

7.11 Key Issue: Developing Aorangi Park and Stadium - When should we do this?

Author: Bill Steans, Parks & Recreation Manager
Craig Motley, Recreation Facilities Manager
Fabia Fox, Policy Analyst

Authoriser: Symon Leggett, Group Manager People and Digital

Recommendation

That Council

1. Considers the feedback from the community on the options consulted on regarding when Council should undertake development of Aorangi Park and Stadium.
2. Council determines to carry out planning and design in 2021/2022 and 2022/2023 – Years One and Two of the LTP at a cost of \$300,000 per annum, with the build commencing in 2023/2024 – Year Three of the LTP

Purpose of Report

- 1 The purpose of this report is to summarise the community feedback received on options for when Council should undertake development of Aorangi Park and Stadium, in accordance with the Aorangi Park Master Plan, adopted by Council in February 2021.
- 2 The report provides analysis of issues raised by submitters in relation to the given options, and other feedback received to support Council decision-making relating to the timing of any development at Aorangi Park, in accordance with section 78 of the Local Government Act 2002 (LGA).¹²

Assessment of Significance

- 3 At the 15 February meeting, Council determined that the number of residents affected, the financial impact and the level of community interest in the decision was of medium to high significance. In accordance with this assessment, Council's proposed plan to develop Aorangi Park and Stadium was included as a key issue with the Long Term Plan 2021-31 (LTP) consultation document. This has ensured extensive community-wide engagement has been undertaken as part of the LTP process.
- 4 It is now for Council to consider the feedback received from the community in conjunction with all other decision-making requirements.

Background

- 5 In 2008, recognising the strategic importance of Aorangi Park and large capital investment from both Council and sporting codes, Council developed a Master Plan for the Park. Stage 1 of this Master Plan has been implemented. This involved a second hockey turf and minor

¹² Section 78 of the LGA requires Council, in the course of its decision-making process in relation to a matter, to give consideration to the views and preferences likely to be affected by, or to have an interest in, the matter.

improvements to the Southern Trust Events Centre. The 2008 Master Plan is attached for reference. Stages 2 and 3 of the Plan were not adopted by Council.

- 6 A key recommendation of the 2018 South Canterbury Spaces and Places Strategy (a strategic review of sport and active recreation facilities across South Canterbury) was for an update of the then ten year old Aorangi Park Master Plan to effectively guide the future development of the Park.
- 7 In 2020, in response to this recommendation, and capacity issues raised by existing users of the Park, Council and Sport Canterbury engaged Recreation, Sport, Leisure Consultancy Limited (RSL) to undertake an update of the Master Plan for Aorangi Park.
- 8 The purpose of this Plan was to provide the long term (25 year) direction for Aorangi Park in terms of priority uses and the related priority infrastructure requirement. Further, the Plan provides decision-makers (Council, user groups, tenants and potential future users) with direction for future investment.
- 9 High level analysis of the current and future requirements of the Park, based on demographics, sports trend analysis, and consultation with users, shows how the Park could be optimised with a co-ordinated planning approach to avoid costly and less beneficial ad-hoc development. This analysis identified a number of key considerations and challenges, including:
 - 9.1 Capacity issues at the Stadium during traditional peak times (i.e. after school and evenings);
 - 9.2 Interruption of sporting competitions for large events at the Stadium;
 - 9.3 The need to replace the western hockey turf within approximately three years;
 - 9.4 Requirements for pavilion facilities for cricket; and
 - 9.5 Poor quality training fields and lighting for football.
- 10 The updated Plan recognises that the existing layout of the Park is still considered effective for the majority of users, and thus the proposed approach detailed in the Plan has been based on optimising the site with as little impact as possible of the existing assets and activities.
- 11 The Plan does not include a detailed needs analysis or feasibility study for any proposed facility development identified within the report. Full feasibility work will need to be undertaken to determine the viability, commercial opportunities, and the refined details for major facility developments before proceeding.
- 12 At the 9 February 2021 meeting, Council adopted the Aorangi Park Master Plan (attached), and then resolved at the 15 February meeting to include the timing of stage 1 of the Master Plan as a key issue in the LTP Consultation Document. The following options for included for public consideration:
- 13 **Option 1: Undertake development in 2024-26 (years 4-6 of the LTP) – Council’s preferred option.**
- 14 Under this option detailed planning for the development will begin in 2023, with the goal of beginning construction in 2024/25 and completing the development in 2026/27. The development will include:
 - 14.1 A proposed three court extension to the Stadium;
 - 14.2 Addition of an administration sports house within the Stadium to accommodate current and future users of the facility;

14.3 Relocation of the western hockey turf; and

14.4 Road, carpark and public outdoor space reconfiguration.

15 The estimated capital cost of this option is \$23.4 million, funded by debt, and an estimated additional \$4.3 million of operating costs, funded by rates, from 2024/25 to cover interest and depreciation. Additional marginal operating costs (e.g. staffing, electricity) incurred through operating a larger facility are not included and are expected to be covered by increased revenue from user fees and changes.¹³

16 **Option 2: Delay the development beyond the life of the 2021-31 LTP.**

17 It is recognised that this option would not resolve the issues identified in the Master Plan, including the current capacity issues at the Stadium.

18 The renewal of the western hockey turf within the next three years may limit future development options for the Stadium.

19 This option would have no debt or rating impact in this LTP.

20 **Option 3: Undertake the development in 2023-25 (years 3-5 of the LTP).**

21 This option would see Council fast-track the development of Aorangi Park and Stadium, moving construction forward to 2023/24-2024/25.

22 This option would see capacity issues at the Stadium resolved sooner, however the shortened time frame would be challenging and Council would likely need to employ additional staff to manage the project. It would also reduce planning and consultation timeframes, and would bring Council very close to the debt limit set in the Financial Strategy.

23 The estimated capital cost of this option is \$23.4 million, funded by debt, and an estimated additional \$5.9 million of operating costs, funded by rates, from 2022/23 to cover interest and depreciation and project management to accelerate the delivery of the project.

24 As with Option 1, additional marginal costs are expected to be covered by increased revenue.

Community Feedback

25 437 submitters provided feedback selecting which option they preferred on the Aorangi Park and Stadium key issue, with a strong majority (83%) indicating they supported undertaking the development within this LTP.

- Option 1: Start in 2024 – 148 (34%)¹⁴
- Option 2: Delay 10+ years – 75 (17%)
- Option 3: Start in 2023 – 214 (49%)

26 Aorangi Park and Stadium was well canvassed at the community engagement events with all stakeholders supporting Council's plans to develop the facility. Feedback included highlighting the benefits of a fit-for-purpose facility to encourage recreation for youth and families; suggestions for specific inclusions in the development including the retention of the current

¹³ A feasibility study will include an assessment of the operating model of an expanded facility and identify funding options.

¹⁴ Percentage calculated based on the 437 submissions received where an option was selected by the submitter and does not include those submissions where the Aorangi Park key issue was not addressed.

gym and more parking facilities; and a strong desire for the project to be undertaken as soon as possible.

- 27 An informal straw poll on the consultation options was undertaken using voting boxes at Aorangi Park on 7 and 8 May 2021. Unsurprisingly, given the venue and the audience, the poll indicated overwhelming support for undertaking development sooner.
- Option 1: Start in 2024 – 13 (2%)
 - Option 2: Delay 10+ years – 75 (2%)
 - Option 3: Start in 2023 – 214 (96%)
- 28 A survey undertaken by South Canterbury Netball, with 109 responses, was similarly definitive result, with 91% selecting Option 3.
- 29 Along with submissions either in favour or against the proposed development, a third key theme arose during this consultation – the retention of the gym at the Stadium. More than 50 submissions were received on this issue.
- 30 Officer comment has been provided in relation to the key themes arising from the submissions.

Delay the development (Option 2)

- 31 Comments received from submitters who selected Option 2: Delay 10+ years generally raised three key themes, detailed below:
- 32 **Can't afford the development/not a priority in this LTP.** Comments aligning with these theme highlighted concerns that Council's priorities should lie elsewhere and that at present, the District cannot afford such a large development. A number of submitters advocated for a five year delay in development, rather than 10 years. Comments included:
- "There are more urgent priorities for ratepayer's money. Infrastructure – water upgrades and sewerage and roading maintenance."
 - "Possibly relook at this in five years if financially the town and country and its people are in a position to start adding more debt to their lives."
 - "The level of spending on a single issue (sport) is not appropriate given the needs in other areas – climate, environment, and infrastructure. Highly likely project will exceed financial and time budgets and by time completed no longer be what Timaru needs most."
 - "Delay – not necessarily for 10 years but until financial pressures from Covid have stabilised. Essential infrastructure should take precedence: "Needs vs wants."
- 33 **Officer Comment:** Officers note the concern relating to the cost and the prioritisation of projects. Council is committed to providing for the wellbeing of current and future generations and this includes a balancing act between the provision of high quality services and facilities, and rate affordability.
- 34 Through the development of activity management plans, and the Aorangi Park Master Plan, the need for investment in the Park has been identified, including expansion of indoor court facilities, to ensure it is fit-for-purpose and for the future.
- 35 Council's Financial Strategy has been developed to ensure that, among other priorities, Council has the financial ability to:

- 35.1 Maintain current levels of service across core infrastructure services; and
- 35.2 Undertake an ambitious capital work programme across our community infrastructure to provide high quality, fit-for-purpose community facilities; and
- 35.3 Deliver all of this in a way that is affordable and fair to current and future communities.
- 36 **Not necessary – enough sports facilities in Timaru.** Other submitters emphasised that they believed Timaru was already well catered for in terms of other sports facilities, or that the current facility is adequate for the needs of the district. Feedback included:
- “Sports feels really well catered for currently and although I can see the benefits of this it seems like an expensive undertaking for providing very similar facilities, I understand Basketball is not well catered for but is shifting the hockey court the solution to this? I feel more work needs to be done and better planning that doesn’t have such a large cost.”
 - “Move the hockey pitch, but we have good sports facilities and have more pressing needs elsewhere. We could have fitness stations in our parks and in the Botanic Garden with pull-ups etc. for adults. General population fitness should be the first goal, with expenditure on specialised sports second.”
 - “For a district of 50K population we over cater e.g. Tennis Centre never fully utilised.”
 - “There are other facilities at other sites that can accommodate basketball (CDS gym/ Roncalli gym/ TBHS gym).
- 37 **Officer Comment:** Council recognises the need for robust and integrated planning for sports facilities to ensure investment is appropriate to the current and future needs of our communities. The South Canterbury Spaces and Places Strategy 2018 was developed to help support Council, sports organisations, and the community to prioritise funding for sport and active recreation facilities. This strategy recommended a review of the Aorangi Park Master Plan to effectively guide the future development of the Park, and that indoor court demand and capacity be effectively monitored to enable the more detailed planning required to determine an actual need for additional indoor courts.
- 38 Council’s proposal to develop the Park and the Stadium is based on the recommendations of the updated Aorangi Park Master Plan (adopted in February 2021). The Master Plan considers current and projected future population and demographics, sport participation trends, existing facilities, and consultation with current and potential users of Aorangi Park facilities.
- 39 Officers note that another key recommendation of the Spaces and Places Strategy is the need to facilitate greater coordination and collaboration between indoor sports users and indoor sport facility providers to more effectively utilise existing spaces. Council will continue to work closely with sports organisations and facility providers to ensure that all sports facilities are utilised as effectively as possible.
- 40 **Funding mechanisms.** Another issue raised by a number of submitters who were not in favour of undertaking the development of Aorangi Park during this LTP was the funding mechanism for any development, with comments including:
- “Sport should be self-funding”
 - “Various sports have other streams of funding”

- “I feel strongly that people who play sport or watch sport should pay for the facilities they use. In effect, by enhancing Aorangi Park the Council is subsidising a few sports. The idea that this may get more people to Timaru is not correct; Levels raceway gets sold out motels over all the district and is not a council facility. Players should be payers”
 - “There should be more ‘user pays’. Timaru has a large ‘older age’ group who do not use sports facilities and so are subsidising those who do. Those who want and use sports facilities should be prepared to raise money to pay for them. Favoured sports seem to come and go, if the facilities are full at peak times then there should be encouragement for use at other less busy times. Business advertising and grants should be explored for provision of the likes of new turf or cricket pavilions.”
- 41 **Officer Comment:** In accordance with Council’s current Revenue and Financing Policy, the operating expenditure for community halls and centres, including Aorangi Stadium, is funded through rates (80-90%) and user hire fees and charges (10-20%). Capital expenditure is funded in the same way, noting that Council may seek grand funding, fundraising and sponsorship to support any capital development.
- 42 Officers note that should Council decide to undertake the development of Aorangi Park and Stadium there are still some planning and design elements to be finalised, such as the final scope of the building. These elements will confirm the final components included in the building, subsequently ongoing operating cost for the facilities and the optimal funding model for the development. The funding mechanism likely to be examined beyond the use of debt and rate funding include community fundraising and corporate sponsorship, grant funding, and hire fees and charges.

