

## Report for Rangitikei District Council

Summary adopted by Council as supporting information for 'What's new, What's changed...?' – the Consultation Document for the 2016/17 Annual Plan

### Discussion document

# Taihape Memorial Park Future Development



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Taihape Community Board - Discussion document

# Memorial Park Sportsville development project

## Summary

A considerable amount of work has gone into understanding the issues (and concerns) held by the variety of Clubs and organisations associated with Memorial Park, particularly in relation to the Clubs Taihape concept. This work included scheduled meetings with predefined interview questions.

Helping to provide a better understanding of the future of sport and sports clubs has been an integral part of moving forward, as has helping to understand what a “Sports hub” is:

*“At a sports hub, clubs and community groups combine resources to build, maintain and use shared facilities and services. When backed by sound business practices this model can cater for a wide variety of groups, foster club spirit, and lead to increased participation and membership rates.”*

Understanding what recreation associated assets already existed (Facility analysis survey) within both Memorial Park and the Taihape area school also helped in addressing concerns around unnecessary duplication of assets, and how sports hubs can work.

One of the major achievements has been to get the various Clubs and organisations to pledge to work together guided by a memorandum of understanding (MoU).

To date the majority of the Clubs and organisations have either signed the MoU or pledged to sign it.

## Identifying the needs and how to achieve them:

### Irrigation

The overwhelming need identified during the interview process related to turf maintenance issues, and specifically the need for regular and reliable irrigation.

As a consequence Council has undertaken to partner the User groups in developing an “in ground” irrigation system system which will increase efficiency and provide consistent application.

Automated watering systems can be programmed with a clock to run at specific times of the day, which can save a lot of time and money.

Funding applications on behalf of the sports groups have been, or are currently being prepared for provision of the in-ground system. A total of \$78,890.00 + GST is being sought.

Based on the potential strength of the funding applications there is a very high degree of confidence that the funding applications will result in the irrigation development being undertaken next spring/summer.



## **Taihape Memorial Park Grandstand and the proposed Amenities Change room Facility:**

The Taihape memorial Park Multisport consultation exercise raised several key issues for Councils consideration.

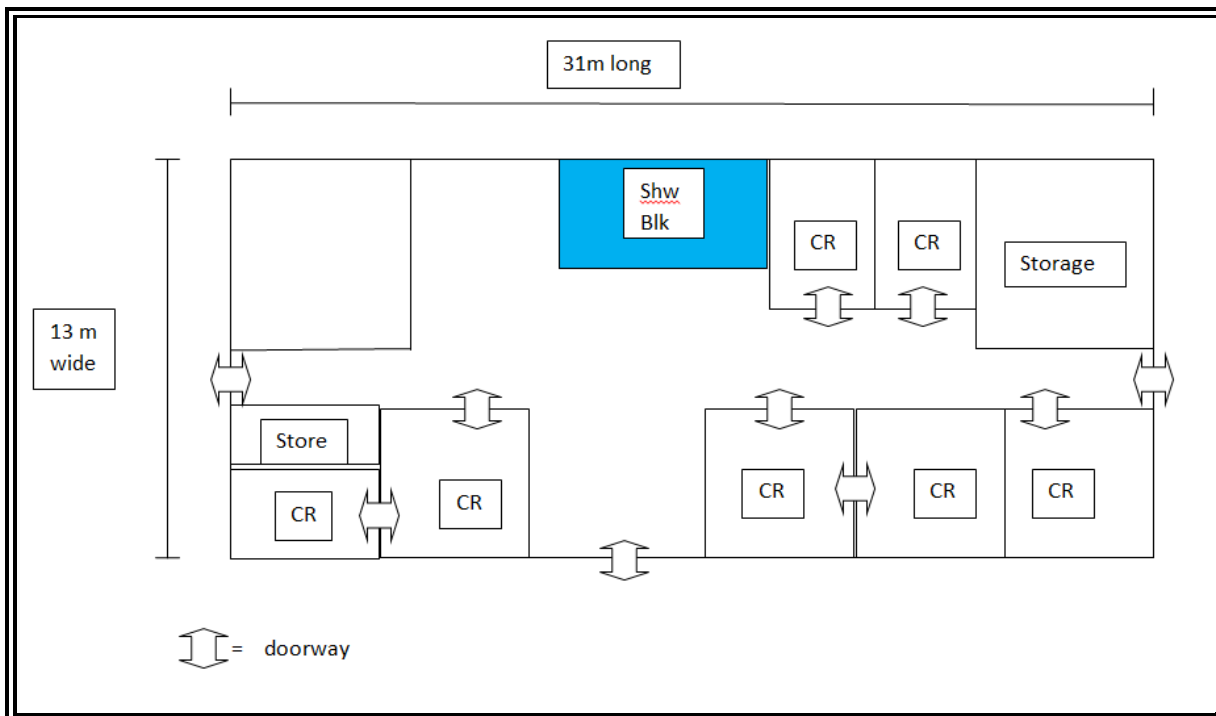
Three of the issues were closely related

