



# Community Facilities Network Plan

Waimakariri District. January 2024.

# Document Info & Acknowledgements

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## Acknowledgements

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### About RSL Consultancy

RSL Consultancy undertakes projects and offers strategic advice throughout Aotearoa to enable community well-being. We support organisations to make informed decisions when it comes to their people, facilities, places and spaces. RSL carries out a range of pre-planning work from needs assessments and feasibility reports to business cases. We also work on a range of organisational strategic and operational projects.

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# Executive Summary

Community facilities are an integral part of infrastructure provision within the Waimakariri District, contributing to overall community wellbeing by providing places where communities can come together, and enabling and supporting active, creative and thriving communities.

The Community Facilities Network Plan is a framework and action plan to guide decision making on the network of community facilities across the Waimakariri District over the next 20 years.

The Community Facilities Network Plan seeks to answer two questions.

1. What community facilities are needed now and into the future?
2. How is Council investment is prioritised?

## **Waimakariri District Growth and Community Facilities**

The Waimakariri District is experiencing high growth and the population is projected to increase from approximately 70,000 people to a 102,000, by 2053. A 46% increase in the next 30 years.

The vast majority of this growth is and will continue to occur in the east of the district.

Rangiora will remain the biggest township in the district however there is significant growth occurring with the development of new urban areas, and the ongoing transition from what were rural communities to bigger populations of people living in semi-rural and lifestyle areas.

These population changes suggest the need to plan for and prioritise a network of good quality community facility infrastructure that accommodates this growth alongside community expectations of modern, fit for purpose, community facilities.

## **Community Facilities Network Plan**

The vision for Community Facilities within the Waimakariri District over the next 20 years is,

A network of vibrant, welcoming and accessible community facilities that enable and support active, creative and thriving communities.

The Plan provides a framework for prioritisation and investment into new facilities, optimisation of existing facilities, an approach to partnering and supporting third-party providers who contribute to the community facility network and a pathway for divestment of facilities that no longer meet the needs of the community.

# 1 Overview

## 1.1 What is the Community Facilities Network Plan for and why?

Community Facilities are an important part of the social infrastructure within the Waimakariri District, providing places for the health and wellbeing, social, educational, spiritual, recreation and leisure and arts and cultural needs of the community. Facilities contribute to community wellbeing and vibrant communities by providing a sense of place and supporting opportunities for people to connect and interact socially.

Waimakariri District Council (WDC) undertakes a variety of roles in the provision and investment into infrastructure and services for the community. As the Waimakariri District population continues to grow, the Community Facilities Network Plan (the Plan) has been developed to ensure that a district-wide timely and opportune approach is taken to the planning and prioritisation of community facility infrastructure over the next 20 years.

The Waimakariri Community Facility Network Plan aims to address:

- The future demand that will arise from population growth, an ageing population and community expectations of good quality community facilities
- A network of facilities that are fit for purpose now and into the future
- Gaps or duplication in the provision of community facilities across the district
- Equitable, fair and transparent provision of community facilities.

## 1.2 Scope – what's in and out

The Plan focuses on people and communities in the Waimakariri District having access to a wide range of facilities, that support and enable an even wider range of community activities. Community facilities included in the scope are those owned and managed by Council, a third-party provider or a combination of both.

### 1.2.1 In Scope

Community facilities within the scope of this plan include:

- Sport and recreation centre's and pavilions, including changing rooms.
- Venues for hire, which include halls, community centre's and meeting rooms.
- Arts, creative and cultural facilities
- Marae
- Buildings owned by third parties located on Council land
- Facilities owned by a third party widely available for community use
- Churches
- Schools

### 1.2.2 Out of Scope

Facilities not included in this plan are special purpose facilities, or those with a primary core function, that are typically unavailable as facilities to hire, including:

- Aquatic facilities
- Museums
- Toy Libraries
- Core Library facilities
- Public Toilets

## 1.3 Methodology

The Community Facilities Network Plan was informed by three surveys<sup>1</sup>

### 1.3.1 User Group Survey

A survey was sent to 427 groups and individual users who hired WDC Community Facilities in 2022<sup>2</sup>. 95 (22%) responses were received. The survey responders identified as the following:

- 46 community groups
- 15 private individuals
- 11 sporting groups
- 7 commercial
- 4 religious group
- 4 Schools
- 4 Council/Government
- 3 other

### 1.3.2 WDC Staff survey

A survey circulated to Waimakariri District Council staff, who utilised WDC community facilities in 2022, received 12 responses.

### 1.3.3 Third party providers of community facilities

A survey was sent to 96 providers of community facilities based in the Waimakariri district. 40 (39.6%) responses were received which included:

- 5 responses from 26 Schools
- 5 responses from 15 Churches
- 27 responses from 56 sport and recreation or community organisations.

These third-party providers described the facilities they provided as:

- 16 Meeting rooms
- 15 Sports hub/clubrooms
- 11 Event / function Centres
- 10 Halls
- 5 Community Centres
- 3 Auditoriums
- 1 Stadium

### 1.3.4 Council data

The following Waimakariri District Council data was also analysed.

1. WDC community facility utilisation data
2. WDC Building Asset Register data

### 1.3.5 Iwi and community wide engagement

A wider general community survey was not undertaken for this Community Facilities Network Plan. It is also noted that engagement with Te Ngāi Tūāhuriri Rūnanga is paramount when talking about outcomes for community facilities and this is included as a recommendation in section 7.

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<sup>1</sup> Surveys were undertaken in June 2023

<sup>2</sup> This survey included the WDC annual satisfaction survey questions for 2022.

# 2 Strategic Context

## 2.1 How does the Plan fit within the broader work of Council?

Waimakariri District Council is committed to the provision of community facilities as part of the overall provision of good quality community infrastructure. This supports the Council's mission statement,

'To pursue with the community a high quality physical and social environment, safe communities and a healthy economy'.

Community facilities are recognised as core infrastructure within the Waimakariri District and with a growing and increasingly diverse population, the Community Facilities Network Plan aims to support the development and delivery of a quality community facility infrastructure network by addressing;

- What community facilities are needed now and into the future?
- How Council investment is prioritised?

The following diagram outlines the strategic context for the Community Facilities Network Plan, showing a clear line of sight for the provision of community facility infrastructure back to the Council's strategic priorities and community outcomes.

STRATEGIC PRIORITIES			
COMMUNITY OUTCOMES			
Social Wellbeing	Cultural Wellbeing	Environmental Wellbeing	Economic Wellbeing
A place where everyone can have a sense of belonging (turangawaewae)	Where our people are enabled to thrive and give creative expression to their identity and heritage (e tangata whakapuawai)	Our communities are able to access and enjoy natural areas and public spaces (hei kaitiaki)	Supported by a resilient and innovative economy (he ōhanga manawaroa)
Community facilities contribute to the following Waimakariri District Community Outcomes Indicators			
<ul style="list-style-type: none"><li>• Public spaces are diverse, respond to changing demographics and meet local needs for leisure and recreation.</li><li>• Council commits to promoting health and wellbeing and minimising the risk</li></ul>	<ul style="list-style-type: none"><li>• Public spaces express our cultural identities and help to foster an inclusive society.</li><li>• The distinctive character of our takiwā, arts and heritage are preserved and enhanced.</li></ul>	<ul style="list-style-type: none"><li>• People are supported to participate in improving the health and sustainability of our environment.</li><li>• Our district is resilient and able to quickly respond to and recover from natural</li></ul>	<ul style="list-style-type: none"><li>• Enterprises are supported and enabled to succeed.</li><li>• Infrastructure and services are sustainable, resilient, and affordable.</li><li>• Our district readily adapts to innovation and</li></ul>

<p>of social harm to its communities.</p> <ul style="list-style-type: none"> <li>Our community groups are sustainable and able to get the support they need to succeed.</li> <li>Our community has access to the knowledge and skills needed to participate fully in society and to exercise choice about how to live their lives.</li> <li>People are able to enjoy meaningful relationships with others in their families, whanau, communities, iwi and workplaces.</li> <li>Our community has equitable access to the essential infrastructure and services required to support community well-being.</li> </ul>	<ul style="list-style-type: none"> <li>All members of our community are able to engage in arts, culture and heritage events and activities as participants, consumers, creators or providers.</li> <li>Waimakariri's diversity is freely expressed, respected, and valued.</li> <li>There is an environment that supports creativity and innovation for all.</li> <li>Local arts, culture and heritage are able to make a growing contribution to the community and economy.</li> </ul>	<p>disasters and the effects of climate change.</p> <ul style="list-style-type: none"> <li>Our district transitions towards a reduced carbon and waste district.</li> <li>The natural and built environment in which people live is clean, healthy and safe.</li> <li>Our communities are able to access and enjoy natural areas and public spaces.</li> </ul>	<p>emerging technologies that support its transition to a circular economy.</p> <ul style="list-style-type: none"> <li>There are sufficient skills and education opportunities available to support the economy.</li> </ul>
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#### Relevant Umbrella Strategies

Finance Strategy	Economic Development Strategy	Community Facilities and Recreation Strategy	Community Development Strategies
<ol style="list-style-type: none"> <li>Procurement Strategy</li> <li>Finance Strategy</li> <li>Renewals and investment strategy</li> </ol>	<ol style="list-style-type: none"> <li>Arts Strategy</li> </ol>	<ol style="list-style-type: none"> <li>Waimakariri Play Active Recreation and Sport Strategy</li> <li>Waimakariri District Community Facilities Network Plan</li> <li>Sports Facilities Plan</li> </ol>	<ol style="list-style-type: none"> <li>Accessibility Strategy</li> <li>Age-Friendly Plan</li> <li>Community Development Strategy</li> <li>Youth Strategy</li> </ol>

## 2.2 Who makes the decisions on community facilities?

### 2.2.1 Council

Decision-making for community facility infrastructure, new builds, renewals and divestment, sits with the Waimakariri District Council. Major community facilities infrastructure decisions and the associated financial investment typically occur through the Long-term Plan or Annual Plan processes.

However, within these settings, delegated authority is given to both the Community and Recreation Committee and the four Community Boards for elements of community facility decisions, as outlined below.

### **2.2.2 Community and Recreation Committee**

The Community and Recreation Committee has responsibility for community halls and facilities including<sup>3</sup>

- The development of goals and strategies
- Development of policies relating to halls and facilities
- Implementation of tasks identified in the Long-term Plan or Annual Plan, where financial provision has been made
- Recommendations around fees and charges
- Approval of work programmes, for works where Council has budgeted a general level of expenditure.

### **2.2.3 Community Boards**

The four Community Boards within the Waimakariri District have delegations<sup>4</sup> in relation to community facilities that include;

- Representing, and acting as an advocate for, the interests of its community
- Granting of new licenses or leases on reserve land
- Approving, on behalf of the Council as landowner, proposed developments or activities on parks, reserves and waterways and within existing budgets.
- Approving consultation plans for new developments on parks, reserves or waterways which may include planting plans and play equipment.
- Making, within approved budget limits, operational and funding decisions relating to Community Facility Groups, Reserve and Domain Advisory Groups in the Community area where the Group has made a recommendation to the Community Board.

### **2.2.4 Geographic representation**

Waimakariri District is divided into three representative geographic areas (Wards) and has four elected community boards, outlined below.

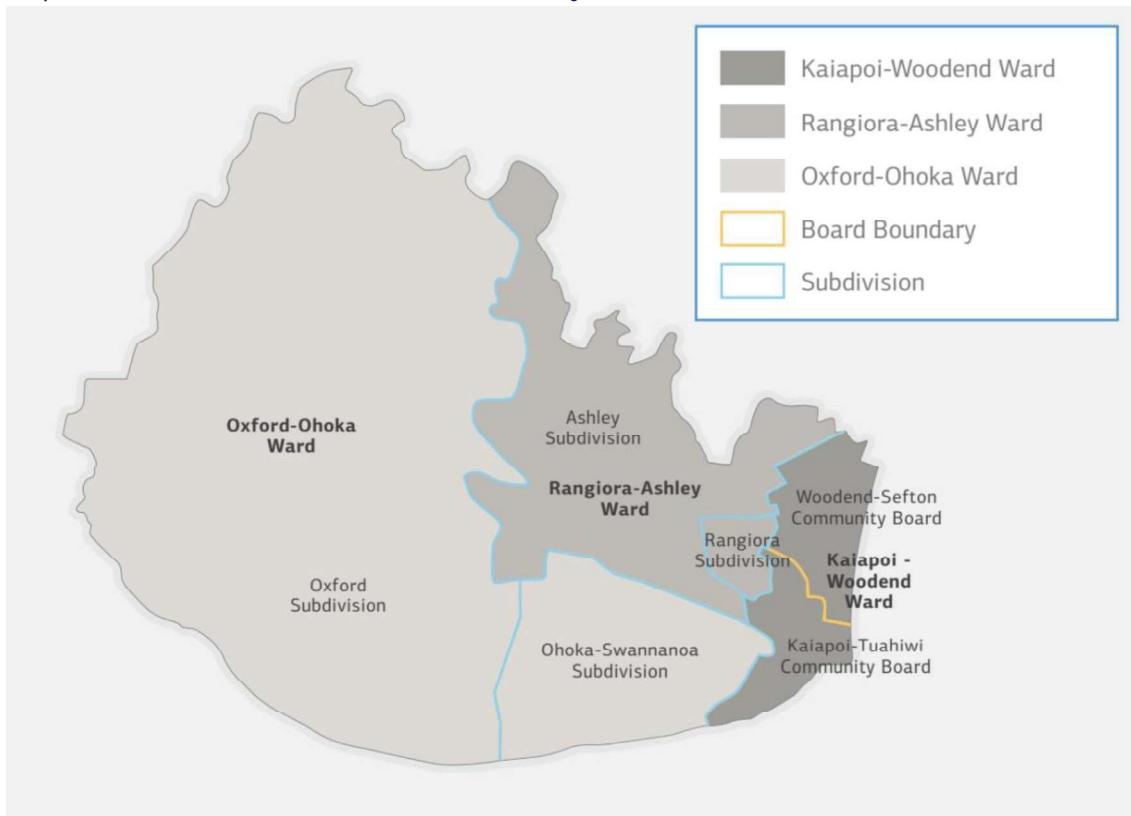
1. Oxford-Ohoka Ward
  - Oxford- Ohoka Community Board
2. Rangiora- Ashley Ward
  - Rangiora- Ashley Community Board
3. Kaiapoi-Woodend Ward
  - Woodend-Sefton Community Board
  - Kaiapoi- Tuahiwi Community Board

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<sup>3</sup> WDC Delegations to Committees September 2019

<sup>4</sup> WDC Delegations to Community Boards October 2019

Map 1: Waimakariri District Ward and Community Board Areas



Source: Waimakariri District Council

# 3 Waimakariri District

The Waimakariri District lies to the north of Christchurch City on the Canterbury plains, extending from the Waimakariri river to the south, Pegasus Bay in the east and the Puketeraki Range in the west. It shares a boundary with the Hurunui District to the north.