Support for Development of Aorangi Park and Stadium

- 43 Support for the development of Aorangi Park and Stadium in the 2021-31 LTP was very strong amongst submitters. 83% of those who selected an option for this key issue chose either Option 1: Start 2024, or Option 3: Start 2023. The majority of qualitative feedback provided was that of general support for development of the Park, and did not specifically refer to rational either for or against the two timeframe options. Other feedback directly supported either undertaking the development as soon as possible, or agreed specifically with Council’s preferred option. Analysis of this feedback has been grouped accordingly.
- 44 **General support:** Submitters provided a range of comments highlighting the benefits of development at the Park including; promoting community health and wellbeing; increased youth engagement in sport; attracting new residents and visitors to the District; and the ability to host more and larger events. Feedback included:
- “While we need to invest in infrastructure, we also need to invest in the people who will be using them. We need to do more to get young kiwis out and active.”
 - “Having functional sport facilities are not only a perk for residents but would also drive more sport competitions to take place in the district, and in turn attract more visitors who will spend local.”
 - “Sport is an essential and vital part of the Timaru District. It contributes to the health and wellbeing of many and fulfils a huge part of social/community feature of the area. It needs to keep pace.”
 - “A great idea for the future of our young generation e.g. grandchildren. I use it weekly and enjoy the company of the people.”

- “The new, proposed development of Aorangi Park and the Stadium will breathe new life into this district, sports like basketball will be able to continue to grow and the sport will be able to be played as it was intended and not modified to allow more people to play yet decrease the quality of the product. Opportunities like holding national and international sporting, recreation, music, and other events will also be able to happen.”

45 **Undertake development as soon as possible (Option 3).** Nearly 50% of submissions on this key issue, and strong feedback from community engagement events, indicate support for Council to undertake the development of Aorangi Park and Stadium beginning in 2023/24. Comments advocating for the earliest possible development frequently reference the current capacity issues experienced by basketball, and the need to replace western hockey turf. Current users of the Park facilities are well represented amongst these submitters. Comments include:

- “This is an absolute must and needs to happen ASAP. People are missing out on sport and the opportunities are too limited. Sport is the backbone of youth and community so this should be essential for local government. Aorangi Park is now well outdated for its demand and needs urgent attention. Do this ASAP!! Money very well spent.”
- We need a redeveloped stadium urgently! I have often been at the stadium with my primary school kids playing basketball and their games haven’t finished till after 9pm! As they struggle to fit all the games in.”
- Critical that this happens sooner rather than later. The stadium is bursting at the seams with games going too late at night. Sport is crucial to wellbeing and Timaru is the central South Island and is favourable for a range of tournaments/events. The income that sport generates for the community when events are on is huge and with better/bigger facilities we can attract even bigger events which will generate even more money for the local economy. We have the best park in NZ but unfortunately now we have some of the worst facilities. Let’s Go! Make it happen for the 95 percent of the community who use this park.”
- “Hockey requires their new turf ASAP, and delaying development by 1-2 years will increase costs anyway. It is important to accelerate this project and get it done as soon as possible. We will be a central south island sports hub and have the opportunity to host local, regional and national events.”

46 **Undertake development in 2024-26 (Option 1)** Submitters who specifically noted support for Council’s rationale for Option 1 being the preferred option largely agreed that allowing sufficient time for planning was important. Comments included:

- “Sport is an important part of life here, and Option 1 provides a good trade-off between improving the facility in a timely manner, and allowing more planning time for this complex project.”
- “While I fully support this redevelopment, especially for the deserving basketball community who look after one of the fastest growing sports in NZ. I think it makes good financial sense given all the other major projects happening in the District and that we are existing in difficult financial period to start construction in 2024. This time also allows for a longer planning period and potentially avoids future hold-ups or issues.”
- “There is strong research that there is a need for development of Aorangi Park. Further feasibility should be undertaken immediately to gather exact costs for construction and annual operational costs and expected income avenues.”

- “Supports Option 1 and the timeframe to allow for planning and consultation with the community to ensure that the development of Aorangi Park is fit for purpose to meet community sport and recreation demand and needs in the future.”
- “The selected option is a good balance between spending the money and getting the upgrades done on a good timeline.”

47 **Officer Comment:** Officers acknowledge the high level of support for the development of Aorangi Park both from users of the facilities and the wider community. These comments reinforce the findings of the Master Plan, as well as the popularity and utilisation of the Aorangi Park facilities. Officers appreciate the desire from users of the Park to see the development completed as soon as possible to relieve the current capacity issues at the Stadium, and also the need to allow time for planning.

48 It is important to note that the Aorangi Park Master Plan, sets out that following pieces of work are required to effectively implement the Plan. Whichever option Council adopts, this work will be required:

48.1 Develop a funding plan for implementation of the Master Plan:

48.1.1 A detailed funding plan identifying potential funding sources and funding thresholds should be developed to understand viability of funding the proposed master plan facility developments.

48.1.2 Initiate high level discussions with the key funding stakeholders to determine their indicative level of support for key facility developments.

48.2 Feasibility study and business case on proposed indoor court extension

48.2.1 Undertake a detailed feasibility and business case to examine the actual viability and sustainability of the proposed indoor court extension. The study should include a detailed business plan of potential usage and the related revenue and cost streams.

48.3 Design phase of proposed indoor court extension, if feasibility is approved by Council.

48.3.1 Undertake detailed design of the proposed indoor venue and associated components. This phase will include discussion and negotiation with Council and key sports to finalise the size and scope of the development.

49 It is estimated that this work will take up to three years to complete with the current resources available to Council.

50 Noting the range of feedback received regarding alternative funding mechanisms (beyond rates), the affordability for users of the developed facility, and the many requests for different design features in the development, officers believe that undertaking the above recommendations of the Master Plan are essential for the successful development of the Park.

51 This work has been scheduled to begin in 2023/24 in the draft LTP, however, officers believe there is scope to undertake the feasibility and design work to earlier years of the LTP. This will ensure that sufficient time is allowed to undertake robust engagement with users and the wider community, and to address the complex design needs and consenting processes for such a large development.

52 **Other feedback:** A wide range of other feedback was generated by this key issue. Some comments suggested specific inclusions in the future development of the Park including; a café and a bar; six additional courts (rather than three); an additional bowling green; and a

youth drop-in space. Some boarder development design issues and themes were also raised including accessibility, public and active transport provision, and how the facility could be managed.

53 As with some of the submitters who do not support the development, many submitters in favour also commented about the need to consider alternative funding mechanisms (other than rates). A sample of this feedback has been provided below:

- “We need to ensure that sport is sustainable and accessible for people of all ages and socio economic status. The rising cost of fees can become a barrier for players and families. I think that the redevelopment of Aorangi Park is essential for the development of the community and is much needed provided it doesn't sky rocket fees for the usage of the facilities.”
- “Aorangi Park and the Stadium should be designed so people who are blind, deafblind or have low vision can independently and safely navigate and use the facilities.”
- “We encourage Council to consider the appointment of a Council facility co-ordinator who can oversee all facilities and future booking and interact with industry and inform and help future planning and budgets to ensure an excellent guest experience for people arriving in our region.”
- “It is recommended that Council minimise the loss of green outdoor spaces for public use as part of the redevelopment [and] that any road, carpark and public outdoor space reconfiguration at Aorangi Park takes into account how people move and supports active transport modes while reducing conflict points with motorised transport.”
- “A café would be a great asset to the whole area.”
- “Discussions have taken place with Bowls SC and two other city clubs and it now become apparent that an additional green is more likely required in the long term. Please now include the additional green in the future planning of Aorangi Park.”
- “Arowhenua does ask however that the Council look to rename the park and stadium Aoraki. The stadium has taken its name from the maunga (mountain) Aoraki and this recognises the origin of Aoraki as the eldest son of Raki (the sky father). Aoraki, along with his brothers forming the Southern Alps after the canoe they were in stranded on a rock and he and his brothers were marooned and turned to stone. The use of Aoraki also reflects the correct Te Reo dialect for this area.”
- “Funds have to be generated by others than rates. Lotto type on local level. Sweep stakes similar to original schemes when Aorangi Park/Stadium was constructed.

54 **Officer Comment:** Officers note the range of feedback from submitters with a range of constructive suggestions for the future development of Aorangi Park and Stadium. All of this feedback will be utilised as part of the feasibility study required to guide the Park's development.

55 Council is committed to both ongoing stakeholder engagement and coordination to ensure any development is informed by the needs of users, and wider community engagement to ensure that issues including accessibility, green space retention, future service provision at the Stadium, and funding mechanisms are well considered in a more detailed plan for development.

56 Council will continue to engage with Arowhenua regarding the name of the Park and Stadium.

Aorangi Stadium Gym

- 57 Council received more than 50 submissions from users of the Aorangi Stadium gym and the Active for Life Classes (run by Sport Canterbury), all requesting that any future development of Aorangi Stadium retain the gym. Submitters raised a number of points relating to their desire to see the gym retained including its frequent use, the health and wellbeing benefits for its users and the need to cater for the aging population of Timaru. Comments include;
- “Please do not lose the gym. This is an important service to the growing senior citizens. It is essential for their physical and mental health. To consider using this space for another purpose based on its current usage is not an argument that is valid as other facilities have little use. There is no other like facility for the current users.”
 - “If the sports clubs that use the park must have a sports house then this should be located in an area other than the present gym. The gym is providing an affordable hub for the senior citizens of our community to stay active in a safe environment. It's not only good for their physical health, but also their mental health. The 200+ members of the gym would not go to CBay as it does not supply what they require and is not flexible enough and too costly.”
 - “I am writing to request that a gym is retained at Aorangi Park particularly for the many senior citizens who regularly utilise this facility. Many senior citizens live in this area and are able to easily and safely access these facilities either by biking, walking or driving. Parking for car users is very handy. The gym has become a social hub for many which would be lost if they had to relocate to another gym. The health and wellbeing of our senior citizens are an important consideration for our community. Please retain this gym at Aorangi Park.”
 - “When the finalised plan for the stadium is finished I feel it is the Council’s responsibility to include a gym for the senior citizens of the city.”
 - “The fitness centre at the Southern Trust Event Centre is widely used by older people to keep active and independent. We strongly urge you to retain this facility and to increase support for these services which are especially used by older people. In the plans for the redevelopment of the Stadium, please retain/add this service.”
- 58 **Officer Comment:** The high level of community support for the Aorangi Stadium gym is a credit both to the services provided by Sport Canterbury, and the commitment of the users of the services and the gym. Officers note the many references to the health and social wellbeing benefits received by the users of this facility.
- 59 The preliminary sketch floor plan of the indoor court extension, included in the Master Plan, does not feature the existing gym. In its place is depicted a new Sports House – a shared administrative, meeting and viewing space for all users. Officers appreciate that this has caused a lot of concern amongst the users of the gym.
- 60 The findings of the Master Plan were that, beyond the popular Active for Life classes, the gym is not well utilised. Traditionally, gyms within indoor sports centres provide significant revenue to the centre management if operated on a commercial basis. If Council does not have an appetite for a commercial gym within Aorangi Stadium (due to conflict with CBay), the Master Plan recommended that there be consideration to reconfiguration of existing indoor facility gym and other spaces to cater for the sports hub office model.

