

Tabled at Assets/Infrastructure
Committee
On 11 February 2016



Rangitikei
UNSPOILT...

REPORT

SUBJECT: Proposed new amenity block on Taihape Memorial Park

TO: Assets/Infrastructure Committee

FROM: Gaylene Prince, Community & Leisure Services Team Leader

DATE: 10 February 2016

FILE: 6-RF-1-12

1 Executive Summary

- 1.1 The purpose of this report is to seek the views of the Assets/Infrastructure Committee on the inclusion (in the draft 2016/17 Annual Plan) of a new amenity block at Memorial Park. At Council's request, this report has been referred to the Taihape Community Board (at its meeting on 3 February 2016).¹
- 1.2 A final decision will be made on its inclusion in the draft plan by Council at its meeting on 29 February.

2 Background

- 2.1 Council indicated in its 2015-25 Long Term Plan that its strategic driver for Community and Leisure assets is "to progressively rationalise and update to achieve a portfolio of fit-for-purpose, well maintained range of community and leisure assets across the district".
- 2.2 For many years there has been discussion about opportunities and plans for improving facilities at Memorial Park. The desire to improve the facilities and to work together to achieve this, resulted in the formation of the Memorial Park User Group approximately 10 years ago.
- 2.3 In 2013, the Memorial Park User Group was re-established as a sub-committee of the Taihape Community Board. It is now known as the Memorial Park Management User group (MPMUG). A Memorandum of Understanding (MoU) has been formalised between users, the Council, Sport Whanganui, Taihape Community Development Trust and Taihape Area School. A copy of that MoU is attached as Appendix 1.

¹ The Board resolved to support the proposed new amenity block on Taihape Memorial Park in the 2016/17 Annual Plan.

- 2.4 During 2015, as part of the Town Centre Planning (TCP) process, facilities at Memorial Park were discussed and groups were invited to visit other facilities in Pahiatua and Levin.
- 2.5 Representatives from Taihape Rugby & Sports Club, Utiku Old Boys, Northern Wanganui Rugby Sub-Union, Dressage and Show Jumping, Sport Whanganui, Clubs Taihape, Taihape Community Development Trust, Councillors and staff attended. Those present were particularly impressed with the amenity block at the Taitoko Sports Hub (Playford Park, Levin). A draft version of their amenity block floor plan is attached as Appendix 2.
- 2.6 At a later meeting a question was asked whether Council would contribute to a similar changing facility/public toilet amenity block in Taihape. Council's annual plan and consultation process was explained.
- 2.7 In expectation that various organisations will submit for a new amenity block, funding has been included in the preliminary draft annual plan to allow for public consultation.
- 2.8 An amenity block containing changing rooms, showers and toilets is proposed, with structural capacity for an upper storey. The location of this has not been determined, but, once constructed, it would mean the existing toilets in the Park could be demolished.
- 2.9 Based on the Taitoko Sports Hub amenity block, funding of \$500,000 has been included in the preliminary draft annual plan. This would be funded district-wide. The User Group would be required to seek additional funding of \$100,000.

3 Present Amenities

- 3.1 The present public toilets and changing facilities at Memorial Park do not reflect on Taihape well, for visitors in particular. They do not create community ownership or pride. Please see attached photos, Appendix 3. Photos numbered 1-5 are of the changing room facilities in the Grandstand, while numbers 6-9 are of the public toilet facilities.
- 3.2 The changing rooms are located on the ground floor of the Grandstand. The floor is concrete and has large cracks in places and is also deeply pitted in places. Some time ago, the slab in the shower area was overlaid with another concrete slab that is also pitted. These surfaces result in an unhygienic, hard to clean surface. The facility is uninviting.

It appears that waterproofing membrane has been applied to the upper surface floor; however, this is not 100% effective at keeping water out from the ground floor rooms. Therefore if these areas were to be lined with gib, for example, then some areas of waterproofing would require remedial work.