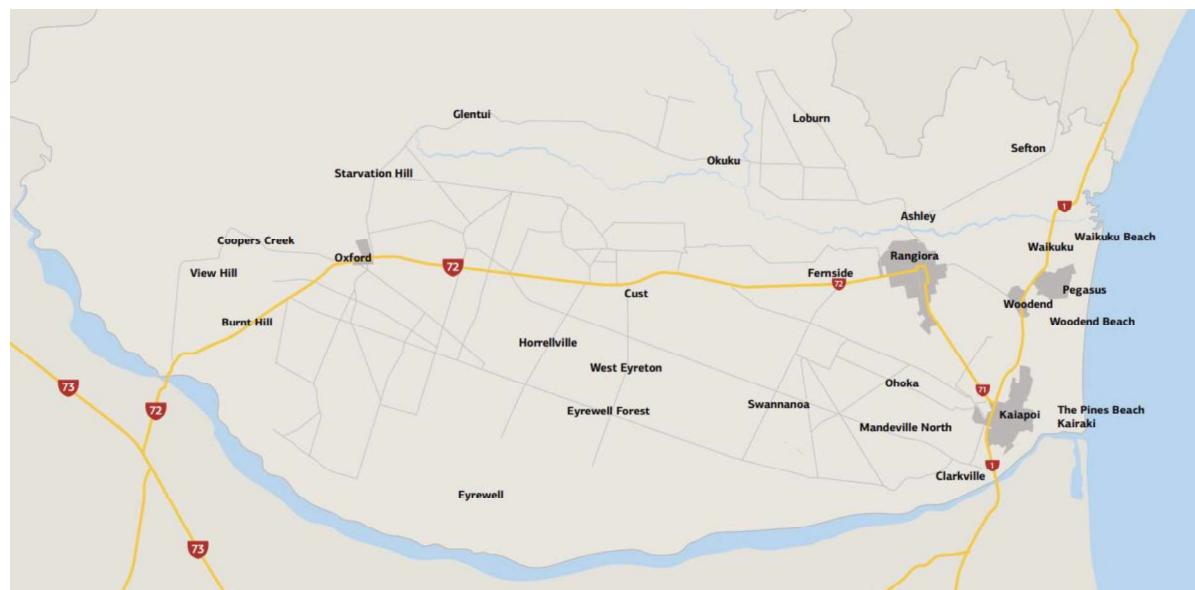
The population of the Waimakariri District was just under 70,000 (69,789) in 2023. More than 80% of the population is concentrated in the east of the district in the main urban areas of Rangiora, Kaiapoi, and Woodend/Pegasus. Oxford is the largest town in the west of the district.

The district also has a number of smaller rural villages and beach settlements and of note has approximately 3,500 households living on small holdings in the rural areas.

Most areas in the district are within a 30-minute drive from one another and all of these areas are within commuting distance of Christchurch City.<sup>5</sup>

Main towns	Rural Villages	Beach Settlements
<ul style="list-style-type: none"><li>• Rangiora</li><li>• Kaiapoi</li><li>• Woodend / Pegasus</li><li>• Oxford</li></ul>	<ul style="list-style-type: none"><li>• Cust</li><li>• Sefton</li><li>• Ohoka</li><li>• Ashley</li><li>• Mandeville</li><li>• Tuahiwi (Hapū of Te Ngāi O Tūāhuriri Rūnanga)</li></ul>	<ul style="list-style-type: none"><li>• Waikuku</li><li>• Woodend</li><li>• The Pines</li><li>• Kairaki</li></ul>

Map 2: Waimakariri District Townships, Villages and Beach Settlements



Source: WDC Long-term Plan 2021- 2031

<sup>5</sup> Source: Long-term Plan 2021- 2031

### 3.1 Demographic Summary

The following snapshot provides an overview of key demographic data<sup>6</sup> that will influence the provision of community facilities in the Waimakariri district over the next 30 years<sup>7</sup>.



#### Population growth

Waimakariri district population of 69,789 is projected to increase by 32,000 people (46%) to 102,000 people, by 2053.



#### Growth in 65+ year olds population

Significantly, the 65+ year olds age group is expected to grow by 14,379 people (95%) over the 30 years from 2023 – 2053.



#### Over 65+ age group biggest proportion of population

The 65+ age group will make up the biggest proportion of all age groupings at 29% by 2053.



#### Growth in the east of the district

The vast majority of growth is and will continue to occur in the east of the district.



#### Urban Growth

Rangiora will remain the biggest township, growing by an additional 7,176 (36%) people to 27,382 by 2053.

The biggest percentage change in population is projected to occur in Woodend/Pegasus with growth of 3,232 (42%) people to 10,899 by 2053.

**83%**

#### Semi-Rural Growth

There is an expected increase in 'other urban' areas within the district of nearly 12,000 people (83%) with the biggest growth occurring in the Mandeville area.

### 3.2 Waimakariri District Population Growth

The following section illustrates the population growth and changes that are expected to occur over the next 20 years through heat maps.

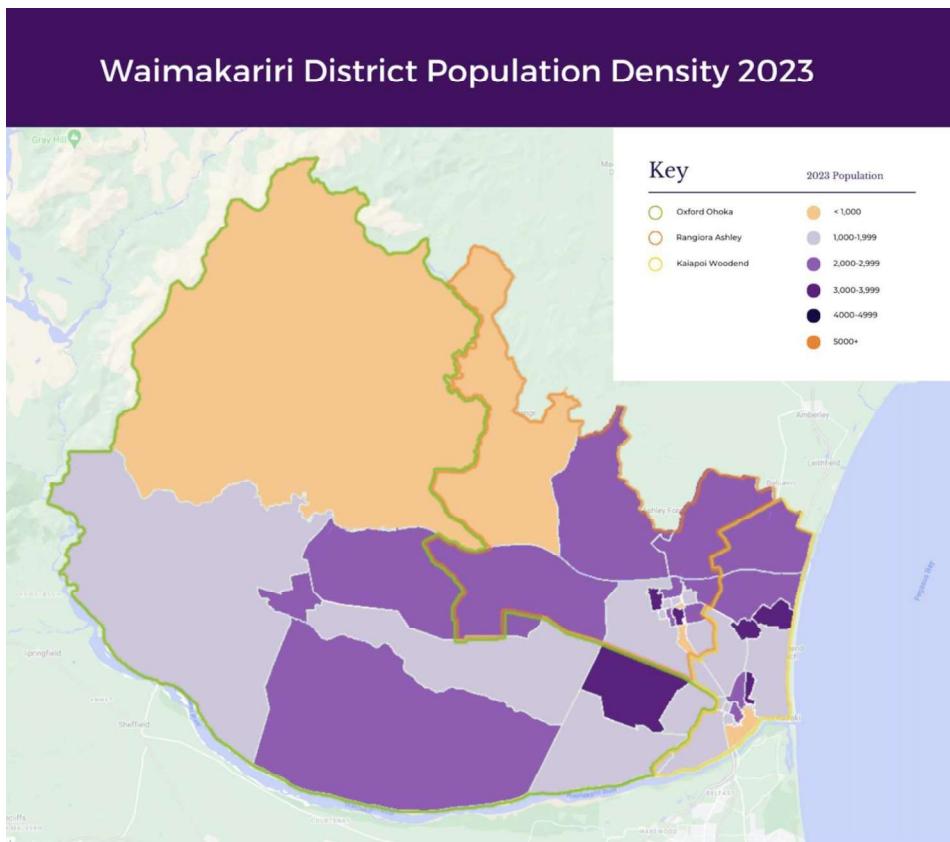
The maps highlight the 2018 Statistical Area 2 (SA2) areas in the Waimakariri District showing the density of population for each area.

The heat maps demonstrate the areas of high growth. These areas will require planning and prioritisation for future facilities and/or renewals of existing facilities as the population in the district changes and grows. Appendix 3 shows the 2018 Statistical Area 2 (SA2) boundaries for the Waimakariri District. Note 2023 Statistical Area 2 maps have been released, however at the time of writing the plan 2023 census data has not been released, therefore 2018 maps and data have been used.

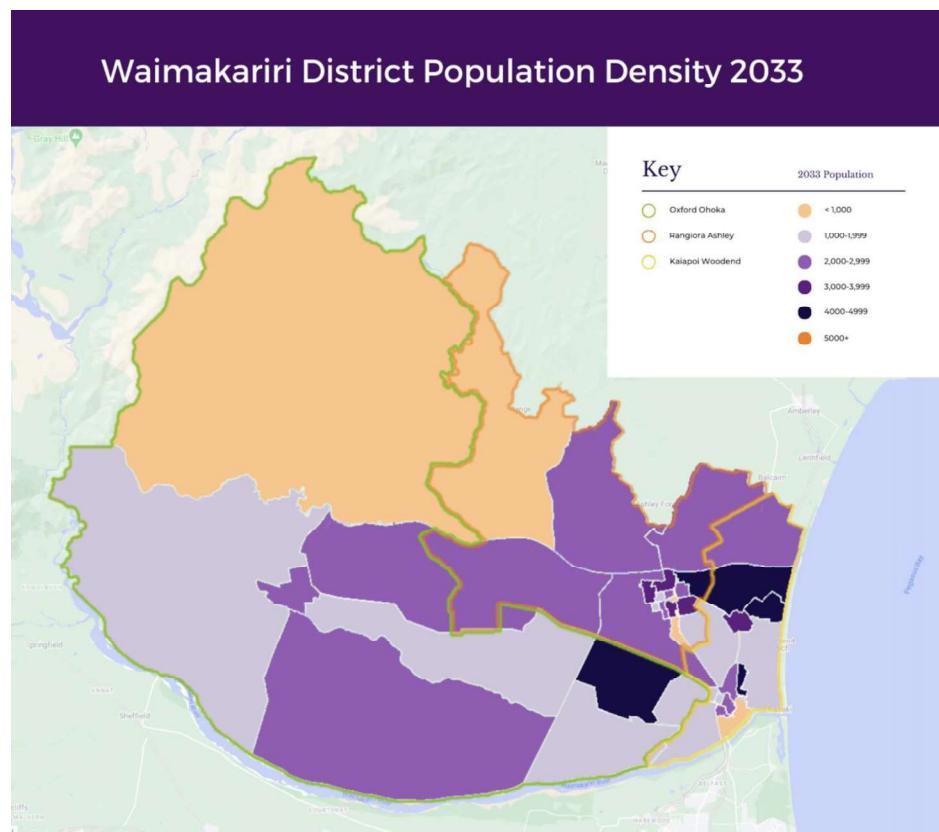
<sup>6</sup> Demographic Data Source: Formative "High Scenario"

<sup>7</sup> Appendix 2 provides more detail on demographic data

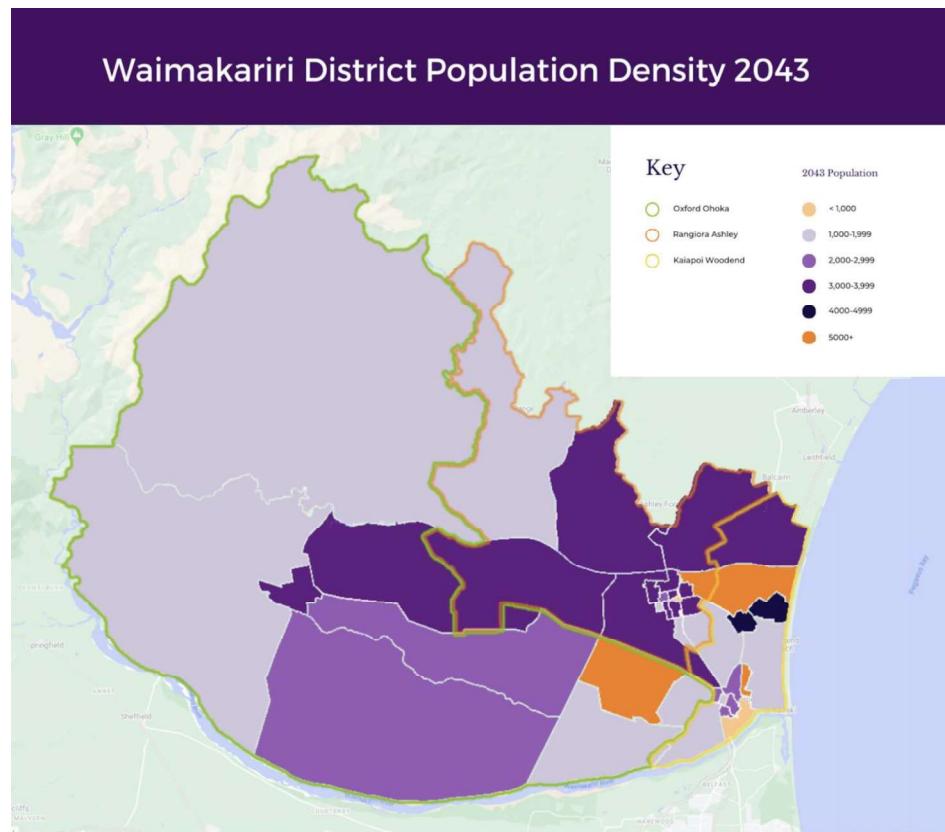
Map 1: Waimakariri District Population Density 2023 SA2 boundaries



Map 2: Waimakariri District Population Density 2023 SA2 boundaries



Map 3: Waimakariri District Population Density 2043 SA2 boundaries



### 3.3 Population Growth

By 2043, the three SA2 areas in the Waimakariri District with over 5,000 people living in each area (highlighted in deep orange in map 4 above) are:

1. Sovereign Palms - Kaiapoi
2. Mandeville – Ohoka
3. Waikuku – including the new growth area of Ravenswood

By 2043, all three of these SA2 geographic areas will require new facilities and/or upgraded existing community facilities to meet the needs of the growing communities within each area.

Other areas of significant growth include:

4. Pegasus and Woodend will both have over 4,000 people in each community by 2043.
5. 7 out of the 10 SA2 areas in Rangiora will have over 3,000 people living in each. By 2043 Rangiora is expected to grow by approximately 5,000 people to have population of just over 25,000 people
6. The surrounding rural SA2 areas of Rangiora, including, Ashley–Sefton, Loburn, Starvation Hill–Cust and Fernside will also all grow in population to over 3,000 people in each area.
7. Oxford township is expected to increase in numbers to just over 3,000 people by 2043.

#### 3.3.1 Implications of population growth

The areas of growth highlighted above suggest that:

1. There is an ongoing transition occurring, from what were rural communities to bigger populations of people living in semi-rural and lifestyle areas, and
2. Community facilities that once met the needs of a rural community, with much smaller populations, may no longer meet the requirements of the growing population nor the expectations of people arriving in the district.
3. The procurement of land for the provision of new community facilities will be required, to respond to population growth in the east of the district and to ensure land for future community facilities in emerging new townships, such as Ravenswood.

All of these suggest a growing need to plan and prioritise a future network of good quality community facility infrastructure.

“Country facility now seeing the challenges of urbanisation

and population growth”.

- Survey respondent

# 5 What we know about community facilities in the Waimakariri District

## 5.1 Community Facilities

Waimakariri district has approximately 72 buildings that make up the network of community facilities.

### 5.1.1 Ownership and Management

Community facilities across the Waimakariri that are widely available for community use are most commonly;

1. Owned and managed by Waimakariri District Council
2. Owned and managed by third-party (community) providers
  - o 91% indicated the facility was available for wider community use
  - o Council provides some third-party providers with operational grants or capital funding to ensure the provision of a robust network of facilities
3. A combination of the above with;
  - o 59% of community facilities owned by third parties being located on Council land through leases or licenses to occupy.

Alongside the 72 community facilities, there are 26 schools and 15 church buildings in the Waimakariri district, owned and managed by their respective bodies. These have been included in the development of this plan as it is widely recognised that both school and church facilities play a significant role in the wider network of community facilities, contributing to the provision of spaces for a range of community activity.

### 5.1.2 Number of Community Facilities

The following community facilities have been identified as having spaces for a large range of community activity:

<b>28</b>	Community facilities for hire	Town halls Meeting rooms Community halls
<b>33</b>	Community recreation and sport facilities with space available to hire	Stadium Sports pavilions Club rooms
<b>9</b>	Community service or youth facilities	Scout dens Menz Shed Social service providers
<b>4</b>	Arts and cultural facilities	Performance spaces Club rooms
<b>26</b>	Schools	Sports centres Halls
<b>15</b>	Churches	Auditorium Community meeting spaces

## 5.2 Surveys and data

The Community Facilities Network Plan has been informed by three surveys<sup>8</sup> and the following Council data, being;

1. A survey to all groups and individual users who hired WDC community facilities in 2022<sup>9</sup>.
2. A WDC survey to staff who hired WDC community facilities in 2022
3. A survey to all third-party providers of community facilities
4. WDC community facility utilisation data
5. WDC building asset register data.

The following describes the findings from these surveys and data.

### 5.1 What we know about Council owned and managed facilities

#### 5.1.1 Community Satisfaction

There is high user satisfaction with the community facility offering in the Waimakariri District. Where satisfaction issues were highlighted, they tended to be a reflection of the older age and style of the WDC community facility portfolio such as lack of storage, temperature control, and access to modern equipment (both furniture and audio-visual). Cleanliness of some facilities between user groups was also raised.