- 61 It is essential to note that these are preliminary plans and are only indicative of potential changes. The need to undertake a feasibility study and business plan of potential usages and the related revenue and cost streams for the indoor court extension is essential, and outweighs the preliminary plans include in the Master Plan.
- 62 Should Council decide to undertake the development of Aorangi Park and Stadium within this LTP, Officers are committed to undertaking thorough community and user engagement to ensure that the final design achieves the best possible outcomes.

Options

- 63 Having considered the views of the community and those likely to be impacted by this decision, it is now for Council to determine when it will undertake the Stage 1 development of Aorangi Park and Stadium.
- 64 **Option 1: Undertake the development in 2024-26.** This is Council's preferred option and has been included in the draft LTP budget. The option included in the Consultation Document stated that detailed planning for the development would begin in 2023/24.
- 65 This option was supported by 34% of those submitted who responded to this question in the consultation document.
- 66 The advantages of this option include:
- 66.1 The ability to carry out a robust feasibility study, business case for revenue and cost streams, and detailed design phase;
 - 66.2 Greater opportunities to seek external grant funding and sponsorship for the development;
 - 66.3 Alignment with Council's financial strategy and capital works programme as set out in the draft LTP;
 - 66.4 Alignment with the Aorangi Park Master Plan and South Canterbury Spaces and Places Strategy;
 - 66.5 The aspirations of many submitters will be met;
 - 66.6 Resolves capacity issues at the Stadium within a reasonable timeframe.
- 67 The disadvantages of this option include:
- 67.1 The timeframe may be longer than some sports groups and users may like;
 - 67.2 This is a high cost project, with a considerable impact on debt and on rates.
- 68 **Option 2: Don't include in LTP.** This option would see the development of Aorangi Park and Stadium pushed out until after 2031.
- 69 17% of responses on to this key issue selected to delay development for at least ten years.
- 70 The advantages of this option include:
- 70.1 Cost saving and reduce of debt (compared with that presented in the draft LTP);
- 71 The disadvantages of this option include:
- 71.1 Not meeting the needs of the users of Aorangi Park and Stadium;
 - 71.2 Not aligning with the Aorangi Park Master Plan;

- 71.3 The aspirations of the majority of submitters who have indicated support for development within this LTP will not be met.
- 72 Given the clear indication from the community, the recommendations of the Aorangi Park Master Plan, and Council's priority identified in the draft Financial Strategy to provide high quality, fit-for-purpose community facilities within the life of this Plan, officers do not recommend this option.
- 73 **Option 3: Fast track the development.** This option would see the planning and consultation timeframes reduced in order to begin construction in 2023/24 (Year 3 of the LTP).
- 74 49% of submitters supported this option.
- 75 Having received and considered the feedback on this issue, officers believe this option can be amended to bring forward the feasibility and planning phase to Year 1 of the LTP with a feasibility study, and then undertaking the detailed design planning in Year 2 with the goal of construction beginning in Year 3 of the LTP.
- 76 Officers recognise the desire from the community, particularly from users, for additional indoor court space as soon as possible, and believe that with appropriate project management budget and resource in place it is feasible to begin construction in 2023/24.
- 77 The advantages of this option include:
- 77.1 The capacity issues at Aorangi Stadium will be resolved more quickly.
- 77.2 The aspirations of the majority of submitters, especially current user groups will be met.
- 78 The disadvantages of this option include:
- 78.1 Reduced planning and consultation timeframes adding risk that the projected is not completed within the proposed timeframes.
- 78.2 Council not currently resourced to complete this project within the shortened timeframe. Additional resourcing may increase the cost of the project.
- 78.3 Reduced opportunity to seek external funding.
- 79 At this time it is not possible to estimate the potential increase in costs of this option, however as the detailed planning phase is progressed over the next 8 to 10 months a clearer view of budgets will emerge. Should budget adjustments be required they can be incorporated in future annual plans.
- 80 In order to meet community expectations and to deliver on Council's strategic priority of providing high quality, fit for purpose community facilities, officers are now recommending this option.

Financial and Funding Implications

- 81 The financial implications of moving the development of Aorangi Park and Stadium forward are not considered significant. \$300,000 is proposed to be included in Years 1 and 2 to undertake the feasibility, planning, and design work for the project. These are estimates and officers will advise as appropriate the forecast amount based on the outcomes of the feasibility, planning, and design work.
- 82 It is worth noting that the feasibility study will include a detailed funding plan identifying potential funding sources (including external grants, sponsorship and community fundraising),

funding thresholds and potential revenue streams to support the ongoing operational costs of the facility.

- 83 An estimated \$800,000 is required for project management to accelerate the delivery of this project in 2023-26. A more refined budget for this project is expected to be included in the Annual Plan 2022/23.
- 84 The financial implications of this proposed change are discussed further in the deliberations report on Financial Strategy, Rates and Funding, later in this agenda.

Attachments

1. **Aorangi Park Master Plan - Adopted February 2021** [!\[\]\(ff3bc7678b8055c91bccf1afa025cfb2_img.jpg\) !\[\]\(a89051beb7bdbbd05df34dbaa6c103f3_img.jpg\)](#)

Timaru District Council Aorangi Park Updated Master Plan 2021



Document Info & Acknowledgements

Document version: Final
Authors: Danny O'Donnell, Kevin Collier, Richard Lindsay

Acknowledgements

RSL would like to thank for following people and organisations for their input into developing this plan:

Project Team

Bill Steans
Shaun Campbell
Fabia Fox
Nigel Davenport
Steve Fennessy

Disclaimer

Information, data and general assumptions used in the compilation of this report have been obtained from sources believed to be reliable. RSL Consultancy has used this information in good faith and makes no warranties or representations, express or implied, concerning the accuracy or completeness of this information. RSL Consultancy is acting as an independent consultant. In doing so, the recommendations provided do not necessarily reflect the intentions of the client. Interested parties should perform their own investigations, analysis and projections on all issues prior to acting in any way in regard to this project.

1 Contents

2.0	Executive Summary.....	4
3.0	Introduction.....	5
4.0	Background of Aorangi Park.....	6
5.0	Strategic Context	7
5.4	Principles and Criteria of Aorangi Park Developments	8
6.0	Demographic Overview.....	10
7.0	Current Aorangi Park Facilities and Stakeholders	14
8.0	Aorangi Park Issues and Considerations	16
9.0	Indoor Court Issues and Considerations	24
10.0	Aorangi Park Updated Master Plan Key Facility Developments	27
11.0	Aorangi Park Updated Master Plan – Preliminary Overview	30
12.0	Staged Approach.....	34
13.0	Indoor Court Capital and Operational Funding Considerations.....	35
14.0	Conclusions and Recommendations.....	36
	Appendix 1: Regional Sports Organisations Background Information	37

2.0 Executive Summary

RSL Consultancy has been commissioned by the Timaru District Council (TDC) and Sport Canterbury (SC) to undertake an update of the 2008 master plan for Aorangi Park.

The purpose of the Aorangi Park updated Master Plan is to provide the long term (25 year) direction for the park in terms of priority users and the related priority infrastructure requirements.

Aorangi Park has significant sporting infrastructure, with the majority of the assets being of regional significance for the South Canterbury region or of sub regional importance to the wider Canterbury region. It is identified that there is limited available space for future large-scale development without impacting on existing assets. Any future development should consider optimising spaces, support for the multi-use of assets and provide alignment between the sports.

Consultation was undertaken with a range of South Canterbury regional sports organisations, Sport Canterbury and Timaru District Council staff in determining the proposed priority facility development options outlined in the master plan. The proposed facility developments for consideration are:

- Indoor court extension.
- Relocation of number 2 hockey turf to existing netball courts.
- Realignment of netball hardcourts (with provision of future canopy cover for two outdoor courts).
- Future outdoor plaza space (adjacent to proposed indoor court extension).
- Reconfiguration of Aorangi Lounge to a multisport space.
- New internal roading layout.

The report has recommended that the updated Aorangi Master Plan is:

- Approved by Timaru District Council for community consultation.
- Distributed for wider community consultation for feedback and consideration.
- Final master plan be adopted by Timaru District Council for implementation.
- The staged approach outlined in section 12 of this report is implemented.
- A project development steering group is formed to oversee the implementation of the master plan.

3.0 Introduction

RSL Consultancy was commissioned by Timaru District Council (TDC) and Sport Canterbury (SC) to undertake an update of the master plan for Aorangi Park.

A master plan for the park was developed by TDC in 2008 that identified 3 stages of development. Stage 1 was adopted and has been implemented. Stages 2 and 3 of the 2008 master plan were not adopted by TDC which now wishes to review and update the future focus of the park.

3.1 Purpose of the Report

The purpose of the Aorangi Park updated Master Plan is to provide the long term (25 year) direction for the park in terms of priority users and the related priority infrastructure requirements.

In addition, the updated master plan will provide decision makers with direction for future investment on what should and should not be developed within the park.

It will provide an overview of how the park could be optimised with a co-ordinated planning approach while avoiding future ad-hoc developments.

The updated master plan will be developed with the premise that the existing layout is still considered effective for the majority of users and thus the proposed approach has been based on optimising the site with as little impact as possible on the wider assets.

The plan is not in any way a detailed needs analysis or feasibility study for any particular proposed facility development identified within the report. Full feasibility work should be undertaken to determine the viability of any facility developments before proceeding.

3.2 Methodology

The development of the updated master plan for Aorangi Park has been based on the following methodology:

- Review of 2008 master plan.
- Review of key TDC planning documents.
- Review of South Canterbury Spaces and Places Plan.
- Project team meetings.
- Consultation with stakeholders.
- Analysis of Sport New Zealand trends data.
- Analysis of relevant demographic data
- Analysis of relevant club membership data.
- Identification of Aorangi Park's considerations and opportunities.
- Identification of capital and operational considerations.
- Drafting master plan options.

4.0 Background of Aorangi Park

Aorangi Park was established in the 1950s by TDC with the majority of development occurring within the 1970s when the park was officially named Aorangi Park.

The purpose of Aorangi Park has historically been sports focused with the indoor stadium and the netball complex being developed early on along with football fields.

4.1 Purpose of Aorangi Park

The TDC has identified that Aorangi Park has two levels of service; a primary purpose and secondary purpose, both of which need to be considered when planning for the proposed future developments on the park. Council staff have provided the following regarding the purpose of the park:

The primary purpose of Aorangi Park is as a sports park that caters for a wide range of sporting user groups (community participation through to age group national provision).

The secondary purpose of the park is a neighbourhood park for people living within 10 minutes' walk from the park. The playground and areas for informal play at the park are also important to siblings and children of those partaking in sporting activities within the park.

4.2 Key Focus of Aorangi Park

Aorangi Park is positioned as the premier sports hub in Timaru and the home of a number of South Canterbury sports associations.

A large number of the sporting assets are positioned and recognised as the sub regional base for Canterbury and the regional base for South Canterbury.

The facilities within the park are positioned to be of South Island significance in terms of a venue suitable for community and age-group sporting competitions and events.

In the long term, the focus of Aorangi Park should continue as the premier sports hub for Timaru and South Canterbury with the ability to cater for a wide range of sporting organisations and events.

5.0 Strategic Context

There is a selection of key strategic planning documents that need to be considered for the development of the updated master plan for Aorangi Park.