1. The future of the current Grandstand
2. Whether there is likely to be a requirement for a specific building like this in the future.
3. What are the better options for addressing the “changing room” needs, and for sheltered spectator seating.

### **The Grandstand -**

As a result of the group stakeholder interviews and subsequent consultation it has become apparent that the Grandstand serves two primary functions and these are primarily focussed round Rugby.

1. Changing facilities for teams
2. Raised sheltered spectator seating for Rugby events



## Changing rooms, toilets etc. (the Amenities Pavilion) –

The issue of more accessible, lower maintenance and more versatile amenities facilities became more apparent as the project developed. This now ranks as the second highest priority with regards to further development.

Council has earmarked this project for Annual Plan consideration. The Memorial Park Management and User group fully appreciate the need for User Group contributions (either directly or in kind) if this opportunity is to eventuate.

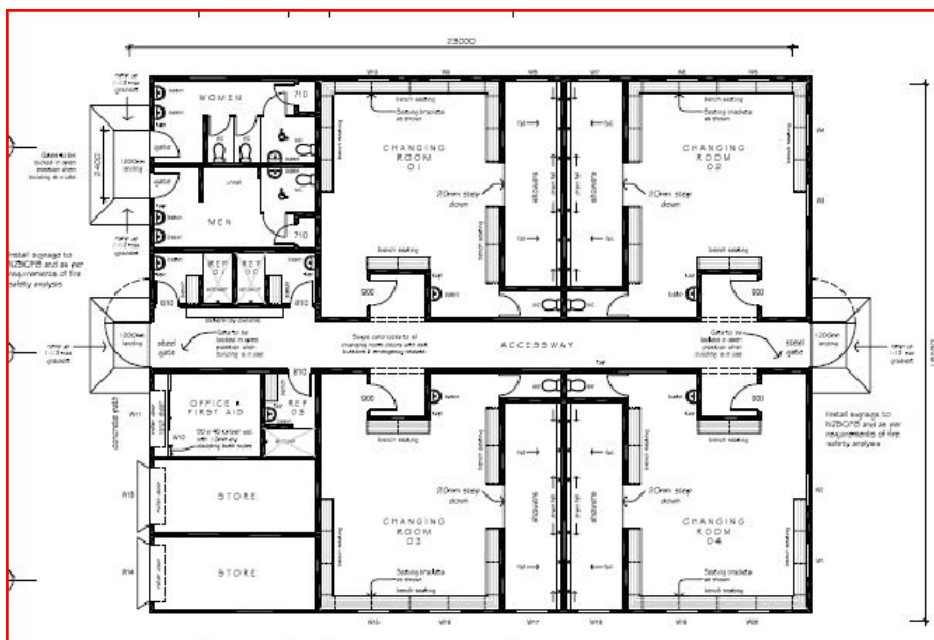
Based on the Playford Park (Taitoko Pavilion) which cost \$520,000, an amount of \$600,000 has been recommended as the project budget.