#### 5.1.2 Utilisation and capacity

Utilisation data highlights that in 2022, most WDC facilities were collectively operating at 16% capacity<sup>10</sup>. The quietest months were at 5% capacity. However, of significance;

- Modern, multiuse and/or special purpose facilities were the most utilised across the network, such as Rangiora Town Hall and Pegasus Community Centre.
- Standalone single-purpose facilities tended to be the most underutilised.
- Community facilities operating as school halls, such as Woodend Community Centre and Fernside Memorial Hall had higher rates of utilisation overall

#### 5.1.3 Style and age of facility

Many WDC facilities are stand-alone and typically older, single-room/hall facilities that accommodate one user at a time. This is in comparison to multiuse modern spaces that can be configured for various types of users.

Facilities that were built and fit for purpose 50-60 years ago (halls and pavilions) may no longer be fit for purpose in today's environment. This may contribute to the underutilisation of some WDC facilities.

#### 5.1.4 Venues for hire

The WDC network of community facilities, are typically venues for hire and do not have staff based at the facility. This means that community facilities are not activated or programmed by Council. The programming offering is therefore dependent on the community groups hiring a facility and the programme being open to the general community.

#### 5.1.5 Participation

User groups of WDC facilities noted that participation in their specific group or activity tended to be staying the same or increasing in membership or participation numbers.

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<sup>8</sup> Surveys were undertaken in June 2023

<sup>9</sup> This survey included the WDC annual satisfaction survey questions for 2022.

<sup>10</sup> Based on available minutes within the network versus minutes booked for 2022.

### 5.1.6 Identified needs

WDC user groups highlighted the need for flexible, modern spaces, able to be configured for various types of user groups and sizes. Gaps identified in the current network included:

- Meeting rooms that cater for 20-50 people, noting there are a number of smaller size meeting rooms and larger community halls.
- Small confidential meeting spaces that accommodated small numbers of people or one on one meetings.

A small number of groups noted that special-purpose spaces or equipment to meet specific community needs were not catered for within the district. The following spaces were specifically identified:

- Spaces with mirrors for dance schools
- Youth-specific spaces
- Spaces for people with neuro-diverse needs
- An environmental education centre.

### 5.1.7 WDC Asset Renewals

In 2023, WDC had an allocated \$400,000 per annum operational budget for community facilities<sup>11</sup> asset renewal activity. The building asset register totalled \$1.7 million<sup>12</sup> with several facilities identified with asset renewal costs of approximately \$250 - \$300,000 per facility.

There is no current Asset Management Plan and a limited condition assessment for WDC Community Facility infrastructure. Prioritisation of facility upgrades is currently allocated as below;

- 50% allocated for maintenance and facility issues that require attention throughout the year.
- 50% is programmed to support the replacement costs of items listed on the building asset register<sup>13</sup>.

### 5.1.8 Council planned new community facilities

In the WDC Long-term Plan 2021-2031, there is planning for three new community facilities including:

- a. Pegasus Community Centre. A fit-for-purpose community centre that proposes the inclusion of a youth space. A preliminary capital cost estimate for a 385m<sup>2</sup> facility has been allocated \$2.122 million.
- b. Upgrade to the Trevor Inch Memorial Library in 2028.
- c. A community facility in the Ravenswood | Woodend community, with growth forecasts indicating this facility will be required by 2035-40. A preliminary capital cost for a facility approximately 750m<sup>2</sup> in size of \$6 million has been allocated.

## 5.2 What we know about third-party owned and managed facilities.

90% of the community facilities owned by third-party groups responding to the survey, indicated that their facility was available for wider community use. This implies that the provision of community facilities by third parties is a significant contributor to the overall community facility network in the Waimakariri District.

Although more difficult to quantify, third-party survey responses suggested that there is capacity within this network for greater community use.

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<sup>11</sup> 2023-24 financial year budget

<sup>12</sup> compiled in late 2021.

<sup>13</sup> A Building Asset Register was completed on nearly all WDC owned community facilities in December 2021

### 5.2.1 Funding

Nearly all survey respondents indicated an ability to manage the day-to-day operation of their facilities however significant building upgrades, renovations and larger maintenance were a financial challenge for most third-party providers.

### 5.2.2 Leased land

Nearly 60% of third-party community facilities are located on leased land, the majority of which is on WDC land. The remaining third-party providers (41%) own the land on which their facility is located.

The location of third party-owned and managed buildings on Council-owned land suggests a greater interest from Council in ensuring an integrated and sustainable network. The financial management and success of community facilities holding a license to occupy or lease with Council is both important for the network and to ensure Council does not inherit failed buildings.

### 5.2.3 Future provision

80% of third-party community facility providers suggested that their facility will meet the needs of the community in the next 10-20 years. However, that leaves 20% who indicated that the growing population, along with an ageing building, meant community needs would not be met.

59% of third party-owned community facilities are over 26 years old, 25% of these are older than 51 years. This suggests that, subject to funding availability and the management of maintenance and renovations, a portion of buildings within the Waimakariri District will arguably be at the end of their useful life in the next 20 years.

### 5.2.4 Identified needs

Third-party providers suggested the following future community facilities needs were required.

- Modern facilities including changing facilities
- Dedicated parking for facilities
- Meeting facilities for small to medium size groups
- Youth spaces
- Facilities that operate as a community space and provide for both formal and informal social interaction (community bumping space).

### 5.2.5 Third-Party Planned / Proposed Community Facilities

Third-party providers identified several community facilities in various stages of the planning or funding process. It is intended that all these facilities, listed below, will be available for community use.

- a. Sefton Community Hall to be built on the Sefton Domain. An indicative cost for a new facility is \$1.377m
- b. Rangiora High School has proposed a new Performing Arts Centre plus the possibility of a new sports centre.
- c. Thrive Church Rangiora expansion to the auditorium.
- d. Oxford Baptist Church enlarging the auditorium and upgrading the hall, with an emphasis on community groups and a particular focus on children and young people.
- e. Woodend Rugby Football Club is upgrading sewer infrastructure which will enable the changing facilities capacity to be increased.
- f. Mandeville Sports Club is planning to make improvements to the clubhouse, including developing new, stand-alone changing room facilities to encourage women in sport, providing more community meeting room space, improving the kitchen area to allow for the growth of food service for the local community and ensuring the upgrade enables the building to be used for emergency management.
- g. Southbrook Community Sports Club feasibility study recommends a new clubroom, including community space and gender-neutral changing rooms at a cost of \$3.88m.

# 6 Key challenges and opportunities for community facilities

## 6.1 Challenges

### 6.1.1 Rapidly growing population

The Waimakariri District population is growing rapidly. Growth is occurring in the east of the district, particularly in the urban areas of Rangiora, Kaiapoi and Ravenswood /Woodend. This is anticipated to place an increasing demand on community facilities.

### 6.1.2 Ageing population

The 65+ age group is expected to see the biggest population growth. As the ageing population increasingly lives healthy active lifestyles well into older age, this will impact not only on demand for community facilities but also specific activity types.

### 6.1.3 New communities emerging

With significant population growth comes the development of new communities, such as Ravenswood. These new communities, alongside growth in existing urban areas, will see a need for local and equitable access to community facilities, that meet community needs and expectations.

Many current community facilities in the Waimakariri District are not fit for purpose today nor geographically well located in relation to the population changes occurring across the district.

### 6.1.4 Network of ageing single purpose facilities

Many facilities, particularly community halls, were built 50+ years ago. The community hall of yesteryear is no longer fit for purpose for today's requirements, limiting both the activity that can occur nor meeting the multipurpose, modern (WIFI or technology) and accessible community facility standards of today.

### 6.1.5 WDC network operated only as bookable spaces

Community facilities across the Waimakariri District currently operate as standalone bookable venues and are not actively programmed.

Therefore, community access to programmes and activities is fully reliant on community programming and activity offered by groups and organisations hiring a facility, which may not meet all community needs.

### 6.1.6 Future facility development

Many committees that manage and run community facilities indicated an ability to operate the facility on a day-to-day basis.

Providers suggested that it is increasingly difficult to source grant funding for significant building upgrades, renovations and maintenance. This places a financial challenge on most providers of community facilities and an increasing reliance on WDC to support both community facilities and the organisations managing these facilities.

### 6.1.7 Arts and culture and social service facilities

The district has very few arts and culture and social service-specific facilities. This not only impacts on and potentially limits specific arts, culture and social service activity but impacts on these activities which may be hosted in buildings not fit for purpose.

### 6.1.8 Volunteer management of facilities

Many community facilities are managed and maintained by volunteers, who's primary role is the provision of their groups activity. Management of a community facility is secondary. This may impact on the strategic direction and investment into a building, while also running the risk of losing community volunteers with the burden of facility management.

### **6.1.9 Reliance on WDC to prop up failing facilities**

There is an increasing reliance on Council to support third-party governance bodies and buildings when they are unable to seek funding or upgrade community facilities.

This risk is particularly pertinent for third party owned facilities located on Council land.

### **6.1.10 Deferred maintenance**

WDC investment into community facilities is not keeping pace with deferred maintenance on buildings nor the demand from the community for modern, fit for purpose community facilities.

## **6.2 Opportunities**

### **6.2.1 Network approach**

The Community Facility Network plan enables a planning and prioritisation approach of land procurement, facility planning and renovations to ensure that there is a district-wide network approach that prioritises and responds to growth and need.

### **6.2.2 Capacity**

There is significant capacity to increase utilisation within the existing community facility network.

Current facility usage could be optimised further if planning and investment into upgrading existing facilities into modern and fit for purpose facilities was undertaken.

### **6.2.3 Co-location and integration**

Community facilities in the long-term plan provide an opportunity for new and upgraded facilities to be co-located and integrated with other community facilities such as libraries, parks and sports centres.

This has benefits for resourcing, staffing and budgets, as well as providing benefits to residents through providing co-located and multiuse spaces.

### **6.2.4 Future proof**

Opportunity to ensure that planned future facilities and upgrades to existing facilities are

future proofed by ensuring community facilities are multipurpose with flexible design so they can be adapted, redeveloped or extended in response to changing trends and community requirements over time.

### **6.2.5 Partnerships**

Opportunity for Council to facilitate, fund and partner with third-party providers to ensure that the network is responding to community demand through a variety of provision models, prior to proposing the development of new Council owned facilities.

### **6.2.6 Partnerships**

The number of community facility providers within the Waimakariri District provides an opportunity to consider a variety of partnership options. Both in the development of new facilities and community access to third-party-owned facilities.

# 7 Approach for community facilities in the future

## 7.1 Why WDC provides Community Facilities

Community facilities are an integral part of infrastructure provision within the Waimakariri district, contributing to community well-being. They provide a place where communities can come together, enabling and supporting active, creative and thriving communities.

The network of community facilities within the Waimakariri District enables and supports a multitude of community activity from sport and active recreation, arts and cultural performance social services from budgeting to youth mentoring, commemorative events, friendship groups, environmental groups, garden clubs and everything in between.

As the district grows a planned approach to the provision of community facilities becomes increasingly important, to ensure that growing community needs and expectations are met. This planned approach will include;

- The optimisation of existing facilities, including activation, renovation and refurbishment
- Planning for new community facilities in high-growth areas
- Partnerships and/or funding provision with third-party providers that contribute to the community facility network, and
- When no longer required, a community facility divestment process.

## 7.2 What is the vision for community facilities?

The Community Facility Network Plan vision for Community Facilities within the Waimakariri district over the next 20 years is:

A network of vibrant, welcoming and accessible community facilities that enable and support active, creative and thriving communities.

## 7.3 Community Facility Hierarchy

In order to inform the approach for planning community facilities it is useful to understand and consider the role and levels of provision in the wider network. The following community facility hierarchy outlines three levels of community facility and provides a description of the level of service expected within each. This hierarchy and level of service should be utilised when considering the upgrade of, or new facilities within the Waimakariri district.

Community Facility Hierarchy	Description of facility	Service Level
Local facility	Facility for hire, serving local communities where people travel to their nearest facility for a mixed range of activity including meeting space, functions, active and passive recreation and community opportunities.	<ul style="list-style-type: none"> <li>General use community facility for hire</li> <li>Flexible space adaptable for different activities</li> <li>Facility does not have staff located on-site</li> <li>Levels of service – 1 facility for every 5,000 people</li> <li>Drive time of 15 minutes to nearest facility</li> </ul>
Sub-district facility	Destination facilities where people travel from a wider geographic area (across ward boundaries). Facilities likely to have a unique or multipurpose function. i.e., a community centre providing social services, youth-specific facility, arts or performance facility.	<ul style="list-style-type: none"> <li>Multipurpose space</li> <li>Staff may be based at, and activate programmes and services at the facility</li> <li>Levels of service – 1 facility for every 20,000 people and/or</li> <li>Drive time of 30 minutes to nearest sub-district facility</li> </ul>
District wide facility	Specialised facilities that serve the whole of the Waimakariri district. Facilities are likely to have a unique or specialised function i.e. Rangiora Town Hall Theatre, Mainpower Stadium. These may be used primarily for large scale social, sporting, recreation or performance events and activities.	<ul style="list-style-type: none"> <li>Specialised spaces</li> <li>Staff based at the facility</li> <li>Levels of service – serves all Waimakariri district population</li> <li>Drive time – N/A</li> </ul>

## 7.4 Community Facility Category

The following categories of community facility have been identified to support and ensure a balanced and wide range of community facilities are available to facilitate and support access to a range of activities across the Waimakariri district.

Facility category	Description	Example
<b>Venues for hire:</b>	General community facilities available for hire	Oxford Jaycee Rooms Pegasus Community Centre
<b>Community recreation and sport facilities</b>	Community facilities with a specific focus on active recreation and sport and include spaces for the community to hire or access to an activity.	Loburn Pavilion Woodend Community Centre Mainpower Stadium
<b>Community services and youth facilities</b>	Community facilities with the primary purpose of providing youth or social service activity and include spaces for the community to hire or access services.	Rangiora Scout Den Youth Development and Opportunities Trust Kaiapoi Community Hub

Facility category	Description	Example
<b>Arts and Culture facilities</b>	Facilities with the primary purpose of providing arts and cultural activity and include spaces for the community to hire or to access arts and cultural activity.	Northbrook Studios Rangiora Town Hall
<b>Schools and Churches:</b>	Churches and schools fulfil a similar role to Council's network of community facilities providing spaces for the community to hire	School halls Church auditorium and meeting rooms

## 7.5 District-Wide Provision and Distribution of Community Facilities

Using the above hierarchy the following maps show the distribution of current community facilities, across the Waimakariri district.