5.1 Aorangi Park Management Plan Objectives (2006)

- (a) To provide for a venue and facilities for sport at a suitable standard to enable South Canterbury to host significant tournaments.
- (b) To retain, develop and promote Aorangi Park for the enjoyment and recreational use of the District's residents and visitors.
- (c) To administer Aorangi Park in accordance with relevant acts, bylaws, policies, regulations and plans.
- (d) To maintain the appropriate level of presentation in Aorangi Park, and to ensure the specified maintenance standards are achieved.
- (e) To maintain access to and encourage the use of Aorangi Park as a recreational and sporting resource for the people of South Canterbury.
- (f) To provide children's' playground equipment sufficient to cater for neighbourhood children as well as those who visit the park.
- (g) To provide for outdoor and covered venues capable of hosting community and cultural events.
- (h) To recognise the commercial recreational opportunities which exist within Aorangi Park, and to promote these without compromising the Parks' natural values, or the enjoyment of others.
- (i) To provide ancillary services such as car parking, lighting, public toilets and roads to support the major objectives above, without detracting from them individually.

5.2 Draft Timaru District Council Strategic Direction

TDC has developed a draft document that sets the strategic direction to assist with future decision making and investment purposes. The key goals and related areas of priorities are identified below.

GOAL – Infrastructure: investing in the future through well-conceived and planned projects that support the growth and wellbeing of the community and the environment.

- Invest for Future - We will invest in high quality infrastructure to meet the needs of our community.
- Apply Best Practice - We will use data and best practice to enable high quality infrastructure decision making.
- Responsive Planning - We will prioritise resilience in our planning for future infrastructure.
- Engage with People - Council will engage with our community to develop solutions to future infrastructure challenges.

GOAL - Enhanced Lifestyle: focuses on providing a healthy community environment, that enables affordable access to the range of facilities, opportunities, and resources we need to thrive.

- Accessible and Active - We will enable an active lifestyle for everyone across the accessibility spectrum.
- Shared Spaces -We will develop and maintain shared spaces that support community activity, diversity and foster pride.
- Facilities and Services - We will provide services and facilities to enhance the community.
- Affordability - Ensure everyone has to means to live equitably and with integrity.
- Health & Wellbeing - We will create opportunities for all citizens live within a safe, healthy community, where wellbeing needs are embraced.

5.3 South Canterbury Spaces and Places Plan 2018

The South Canterbury Spaces and Places Plan was developed in 2018. The purpose of the plan is to take a regional approach to facility planning in the South Canterbury area with the key considerations being:

- The desire of funders to invest wisely in identified priority projects that will make the most impact (indoors courts being one such priority).
- An ageing network of facilities needing refurbishment, re-purposing, replacement or removal.
- Changing demographics within a community, such as an increase in the population.
- Changing participation trends nationally and within a region requiring new types of facilities, or a new use of an existing facility.
- Increasing expectations of users and user groups.
- A growing acknowledgement that there is a hierarchy of facilities and that regional collaboration is the only fair and reasonable way to build and manage international, national, regional and sub-regional facilities.
- The risks inherent in focussing on and responding to the wants rather than the priority needs within a region.

The plan identified specific actions related to Aorangi Park which are priority in terms of their implementation. These are:

- Update the Aorangi Park Master Plan to effectively guide the future development of the park.
- Complete a feasibility study of Netball South Canterbury's (NSC) proposal to cover four netball courts for multi-purpose use at Aorangi Park (primarily for community sport participation) to be carried out concurrently with the Aorangi Park Master Plan Review.
- Indoor court demand and capacity is effectively monitored to enable the more detailed planning required to determine if there is an actual need for additional indoor courts, once the above recommendations have been actioned.
- Development of sports and active recreation hubs is a strong national trend to co-locate and integrate provision of key facilities and clubs. Benefits gained include economies of scale, efficiencies in shared spaces and services, and critically, to provide destinations that are vibrant and attractive to participants and economically sustainable. There is increasing recognition in the sport and recreation sector in South Canterbury of the importance of hub facilities and club partnership organisations to govern and manage.

5.4 Principles and Criteria of Aorangi Park Developments

The South Canterbury Spaces and Places Plan 2018 facility and space planning principles have been used to guide the thinking of the updated master plan. The planning principles are:

- Meeting an identified need and fit-for purpose to meet the need.
- Sustainability – consideration of the whole life costs.
- Partnering/Collaboration/Coordination.
- Co-location and Integration.
- Activation.
- Social interaction.
- Future proofing – adaptability.
- Accessibility.
- Reflective of the community/region.

The project team has also identified a series of criteria that have been utilised when considering potential future developments. These are:

- High level need of any such development.
- Fits with park purpose.
- Existing tenure of the intended user.
- Amount of use (for existing and future users).
- Availability of other options.
- Cost to develop and/or re-locate.

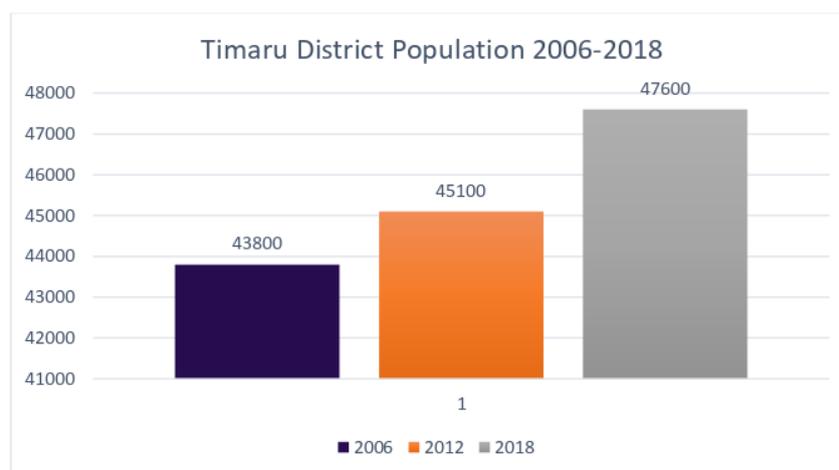
6.0 Demographic Overview

This section provides a summary of the key population patterns of the Timaru district and an overview of the potential impacts they may have on the provision of sporting facilities. Statistics New Zealand figures were used as the baseline data.

6.1 Population

Timaru district has experienced a gradual increase in its population in recent years. Figure 6.1 illustrates that Timaru’s population increased from 43,800 in 2006 to 47,600 in 2018.

Figure 6.1 Timaru District Population – Historic (2006-2018)

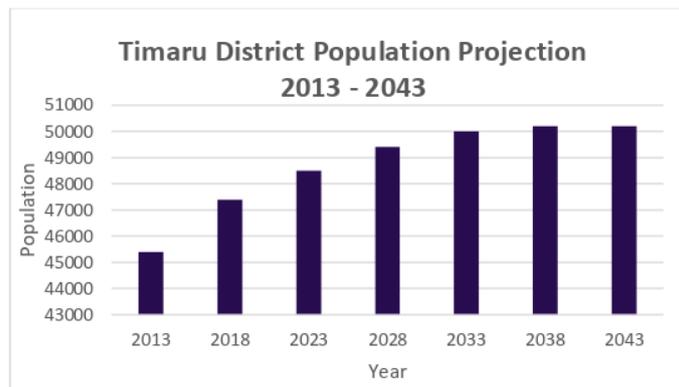


Source: www.stats.nz

6.2 Projected Population

Timaru district’s population is projected to increase to approximately 50,000 by 2033 (10%). However, from 2033 onwards the population is expected to plateau reaching 50,200 in 2043 as can be seen in figure 6.2. The projected growth of the Timaru district is not considered significant when compared to other growth regions around the county. However, even small amounts of population growth will impact on future demand for sporting facilities. These population statistics along with an understanding of national and local trends in participation will help to determine the future demand for additional facilities at Aorangi Park.

Figure 6.2 Timaru District Population Projection 2013-2043



Source: www.stats.nz

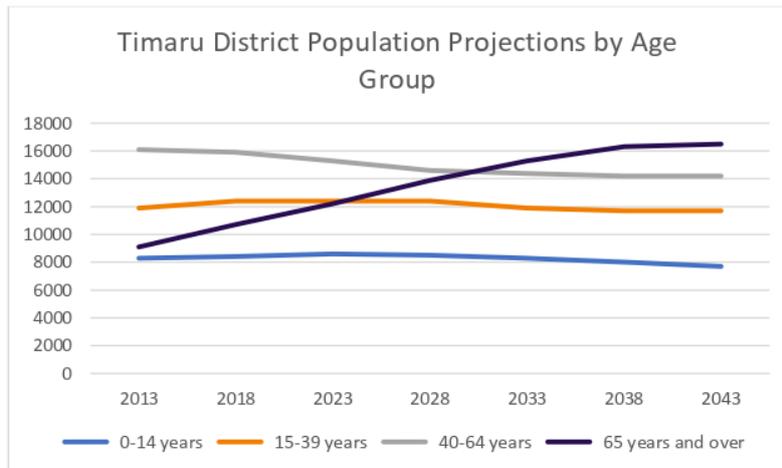
6.3 Projected Population by Age Group

The Timaru district has a similar age profile to most of New Zealand. There is evidence of an aging population with forecasts indicating the 65 years and over age group will be the largest grouping by 2033.

This has relevance to the future demands and patterns for sport and recreation activity participation and facility use, in particular the participation types and what facilities should be available to accommodate a greater proportion of older users. Population numbers in all other age groups in the Timaru District are expected to decline by between 2% (15-39 years) and 12% (40-64 years). Therefore, the population who more commonly participate in active, organised sport is not projected to increase.

The sport and recreation needs of those aged 40 years and above will need to be given serious consideration. While significant capital expenditure has been undertaken with regards to with the provision of sports fields, indoor and outdoor courts facilities and artificial turf in recent years, an understanding of how older age groups could utilise the existing assets should be considered. For example; can sport and recreation organisations provide more masters sport opportunities or accommodate emerging sport and recreation trends within the existing assets? Can adaptations to existing sports facilities be made to ensure access for those with reduced movement?

Figure 6.3 Timaru District Population Projection by Age Group 2013 - 2043



Source: www.stats.nz

6.4 Projected Population by Ethnicity

Another aspect of the population profile of the Timaru District which is forecast to undergo change is that of ethnic make-up. Figures 6.4 and 6.5 show that over the period between 2013 and 2038 the proportions of Maori, Asian and Pacific people are all projected to increase (from a combined 12% in 2013 to 25% in 2038).

It is anticipated that in 2038, Maori will make up 13.5% of the Timaru District population, Asian 8% and Pacific 3%. When planning for the future use of sport and recreation facilities consideration should be given to the kinds of sport and recreation activities that are sought after by the resident population of an area. An increasingly diverse population will require a wider range of spaces and relevant activities.

Figure 6.4 Timaru District pop. by Ethnicity 2013

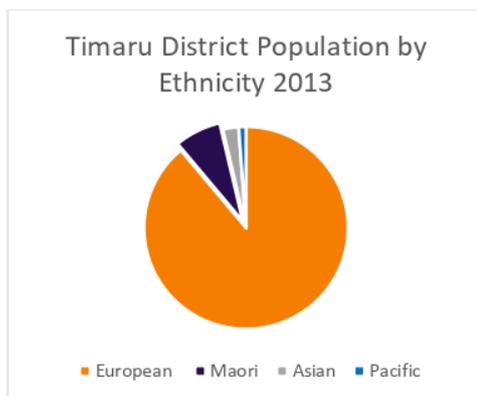
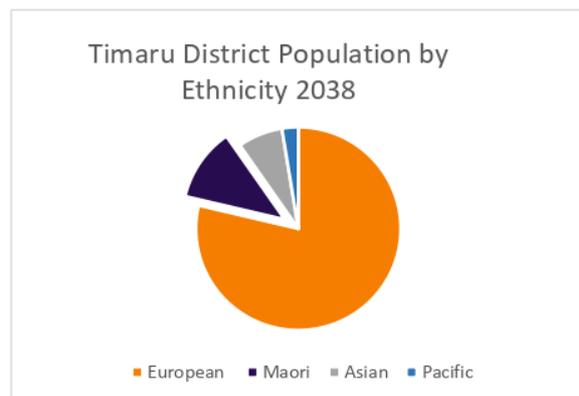


Figure 6.5 Timaru District pop. by Ethnicity 2038



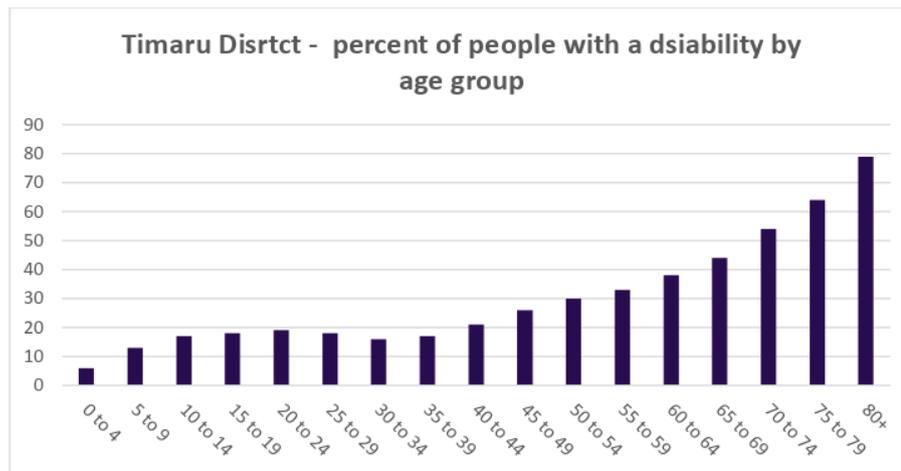
Source: www.stats.nz

6.5 Proportion of the Population with a Disability

While the rate of disability increases with age it is important to note that all age-groups have people with disabilities. When planning for sport and recreation facilities it is advisable to consider how to make facilities, sports and activities accessible.

