Stadium is not achieving occupancy levels

Manfeild Stadium is not achieving expected occupancy levels. Generating sufficient income to address operational expenditure, service debt levels, and accommodate renewals investments as the building ages is challenging. Council is a key stakeholder in the asset and therefore committed to its success into the future.

Repurpose part of Manfeild Stadium to increase occupancy levels

Having multiple activities occurring from a single multi-use complex enhances social cohesion and creates a hive of activity. There is an opportunity for Council to **repurpose part of Manfeild Stadium or a suitable other facility to increase occupancy levels**, create a unique focal point for sport and recreation in the District and further relocate other sport and recreation organisations in one place.

Management & Monitoring

Good decision making

Poorly maintained recreation complexes can reduce the desire for people to want to use them and effect the surrounding amenity of the place. There is an opportunity to increase the amenity and quality of a complex through **good decision making on how the future use or disposal of complexes are planned for**.

Limited maintenance or repairs to date

Some recreation complex buildings have had **limited maintenance or repairs undertaken** over the years, leaving them tired and run down. This can be a high cost to Council if the complex requires significant investment all at once. Good maintenance and operation plans (including financial sustainability) will help reduce the risk of getting into this situation.

Declining volunteer base

There is a **declining volunteer base** nationally. The sustainability and longevity of well-organised organisations are at risk should one or two key individuals no longer be able to contribute. Complex utilisation can be impacted by this.

Historical buildings have high community value, cost and take significant time to develop

The Feilding Civic Centre (Category B Building) and The Old Tote Building (Category A Building) are classified as a **heritage building** under the Manawatū District Plan. They have **significant and historical community value**. Although there are ways to improve these complexes, the process is often costly, time-consuming and can be limited in the options to make changes and improvements to the physical structure.

8. Objectives

Objectives are statements that help achieve goals. The goals listed in Section 2 (page 7), direct the future of recreation complex facilities. The objectives provide the tangible measure of progress to address the issues and opportunities discussed in order to reach the goals and achieve the vision of the Community Facilities Strategy.

Provision

- a. Any investment decision in the recreation complex network will fill an identified and proven gap in the provision or deal with quality, safety or oversupply issues in an appropriate and equitable manner while demonstrating existing or future community need.
- b. The right number of recreation complexes will be located in the right place for those who need them and where the population can support utilisation.
- c. Recreation complexes are available for all members of the community to access regardless of socio-economic status, age or physical and intellectual abilities.
- d. Council preference is for flexible, adaptable and multi-use spaces by multiple users within the recreation complexes. This ensures they remain relevant for current and future usage as well as growth opportunities for activities where they have been identified.

Levels of Service

- a. The network of recreation complexes is the right type and quality for their location, utilisation and will meet the goals and objectives in the Community Facilities Strategy
- b. Recreation complex levels of service are set to the right level so they can be appropriately maintained for the sustained funding resource available.
- c. Recreation complexes are welcoming and healthy places, where people feel comfortable, connected and included.
- d. The network of recreation complexes are safe, accessible and meet legal standards.
- e. Recreation complexes are developed with environmental, social and cultural consideration.

Management & Monitoring

- a. Consistent and well-developed maintenance, renewal and inspections process is continuously in place.
- b. Recreation complexes maintain an acceptable level of affordability for the community.
- c. Recreation complexes and the decisions made around them are delivered based on robust information, balanced and transparent decision making.
- d. Recreation complex committees/trusts and Council staff continuously seek solutions for increased utilisation, flexibility and adaptive future use to meet the changing needs of the community through annual reporting from committee members.
- e. Recreation complexes are maintained and sustained through well planned, proactive, financial forecasting and that operate with environmental stewardship.
- f. Key facility stakeholders will be involved to help deliver and achieve the goals and vision of the Strategy.
- g. Council's Community Development Strategy's, Wellbeing Framework will be considered in the decision-making investment and divestment process.

Note: all objectives are bound by the timeframe of this strategy which is 30 years unless specified otherwise

9. Decision Making Approach for Recreation Complexes

The following approach should be taken to determining the future of recreation complexes across the Manawatū network.

- Apply the Investment Framework, including Investment and/or Divestment Process for decisions on significant development, upgrade or disposal.

10. Monitor and Review

Successful implementation of the Community Facilities Strategy – Recreation Complexes Sub-Plan will be achieved through continuous monitoring of its performance. It is important that a regular review of the plans effectiveness takes place and refinements made to the plan, as new information comes to hand.

The Action Plan section outlines important monitoring requirements as a priority of this plan which further emphasises the importance of this process, particularly in relation to making decisions about the future of the network (including new builds, and rationalisation of facilities).

Initially this plan will be reviewed in one year (March 2021), and every three years thereafter.

Attachment 1: Criteria for Hierarchy Profile's

High Profile	Medium Profile	Low Profile
<p>High profile complexes are typically large, multi-use buildings where several recreation activities may occur at once. They will likely be well utilised by different groups from the districts. Occasionally, people/groups outside the district will travel to use these complexes. Paid control on entry but generally open for the public need.</p>	<p>Medium profile complexes primarily support a specific activity or group in the local community. The building will have a medium level of use. May require controlled entry through a key or booking from a community member or Council. Other groups and the public may use this complex but only if it is not needed by a primary user group.</p>	<p>Low profile complexes are not buildings but rather specific types of recreation areas that facilitate recreation activities. For example, sports grounds, outdoor pools, riding arenas and outdoor courts. May be single or multi-use.</p>
<ul style="list-style-type: none"> • The complex is multi-use and adaptable. • It is likely to be a large facility for that area (i.e. one or more regulation size basketball court). • Access is likely to be controlled, for example, via payment or booking may be required. • Facilities will be appropriately staffed and managed. • The complex may also have associated risks such as low usage, building conditions/compliance issues or be experiencing financial issues. • Primarily the purpose of the facility is to support community need. • The complex will have an overall high level of occupancy. • They demonstrate strong financial performance. • Meet and comply with condition assessments. • The complex will be maintained and operated to a high standard. • Be located or connected to other complimentary community facilities/activities. • The complex will have a stable management/governance model. • The complex will have high user satisfaction. 	<ul style="list-style-type: none"> • A Medium Profile recreation complex may either be single-use (where an activity requires specific facilities, noting that other activities may be able to use this space), or it may be smaller than a high profile facility but multi-use. • It could be controlled by Council or organised community access. For example, booking for regular use but does not have a dedicated onsite team to manage it. • The complex could be Council or community owned (building or land). • The facility may be ancillary to the main activity. • The complex will have a medium-level annual occupancy. • The complex will have stable financial performance. • The complex will meet and comply with condition assessments. • The complex may be connected to other complimentary facilities/activities. 	<ul style="list-style-type: none"> • Low profile complexes are not buildings but rather specific types of recreation areas that facilitate recreation activities. For example, sports grounds, outdoor pools, riding arenas and outdoor courts. • Low profile recreation complex will primarily be single use. • It is available for informal use with no booking requirements. • The complex could be a council or community owned (building or land). • The facility may be ancillary to the main activity. • The complex will have varying utilisation levels and be available for informal use. • The complex will meet and comply with condition assessments. • The complex will have a suitable quality facility.



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