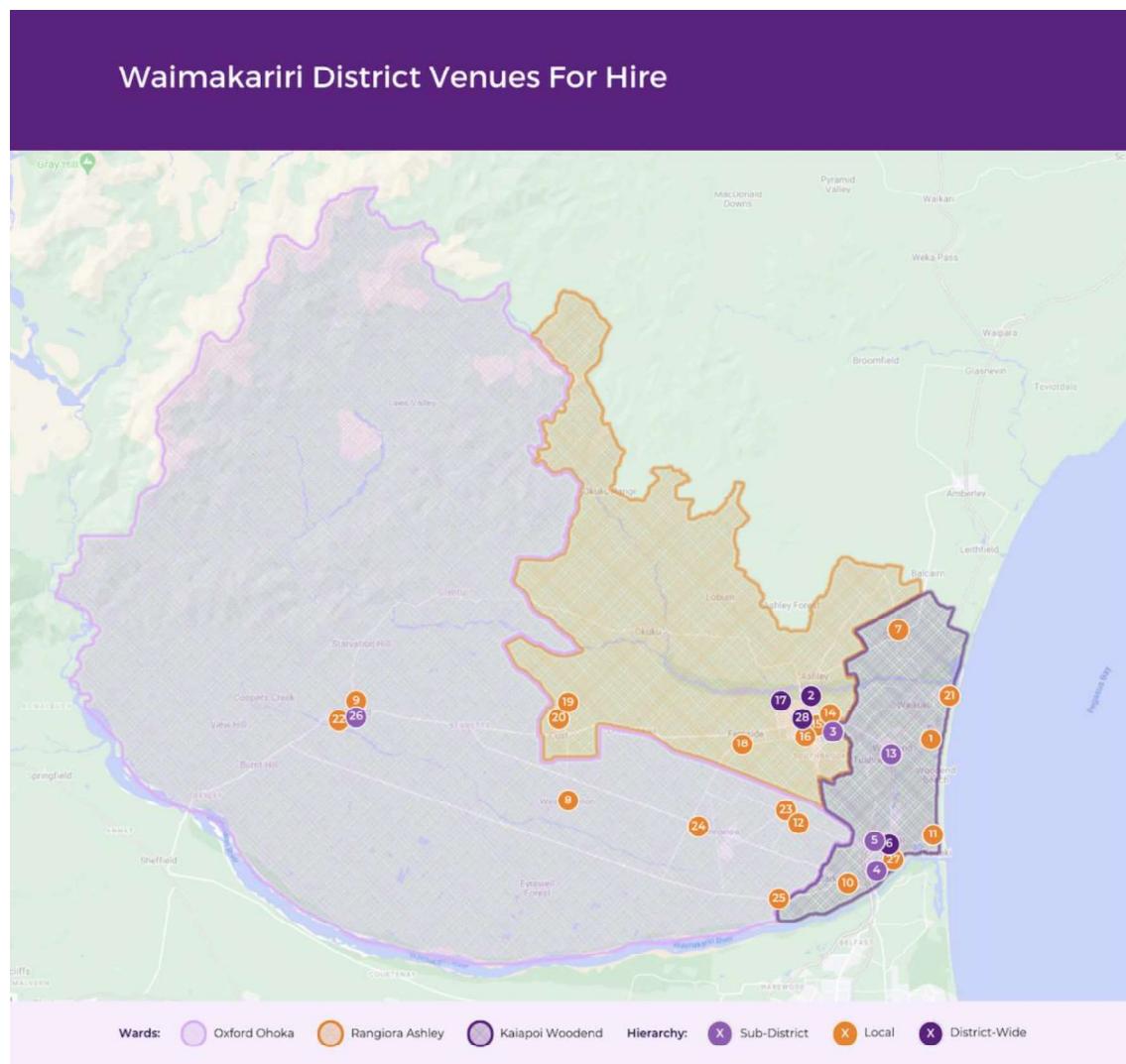
Although not a condition report nor an assessment of whether these buildings are fit for purpose, the mapping of facilities by hierarchy and category suggests that there is a good geographic spread and community access to venues for hire and community sport and recreation facilities across the district.

However, what the maps confirm is that the district has very few arts and culture and social service specific facilities.

The following link is an online map of [WDC Community Facilities](#) maps each community facility, including a description of the address, hierarchy and category, and the ownership of each facility.

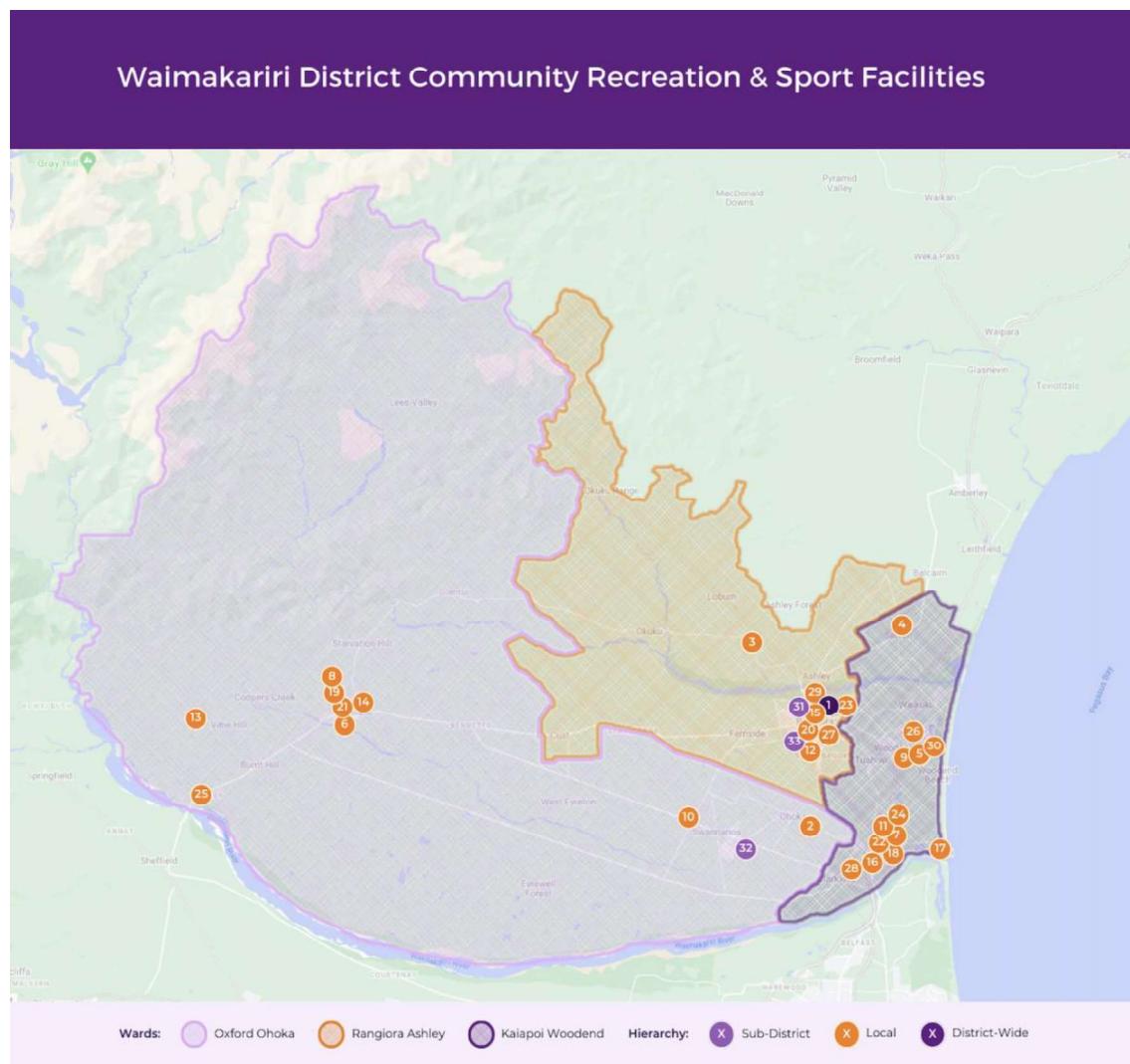
A full list of current facilities is in Appendix 1.

Map 4: Waimakariri District Venues for Hire



Ngāi Tūhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>

Map 5: Waimakariri District Community Recreation and Sport Facilities

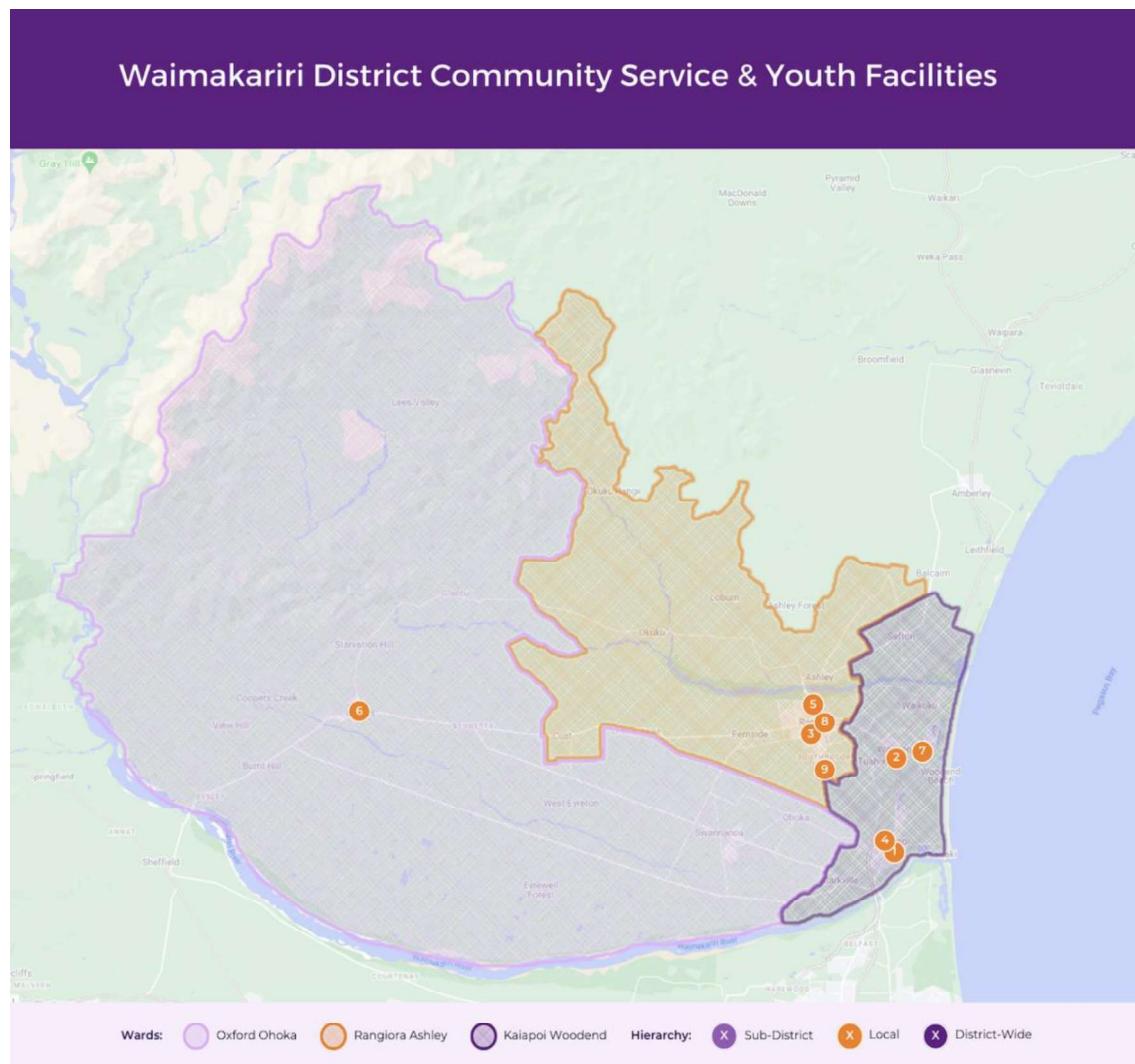


#### Key

1. Mainpower Stadium <sup>4</sup>	18. Cure Boating Club <sup>4</sup>
2. Ohoka Sports and Events Centre <sup>3</sup>	19. Oxford Table Tennis Club <sup>4</sup>
3. Loburn Domain Pavilion <sup>7</sup>	20. Rangiora Squash Rackets Club <sup>4</sup>
4. Sefton Domain Pavilion <sup>7</sup>	21. Oxford Squash Rackets Club <sup>4</sup>
5. Woodend Tennis and Netball Clubrooms <sup>4</sup>	22. Kaiapoi Squash Club <sup>3</sup>
6. Pearson Park Pavilion <sup>7</sup>	23. Rangiora Golf Club <sup>3</sup>
7. Kaiapoi Rugby Football Club <sup>3</sup>	24. Kaiapoi Golf Club <sup>3</sup>
8. Oxford Rugby Club <sup>4</sup>	25. Waimakariri Gorge Golf Club <sup>3</sup>
9. Woodend Rugby Football Clubrooms <sup>4</sup>	26. Pegasus Golf and Sports Club <sup>3</sup>
10. Swannanoa Cricket Club <sup>4</sup>	27. Rangiora Aikido Dojo <sup>4</sup>
11. Kaiapoi Cricket / Hinemoa Clubrooms <sup>3</sup>	28. Waimakariri United Football Club <sup>7</sup>
12. Southbrook Community Sports Club and Function Centre <sup>4</sup>	29. Waimakariri United Football Club <sup>7</sup>
13. View Hill Pavilion <sup>7</sup>	30. Woodend Rugby Clubrooms <sup>4</sup>
14. Oxford Bowls Club <sup>3</sup>	31. Mainpower Oval Meeting Room <sup>4</sup>
15. Rangiora Bowling Club <sup>3</sup>	32. Mandeville Sports Club <sup>4</sup>
16. Kaiapoi Riverside Bowling Club <sup>4</sup>	33. North Canterbury Netball Pavilion <sup>4</sup>
17. Waimakariri Sailing Club <sup>4</sup>	

*Ngāi Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

Map 6: Waimakariri District Community Services and Youth Facilities

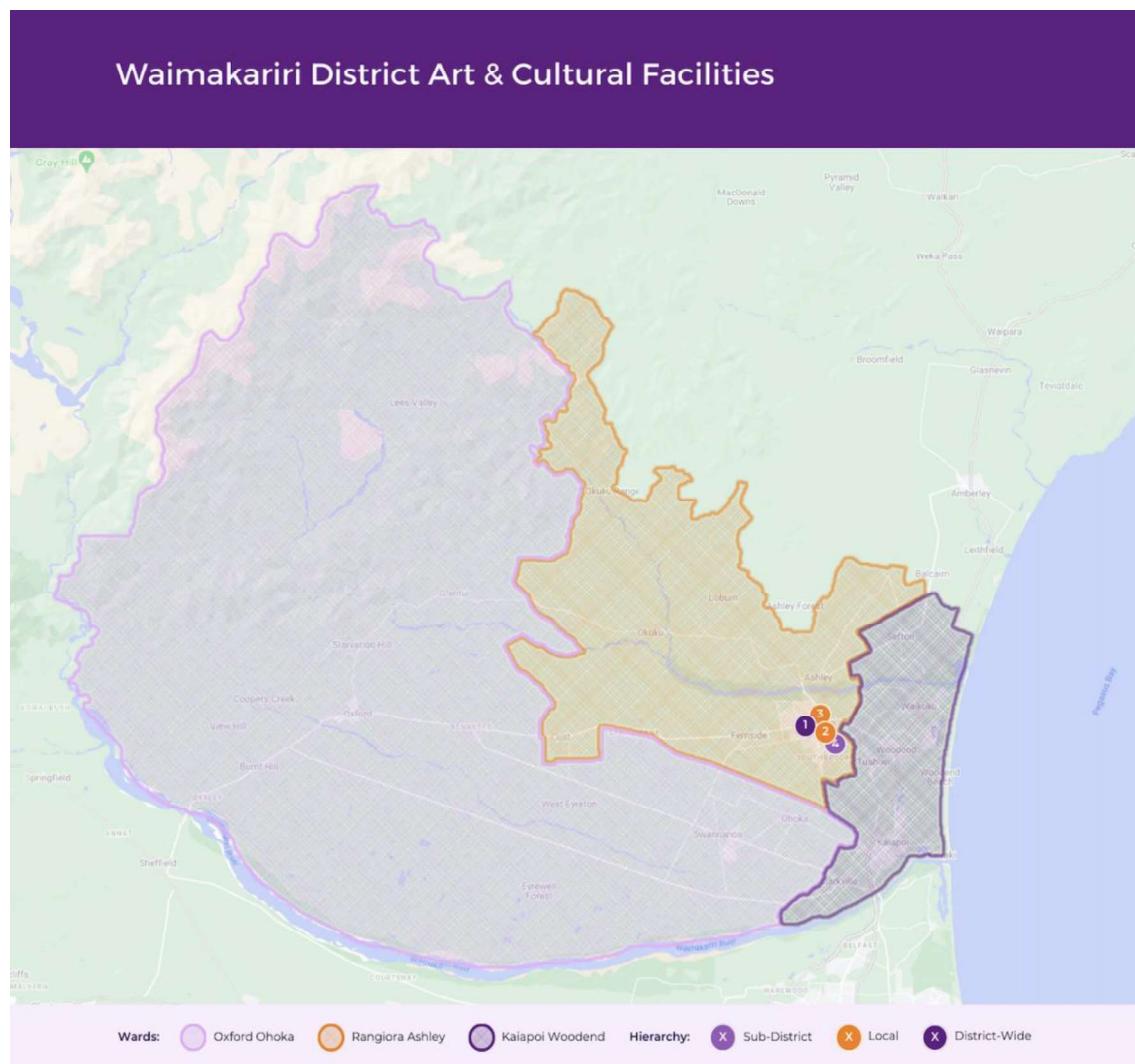


#### Key

1. The Mill Room Kaiapoi Community Centre<sup>5</sup>
2. Woodend Lions Youth Centre<sup>3</sup>
3. Rangiora Scout Den<sup>3</sup>
4. Kaiapoi Scout Den<sup>3</sup>
5. Rangiora Menz Shed<sup>7</sup>
6. Oxford Community Menz Shed<sup>7</sup>
7. Pegasus Woodend Menzshed<sup>7</sup>
8. McAlpine's Room Rangiora War Memorial Hall<sup>7</sup>
9. Youth Development & Opportunities Trust<sup>3</sup>