Future facility developments need to consider the requirements of those with disabilities to ensure everyone has the opportunity to participate in sport (and recreation activities). Examples include better acoustics in indoor venues, energy efficient heating systems, more accessible walkways and additional seats and water access points.

Figure 6.6 Disability within the Timaru District Population 2013



Source: www.stats.nz

7.0 Current Aorangi Park Facilities and Stakeholders

There are a number of sporting organisations and sporting facilities based within Aorangi Park. Table 7.1 below identifies the facilities and the associated users to provide context for the following sections of the report. The table demonstrates the high number of users of the park and the related facilities that have been developed over time.

Table 7.1 Current Facilities and Stakeholders

Facility Name	Facility Owner	Facility Components	Facility Users
Southern Trust Events Centre	<ul style="list-style-type: none"> Timaru District Council 	<ul style="list-style-type: none"> 3 indoor multipurpose courts Gym Lounge Commercial kitchen Indoor centre office space Sport Canterbury Office South Canterbury Basketball Office South Canterbury Hockey Operations Room Commercial kitchen Storage Changing rooms 	<ul style="list-style-type: none"> Sport Canterbury South Canterbury Basketball Netball South Canterbury Aoraki Volleyball Association South Canterbury Badminton Hockey South Canterbury South Canterbury Futsal South Canterbury Speed Skating Timaru Indoor Netball Secondary Schools Events (e.g. various South Island secondary school tournaments and South Island Masters Games)
Trust Aoraki Turf	<ul style="list-style-type: none"> South Canterbury Hockey Trust 	<ul style="list-style-type: none"> 2 x Artificial hockey turf 	<ul style="list-style-type: none"> Hockey South Canterbury
Aorangi Oval	<ul style="list-style-type: none"> Timaru District Council 	<ul style="list-style-type: none"> Premier cricket oval Junior football pitches 	<ul style="list-style-type: none"> South Canterbury Cricket Association Northern Hearts Football Club
Graeme Blanchard Cricket Centre	<ul style="list-style-type: none"> South Canterbury Cricket 	<ul style="list-style-type: none"> Indoor cricket practice wickets. Office space Meeting space 	<ul style="list-style-type: none"> South Canterbury Cricket Association Community use (range of other sports utilise the space for training purposes).
Trust Aoraki all-weather Track	<ul style="list-style-type: none"> South Canterbury Athletics Trust 	<ul style="list-style-type: none"> Synthetic Athletics Track. Grandstand, covered seating. Senior football pitch. 	<ul style="list-style-type: none"> South Canterbury Athletics Northern Hearts Football Club (pitch on infield)

Facility Name	Facility Owner	Facility Components	Facility Users
Aorangi Lounge Facility	Timaru District Council	<ul style="list-style-type: none"> Office space 	<ul style="list-style-type: none"> Hockey South Canterbury South Canterbury Athletics Northern Hearts Football Club
Alpine Energy Netball South Canterbury Clubrooms	<ul style="list-style-type: none"> Netball South Canterbury 	<ul style="list-style-type: none"> Netball South Canterbury Office Lounge space Meeting space Storage 	<ul style="list-style-type: none"> Netball South Canterbury
Netball Hardcourts	<ul style="list-style-type: none"> Timaru District Council 	<ul style="list-style-type: none"> Netball outdoor courts x 14 	<ul style="list-style-type: none"> Netball South Canterbury
Timaru Bowling Clubrooms and Greens	<ul style="list-style-type: none"> Timaru Bowling Club 	<ul style="list-style-type: none"> 2 artificial lawn bowls greens Clubhouse Office Lounge space Storage 	<ul style="list-style-type: none"> Timaru Bowling Club
Training Fields	<ul style="list-style-type: none"> Timaru District Council 	<ul style="list-style-type: none"> 2x football training fields Open space 	<ul style="list-style-type: none"> Northern Hearts Football Club Community informal use
Playground	<ul style="list-style-type: none"> Timaru District Council 	<ul style="list-style-type: none"> Playground (modular) 	<ul style="list-style-type: none"> Community informal use

8.0 Aorangi Park Issues and Considerations

Aorangi Park is the key sports hub in Timaru and the base for a number of South Canterbury regional sporting organisations. The park has significant sporting infrastructure, with the majority of the assets being of regional significance for the South Canterbury region or of sub regional importance to the Canterbury region.

There is limited available space for future large-scale development without impacting on existing assets. Any future development should consider optimising spaces, support for the multi-use of assets and provide alignment between the sports.

The park should continue to be a hub for sporting facilities with a focus on both community and sub regional competition, events, training and social activity. The park also needs to recognise its neighbourhood park status requiring it to have provision for open green space for informal play for the wider community.

The below tables identify the key facility component and their associated considerations in the updated master plan.

Table 8.1 Indoor Courts

Consideration	Proposed Solution	Outcome for Master Plan
<p>The Southern Trust Events Centre (STEC) is identified as a sub regional indoor sports venue for Canterbury and the key indoor venue for South Canterbury.</p> <p>The three-court indoor venue is well utilised during peak times and operates as a venue for hire as opposed to staff delivering programmes. The Southern Trust Events Centre was upgraded in the 1990’s and is in good condition.</p> <p>South Canterbury Basketball (SCB) is currently the largest user of the venue (with 2,439 members) and is experiencing issues with enough access to deliver their programmes. Due to access constraints SCB are delivering a compromised programme of shorter game times than most competitions nationally. SCB are not able to deliver any skills programmes, development programmes or increase teams into competitions due to limited access to the indoor venue.</p> <p>Netball South Canterbury (NSC) currently utilises the indoor venue for their premier competitions only. However, NSC is proposing to deliver its entire senior and secondary school competition indoors as is the trend nationally. This would equate to approximately 550-600 netball participants requiring indoor court access over a week’s period.</p>	<ul style="list-style-type: none"> Basketball and netball require increased access to indoor courts to meet demand. Consider utilising ¾ indoor courts to deliver junior competitions. Reviewing of programming of existing courts to optimise use. Refurbishment of existing STEC stadium and allow for additional spectator seating. Utilising school gymnasiums when possible. Utilising other single-court council or private venues when possible. 	<ul style="list-style-type: none"> Consider court extension to existing indoor facility. Consider reconfiguration of existing indoor facility gym and other spaces to cater for the sports hub office model. Consider reconfiguring upstairs lounge to be a community lounge for indoor venue users and wider community.

Consideration	Proposed Solution	Outcome for Master Plan
<p>Both the badminton (230 members) and volleyball (300 members) have indicated that the existing facility is meeting their needs and have no requirements for additional courts.</p> <p>Futsal (a version of indoor football) is a growing sport nationally and will add pressure to access indoor court space for the delivery of its sport. Currently futsal delivers a junior competition (320 members) and is currently looking to add a senior competition.</p> <p>The venue is also positioned to accommodate sporting events ranging from local to South Island in scale with the venue being a central location from Invercargill to Nelson.</p> <p>Currently the venue is not available on Saturdays for regular local sporting competitions as this timeslot is earmarked for events throughout the year.</p>		

Table 8.2 Gym

Consideration	Proposed Solution	Outcome for Master Plan
<p>There is a gym located within the Southern Trust Events Centre which caters for weights and programmes. This is not a commercial gym but is utilised by Sport Canterbury to deliver its related programmes and activities. Overall, the gym is not well utilised.</p> <p>TDC has indicated the focus of the gym cannot be commercial in nature due to the council operating a commercial gym from the Caroline Bay Aquatic Centre which is located nearby.</p> <p>Traditionally, gyms within indoor sport centres provide significant revenue to the centre management if operated on a commercial basis. If there is no long-term appetite for a commercial gym operation within the indoor venue then there is the potential for the space to be better utilised.</p>	<ul style="list-style-type: none"> • Gym is removed and the space is utilised for another function. • Optimise space with alternative users. 	<ul style="list-style-type: none"> • Consider reconfiguring the gym to become the proposed sports house.

Table 8.3 Netball Hard Courts

Consideration	Proposed Solution	Outcome for Master Plan
<p>Netball South Canterbury (NSC) has a strong membership of approximately 1,215 with 45% being senior (adult) participants.</p> <p>NSC has access to 14 outdoor courts as well as their own netball pavilion including office, meeting, and lounge spaces.</p> <p>The goal of NSC is to deliver its senior competition (including secondary schools) indoors as is the trend nationally for netball. A key issue related to this will be an understanding of the cost to its senior members for moving its competition indoors.</p> <p>NSC has been in discussion regarding the potential relocation of a hockey turf over a portion of their existing outdoor netball courts. This requires NSC having increased access to indoor court space. NSC would still need an appropriate number of outdoor courts to deliver junior competitions long term.</p> <p>Part of the discussion has also included the removal of its existing clubroom space with the netball office and administration functions being relocated within the indoor stadium and collocated with other sports organisations.</p>	<ul style="list-style-type: none"> • Provide a mixture of outdoor, covered and indoor court space required long term to enable delivery or programmes. • Provide appropriate spaces within the indoor court venue to accommodate NSC administration requirements. 	<ul style="list-style-type: none"> • Consider developing 3 court extension to existing indoor facility. • Reconfiguration of existing indoor facility to cater the sports hub office model. • Provide for 8 outdoor courts. • The ability to cover (canopy style) two outdoor courts in the long term if demand warrants.

Table 8.4 Hockey Turfs

Consideration	Proposed Solution	Outcome for Master Plan
<p>Hockey South Canterbury (HSC) owns two turfs within the park. These are the only full-size artificial turfs in the south canterbury region. (Some schools have ½ and ¾ size turfs).</p> <p>HSC has a large membership of 1,100-1,200 affiliated members.</p> <p>HSC has indicated it does not desire a third turf long term.</p> <p>Currently the two turfs have minimal physical connection due to the location of the SBS Events Centre.</p> <p>The management of hockey and the turfs are split between two buildings. This provides issues when delivering competitions.</p> <p>The current wet turf is due for replacement within the next three years.</p>	<ul style="list-style-type: none"> • Better alignment of two turfs. • One centralised administration centre. 	<ul style="list-style-type: none"> • Relocation of wet turf. • Reconfiguration of existing indoor facility to cater the office and tournament space for HSC.