## New Amenities Building –

Basic amenities building viewed at Playford Park Levin, can cater for major (men's and women's) tournament requirements



Layout is practical and functional, allowing for multiple teams (including men's and women's) being able to utilize simultaneously



**The opportunity for a (future) second story extension:** This option could happen relatively easily with the existing roof being removed by crane, a second story building either being constructed on top or craned on. Once again there are examples of designs that allow for this type of development within the region, and Homestead Builders who designed and built the Taitoko Pavilion at Playford Park (Levin) have confirmed that the engineering required to build a single storey facility capable of supporting a second storey – is relatively straight forward.

## Site options for the proposed new amenities building on Memorial Park



### **Discussion:**

While there have been several sites previously considered for a new building as part of the Clubs Taihape hub concept, these were looked at in terms of a Multi Club facility incorporating Clubrooms, café, change rooms, toilets etc.

The Memorial Park Sportville concept promoted the idea of an amenities building (similar to Playford Park, Levin) that offered the potential to support a second story should Clubs Taihape or a similar organisation wish to develop a multipurpose Clubrooms/ event function room upstairs. The final decision should be a result of discussion and consensus between Council and the other members of the Memorial Park Management and users Group

With this in mind and the priority being to service the identified needs of the current user groups the siting of the proposed facility should ideally serve the current and potential users with regard to strategic location, establishment cost, ease of access, profile on the park.

### **Site option 1: Close to the Taihape Pool and TAS**

- ✓ Pro: Greater school week utilisation by TAS
- ✓ Pro: Better linkage to TAS facilities e.g. Hall, Gym etc. for large events
- ✓ Pro: Creates more focus around pool and TAS as event location(s)
- ✓ Pro: Basic utilities close by
- × Con: Disconnect from Rugby Clubs, Grandstand, Netball, Squash and Equine
- × Con: No option to promote street appeal

### Site option 2: North end of Netball Courts / Close to Equestrian/Shearing area

- ✓ Pro: Close to Equestrian Events areas
- ✓ Pro: Ample off street car parking potential
- ✓ Pro: Close to where Campervans could stay overnight
- ✓ Pro: Favoured by Clubs Taihape
- × Con: Site may require utilising some of the Rugby field 3 (requiring some tree removal and retaining wall development)
- × Con: Extra costs involved in linking the building to Netball Courts e.g. new gates
- × Con: Utility connections are not as close as other sites = extra establishment costs
- × Con: Visually disconnected from Kokako and feeder streets, from Rugby Clubs and Grandstand, from TAS and pool
- × Con: Loss of opportunity to connect with Kokako/Kuku Street and develop a Street presence, as was able to happen at Playford Park, Levin.

### Site option 3: Current public toilet Site

- ✓ Pro: Central location relative to No.1 sports ground
- ✓ Pro: Services to site (water and sewer) already established
- ✓ Pro: Central location relative to other facilities on the Park including Pool, TAS, Equine, Rugby and Netball
- × Con: arguably disconnected with the main Rugby entrance/convergence area
- × Con: Doesn't offer the immediate connection that site 1 offers to the Pool/TAS, or that site 4 offers to the Rugby, Netball and Squash Clubrooms

### Site option 4: Between Grandstand and Utiku Clubrooms

- ✓ Pro: Very central location in terms of no.1 sports ground, 3 x Clubrooms
- ✓ Pro: Services to site very close
- ✓ Pro: Very central in relation to other facilities on the Park (similar distances) to Pool, TAS, Equine, Rugby and Netball.
- ✓ Pro: Potential to provide basis for an appealing Building looking down Kuku Street
- ✓ Pro: Easy for regular sports users to find and access
- ✓ Pro: Would link well to Grandstand
- × Con: Would require old store building by Utiku being demolished.
- × Con: Would cut off a potential vista into the Park looking down Kuku Street



**The “Towhape” towable Grandstand opportunity**

The concept is based on the recognition that the covered tiered seating as is currently provided for within the grandstand is really only suitable for Rugby events on field one, and yet there are a number of potential events that occur on the wider Park that could benefit from covered tiered seating.