*Ngāi Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

Map 7: Waimakariri District Art and Cultural Facilities

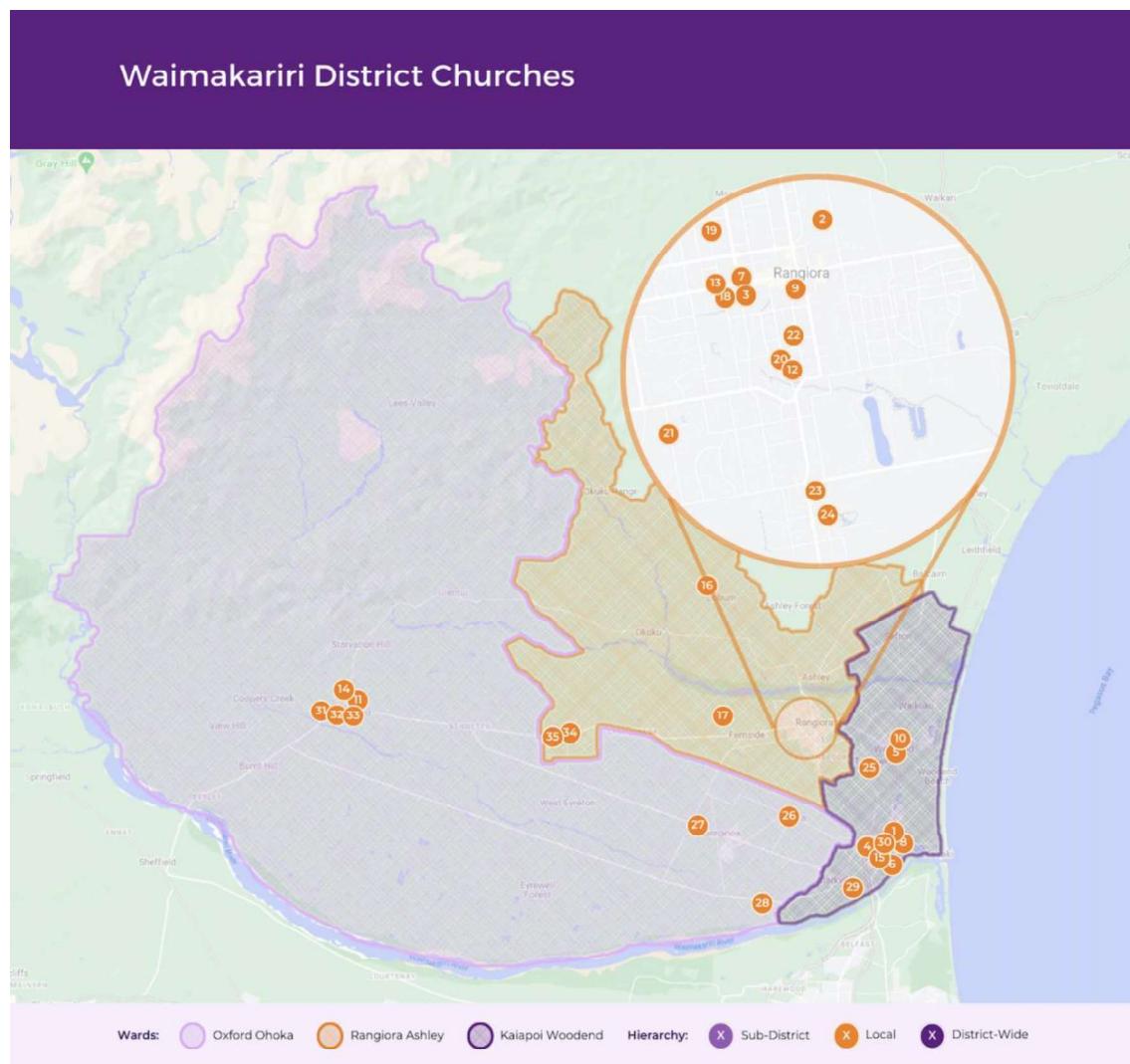


**Key**

1. Rangiora Town Hall<sup>7</sup>
2. Rangiora Brass Band Hall<sup>4</sup>
3. McAlpines Pipe Band Hall<sup>3</sup>
4. North Canterbury Musical Society | The Rangiora Players<sup>4</sup>

*Ngāi Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

Map 8: Waimakariri District Churches

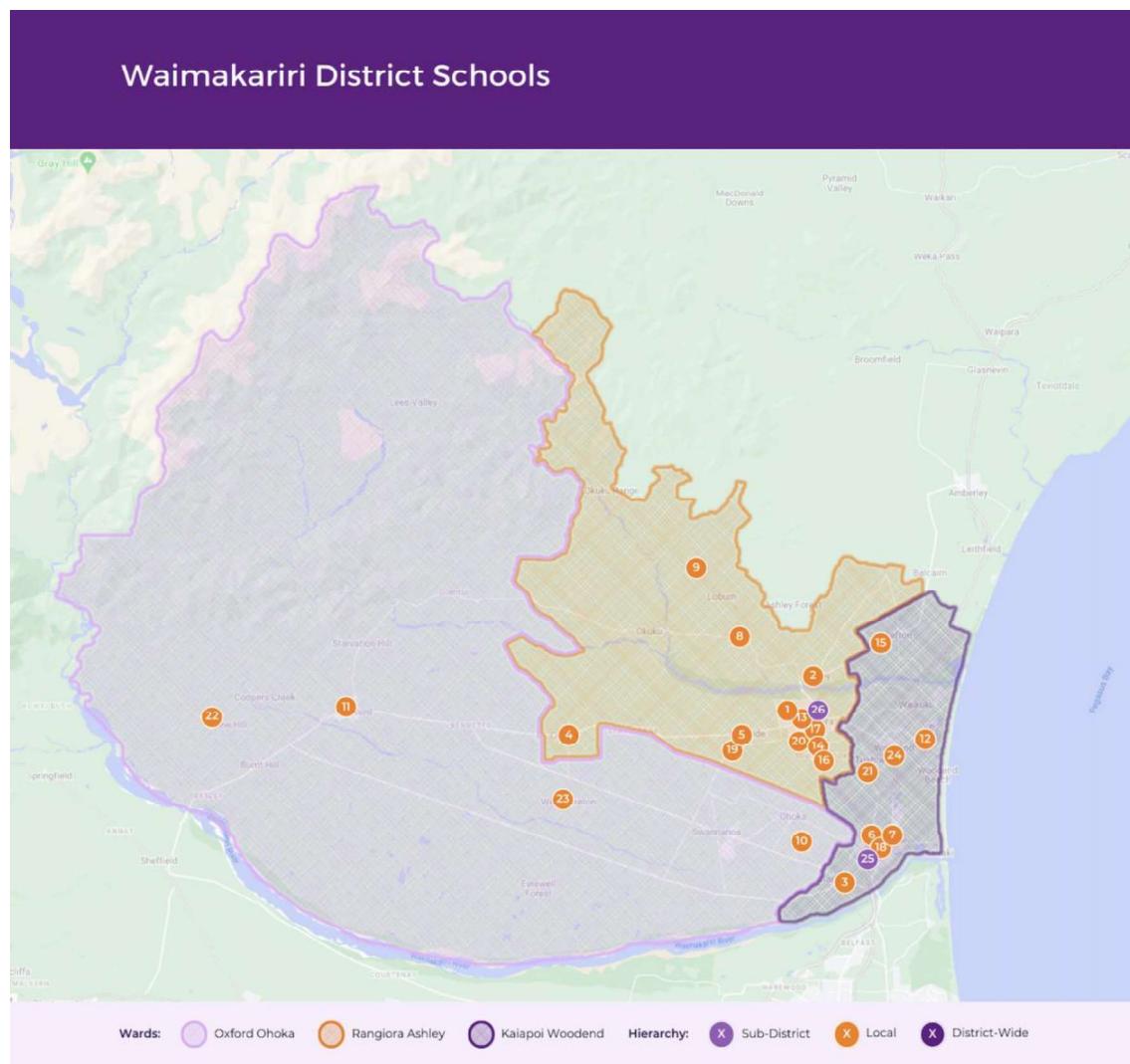


#### Key

- 1. Riverside Community Church<sup>3</sup>
- 2. Rangiora Baptist Church<sup>3</sup>
- 3. Methodist Church - Trinity Church Rangiora<sup>3</sup>
- 4. Kaiapoi Cooperating Parish<sup>3</sup>
- 5. Woodend Methodist Church<sup>3</sup>
- 6. Kaiapoi Baptist Church<sup>3</sup>
- 7. John Knox (Presbyterian) Church<sup>3</sup>
- 8. Kaiapoi Anglican Church<sup>3</sup>
- 9. Thrive Church Rangiora<sup>3</sup>
- 10. Anglican Parish of Woodend/Pegasus<sup>3</sup>
- 11. Baptist Church Oxford<sup>3</sup>
- 12. St Patrick's Catholic Parish<sup>3</sup>
- 13. Anglican Life Rangiora - Church of St John the Baptist<sup>3</sup>
- 14. Oxford and Cust Anglican Parish<sup>3</sup>
- 15. St Patricks Catholic Church<sup>3</sup>
- 16. St Brigid's Catholic Church<sup>3</sup>
- 17. St Matthews Church<sup>3</sup>
- 18. Rangiora Parish<sup>3</sup>
- 19. Grace Vineyard Church<sup>3</sup>
- 20. St Peter's of the Rock Anglican Church<sup>3</sup>
- 21. Foundation Church<sup>3</sup>
- 22. Church of St Mary and St Francis De Sales<sup>3</sup>
- 23. The Church of Jesus Christ of Latter-day Saints<sup>3</sup>
- 24. Gateway Church<sup>3</sup>
- 25. St Stephen's Anglican Church<sup>3</sup>
- 26. Ohoka St Albans Anglican Church<sup>3</sup>
- 27. Waimakariri Wesleyan Church<sup>3</sup>
- 28. Eyreton St Thomas Anglican Church<sup>3</sup>
- 29. St Augustine's Anglican Church and Cemetery<sup>3</sup>
- 30. Kaiapoi Family Doctors - Gospel Way Outreach Hall<sup>3</sup>
- 31. Oxford Catholic Church<sup>3</sup>
- 32. Oxford District Union Parish<sup>3</sup>
- 33. Oxford Seventh Day Adventist Church<sup>3</sup>
- 34. St David's Presbyterian Church<sup>3</sup>
- 35. St James' Anglican Church<sup>3</sup>

*Ngā Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC - community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

Map 9: Waimakariri District Schools



**Key**

- 1. Ashgrove School<sup>2</sup>
- 2. Ashley School<sup>2</sup>
- 3. Clarkville School<sup>2</sup>
- 4. Cust School<sup>2</sup>
- 5. Fernside School<sup>2</sup>
- 6. Kaiapoi Borough School<sup>2</sup>
- 7. Kaiapoi North School<sup>2</sup>
- 8. Loburn School<sup>2</sup>
- 9. North Loburn School<sup>2</sup>
- 10. Ohoka School<sup>2</sup>
- 11. Oxford Area School<sup>2</sup>
- 12. Pegasus Bay School<sup>2</sup>
- 13. Rangiora Borough School<sup>2</sup>
- 14. Rangiora New Life School<sup>2</sup>
- 15. Sefton School<sup>2</sup>
- 16. Southbrook School<sup>2</sup>
- 17. St Joseph's Catholic School<sup>2</sup>
- 18. St Patricks School<sup>2</sup>
- 19. Swannanoa School<sup>2</sup>
- 20. Te Matauru School<sup>2</sup>
- 21. Tuahiwi School<sup>2</sup>
- 22. View Hill School<sup>2</sup>
- 23. West Eyerton School<sup>2</sup>
- 24. Woodend School<sup>2</sup>
- 25. Kaiapoi High School<sup>2</sup>
- 26. Rangiora High School<sup>2</sup>

*Ngā Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

## 7.6 Role of Waimakariri District Council

The Council undertakes a number of different roles to ensure that a network of strategically placed, fit-for-purpose and integrated community facilities are available across the Waimakariri District.

These roles reflect a continuum of ownership and hierarchy, expected levels of service and partnerships with others in ensuring that a network of quality community facilities is delivered.

Role	Explanation
Provider	<ul style="list-style-type: none"><li>Own, manage and operate community facilities</li><li>Own and maintain land and buildings that are leased to other organisations to operate community facilities.</li><li>Provide leases and licences to enable community organisations to deliver community facilities.</li></ul>
Funder	<ul style="list-style-type: none"><li>Provide operational grants to support community facilities in response to a community need</li><li>Provide capital grants to build or upgrade facilities that are responding to a community need</li></ul>
Partner	<ul style="list-style-type: none"><li>Form partnerships with other organisations to ensure that community facilities are available in response to community need and network provision</li></ul>
Facilitator	<ul style="list-style-type: none"><li>Coordinate groups and organisations to ensure increased utilisation of existing community facilities</li><li>Promote the interests of community facilities to funders and investors in community facilities</li></ul>
Regulator	<ul style="list-style-type: none"><li>Ensure community facilities meet regulatory and legal obligations</li></ul>

## 7.7 Investment into Community Facilities

### 7.7.1 Applying the network principles to investment considerations

The Council aims to achieve a network of facilities to best suit community needs, reflect the shifting nature of the district's communities and locate facilities within close proximity to growing population hubs by applying a consistent approach to planning, prioritisation and provision.

When community facility investment is being considered, decisions should be aligned with both the hierarchy approach and the network principles below.

This approach should be used for any community facility decision, including;

Council's provision of community facilities;

- New facility investment
- Procurement of land for future community facility
- Prioritisation of expenditure on the existing community facility network

Third-party community facilities

- Funding contributions to third-party providers where the building is on Council land
- Funding contributions to third-party community facilities where the facilities contribute significantly to the community facility network
- Operating grants to third-party providers of widely used community facilities
- Loans to support development of community facilities

Network Principles	Investment Approach
1. Take a network approach	Provision of new or redeveloped facilities should consider the wider geographic network, levels of service and population growth across the network, and how each facility complements and supports the community facility network across the district.
2. Evidence of need	Community facility decisions should be based on robust evidence of community need and improved community outcomes including the existing capacity of relevant Council and non-Council facilities. (The depth and breadth of investigation determined by facility hierarchy).
3. Sustainability	With finite resources, decisions need to be made that are based on ensuring social and economic sustainability and value for money for asset owners and funders. The best outcomes are achieved when whole-of-life costs are considered at the outset and how it is intended that these costs are met.
4. Optimisation of existing facilities	Existing community facilities should be well maintained, flexible, fit for purpose and modern, to ensure they are utilised to their full capacity prior to investment in new facilities.
5. Co-location and integration	The co-location and integration of community facilities with other sport and recreation, community, library, education, or retail infrastructure provides greater efficiencies. Multi-use spaces accommodate a variety of activities that increase the opportunity for resource sharing, coordination, and social interaction.
6. Partnering and collaboration	Developing partnerships with organisations and agencies such as Iwi, education, health, and third-party providers of community facilities increases the likelihood that a facility will be used to its full potential, maximising the return on investment and reducing competition between facilities.
7. Accessible and inclusive	Community facilities should be geographically well-located, and affordable and support improved access and equity outcomes for all, including young people and older adults, people with disabilities, gender diverse and ethnic groups.
8. Future proofing	The best long-term outcomes are achieved by designing quality community facilities that can be adapted, developed, and extended to respond to future demands, including changing trends and environmental considerations.
9. Fit for purpose	The best outcomes are achieved when all potential users of the facility are identified, to understand and support the range of facility needs that they will have.
10. Cultural narrative	Engagement with Te Ngā Tūāhuriri Rūnanga and the local community should be undertaken when planning new or upgraded community facilities to ensure the facility reflects Māori tikanga, connection to place and community character.