Table 8.5 Athletics Track and Office

Consideration	Proposed Solution	Outcome for Master Plan
<p>South Canterbury Athletics Trust (SCA) owns the synthetic track within the park. It is the only synthetic track in the South Canterbury region.</p> <p>SCA has indicated it does not have a need for any major asset developments long term.</p>	<ul style="list-style-type: none"> • Review the potential to retro fit the existing Aorangi Lounge space to provide a multi sports space for various codes. 	<ul style="list-style-type: none"> • The existing Aorangi Lounge space should be retro fitted to make it a multi-purpose venue for athletics, cricket and football.

Consideration	Proposed Solution	Outcome for Master Plan
<p>The key issue for SCA is the requirement to resurface the track every 12-15 years. The resurfacing of the track is due in 2021. Third-party funding has been sourced to complete the project.</p> <p>Access to lounge spaces for competition and event mode is required.</p>		

Table 8.6 Cricket Facilities

Consideration	Proposed Solution	Outcome for Master Plan
<p>South Canterbury Cricket's (SCC) main oval is the premier cricket venue in the South Canterbury region.</p> <p>SCC has indicated it requires a pavilion-type facility long term to accommodate the needs of the officials, scorers and players during competition and event mode.</p> <p>The indoor cricket facility accommodates three indoor practise lanes as well as office and meeting spaces.</p>	<ul style="list-style-type: none"> Review the potential to retro fit the existing Aorangi Lounge space to provide a multi sports space for various codes. 	<ul style="list-style-type: none"> The existing Aorangi Lounge space should be retro fitted to make it a multipurpose venue for athletics, cricket and football.

Table 8.7 Football Facilities

Consideration	Proposed Solution	Outcome for Master Plan
<p>Northern Hearts Football club is a long-standing tenant of the park.</p> <p>The park is the club’s home and is where they train and play home games.</p> <p>Over time the available area for football within Aorangi Park has been decreasing due to other facility developments occurring.</p> <p>The club utilises the inner field of the athletics track as its number one senior field. The cricket oval is used for junior football games. There are dedicated training areas within the park for all its training needs.</p> <p>The training areas have poor quality fields and lighting. The poor quality does not allow the space to be fully utilised.</p> <p>Any impact of losing existing training space would require solutions to allow the training needs of the football club to be met.</p>	<ul style="list-style-type: none"> • Increase quality of remaining training fields and associated lighting. • Provide alternative training options at other appropriate locations. 	<ul style="list-style-type: none"> • Continue to provide for appropriate space to cater for football’s training needs. • Increase quality of remaining training fields and associated lighting.

Table 8.8 Lawn Bowls

Consideration	Proposed Solution	Outcome for Master Plan
<p>The Timaru Bowling Club is the result of the amalgamation of two bowls club and has a membership of approximately 55.</p>	<ul style="list-style-type: none"> • Future amalgamation of other bowls clubs within Timaru should consider consolidating at the Timaru Bowls Club. 	<ul style="list-style-type: none"> • Maintain appropriate carpark spaces adjacent to bowls club.

Consideration	Proposed Solution	Outcome for Master Plan
<p>The club has two artificial greens and a clubhouse in good condition with office, meeting and lounge spaces.</p> <p>The club has indicated they do not need an additional green long term.</p> <p>There is a need to maintain appropriate parking in proximity to the clubhouse.</p>	<ul style="list-style-type: none"> • Sport Canterbury and Bowls South Canterbury to partner in the development of strategic facilities plan for the sport of bowls. 	

Table 8.9 Events

Consideration	Proposed Solution	Outcome for Master Plan
<p>Events play a significant role within Aorangi Park with many local, district and regional events occurring within the park.</p> <p>The outdoor courts, oval, track, artificial turfs and the indoor sports centre all attract events. Examples of events such as the South Island Masters Games and South Island Secondary Schools provide significant economic benefits to the Timaru district.</p> <p>The existing tension between attracting indoor commercial events and the related impact they can have on the delivery of indoor community sport for the short period of time the event is undertaken should be considered.</p>	<ul style="list-style-type: none"> • Co-ordinated management of events within Aorangi Park by the user groups. • Development of infrastructure that will allow for the co-delivery of events and community sport. 	<ul style="list-style-type: none"> • Consider extension to existing indoor facility to allow for co-delivery of indoor events and indoor community sport.

Table 8.10 Open Space

Consideration	Proposed Solution	Outcome for Master Plan
<p>Aorangi Park is classified as both a sports park and a neighbourhood park.</p> <p>TDC’s level of service for a neighbourhood park is that a children’s’ playground and a minimum area of 1,000 square metres, but preferably 3,000 – 5,000 square metres of grass surface for play and informal games and gatherings is provided.</p> <p>There is limited open (informal) green space within the park.</p>	<ul style="list-style-type: none"> • Ensure appropriate levels of open green space is preserved within the park. • Ensure a large playground is incorporated in final design of the park. • Ensure dedicated training areas can be utilised by wider community for informal use. • Ensure cricket oval can be utilised by wider community for informal use. 	<ul style="list-style-type: none"> • Maintain appropriate open green space for informal recreation. • Utilise existing formal green space as informal green space. • Master plan to ensure green spaces can be easily viewed and accessed by the general public.

9.0 Indoor Court Issues and Considerations

A key component of the updated master plan is the discussion and decision on the proposed addition to the current indoor court venue at the park. Various submissions to council and external planning documents have been developed requesting in some cases, up to nine additional indoor courts within the park.

Any increase with regards to indoor court provision will have an impact on the updated master plan in terms of facility locations and potential sharing of facilities.

The final decision on the scale of additional indoor facility provision will require a full feasibility study and business plan including detailed design to understand the viability of the project (from a capital and operational cost perspective).

However, the following high-level needs analysis provides the key indicators for determining the required space for provision of additional courts in the future.

9.1 Current Facility Usage

The indoor courts are well utilised with Southern Trust Events Centre management estimating capacity at peak times is sitting around the 85% - 90% mark (between the hours of 4pm to 9pm). The venue management has also identified the ability to undertake some reprogramming to allow for additional hours to be available for community use. As an example, there is the ability to extend closing time of the centre to 10pm, to cater for senior competitions (however this is not a preferred model due to the late finish).

The current lack of capacity (at peak times) of the indoor courts will continue to limit the growth of some existing programmes and be prohibitive in allowing new programmes and activities to be undertaken within the indoor court facility.

As with all indoor court facilities nationally, the use of the indoor courts during non-peak times (9am to 4pm) is limited. Facilities that have an operational model of programme delivery as opposed to a venue for hire approach do have a higher usage rate during non-peak hours.

There are approximately 60 days of events use of the indoor court space on average per year which provides for the second largest revenue stream for the indoor facility.

9.2 South Canterbury Indoor Sport Organisations

There are a number of South Canterbury sports organisations that currently utilise the Southern Trust Events Centre for a range of training, competition and event delivery purposes.

As identified earlier in the report there is a range of issues that relate directly to the potential need for additional court space:

- South Canterbury Basketball cannot grow its membership due to not being able to access additional indoor court time because of capacity issues at peak times.
- Due to access constraints, SCB are delivering a compromised programme of shorter game times than most competitions nationally.
- NSC is proposing to deliver its entire senior and secondary school competition indoors which would equate to approximately 550-600 netball participants requiring indoor court access each week, during season.
- South Canterbury Futsal delivers a junior competition and is looking to deliver a senior competition.
- Both the badminton (230 members) and volleyball (300 members) have indicated that the existing facility is meeting their needs and have no requirements for additional courts.

9.3 New Zealand Sport Trends

Sport New Zealand has released several reports and studies over recent years that highlight trends in relation to indoor court facilities. The key findings are:

- Sport and recreation provided for indoors is becoming increasingly popular.
- Social sports and activities are increasing in popularity (sports that are played indoors provide a range of opportunities).
- Basketball is now the number one participation sport for youth in New Zealand.
- Netball is increasingly moving the delivery of its programmes indoors. The vast majority of South Island netball centres (and some in the North Island) now play all or part of their competitions indoors.
- The emergence of new sports such as Futsal which have increased significantly in popularity, placing additional pressure on indoor court space.

9.4 Network Approach

The focus should be on optimising the capacity of the current stock of indoor spaces where it is practicable and operationally viable for sports.

The current network of indoor courts includes secondary school indoor courts and other council-owned indoor court facilities which are spread through the district and region. The current network of indoor courts for the South Canterbury region are:

Facility Name	Location	Number of Indoor Courts
Southern Trust Events Centre	Timaru	3
Washdyke Community Centre	Timaru	1
Temuka Alpine Energy Stadium	Timaru	1
Pleasant Point Gymnasium	Timaru	1 x 2/3 court size
Waimate Event Centre	Waimate	2
Craighead Diocesan School	Timaru	1
Mackenzie College	Mackenzie - Fairlie	1
Mt View High School Gym	Timaru	1
Roncalli College	Timaru	1
	Total Indoor Courts	11 full size courts 1 x 2/3 size court

Note: Timaru Boys High gymnasium has not been identified as an indoor sports venue accessed by the stakeholders interviewed as part of the report.

It is understood that from an operational perspective, the delivery of large-scale competitions (as is the case with basketball and netball) and events is more effective and efficient from larger multi court venues. This is due to the ability for the sport to maximise their limited volunteers and officials and the management of staff to deliver the competitions and events.

The South Canterbury sports organisations such as basketball, netball, futsal and badminton have large membership bases and require the use of multi court facilities to deliver their programmes.

The current one court facilities and school facilities throughout the district and region are being utilised by clubs and community groups for the delivery of training and small competitions.

9.5 Sport New Zealand Indoor Courts Facility Strategy

Sport New Zealand as the lead government agency for sport and recreation have undertaken a significant project in relation to the planning of indoor court provision for decision-makers across the country.

The work was built on the Sport England indoor court provision calculator with England using it for the planning of new indoor court venues.

Although the Sport New Zealand guide provides direction in terms of appropriate indoor court provision ratios for population levels, it should be seen as a guide only and utilised as part of the toolbox when planning for new indoor court developments.

Sport New Zealand’s high-level guidance regarding the ratio of courts to residents identifies that for every 9,000 residents, one full size equivalent indoor court should be provided. The provision of indoor courts considers school facilities where access is appropriate for community sport.

The outcome when utilising the Sport New Zealand indoor court calculator identifies that the Timaru district should have 5.5 courts for the community to access (council and school courts).

- Timaru’s district’s current population of 48,000 (approx.) divided by 9,000 = 5.5 indoor courts.

Timaru’s district’s projected by 2050 population of 57,000 (approx.) divided by 9,000 = 6.5 indoor courts required. The Timaru district currently has access to 8 and one 2/3rd size indoor courts which is made up of 3 indoor courts at the Southern Trust Events Centre and single courts at Washdyke Community Centre, Temuka Alpine Energy Stadium, Pleasant Point Gymnasium, Craighead Diocesan School, Mt View High School Gym, Roncalli College. The current one-court facilities and school facilities throughout the district and region are being utilised by clubs and community groups for the delivery of training and small competitions. However, the larger sports such as basketball and netball have stated they require multiple courts within a venue to deliver an operational viable competition.

The age, condition and functionality of the one court venues should be considered when planning for additional community indoor courts. Although single courts can meet local demand for sport and recreation, multi court venues are required to meet needs for regional sports competitions, programmes and events.

The pressure for indoor court space is derived from larger scale competitions and sports such as basketball, netball and futsal and as a result, the proposed provision of additional multiple indoor courts could be a benefit long term the community of Timaru.

9.6 Events

Events are an important business component for the indoor stadium as they provide the second largest revenue stream. The events range from South Island sporting championships through to local non-sporting community events. An average of 60 days of events traditionally occur within the Southern Trust Events Centre and account for 1,794 hours of use annually.

Currently the indoor stadium is not utilised for community sport to allow events to be undertaken; this arrangement would need to be reconsidered if an expansion of indoor courts occurred.

It should be noted that there are a number of newly developed large indoor sporting venues within the wider Canterbury region that will be in direct competition for larger regional and national sporting events.