Towable grandstands (tiered seating) are used extensively in many sporting complexes because of their versatility.

Towable grandstands that can be pulled behind a tractor, ute or even quad open up numerous opportunities for both Memorial Park and potentially the TAS.

The cost of a certified engineered towable grandstand with side and overhead covering is \$20900 plus gst. This asset would be financed by grant applications.

The concept also provides an affordable option for the eventual replacement of the Grandstand.



**Relationship with the TAS**

Supplementary to this has been work undertaken to develop a stronger and more formal relationship with the School to allow for easier and more reliable access to their extensive range of recreation associated assets (gymnasium, auditorium, change rooms, etc)

Lounge	Kitchen	Changing rooms/no.	Toilet(s) M/F/Uni	Meeting room(s)	Other facility	Other facility	Other
Hub/Café area	Cooking room and Industrial Kitchen (Full Kitchen Facilities)	2	M/F	Classrooms	Indoor sports hall (1 court) (Spectator seating for 180 or as a staged area with seating for 1000)	Conference Centre (Capacity 600)	Weights room, Climbing wall, Car parking

*Excerpt taken from 2015 Facility inventory*

There are numerous examples of Community School partnerships around New Zealand. Last year’s User Group field trip highlighted the Playford Park and Waiopahu College partnership

While the broad outcomes sought from this enhanced relationship included:

- Optimized use of indoor and outdoor facilities at Playford Park and Waiopahu College for competition games, training and development.
- Use of Playford Park and Waiopahu College for larger scale events.
- Closer links between Council, clubs and the College.
- Better use of sports facilities within Playford Park and the wider precinct (including the College).

The process of developing the more formal relationship began last year following on from the signing of the MoU by the School BOT. This process is now being overseen by Cr Gordon.

## **Future opportunities for Clubs Taihape within Memorial park**

This project/process has enabled better understanding of how Clubs Taihape can secure a presence and a future within Memorial Park.

The process has helped the User Groups to understand their collective role (under the MoU) as the key stakeholder group in terms of liaison with Council, and the drivers for current and future opportunities within Memorial Park.

The collective user groups voted to support Clubs Taihape in securing a future within Memorial Park (albeit in a different capacity than they had originally envisaged).

## **Linkages: Creating more effective connections between Memorial Park and the main street/CBD**

### **The Pool:**

There is a poor visual connection to the pool. This is a relatively easy fix but would require landscape design work and capital funding.

Note: the gates are often shut and the pool isn't that obvious from the road, or well signed.



### **Street furniture and consistent design standards**

The simplest and most cost effective way to achieve a better linkage between Hautapu Street (SH1) and Memorial Park is by effective streetscape design. This includes the consistent and appropriate use of paint colours for furniture, signage, bins, etc.

### **Street planting**

Planting the berms of Tui and Kuku Streets to enhance the avenue/corridor effect. Your eyes are drawn down the street rather than to the peripheral view. Avenue Street planting using the right type of tree will also provide a more human sense of scale and this is very important when trying to entice people to commit to a destination walk.



*With a simple planting of street trees the view can be focussed on the end of the street. The street begins to feel more that it has a more comfortable scale and is more appealing to walk down.*



### **Signage**

There is a distinct lack of effective signage leading to and around Memorial Park and Taihape Domain in general. This needs to be designed reflecting the appropriate theme, and following a sign hierarchy system so that people can be directed around and find the relevant information they seek simply and logically.

### **Track and Walkways**

There is no walkway system as such but rather a few old tracks that are generally too steep for the age and range of walkers that might want to stroll down the river through a mix of native bush and exotic trees. A walkway network of short well planned and developed all weather tracks would enhance the reputation and appeal of Memorial park as a destination, and as a bonus for people visiting Taihape for other reasons. The tracks need to meet the required gradients and general standards of class 1 DoC tracks if they're going to be promoted as tourism opportunity.

### **Full and final report**

There are a number of lesser issues not addressed within this précis document.

As the final report is 50 pages I felt (for the sake of updating the Board) that this document should deal with the significant conclusions and less with the background details.