## 7.8 Divestment of Community Facilities

Community facilities should meet community needs and expectations, be safe, fit for purpose and well maintained. However, as the population demographics, trends and society expectations change,

a facility may no longer be required, and divestment of a facility may need to be considered. This could be for many reasons being:

- A building comes to the end of its useful life
- The facility is no longer functional and there is a significant cost to improving it
- The operational costs of the facility outweigh community benefit
- The facility is no longer utilised by the community and/or required in the network
- There are too many facilities to deliver a sustainable network and therefore consolidation of facilities should be considered
- The site on which a facility is located and/or the facility is subject to significant resilience risks which cannot be sustainably mitigated such as earthquake-prone buildings that do not meet code.

Closing a community facility can be difficult for communities and therefore a thorough process is appropriate to ensure the best decision is made for the facility network and the community.

### **7.8.1 Divestment considerations**

When considering divestment or rationalisation of existing Council facilities, the Council will apply the following process:

1. Review the community facility, including:
  - Utilisation of the facility
  - Function of the facility, (single-purpose or multipurpose facility) and the role the facility plays in the network, (local, sub-district or district facility)
  - The financial performance of the facility – revenue vs cost
  - Geographic location of the facility within the network and the impact disposal will have on the network and the surrounding community facilities
2. The condition of the community facility and investment required in the facility, including the overall financial cost of retaining the building
3. Legal status of the land and building, how it was acquired and options for the future such as taking into consideration the Reserve Management Act
4. Engagement should be undertaken with the community, appropriate to the facility hierarchy, on the future of the community facility asset.

### **7.9 Review**

The Community Facilities Network Plan will guide the provision of community facilities for the next 20 years. The network plan will be reviewed every 5 years, or as required, to align with district growth and Council strategic priorities.

## 8 Future Provision: Community Facilities Network Action Plan

The recommendations in this section are those identified as the key priorities for the Community Facilities Network Plan in Waimakariri district. The recommendations relate specifically to the Council-owned community facilities across the district or Council's role in the support of third-party facilities and a wider integrated community facility network.

The recommendations have been grouped into strategic and network recommendations and then specific facility recommendations by ward area.

The timeframes used are defined as:

- Short 1–3 years
- Medium 4–6 years
- Long 7+ years

Map 10, below the recommendations table, highlights visually the current planned new facilities and those recommended in the following recommendation tables.

### 8.1 Strategic Recommendations

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
1. Consistently apply the principles, hierarchy and approach of the Community Facility Network Plan to renewals, new facilities, and partnerships with community providers, to ensure an integrated community facility network and outcomes.	For efficiency and impact, there is a need to move toward the delivery of a sustainable and integrated community facility network approach	Provider Facilitator	Ongoing
2. Engage with Te Ngāi Tūāhuriri Rūnanga to explore how hapu perspectives can be incorporated into the Waimakariri District Community Facilities Network Plan approach.	Understand Te Ngāi Tūāhuriri Rūnanga approach	Facilitator Partner	Short
3. Work with Te Ngāi Tūāhuriri Rūnanga to ensure Māori culture, naming and signage is incorporated into WDC community facilities to increase connection and a sense of place.	Ensure hapu are reflected in community places and spaces in the Waimakariri district.	Facilitator Partner	Ongoing

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
4. Review the WDC Community Facilities Policy, ensuring alignment with the integrated approach of the Community Facilities Network Plan.	An update to the 2019 Community Facilities Policy is required to ensure both alignment with the network plan and equity and consistency are applied to funding decisions.	Facilitator Provider Funder	Short
5. Review and update the fees and charges policy for community facilities, establishing consistent and equitable charging for the use of council-owned and leased community facilities in the Waimakariri District.	Apply the Community Facilities Network approach to the Fees and Charges Policy.	Provider	Short
6. Use this Community Facilities Network Plan to support the acquisition of land in identified new growth areas, in line with the direction provided in Section 7. Note the timing of land acquisition will be influenced by district growth, development and potential partnership opportunities.	Planning for community facilities is required to ensure appropriate land in growth areas.	Provider	Ongoing
7. Follow a consistent process for investigating the potential optimisation or divestment of community facilities that are no longer meeting community needs, involving the local community boards and the wider community. Section 6.7	To ensure a sustainable fit for fit-for-purpose network of community facilities.	Facilitator Provider	Ongoing
8. Explore the need for additional arts and cultural facility space to accommodate future growth of arts and culture activity, noting Kaiapoi Community Hub has been designated as a space to host art and culture based activity	There is very few arts and culture specific facilities in the district.	Facilitator	Medium

## 8.2 Operational Recommendations

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
9. Undertake a condition assessment on all Waimakariri District Council-owned community facilities to enable prioritisation of major upgrades and optimisation of the network	Council has asset renewal information on the current condition of its community facilities however no current condition assessment of the	Provider	Short

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
	overall community facility infrastructure.		
10. Develop a Community Facility Asset Management Plan, that prioritises community facility upgrades and optimisation of the network in line with the principles and hierarchy of the Community Facilities Network Plan	Council has limited information to plan and prioritise upgrades to the community facilities network in line with growth.	Provider	Short
11. Investigate appropriate promotional support, across the wider community facility network, to increase awareness of facilities for hire and improve utilisation of existing community facilities.	Utilisation rates of facilities across the network are considered low. Providing support to all facilities may assist in increasing utilisation rates.	Facilitator	Short
12. Develop a greater understanding of the requirements to activate sub-district facilities, that would support programming and facilitate social support and interaction opportunities and meet community need.	Currently, most WDC community facilities operate as facilities for hire as opposed to facilities that are activated to meet community needs.	Facilitator	Ongoing
11. Consider the provision of governance and management training and support for community organisations that manage community facilities, to support and grow facility management capability.	Facilities located on Council lease land and deferred maintenance and facility upgrades hold a risk for Council of inheriting community buildings when groups can no longer manage them.	Facilitator	Ongoing

### 8.3 Rangiora-Ashley Ward Recommendations

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
12. Work with Te Ngāi Tūāhuriri Rūnanga to determine the future community facility needs in the Tuahiwi community in relation to projected growth scenarios	Tuahiwi community is projected to increase in size through sub-division development.	Facilitator Provider	Long
13. Investigate and explore options for the provision of community spaces as part of the redevelopment of the Trevor Inch Memorial Library, with consideration to a sub-district community centre.	Long-term Plan budget item for 2028. Co-location and integration of community facilities for improved outcomes of activation and shared resourcing.	Provider	Short
14. Investigate options to redevelop and incorporate Dudley Park Pavilion with Dudley Park Aquatic Centre, as a local-level community facility provision.	Co-location and integration of community facilities for improved outcomes of activation and shared resourcing.	Provider	Medium
15. Investigate the feasibility of upgrading Loburn Domain Pavilion, to improve local-level community facility provision in Loburn and the surrounding area.	By 2043 Loburn SA2 area is expected to increase to approximately 3,000-3,999 people. A projected increase of 1,000 people over 20 years in the rural area.	Provider Funder	Long
16. Explore a partnership with the Southbrook Community Sports Club to part-fund a new Community Hub at Southbrook Park, incorporating clubrooms, gender-neutral changing facilities and community spaces.	A feasibility study recommends the building of a \$4.5m community hub at Southbrook Park.	Funder	Medium
17. Investigate the ongoing need for a district wide Community Centre to accommodate social service groups in a shared facility	There is very few social service specific facilities in the district. A feasibility study undertaken in 2018 recommended a	Facilitator	Medium

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
	Community House based in Rangiora at a cost of \$3-4 m.		
18. Explore a partnership with Rangiora High School on a proposed Performing Arts Centre	Accommodate district-wide performances from groups with large cast and audience requirements than currently accommodated within Rangiora Town Hall.	Partner	Medium

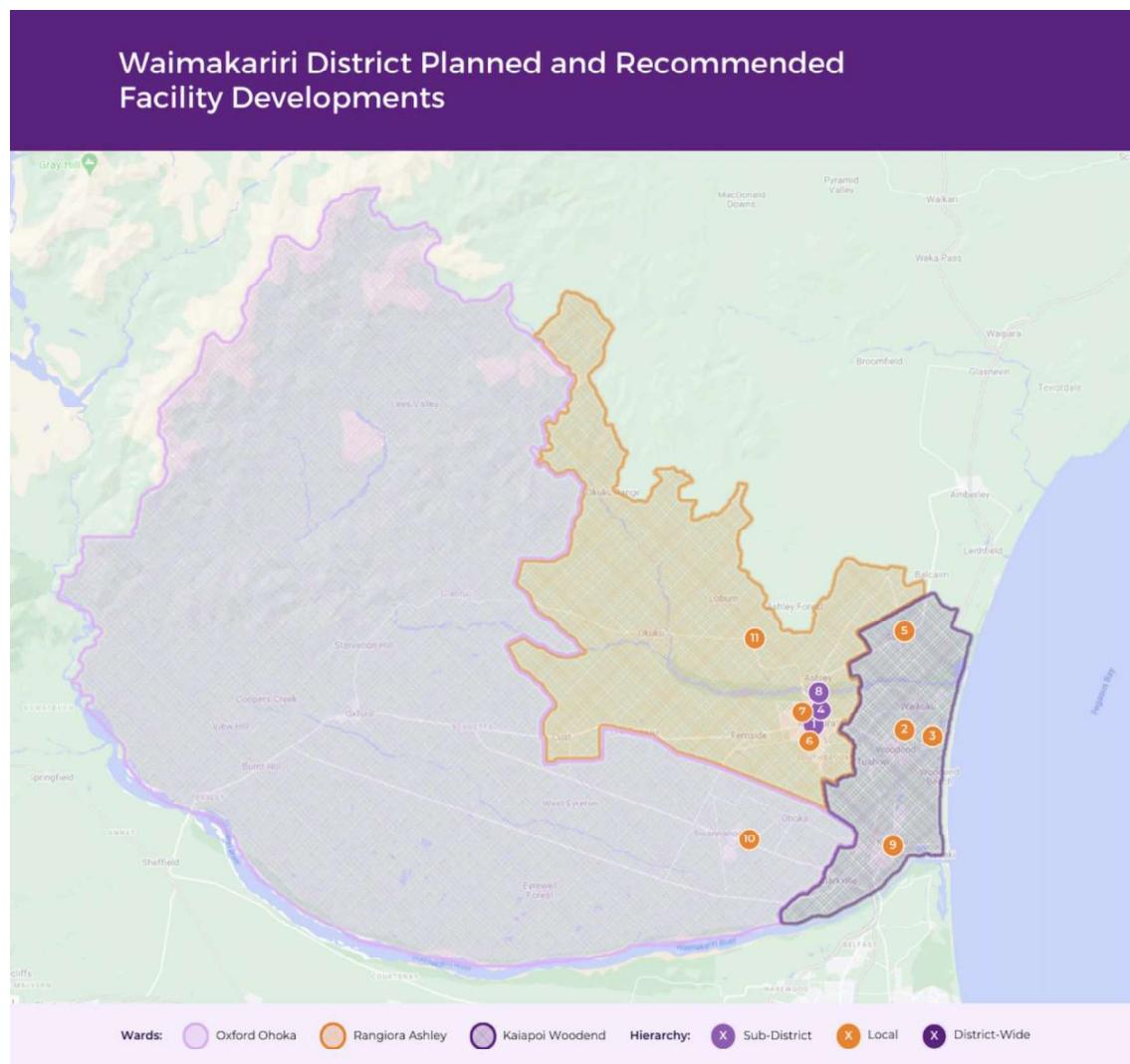
#### 8.4 Kaiapoi-Woodend Ward Recommendations

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
19. Develop a local-level community centre in Pegasus Township, that incorporates space for youth activities. Provision in the Long-term Plan of \$2.122 million for a 385m <sup>2</sup> facility to be built in 2025- 2027	Feasibility study undertaken to support this development in a growing community that will have approximately 4,000 - 4,999 people in 2043.	Provider	Short
20. Procure land for the development of a community facility in the Ravenswood   Woodend community. A feasibility study undertaken supports a multiuse community space by 2035-40 with a preliminary capital cost of \$ 6 million for a 750m <sup>2</sup> facility	Feasibility study undertaken to support this development in a fast-growing community that will have over 5,000+ people by 2043.	Provider	Long
21. Allocate space and undertake a feasibility study for a local multiuse community facility located at the Kaiapoi Community Hub.	Sovereign Palms SA2 area is anticipated to have over 5,000+ people by 2043 indicating the need for additional community facilities in Kaiapoi.	Provider Funder	Long
22. Provide support for the Sefton Community Hall development located on the Sefton Domain.	A feasibility study undertaken supports a local community hall built on Sefton Domain at a cost of \$1,377 m.	Facilitator Funder	Medium

## 8.5 Oxford-Ohoka Ward Recommendations

RECOMMENDATION	RATIONALE	COUNCIL ROLE	TIMEFRAME
23. Investigate and explore options for the provision of a modern fit-for-purpose local community facility in the Mandeville   Ohoka area to serve the growing population.	Fast-growing community that will have over 5,000+ people by 2043. Current facilities require modernisation.	Provider	Long
24. Leverage the existing partnership with the Mandeville Sports Club to invest and support the upgrade of the Mandeville clubrooms to incorporate gender-neutral changing facilities and a community meeting space.	Fast-growing community that will have over 5,000+ people by 2043. Current Sports Hub facility has a planned upgrade.	Funder	Medium
25. Engage in community consultation about the potential options for the future of View Hill Domain Pavilion, including divestment.	The facility is currently underutilised.	Provider	Medium
26. Engage in community consultation about the potential options for the future of the Cust Pavilion, including divestment.	The facility is currently underutilised.	Provider	Medium

Map 8: Waimakariri District Planned and Recommended Facility Developments



**Key**

**Planned Facility Developments**

1. Trevor Inch Memorial Library Redevelopment<sup>2</sup>
2. Ravenswood/Woodend Community Facility<sup>7</sup>
3. Pegasus Community Centre
4. Rangiora High School Te Whare Mātauranga<sup>2</sup>
5. Sefton Community Hall<sup>4</sup>

**Recommended Facility Developments**

6. Southbrook Community Sports Club and Function Centre<sup>4</sup>
7. Dudley Park Pavilion Redevelopment<sup>7</sup>
8. Rangiora High School Performing Arts Centre<sup>2</sup>
9. Kaiapoi Community Hub
10. Mandeville/Ohoka Community Facility
11. Loburn Domain Pavilion Upgrade<sup>7</sup>

*Ngā Tūāhuriri Rūnanga<sup>1</sup>, Ministry of Education<sup>2</sup>, Land and building owned by third party<sup>3</sup>, Land owned by WDC building owned by third party<sup>4</sup>, Land and building owned by WDC – community managed and leased<sup>5</sup>, Building leased and managed by WDC<sup>6</sup>, Owned and managed by WDC<sup>7</sup>*