Events	Days	
	2018-2019	*2019-2020
Major events	31	26
School events	9	10
Other events	21	10
Total hours of Use	1,794	1,255
Total Event Numbers	95,589	63,383

*2019-2020 was impacted by COVID-19 with the indoor courts being closed in April and May and limited use in June

10.0 Aorangi Park Updated Master Plan Key Facility Developments

The key facility developments identified in this master plan are:

1. Indoor court extension.
2. Develop a Sports House model.
3. Re-location of an existing hockey turf.
4. Increase quality of turf and lights for the training fields.
5. Multisport redevelopment space.

The following section summarises these proposed developments.

10.1 Indoor Court Extension

The findings from the indoor court section provide the medium-term considerations for the indoor courts. The development of additional indoor court space would be pending the favourable outcome of a business case.

It is proposed that the Southern Trust Events Centre should consider the extension of space to cater for up to three additional new courts and ancillary facilities.

The rationale for the potential extension for space for up to three courts is highlighted below:

- Allow basketball to cater for additional teams in their competitions which they are not able to at present.
- Allow basketball to provide games at appropriate lengths and not reduced game times.
- Allow basketball to deliver programmes such as skills and development programmes which they are not able to at present.
- Basketball is now the largest youth participation sport in the country.
- 3 x full size courts can be laid out to provide for 4 to 6 ¾ sized basketball courts depending on final dimensions of the indoor court extension.
- The ¾ basketball courts could service the junior competitions which is approximately 60% of the basketball membership.
- Allow netball to move its senior competition (including its current senior and secondary school competition) to indoor courts. A move to indoor courts is supported by the national body within its strategic documents.
- Allow futsal to deliver a senior competition (only have access to deliver a junior competition currently).
- Assist with attracting larger South Island indoor sporting events to Timaru along with associated economic return for district and the key revenue source for indoor facility.
- Provide the ability to co-deliver events and community sport with limited disruption between the two.

Note: Consideration should also be given to the refurbishment of the existing STEC stadium (including the allowance for additional spectator seating). The quality of the existing stadium should remain high to attract existing and potential users.

10.2 Sports House Model

There are a number of sporting organisations based at the park with a variety of spaces, quality and locations.

There is an opportunity to provide for a sports house model where all of the sports are co-located in the same location. This could include Netball, hockey, basketball, Sport Canterbury, cricket and others.

There is the ability to develop shared services and spaces alongside separate office and competition control spaces. The sports house model can provide for shared learnings between sports, coordination of training opportunities and the ability to leverage of others. Sports houses are situated throughout the country and are supported by Sport New Zealand as effective practice.

Detailed planning would be required to identify the optimum layout for the proposed sports house.

10.3 Hockey Turf Relocation

The current two artificial turfs are located on either side of the indoor sports facility and as a result there is minimal connection between the two turfs.

This has created a compromised situation for the management and delivery of hockey competitions and events. The ability to have two turfs either adjacent to one another or at minimum in close proximity to the office control space is considered effective practice.

The relocation of the current wet turf (which is due for replacement within the next three years) to within a closer proximity to the current main turf is considered an appropriate long-term solution for the site. If this is achieved in combination with the relocation and development of a sports house and associated events control spaces, it will allow for hockey to optimise the use of officials and volunteers.

10.4 Netball Hard Courts

As highlighted within this report, NSC have been in discussion regarding the potential relocation of the existing #2 hockey turf to a new location over a portion of their existing outdoor netball courts. This is based on NSC having increased access to indoor court space. NSC would still require an appropriate number of outdoor courts to deliver junior competitions long term.

The junior netball membership is currently 650 with a drive to increase this number by NSC in 2021 and beyond. There will still be a requirement to provide for an appropriate number of outdoor courts to meet future junior netball teams' demand.

It is proposed that Netball South Canterbury has access to eight outdoor hardcourts for (primarily) junior competitions (650 members).

Long term, there is the potential to install a canopy cover over two of the proposed eight outdoor courts to provide a range of delivery solutions for netball including indoor, covered outdoor and non-covered outdoor courts.

The proposed removal of netball's clubhouse facility will require NSC to become a core tenant in the proposed sports house facility.

10.5 Increase Quality of Training Fields

Currently the football training spaces, and the cricket outer oval are utilised by the wider community for informal recreation activity. The football training fields have limited drainage and as a result are in poor condition during the winter months limiting community use of the space.

The proposed updated master plan will require a redirection of the link road within the park and would result in the loss of a portion of the training fields and thus open space.

As highlighted, the current football training fields have limited drainage as well as limited lighting which has resulted in not maximising the available training hours. The training fields are the only areas for the youth and senior teams to train at within the park. As a result, there is a need to optimise the remaining training field spaces so the football club and other users can utilise the spaces during the winter months.

It is proposed that the quality of the training fields and associated lighting be improved to increase the hours of use.

10.6 Reconfiguration of Aorangi Lounge to a multipurpose clubroom/lounge space

The Aorangi lounge is a space for hire and is utilised by the cricket, football and athletics organisations based at the park. There is also an upstairs office space which is utilised currently by the South Canterbury Hockey Association for their administration purposes.

There is the potential to reconfigure and upgrade the lounge and upstairs space to become a multisport hub for officials, volunteers and players for all sports to share when hosting home games or events at the athletics track, cricket oval and football fields.

It is proposed that the administration for hockey is relocated to the proposed sports house space.

11.0 Aorangi Park Updated Master Plan – Preliminary Overview

The findings from the previous sections have been used to develop an updated master plan for Aorangi Park. The purpose of the updated master plan is to ensure decisions on developments are made with the best possible long term outcome and discussions to proceed with partners, stakeholders and funding agencies. It is anticipated that the updated master plan will be the first step in the design process. The final master plan will be modified as the project progresses.

The Aorangi Park updated master plan has provided the following preliminary plans:

- Preliminary high-level overview of Aorangi Park proposed developments.
- Preliminary sketch floor plan of the proposed indoor court extension and related new spaces and reconfiguration of existing spaces.

The Aorangi Updated Master Plan identifies the following proposed facility developments:

- Indoor court extension.
- Relocation of number 2 hockey turf to existing netball courts.
- Realignment of netball hardcourts (with provision of future canopy cover for two outdoor courts).
- Future outdoor courtyard space (adjacent to proposed indoor court extension).
- Reconfiguration of Aorangi Lounge to multisport space.
- New internal roading layout.

The 'Preliminary Sketch Floor Plan - Indoor Court Extension' identifies the following proposed facility developments:

- Three indoor courts at the larger netball court size (has the ability to convert to four to six three quarter basketball courts depending on final floor size).
- New plant and storage space for proposed indoor court extension.
- Main entrance with foyer, offices space and new changing facilities.
- Kiosk space for wider community use.
- Sports house space (in place of existing gym space and current entrance).
- New changing rooms for hockey and other users of park.

Local Park Infrastructure

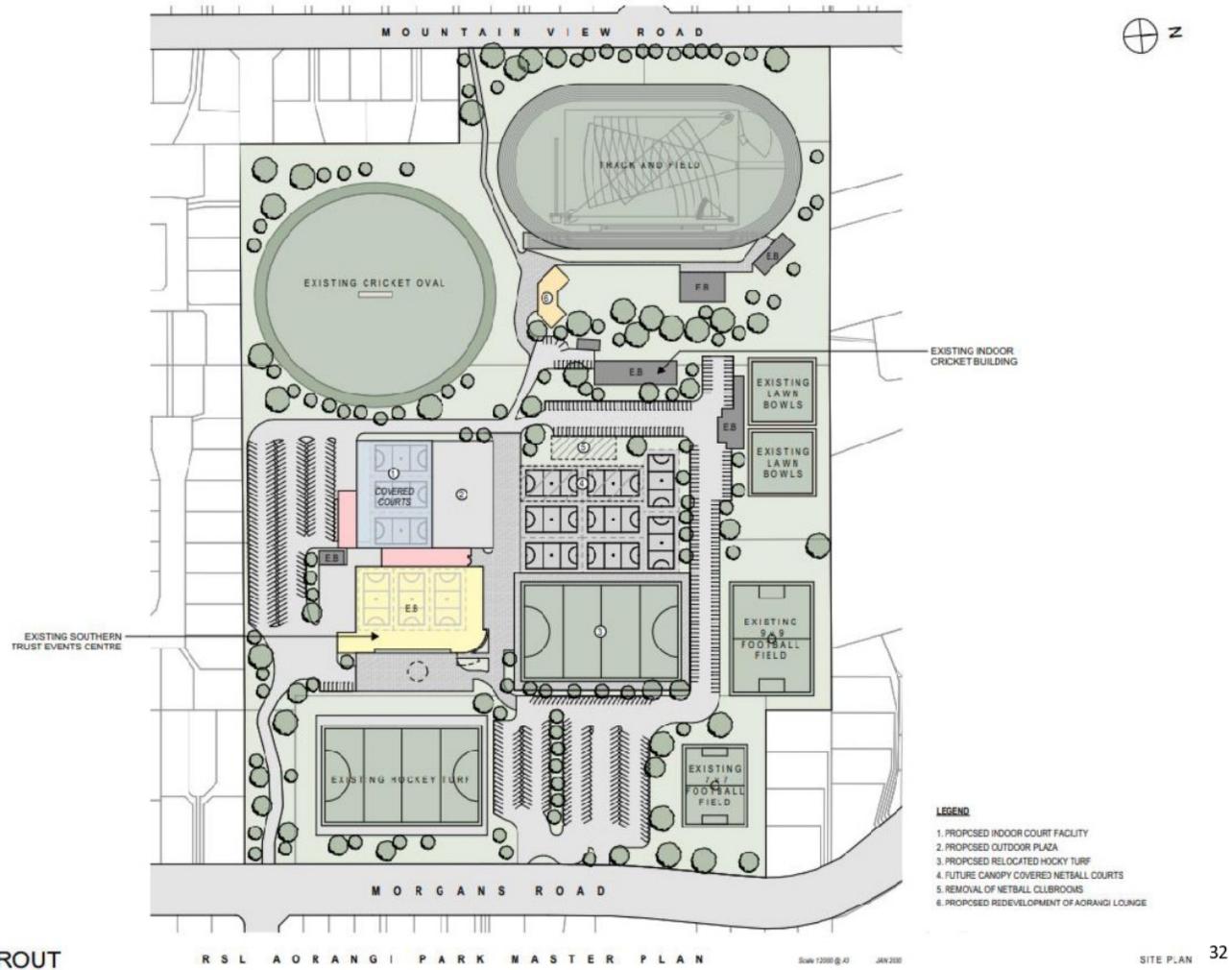
- The final master plan will need to consider the detail around local park infrastructure such as walking tracks, bench seating, drinking fountains and potential activity zones, such as 3 on 3 basketball outdoor courts.