- 3.3 The toilet block is constructed from concrete walls and an iron roof. It is a horse-shoe shape, with wooden louvre windows. There is no disabled access, or baby changing stations. Surfaces are not able to be easily cleaned and the fixtures require upgrading.

4 Conclusion

- 4.1 A new facility such as the one at the Taitoko Sports Hub would enhance Memorial Park's value as a single, multi-purpose sports and recreational facility for Taihape. It would not only encourage and promote greater sharing of facilities between codes and clubs (sports, equestrian, shearing, etc.), but attract sporting events, tournaments, and more informal users to the park.
- 4.2 It is likely that various organisations will submit to the draft annual plan for a new amenity block. Supporting the inclusion of this item in the draft document will allow for greater public consultation.

5 Recommendations

- 5.1 That the report 'Proposed new amenity block on Taihape Memorial Park' be received.
- 5.2 That the Assets/Infrastructure Committee
- EITHER supports
- OR does not support.
- the inclusion of the proposed new amenity block on Taihape Memorial Park in the 2016/17 Annual Plan.

Gaylene Prince
Community & Leisure Services Team Leader

Appendix 1

Date:

Memorandum of Understanding

Between

Rangitikei District Council

Memorial Park Sports/Leisure User Groups

Sport Whanganui Regional Sports Trust

Taihape Area School

Taihape Development Community Trust

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1. Background

Various parties including the Rangitikei District Council, the Taihape Development Community Trust and representatives of the Memorial Park user community have been discussing options and possible plans for improvements at Memorial Park for a number of years. The broad focus of these discussions has been on implementing a range of facility developments and developing a "leisure hub" as a means of achieving a more effective and efficient Club structure.

While the initial project has suffered some setbacks there is still a very strong willingness amongst the various groups to work together to achieve greater outcomes for themselves and the broader Taihape Sports/Leisure Community.

Associated with this aim is an intention to enhance the value of Memorial Park as a District sports and leisure hub by developing a mutually beneficial working relationship between Council, formal sports users, the wider community and Taihape Area School.

2. Scope and Purpose of the Memorandum of Understanding (MoU)

1. The Council wishes to enter into a MoU with the Memorial Park Sports User Groups (The Groups), Sport Whanganui Regional Sports Trust (Sport Whanganui), the Taihape Area School (TAS) and the Taihape Development Community Trust (TDCT) to optimise the use of Memorial Park for the benefit of the community.
2. The Council wishes to support The Groups so that it can provide recommendations to Council and assist with the optimisation of ground operations at Memorial Park, and (where applicable) Taihape Area School.

Some of the broad outcomes sought from such enhanced relationships include, but are not limited to, results such as:

- Optimised use of indoor and outdoor facilities at Memorial Park and Taihape Area School for competition games, training and development.
- Use of Memorial Park and Taihape Area School for larger scale events.
- Closer links between Council, clubs and the School.
- Better use of sports facilities within Memorial Park and the wider precinct (including the School).

This MoU represents the shared intention to work towards achieving these types of outcomes.

3. Principles

The Parties agree to the following principles for the relationship:

Trust based relationship – a partnering relationship built on all Parties working on the basis of trust, respect and understanding.

No surprises approach – a partnering relationship built on all Parties behaving with integrity and in good faith, with appropriate knowledge and information sharing.

Open communication – a partnering relationship built on all Parties discussing issues openly, being open to constructive feedback, and understanding and respecting each other's knowledge, expertise, operating environment, and capabilities.

Flexible – a partnering relationship built on all Parties taking an open approach on differences of views and opinions and being flexible regarding the resolution of any issues which may arise.

4. Behaviours

The Parties to the MoU will:

Make every effort to accommodate, acknowledge or fairly represent any dissenting view between the Parties.

Agree to act co-operatively and in good faith on issues of information and disclosure. Innovations, operational actions, discussions and confidential commercial information must not be shared with any third parties without the approval of both Parties. However, information in the public domain may be further distributed among usual channels and networks.