# 9 Appendices

## Appendix 1: Schedule of Community Facilities

### CURRENT COMMUNITY FACILITIES

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Rangiora Town Hall	303 High Street, Rangiora	Art and Culture	District Wide	Rangiora Ashley	Owned and managed by WDC
Mainpower Stadium	289 Coldstream Road, Rangiora	Community Recreation and Sport	District Wide	Rangiora Ashley	Land owned by WDC building owned by third party
Tuahwi Marae	219 Tuahwi Road, Tuahwi, RD 1, Kaiapoi	Marae	District Wide	Rangiora Ashley	Ngāi Tūāhuriri Rūnanga
Rangiora Showgrounds Function Centre	156 Ashley Street, Rangiora	Venue for Hire	District Wide	Rangiora Ashley	Land and building owned by third party
Enterprise North Canterbury Business Centre	143 Williams Street, Kaiapoi	Venue for Hire	District Wide	Kaiapoi Woodend	Land owned by WDC building owned by third party
Rangiora Racecourse	312 Lehmanns Road, Fernside 7440	Venue for Hire	District Wide	Rangiora Ashley	Land and building owned by third party
North Canterbury Musical Society   The Rangiora Players	189 Northbrook Road, Rangiora, 7400	Art and Culture	Sub-District	Rangiora Ashley	Land owned by WDC building owned by third party
Mainpower Oval Meeting Room	291/319 Coldstream Road, Rangiora 7473	Community Recreation and Sport	Sub-District	Rangiora Ashley	Land owned by WDC building owned by third party
Mandeville Sports Club	431 Mandeville Road	Community Recreation and Sport	Sub-District	Oxford Ohoka	Land owned by WDC building owned by third party
North Canterbury Netball Pavilion	Church Street, Rangiora	Community Recreation and Sport	Sub-District	Rangiora Ashley	Land owned by WDC building owned by third party
Kaiapoi High School	101 Ohoka Road, Kaiapoi	School	Sub-District	Kaiapoi Woodend	Ministry of Education
Rangiora High School	125E East Belt, Rangiora	School	Sub-District	Rangiora Ashley	Ministry of Education
Rangiora RSA	82 Victoria Street, Rangiora	Venue for Hire	Sub-District	Rangiora Ashley	Land and building owned by third party
Blue Skies Centre - Kaiapoi	12 Williams Street Kaiapoi	Venue for Hire	Sub-District	Kaiapoi Woodend	Land and building owned by third party
Kaiapoi Club	113 Raven Quay Kaiapoi	Venue for Hire	Sub-District	Kaiapoi Woodend	Land and building owned by third party
Woodend Community Centre	School Road, Woodend	Venue for Hire	Sub-District	Kaiapoi Woodend	Owned and managed by WDC
Oxford Town Hall	34 Main St, Oxford, 7430	Venue for Hire	Sub-District	Oxford Ohoka	Owned and managed by WDC
Rangiora Brass Band Hall	189 Northbrook Road, Rangiora	Art and Culture	Local	Rangiora Ashley	Land owned by WDC building owned by third party
McAlpines Pipe Band Hall	8a Ashley Street, Rangiora 7400	Art and Culture	Local	Rangiora Ashley	Land and building owned by third party
Riverside Community Church	45 Charles Street, Kaiapoi	Church	Local	Kaiapoi Woodend	Land and building owned by third party

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Rangiora Baptist Church	111 East Belt, Rangiora	Church	Local	Rangiora Ashley	Land and building owned by third party
Methodist Church - Trinity Church Rangiora	176 King Street, Rangiora	Church	Local	Rangiora Ashley	Land and building owned by third party
Kaiapoi Cooperating Parish	53 Fuller St, Kaiapoi	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Woodend Methodist Church	86 Main North Road, Woodend	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Kaiapoi Baptist Church	67 Fuller Street, Kaiapoi,	Church	Local	Kaiapoi Woodend	Land and building owned by third party
John Knox (Presbyterian) Church	Cnr High Street and King Street	Church	Local	Rangiora Ashley	Land and building owned by third party
Kaiapoi Anglican Church	23 Cass Street, Kaiapoi 7630	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Thrive Church Rangiora	86 Victoria Street, Rangiora	Church	Local	Rangiora Ashley	Land and building owned by third party
Anglican Parish of Woodend/Pegasus	147 Main North Road, Woodend	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Baptist Church Oxford	166 High Street, Oxford	Church	Local	Oxford Ohoka	Land and building owned by third party
St Patricks Catholic Parish	95 Percival St, Rangiora	Church	Local	Rangiora Ashley	Land and building owned by third party
Anglican Life Rangiora - Church of St John the Baptist	353 High St, Rangiora	Church	Local	Rangiora Ashley	Land and building owned by third party
Oxford and Cust Anglican Parish	195 High St Oxford	Church	Local	Oxford Ohoka	Land and building owned by third party
St Mary and St Francis De Sale Roman Catholic Church Rangiora	61 Fulller St Kaiapoi	Church	Local	Kaiapoi Woodend	Land and building owned by third party
St Brigid's Catholic Church	Loburn Whiterock Road, Loburn 7472	Church	Local	Rangiora Ashley	Land and building owned by third party
St Matthews Church	1 Mairaki Road, Fernside 7471	Church	Local	Rangiora Ashley	Land and building owned by third party
Rangiora Parish	71 Church Street Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
Grace Vineyard Church	157 Chruch Street, Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
St Peter's of the Rock Anglican Church	95 Percival Street, Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
Foundation Church	59 Pentecost Road, Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
Church of St Mary and St Francis De Sales	41 Victoria Street Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
The Church of Jesus Christ of Latter-day Saints	72 Southbrook Road, Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
Gateway Church	Denchs Road, Rangiora 7400	Church	Local	Rangiora Ashley	Land and building owned by third party
St Stephen's Anglican Church	234 Tuahiwi Road, Tuahiwi 7691	Church	Local	Rangiora Ashley	Land and building owned by third party
Ohoka St Albans Anglican Church	528 Mill Road, Ohoka 7692	Church	Local	Oxford Ohoka	Land and building owned by third party
Waimakariri Wesleyan Church	1305 Tram Road, Swannanoa RD1, Rangiora	Church	Local	Oxford Ohoka	Land and building owned by third party
Eyreton St Thomas Anglican Church	598 South Eyre Road, Swannanoa 7692	Church	Local	Oxford Ohoka	Land and building owned by third party
St Augustine's Anglican Church and Cemetery	8 Island Road, Clarkville 7691	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Kaiapoi Family Doctors - Gospel Way Outreach Hall	36 Charles Street, Kaiapoi	Church	Local	Kaiapoi Woodend	Land and building owned by third party
Oxford Catholic Church	100 Main Street, Oxford	Church	Local	Oxford Ohoka	Land and building owned by third party
Oxford District Union Parish	85 Main Street, Oxford 7430	Church	Local	Oxford Ohoka	Land and building owned by third party
Oxford Seventh Day Adventist Church	21 Main Street, Oxford	Church	Local	Oxford Ohoka	Land and building owned by third party
St David's Presbyterian Church	1670 Cust Road, Cust 7471	Church	Local	Rangiora Ashley	Land and building owned by third party
St James' Anglican Church	1750 Cust Road, Cust 7471	Church	Local	Rangiora Ashley	Land and building owned by third party
Ohoka Sports and Events Centre	261 Jacksons Road, Rangiora	Community Recreation and Sport	Local	Rangiora Ashley	Land and building owned by third party
Loburn Domain Pavilion	154 Loburn - Whiterock Road	Community Recreation and Sport	Local	Rangiora Ashley	Owned and managed by WDC
Sefton Domain Pavilion	2 Vaughan Street, Sefton	Community Recreation and Sport	Local	Kaiapoi Woodend	Owned and managed by WDC
Woodend Tennis and Netball Club rooms	Gladstone Park, Gladstone Road, Woodend	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Pearson Park Pavilion	56 Main Street, Oxford	Community Recreation and Sport	Local	Oxford Ohoka	Owned and managed by WDC
Kaiapoi Rugby Football Club	12 Smith Street Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Oxford Rugby Club	10 Showgate Drive Oxford 7430	Community Recreation and Sport	Local	Oxford Ohoka	Land owned by WDC building owned by third party
Woodend Rugby Football Clubrooms	Gladstone Park, Gladstone Road, Woodend	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Swannanoa Cricket Club	1426 - 1430 Tram Road, Swannanoa	Community Recreation and Sport	Local	Oxford Ohoka	Land owned by WDC building owned by third party
Kaiapoi Cricket /Hinemoa Clubrooms	Kaiapoi Park, 1 Smith Street, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Southbrook Community Sports Club and Function Centre	117 South Belt Rangiora 7400	Community Recreation and Sport	Local	Rangiora Ashley	Land owned by WDC building owned by third party
View Hill Pavilion	Cnr Woodstock and Harmans Gorge Roads View Hill	Community Recreation and Sport	Local	Oxford Ohoka	Owned and managed by WDC
Oxford Club Bowls	Oxford Workingmen's Club, 160 High Street, Oxford 7430	Community Recreation and Sport	Local	Oxford Ohoka	Land and building owned by third party
Rangiora Bowling Club	29 Good Street, Rangiora	Community Recreation and Sport	Local	Rangiora Ashley	Land and building owned by third party
Kaiapoi Riverside Bowling Club	Hinemoa Park, 13 Belcher Street, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Waimakariri Sailing Club	63 Featherstone Av, Kairaki Beach, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Cure Boating Club	133 Raven Quay, Kaiapoi,	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Oxford Table Tennis Club	1 Showgate Drive, Oxford 7430	Community Recreation and Sport	Local	Oxford Ohoka	Land owned by WDC building owned by third party
Rangiora Squash Rackets Club	Dudley Park - 45 Church Street	Community Recreation and Sport	Local	Rangiora Ashley	Land owned by WDC building owned by third party
Oxford Squash Rackets Club	Dohrmans Road, Oxford 7430	Community Recreation and Sport	Local	Oxford Ohoka	Land owned by WDC building owned by third party
Kaiapoi Squash club	129B Williams Street, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Rangiora Golf Club	79 Golf Links Road	Community Recreation and Sport	Local	Rangiora Ashley	Land and building owned by third party
Kaiapoi Golf Club	373 Williams Street, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Waimakariri Gorge Golf Club	1847 Thongcaster Road, Oxford 7400	Community Recreation and Sport	Local	Oxford Ohoka	Land and building owned by third party
Pegasus Golf and Sports Club	8 Mapleham Drive, Pegasus 7648	Community Recreation and Sport	Local	Kaiapoi Woodend	Land and building owned by third party
Rangiora Aikido Dojo	189 Northbrook Road, Rangiora	Community Recreation and Sport	Local	Rangiora Ashley	Land owned by WDC building owned by third party
Waimakariri United Football Club	Maria Andrews Park, 300 Coldstream Road Rangiora 7473	Community Recreation and Sport	Local	Rangiora Ashley	Owned and managed by WDC
Waimakariri United Football Club	Kendall Park, Kaiapoi 7691	Community Recreation and Sport	Local	Kaiapoi Woodend	Owned and managed by WDC

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Kaiapoi Riverside Bowling Club	13 Belcher St, Kaiapoi	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Woodend Rugby Clubrooms	202 Gladstone Road, Woodend 7691	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Woodend Tennis and Netball Clubrooms	203 Gladstone Road, Woodend 7691	Community Recreation and Sport	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
The Mill Room Kaiapoi Community Centre	24 Sewell Street	Community Services and Youth	Local	Kaiapoi Woodend	Land and building owned by WDC – community managed and leased
Woodend Lions Youth Centre	38 Rangiora Woodend Road	Community Services and Youth	Local	Kaiapoi Woodend	Land and building owned by third party
Rangiora Scout Den	30 Church Street, Rangiora	Community Services and Youth	Local	Rangiora Ashley	Land and building owned by third party
Kaiapoi Scout Den	20 Sewell Street, Kaiapoi	Community Services and Youth	Local	Kaiapoi Woodend	Land and building owned by third party
Rangiora Menz Shed	156 Ashley Street, Rangiora	Community services and Youth	Local	Rangiora Ashley	Owned and managed by WDC
Oxford Community Menz Shed	Oval, Pearson Park, Oxford 7430	Community services and Youth	Local	Oxford Ohoka	Owned and managed by WDC
Pegasus Woodend Menzshed	202 Gladstone Road, Woodend	Community services and Youth	Local	Kaiapoi Woodend	Owned and managed by WDC
McAlpine's Room Rangiora War Memorial Hall	Albert St, Rangiora, 7400	Community services and Youth	Local	Rangiora Ashley	Owned and managed by WDC
Youth Development & Opportunities Trust	298b Flaxton Road, Rangiora	Community services and Youth	Local	Rangiora Ashley	Land and building owned by third party
Ashgrove School	48 Seddon Street, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
Ashley School	Boundary and Fawcetts Roads, Ashley	School	Local	Rangiora Ashley	Ministry of Education
Clarkville School	10 Heywards Road, Clarkville RD 2, Kaiapoi	School	Local	Oxford Ohoka	Ministry of Education
Cust School	473 Early's Road, Cust	School	Local	Rangiora Ashley	Ministry of Education
Fernside School	285 O'Roarkes Road, Fernside RD 1, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
Kaiapoi Borough School	20 Hilton Street, Kaiapoi	School	Local	Kaiapoi Woodend	Ministry of Education
Kaiapoi North School	278 Williams Street, Kaiapoi	School	Local	Kaiapoi Woodend	Ministry of Education
Loburn School	73 Hodgsons Road, Loburn RD 2, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
North Loburn School	817 Loburn-Whiterock Road, RD 2, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
Ohoka School	261 Jacksons Road, Ohoka RD 2, Kaiapoi	School	Local	Oxford Ohoka	Ministry of Education

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Oxford Area School	52 Bay Road, Oxford	School	Local	Oxford Ohoka	Ministry of Education
Pegasus Bay School	5 Solander Road, Pegasus	School	Local	Kaiapoi Woodend	Ministry of Education
Rangiora Borough School	157 King Street Rangiora	School	Local	Rangiora Ashley	Ministry of Education
Rangiora New Life School	2 Dench's Road, Rangiora 7400	School	Local	Rangiora Ashley	Ministry of Education
Sefton School	603 Upper Sefton Road, Sefton	School	Local	Kaiapoi Woodend	Ministry of Education
Southbrook School	26 Marshall Street, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
St Joseph's Catholic School	35 Victoria Street, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
St Patricks School	61 Fuller Street, Kaiapoi	School	Local	Kaiapoi Woodend	Ministry of Education
Swannanoa School	1305 Tram Road, Swannanoa RD 1, Rangiora	School	Local	Oxford Ohoka	Ministry of Education
Te Matauru School	53-59 Pentecost Road, Rangiora	School	Local	Rangiora Ashley	Ministry of Education
Tuahiwi School	206 Tuahiwi Road, Tuahiwi RD 1, Kaiapoi	School	Local	Rangiora Ashley	Ministry of Education
View Hill School	496 Island Road, View Hill, RD 1, Oxford	School	Local	Oxford Ohoka	Ministry of Education
West Eyerton School	11650 North Eyre Road, West Eyerton RD 5, Rangiora	School	Local	Oxford Ohoka	Ministry of Education
Woodend School	Main Road, Woodend	School	Local	Kaiapoi Woodend	Ministry of Education
Pegasus Community Centre	8 Tahuna St, Pegasus, 7612	Venue for Hire	Local	Kaiapoi Woodend	Building leased by WDC and managed by third party
Sefton Hall	591 Upper Sefton Road, Sefton	Venue for Hire	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
West Eyerton Hall	2 Earlys Road, West Eyerton	Venue for Hire	Local	Kaiapoi Woodend	Owned and managed by WDC
Oxford Workingmen's Club	160 High Street, Oxford	Venue for Hire	Local	Oxford Ohoka	Land owned by WDC building owned by third party
Clarkville Hall	11 Heywards Rd Clarkville, Kaiapoi 7692	Venue for Hire	Local	Oxford Ohoka	Land and building owned by third party
Pines Kairaki Community Centre / Hall	Dunns Road, Pines Beach	Venue for Hire	Local	Kaiapoi Woodend	Land owned by WDC building owned by third party
Ohoka Hall	475 Mill Road, Ohoka	Venue for Hire	Local	Oxford Ohoka	Land owned by WDC building owned by third party
The Artisan Oval Boardroom	18 High Street	Venue for Hire	Local	Rangiora Ashley	Land and building owned by third party
Trevor Inch Memorial Library Meeting Room	141 Percival St, Rangiora 7400	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Dudley Park Pavilion	45 Church St, Rangiora, 7400	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC
Fernside Memorial Hall	287 Oroarkes Road, Fernside 7471	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC
Cust Community Centre	Mill Road, Cust 7471	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC
Cust Domain Pavilion	111A-111D Mill Road, Cust	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC
Waikuku Beach Hall	Park Terrace, Waikuku Beach 7473	Venue for Hire	Local	Kaiapoi Woodend	Owned and managed by WDC
Oxford Jaycee Hall	56 Main Street, Oxford	Venue for Hire	Local	Oxford Ohoka	Owned and managed by WDC
Ohoka Domain Pavilion	479/493 Mill Road, Ohoka 7692	Venue for Hire	Local	Oxford Ohoka	Owned and managed by WDC
Swannanoa Hall	1322 Tram Road, Swannanoa 7476	Venue for Hire	Local	Oxford Ohoka	Land and building owned by third party
Eyreton Hall	4 Mandeville Road, Ohoka, Kaiapoi 7692	Venue for Hire	Local	Oxford Ohoka	Land and building owned by third party
Ruataniwha Kaiapoi Civic Centre	176 Williams St, Kaiapoi	Venue for Hire	Local	Kaiapoi Woodend	Owned and managed by WDC

