

APPENDIX 2
 Draft Brief for Architect (as at 25th May 2009)
 TAIHAPE COMMUNITY LEISURE HUB AT MEMORIAL PARK,
 Project 1: Leisure Hub complex

NOTE: The Brief remains a DRAFT subject to
 CONFIRMATION (as amended) at a PUBLIC MEETING on 8TH JUNE 2009

Background

The Steering Group established following a public meeting in December 2008 has worked through a master site plan for the development of a Community Leisure Hub at Memorial Park in Taihape (attached). The programme includes three projects:

Project 1: Leisure Hub complex	
Club rooms, squash courts, changing facilities, grandstand seating (Re)Surfacing tennis and netball courts, provision of facilities for umpires/scoring etc.) Provision of adequate car parking, fencing/landscaping and contingencies	\$3.0 – 4.0 M
Project 2: Upgrade of swimming pool	
Minimal heating and insulation upgrades	\$300K
More extensive refurbishment	?
Project 3: Upgrade of equestrian/A and P facilities and event centre	
Covered shed	\$300K
Toilets/stables	?
Ring road	?

At its meeting in May, members of the Steering Group indicated their commitment to project 1 and several clubs committed funding towards the project. This draft Brief has been prepared by representatives from those clubs and organisations which committed funding:

- North Wanganui Rugby Sub Union
- Otaihape Club
- Taihape Netball Centre
- Taihape Squash Club
- Taihape Tennis Club

And from the following agencies as key stakeholders within the Taihape community:

- Rangitikei District Council
- Taihape Area School
- Taihape Community Board
- Taihape Community Development Trust

Their remit was to develop a draft Brief for the architect that contained their minimum requirements for the investment and a “wish list” for elements which may or may not be affordable. The draft Brief will be discussed by the Taihape Community Board on 4th June 2009 and at a public meeting on 8th June 2009. It will then be finalised before architect’s drawings are commissioned.

“Must have”:

- Function room(s) (multi-functional/flexible with capacity/strength to accommodate three full-sized, slate snooker tables), accessible from Kokako Street,
- Bar and kitchen facilities, accessible from Kokako Street,
- 3 squash courts, accessible from Kokako Street,
- 6 secure team changing rooms, of different size/capacity, for field sports (rugby, soccer, hockey)¹ + associated referees/St John’s Ambulance/first aid facilities, access to No. 1 playing field,
- Additional shower/changing areas with secure lockers for squash and tennis (male and female) and netball,
- 4 netball/6 tennis courts (multi-use surface) with fencing and lighting, adjacent to pavilion/ablution block with minimum kitchen facilities (sink/hot water),
- Spectator seating/grandstand for field sports (300), tennis and netball (50-100),
- Secure storage for all sporting codes, including secure off-season storage,
- Adequate parking.

“Nice to have”:

- Covered netball/tennis courts,
- Lighting for rugby/soccer pitches, at least for No. 1 playing field, others if possible (helps to spread wear and tear on playing surfaces).

The above “must have” and “nice to have” requirements cater for the “everyday needs” of the clubs and organisations that are making a financial contribution to the project. Following the public meeting on 8th June 2009, it may need to be amended to accommodate the “everyday needs” of other regular and potential users of the facilities at Memorial Park.

Site Features

The existing buildings identified for redevelopment are the Grandstand, the Squash Club facilities and a small storage shed. The existing tennis/netball courts need to be resurfaced; their location is not fixed except in relation to each other and the associated club facilities i.e. the courts must be in one block, adjacent to the club/changing/pavilion facilities.

The following features/facilities in proximity to these sites must be retained as is:

- Utiku Old Boys club rooms,
- Bowling green and club rooms,
- Croquet green and club facilities,
- Playing fields (number and orientation) with crash barriers and scoreboard intact.

¹ It is accepted (hoped?) that there will be pressure points (tournaments, events and multiple users at the same time): there are additional changing facilities at the Taihape Area School, the Shearing Shed and Utiku Old Boys Club Rooms; also good facility management will help with scheduling.

Memorial Park has the Roll of Honour engraved on the park gates. This lists the names of the men from the Taihape area who fought and died in World Wars I and II. The memorial needs to be accorded due respect and proper place in any development of the Park.

The above site features have been identified by the interests represented at the project Steering Group. (all current users and key stakeholders in the facilities at Memorial Park). Following the public meeting on 8th June 2009, it may need to be amended to accommodate the perceptions of site features of potential users of the facilities at Memorial Park.

Design features:

The following should be incorporated into the design:

- Wind protection for netball/tennis: particularly netball (as a winter sport and with a full age range of players). The design could incorporate the “must have” elements which will also provide bad weather cover and wind protection. For example, if the current court area is extended to the side and a structure built with bleachers, it could provide wind protection of the playing surfaces as well as spectator seating,
- Increased capacity for major events: current capacity of the grandstand is approx 625. Occasionally this capacity is required. Capacity of 300 is considered the “everyday need”. The design needs to address how the one-off event requiring additional capacity can be accommodated,
- “Lock down” for ticketed events: the Park is currently available for exclusive use for events and the event organiser can charge entry. Existing fencing provides the ability to control access to the site². However, for the “everyday needs” the fencing is not required – CPTED (crime prevention through environmental design) and urban green space design principles concur that the current fence is unsuitable. Firstly, it gives a “keep out” message to legitimate casual and regular users of the Park and, secondly, it provides cover for illegitimate (and/or illegal) uses of the Park. Considerable thought will need to be given to how these two needs can be met. The range of solutions can include compensation to the existing events organisers for loss of entry fees, the use of semi-permanent barriers, or a combination of these and others,
- Local association with the Grandstand: the current Grandstand dates back to 1924. It is structurally sound but in need of refurbishment. The professional advice to the project team is that it would be prohibitively expensive to retrofit and refurbish the current structure to accommodate the “must haves” identified above. However, the design of a replacement building should attempt to reflect the local association with the old Grandstand.

The above design features have been identified by the clubs and organisations that are making a financial contribution to the project. Following the public meeting on 8th June 2009, it may need to be amended to accommodate the specific requirements of other regular and potential users of the facilities at Memorial Park.

² Ideally the “lock down” area should be tighter around the event site and still enable independent access to areas of the Park that are not being used by the event. For example, access to the children’s play park during a rugby match.