Acknowledge each Party's unique accountabilities and responsibilities.

5. Code of Conduct

It is anticipated that the Parties to this MOU will act in a fair and reasonable way at all times and work in good faith.

6. Term

This MoU has no fixed expiry date.

7. Management Agreement

For the avoidance of doubt, the relationship of the Parties under this MoU is not one of legal partnership, joint venture or agency. The parties do not intend this MoU to be legally binding.

8. Confidentiality

Further to section 4 above, the Parties will not disclose, directly or indirectly, any confidential information received from one of the other Parties to any third party without the written consent, unless required by processes under the Official Information Act 1982, in which case the disclosing Party will inform the other Party prior to the disclosure.

Schedule 1

Definitions

In this MoU the following words or phrases have the corresponding meanings unless otherwise specified:

- *Sports Facilities* - means the sports facilities located on Memorial Park or those located within Taihape Area School and covered under the MoU.
- *Parties* - means the parties to this Memorandum of Understanding.
- *Grounds* – means the open space playing surfaces within Memorial Park, and /or Taihape Area School (as per the MoU).
- *Memorial Park* – means the Council fields and facilities provided at Memorial Park.
- *School Premises* means the land and buildings comprising Taihape Area School
- *Council* – means RANGITIKEI District Council.
- *THE GROUPS* – means Memorial Park Sports and Leisure User Groups. The groups may be comprised of but not limited to the following Clubs and Organisations
 - Taihape Netball
 - Taihape Bowls
 - Taihape Squash
 - Taihape A and P Association
 - Utiku Old Boys Rugby Club
 - Taihape Rugby Club
 - Taihape Midgets Rugby
 - Taihape Cricket
 - Northern Whanganui Rugby sub Union
 - Taihape Dressage
 - Taihape Show jumping
 - Clubs Taihape
- *School* – means Taihape Area School (TAS).
- *Sport Whanganui* means Sport Whanganui Regional Sports Trust
- *TDCT* means - Taihape Development Community Trust

Good faith - means the requirement for the parties to be constructive in establishing and maintaining a productive working relationship in which the parties are, among other things, responsive and communicative.

Memorandum of Understanding Sign-off page 2

Duly authorised by: _____
(Club or Organisation)

Supported by Committee / Trustee Resolution dated: _____

Signed by: _____
(Name – of authorised signatory)

Signature: _____

Duly authorised by: _____
(Club or Organisation)

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(Name – of authorised signatory)

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(Name – of authorised signatory)

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Memorandum of Understanding Sign-off page 4

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(Club or Organisation)

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Signed by: _____
(Name – of authorised signatory)

Signature: _____

Duly authorised by: _____
(Club or Organisation)

Supported by Committee / Trustee Resolution dated: _____

Signed by: _____
(Name – of authorised signatory)

Signature: _____

Duly authorised by: _____
(Club or Organisation)

Supported by Committee / Trustee Resolution dated: _____

Signed by: _____
(Name – of authorised signatory)

Signature: _____

Duly authorised by: _____
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(Name – of authorised signatory)