11.1 Aorangi Park – Current Park Layout

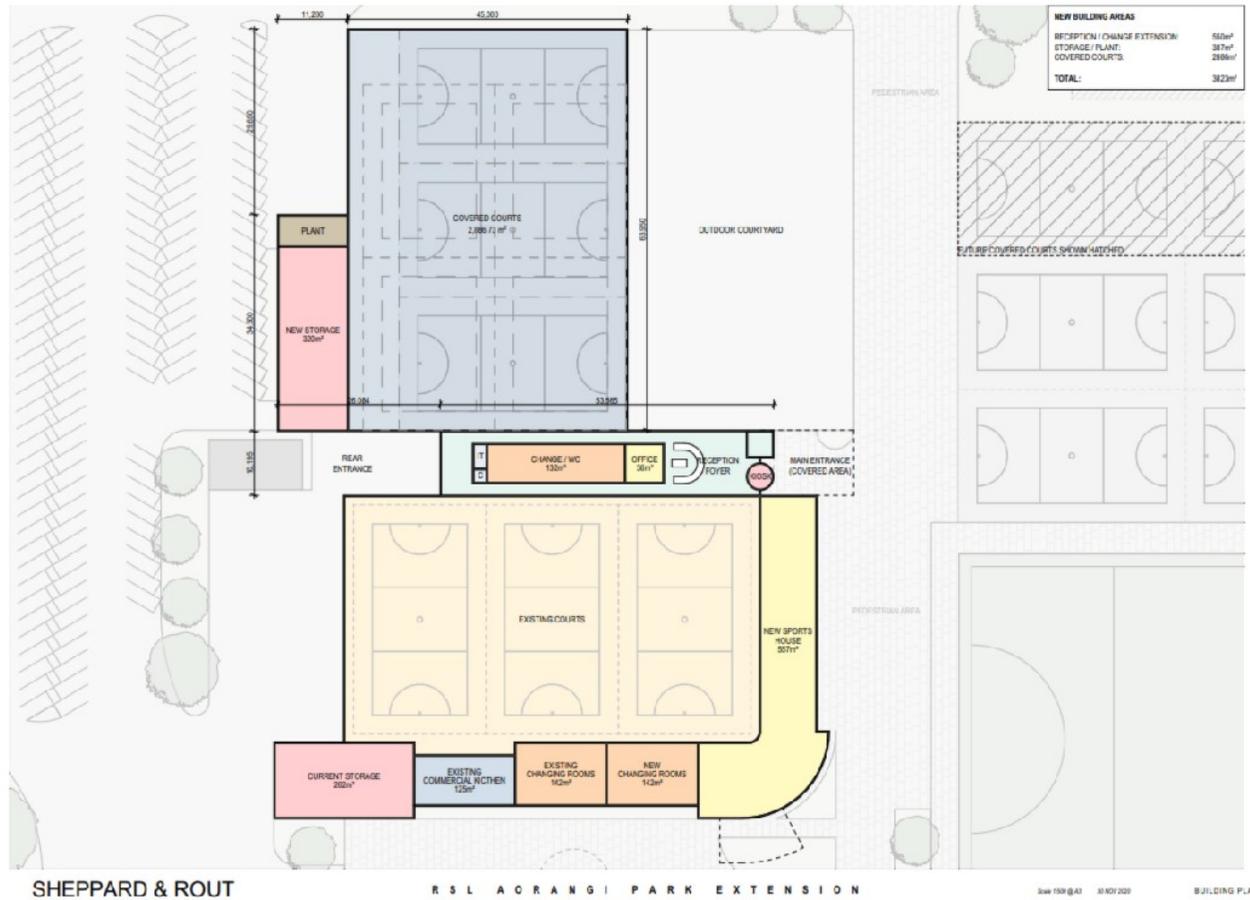


- LEGEND**
- 1. SOUTHERN TRUST EVENTS CENTRE
 - 2. TRUST AORANGI TURF
 - 3. ALPINE ENERGY NETBALL SOUTH CANTERBURY COURTS
 - 4. AORANGI OVAL
 - 5. TRUST AORANGI ALL-WEATHER TRACK
 - 6. AORANGI CLUBHOUSE
 - 7. TIMARU BOWLS CLUB
 - 8. GRAEME BLANCHARD CRICKET CENTRE
 - 9. FOOTBALL TRAINING FIELDS

11.2 Aorangi Park Draft Master Plan – Preliminary Overview Plan



11.3 Preliminary Sketch Floor Plan - Indoor Court Extension



12.0 Staged Approach

The draft updated master plan, if approved will require a detailed planned approach with regards to its implementation. There are several initial key pieces of work that will determine if particular proposed developments will be feasible or not.

The key stages are as follows:

1. Develop a funding plan for implementation of the master plan
 - A detailed funding plan identifying potential funding sources and funding thresholds should be developed to understand viability of funding the proposed master plan facility developments.
 - Initiate high level discussions with the key funding stakeholders to determine their indicative level of support for key facility developments.
2. Feasibility study and business case on proposed indoor court extension (including sports house, entrance and lounge reconfiguration)
 - Undertake a detailed feasibility and business case to examine the actual viability and sustainability of the proposed indoor court extension. The study should include a detailed business plan of potential usage and the related revenue and cost streams. This will be a critical piece of work to provide TDC with robust information to make an informed decision on whether to proceed with the development or not.
3. Design phase of proposed indoor court extension, if feasibility study is approved by TDC
 - Undertake detailed design of the proposed indoor venue and associated components (e.g., sports house). This phase will include discussion and negotiation with council and key sports to finalise the size and scope of the development.
4. Find temporary home for netball for delivery of its sport
 - Netball South Canterbury will require alternative facilities (outdoor) to deliver its junior programmes if a hockey turf is developed on some of their existing outdoor courts. Secondary school courts and other venues should be considered as temporary options while the build (of turf and new outdoor courts) is completed.
5. Relocate Hockey Turf
 - If the indoor court extension progresses, then relocate the current wet turf to where a portion of the existing netball hardcourts exist.
6. Develop indoor court extension
 - Develop indoor court extension as per outcome of earlier detailed design phase.
7. Sports House Development
 - Develop sports house space as per outcome of detailed design phase.
8. Upgrades to Training Fields and Lights
 - Upgrade the field quality and lighting quality for the current football training areas.
9. Plan, Design and Implement Aorangi Lounge Redevelopment
 - Undertake detailed planning and design for the redevelopment of the Aorangi Lounge into a multisport space. Once complete, undergo the redevelopment of the space.

13.0 Indoor Court Capital and Operational Funding Considerations

Any future proposed development within Aorangi Park will need to consider the reality of successfully obtaining the required capital funding and in most cases the long-term operational viability of the facility.

Operational support for the ongoing running of large-scale facilities is traditionally met through a combination of the participant being charged higher fees than field or hardcourt spaces and from councils in some form of ongoing subsidy and/or seed funding for upgrades.

13.1 Capital Costs Considerations

A review of recent large-scale sporting facilities has identified a range of capital costs for previous indoor facility developments.

The following table provides an overview of recent sporting facility developments from a traditional and alternative building methods.

Table 13.1 Benchmarking Capital Costs for Indoor Court Facilities

Facility Name	Building Method	Number of Courts	Approx. Capital Cost	Year of Construction
Foster Park Indoor Courts (Selwyn District Council)	Non-Traditional	8 (4 indoor and 4 covered courts)	\$22 million	2020
Waimakariri	Traditional	4	\$28 million	2020
Trustpower Stadium (Tauranga)	Traditional	9	\$42 million	2011
Rototuna Indoor Centre (Waikato)	Traditional	4	\$10 million	2017

13.2 Operational Cost Considerations

The scale of the ongoing operational costs of a sporting facility is often linked to the scale and size of the sporting facility (both indoor and outdoor). In essence, the larger the facility the larger the ongoing operational cost.

There is a need to maintain the sporting facility to a high standard in order to continue to provide a quality experience to one; keep the participants coming back and secondly to justify the user charge prices.

As a result, sufficient funds need to be allocated to provide for ongoing repairs and maintenance, upgrades for floors, changing facilities, lounge, and meeting spaces. Ongoing funds for depreciation of assets to fund large scale upgrades should also be built into the operational budget. The following table provides an overview of sporting facilities and their related operational subsidies.

Table 13.2 Benchmarking Operational Subsidies for Indoor Court Facilities

Facility Name	Management Model	Number of Courts	Approx. Operational Subsidy
Selwyn	Council	8	\$400,000 p.a.
Trustpower Stadium (Tauranga)	CCO	9	\$780,000 p.a.
Rototuna Indoor Centre (Waikato)	Trust	4	\$120,000 p.a.

14.0 Conclusions and Recommendations

Aorangi Park is the key sports hub in Timaru and the base for a number of South Canterbury regional sporting organisations. The park has significant sporting infrastructure, with the majority of the assets being of regional significance for the South Canterbury region or of sub regional importance to the wider Canterbury region.

There is limited available space for future large-scale development without impacting on existing assets and the proposed developments have considered optimising spaces, support of multi-use assets and providing alignment between the sports.

Consultation was undertaken with a range of south canterbury regional sports organisations, Sport Canterbury and Timaru District Council staff in determining the proposed priority development options outlined within the report.

The Aorangi Updated Master Plan identifies the following proposed facility developments:

- Indoor court extension.
- Relocation of number 2 hockey turf to existing netball courts.
- Realignment of netball hardcourts (with provision of future canopy cover for two outdoor courts).
- Future outdoor courtyard space (adjacent to proposed indoor court extension).
- Reconfiguration of Aorangi Lounge to multisport space.
- New internal roading layout.

It is recommended that the Aorangi Master Plan is:

- Approved by Timaru District Council for community consultation.
- Distributed for wider community consultation for feedback and consideration.
- Final master plan be adopted by Timaru District Council for implementation.
- The staged approach outlined in section 12 of this report is implemented.
- A project development steering group is formed to oversee the implementation of the master plan.

Appendix 1: Regional Sports Organisations Background Information

Sports Code	Grades	Programming	Considerations
Basketball	<ul style="list-style-type: none"> • Senior • Secondary schools • Year 7 and 8 • Year 5 and 6 • Year 3 and 4 	<ul style="list-style-type: none"> • All senior, secondary school and primary school competitions and events are delivered indoor at the STEC. • South canterbury representative programme delivered at the STEC. • Limited access to training and development programmes due to capacity of indoor facility. • Deliver shortened time version of the game than the rest of the country. 	<ul style="list-style-type: none"> • Additional courts required to meet growth of junior basketball programme. • Full size indoor courts can be converted to provide two ¾ size indoor courts across the court. • 1440 of the membership is junior based. Consider utilising ¾ indoor courts to deliver junior competitions.
Netball	<ul style="list-style-type: none"> • Senior • Secondary schools • Year 7 and 8 • Year 5 and 6 • Year 3 and 4 • Year 1 and 2 	<ul style="list-style-type: none"> • Junior competitions utilise all 14 outdoor courts at Aorangi Park. • Secondary schools utilise 10-12 courts. • Senior teams utilise 3 indoor courts at STEC. 	<ul style="list-style-type: none"> • Approximately 565 senior membership (senior plus secondary school) will require access to indoor courts for winter competitions. • Senior competitions will require delivery in one indoor venue to optimise use volunteers, official and management. • Senior competitions will require access to additional court space than what is available currently at STEC. • Junior competitions will require sufficient outdoor hard-court space to deliver junior competitions. • An alternative delivery model for junior programmes will be required if the number of existing outdoor hard-court courts is reduced. • The ability to have covered outdoor space could assist with the delivery of junior based competitions.
Volleyball	<ul style="list-style-type: none"> • Secondary school competition 	<ul style="list-style-type: none"> • Secondary school competition utilises STEC once a week. • 12-week season. 	<ul style="list-style-type: none"> • Require six volleyball courts at one venue to deliver their competition.
Badminton	<ul style="list-style-type: none"> • Secondary school competition • 3 x clubs 	<ul style="list-style-type: none"> • Secondary school competition utilises STEC once a week. • Clubs utilise secondary school gymnasiums. • Ethnic group utilise Washdyke Community Centre. 	<ul style="list-style-type: none"> • Continue to utilise the wider network of indoor courts for delivery of competitions • Adjusting the time of day, they deliver their competitions at STEC. • This may allow additional use of indoor courts by other users at STEC.

Sports Code	Grades	Programming	Considerations
Futsal	<ul style="list-style-type: none"> Primary school and secondary school competitions 	<ul style="list-style-type: none"> Deliver primary and secondary school-based leagues. Looking to offer a senior league. 	<ul style="list-style-type: none"> Additional courts would allow the futsal programme to grow as national trends suggest. Senior grades nationally for futsal are increasing significantly.
Speed Skating	<ul style="list-style-type: none"> Youth and adult leagues 	<ul style="list-style-type: none"> Deliver training and competitions within the STEC. Appropriate size to accommodate the required 100 metre loop which other indoor courts in the district cannot. Additional court space would provide a warmup area for larger events and competitions. 	<ul style="list-style-type: none"> Additional courts would allow for larger events and competitions to be delivered within the STEC due to allowing for warm up and competitions to occur concurrently.
Events	<ul style="list-style-type: none"> Sport and community focused events 		<ul style="list-style-type: none"> Saturdays are kept free for event hire. Some events are held over multi days which requires community sport to be suspended.