Signature: _____

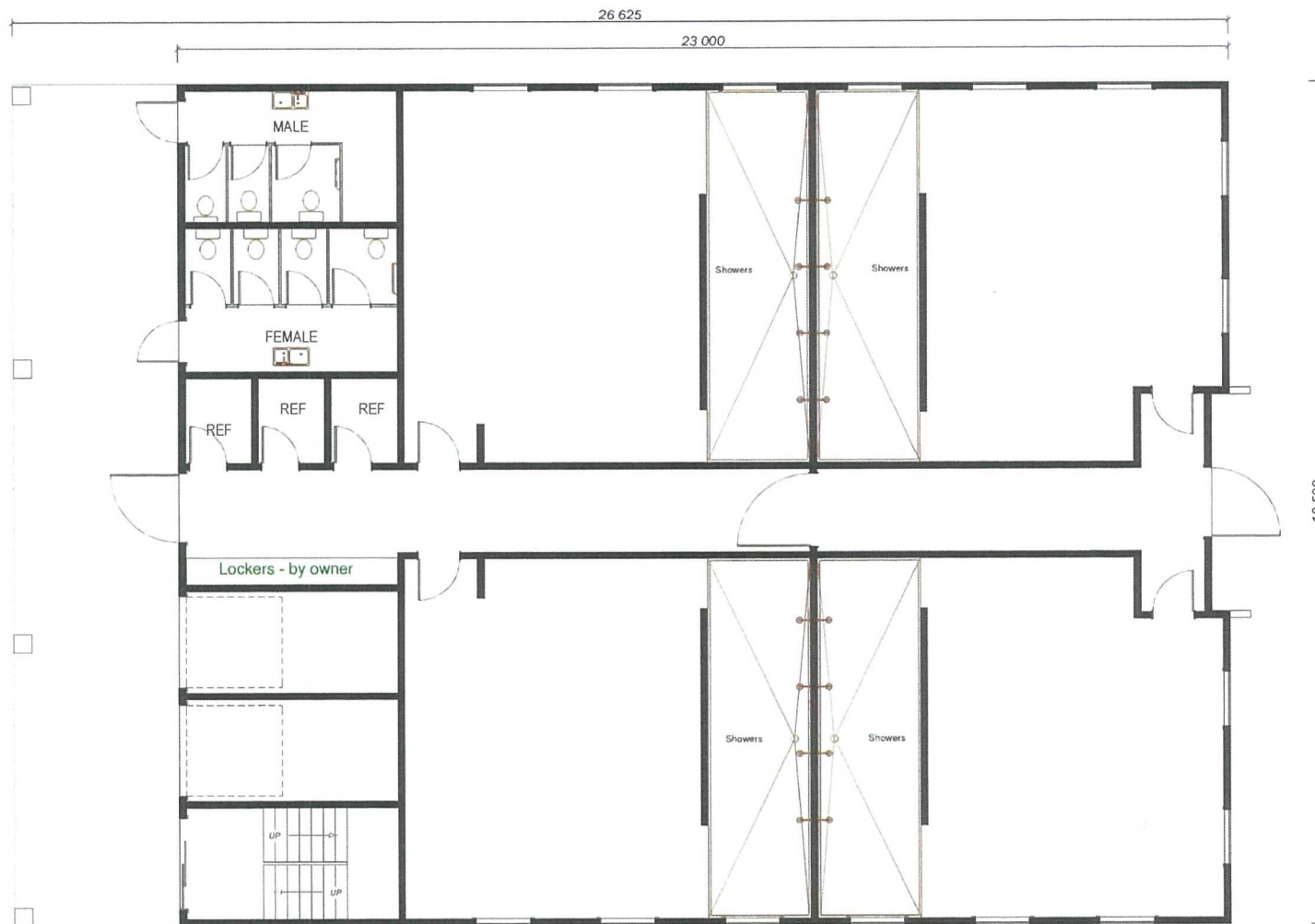
Duly authorised by: _____
(Club or Organisation)

Supported by Committee / Trustee Resolution dated: _____

Signed by: _____
(Name – of authorised signatory)

Signature: _____

Appendix 2



DOWNSTAIRS FLOOR
425.6 sq m

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DATE: 21/08/15	DESIGNED BY: ENGINEERING CONSULT
DRAWN BY: L. J. J. J.	REVISIONS:
CHECKED BY:	REV. DATE:



Downstairs

PROPOSED NEW BUILDING

SITE ADDRESS:

CLIENT NAME:



SCALE: 1:100 AS SHOWN ON PLAN
PROJECT:
SHEET: 2 of 7

Appendix 3