#### PLANNED FACILITY DEVELOPMENTS

NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Rangiora High School Te Whare Mātauranga	125E East Belt, Rangiora	School	Sub-District	Rangiora Ashley	Ministry of Education
Pegasus Community Centre	66 Pegasus Main Street, Pegasus	Community Services and Youth	Local	Kaiapoi Woodend Ward	Leased and managed by WDC
Trevor Inch Memorial Library Redevelopment	141 Percival St, Rangiora 7400	Venue for Hire	Local	Rangiora Ashley	Owned and managed by WDC
Ravenswood/Woodend Library and Community Facility	10 Bob Robertson Drive Woodend 7691	Venue for Hire	Local	Kaiapoi Woodend Ward	Owned and managed by WDC
Sefton Community Hall	46 Pembertons Road Sefton 7477 (Sefton Domain)	Venue for hire	Local	Kaiapoi Woodend Ward	Land owned by WDC building owned by third party

#### RECOMMENDED FACILITY DEVELOPMENTS

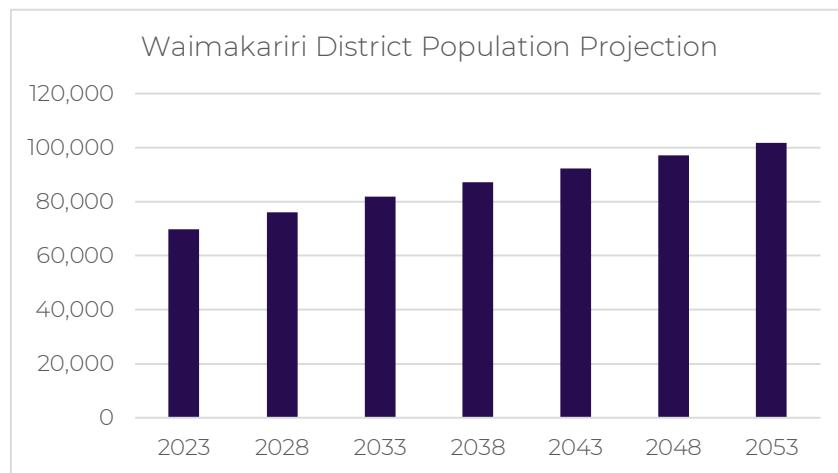
NAME OF FACILITY	ADDRESS	CATEGORY	HIERARCHY	WARD	OWNERSHIP
Rangiora High School Performing Arts Centre	125E East Belt, Rangiora	School	Sub-District	Rangiora Ashley	Ministry of Education
Southbrook Community Sports Club and Function Centre	117 South Belt Rangiora 7400	Community Recreation and Sport	Local	Rangiora Ashley	Land owned by WDC building owned by third party
Dudley Park Pavilion Redevelopment	45 Church St, Rangiora, 7400	Community Recreation and Sport	Local	Rangiora Ashley	Owned and managed by WDC
Loburn Domain Pavilion Upgrade	154 Loburn-Whiterock Road, Loburn	Community Recreation and Sport	Local	Rangiora Ashley	Owned and managed by WDC
Mandeville / Ohoka Community Facility	TBD	Community Services and youth facility / Venue for hire	Local	Oxford Ohoka	To be determined
Kaiapoi Community Hub Community Facility	51 Charters St, Kaiapoi (Rezoned Area)	Venue for Hire	Local	Kaiapoi Woodend	To be determined

## Appendix 2: Demographic Detail<sup>14</sup>

### 9.1.1 Population

The population of the Waimakariri District was just under 70,000 (69,789) in 2023. It is projected to increase by 46% (32,002) to just under 102,000 in the 30 years to 2053.

**Figure 1: Waimakariri District Population Projection**



### 9.1.2 Age Groups

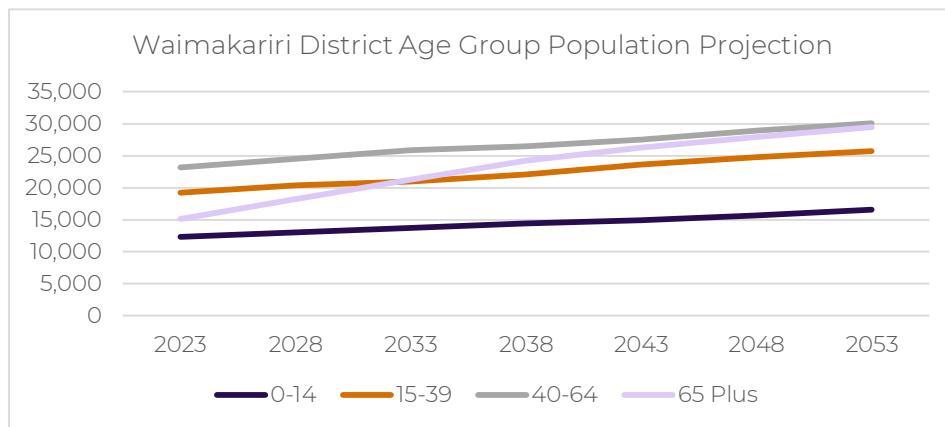
In the 30 years to 2053, the populations of all age groups are expected to increase. The biggest increase (95%) is expected to be in the 65-plus age group (over 14,000 people). There is projected to be similar growth in the three other age groups, of between 30 and 34%.

**Table 1: Waimakariri District Age Group Projection**

	2023	2028	2033	2038	2043	2048	2053	Change 2023-2053	% Change 2023-2053
0-14	12,311	13,025	13,706	14,365	14,885	15,672	16,534	4,222	34%
15-39	19,219	20,378	20,928	22,043	23,548	24,802	25,722	6,503	34%
40-64	23,169	24,431	25,843	26,452	27,526	28,866	30,067	6,898	30%
65 Plus	15,089	18,181	21,265	24,196	26,218	27,870	29,469	14,379	95%

<sup>14</sup> Demographic Data Source: Formative "High Scenario"

Figure 2: Waimakariri District Age Group Population Projection

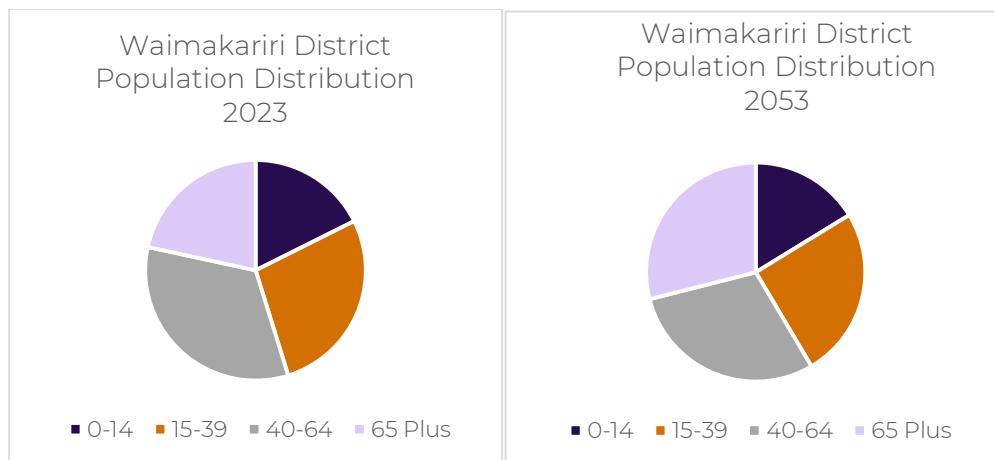


### 9.1.3 Population distribution across age groups

By 2053 the 65 plus age group is the only group that is expected to make up a bigger proportion of the population than it did in 2023. All other groups are expected to comprise a slightly smaller proportion of the population by 2053 than they do in 2023.

Table 2: Waimakariri District Population Distribution

	% Population 2023	% Population 2053
0-14	18%	16%
15-39	28%	25%
40-64	33%	30%
65 Plus	22%	29%



### 9.1.4 Waimakariri Towns

The population of all four main towns in the Waimakariri District, Rangiora, Kaiapoi, Woodend-Pegasus-Ravenswood and Oxford) are all expected to increase over the next 30 years.

- The biggest increase in population is projected to occur in Rangiora which is expected to grow by over 7,000 people (36%).

- The population of Kaiapoi is expected to increase by over 4,500 people (36%).
- The population of Woodend-Pegasus-Ravenswood by over 3,000 (42%).
- The population of Oxford by over 800 people (34%).

Notably, other urban areas in the Waimakariri District are expected to grow by an additional 11,727 people (83%). The biggest growth is to occur in the Mandeville area with an expected additional 500 dwellings or 1347 people by 2053.

**Table 3: Population Growth of Waimakariri Towns**

	2023	2028	2033	2038	2043	2048	2053	% Change 2023-2053
Other Urban	14,098	16,388	18,486	20,464	22,343	24,166	25,825	11,727 83%
Rangiora	20,206	21,501	22,717	23,883	25,055	26,273	27,382	7,176 36%
Kaiapoi	13,447	14,421	15,303	16,077	16,804	17,527	18,185	4,738 35%
Woodend-Pegasus	7,667	8,288	8,847	9,363	9,896	10,421	10,899	3,232 42%
Oxford	2,478	2,633	2,770	2,895	3,030	3,179	3,314	836 34%

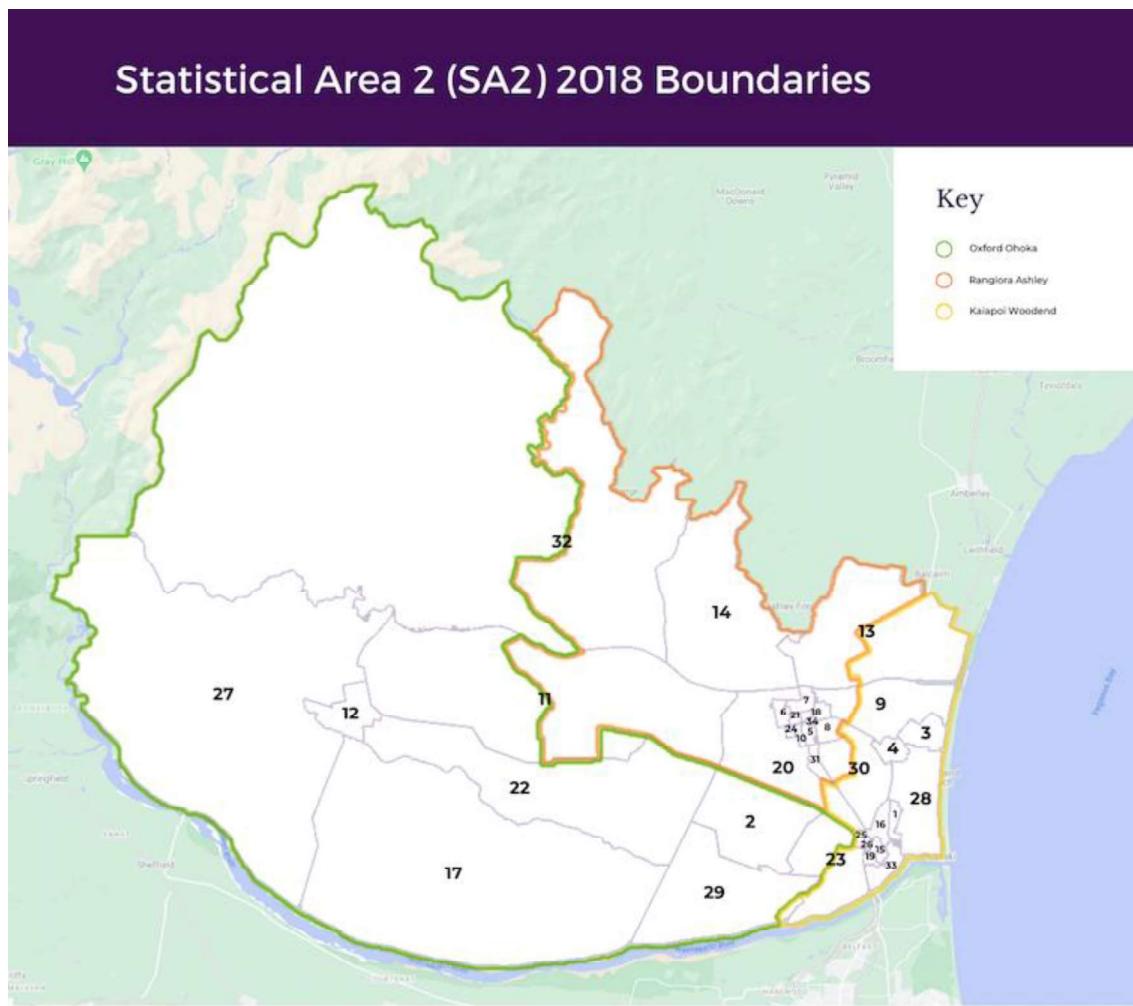
In 2053 the geographical spread of the population of the Waimakariri District is expected to be similar to what it is currently.

'Other Urban' areas are expected to have a higher proportion of the population than they do now, while the proportion of the population in each of the 4 main towns is expected to be fairly similar to what it is in 2023.

**Table 4: Waimakariri District Geographical Distribution of Population**

	% total population 2023	% total population 2053
Other Urban	20%	25%
Rangiora	29%	27%
Kaiapoi	19%	18%
Woodend-Pegasus	11%	11%
Oxford	4%	3%

## Appendix 3: Waimakariri District Statistical Area 2 (SA2) 2018 Boundaries



#### Area

1. Sovereign Palms	13. Ashley-Sefton	25. Silverstream
2. Mandeville-Ohoka	14. Loburn	26. Kaiapoi West
3. Pegasus	15. Kaiapoi Central	27. Ashley Gorge
4. Woodend	16. Kaiapoi North West	28. Pegasus Bay
5. Lilybrook	17. Eyrewell	29. Swannanoa-Eyreton
6. Rangiora North West	18. Rangiora North East	30. Tuahiwi
7. Kingsbury	19. Kaiapoi South	31. Southbrook
8. Rangiora South East	20. Fernside	32. Okuku
9. Waikuku	21. Ashgrove	33. Kaiapoi East
10. Rangiora South West	22. West Ereyton	34. Rangiora Central
11. Starvation Hill-Cust	23. Clarkville	
12. Oxford	24. Oxford Estate	

## Appendix 4: Survey Summaries

### WDC User Survey Summaries

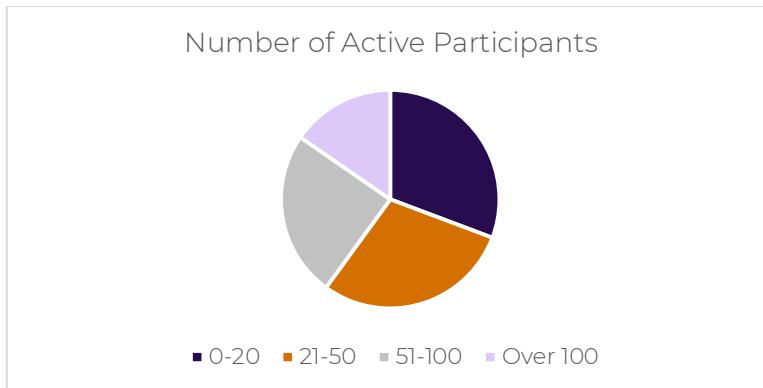
#### 9.1.5 Survey Responses

The survey of groups using WDC owned and managed facilities received 95 responses. These responders identified as:

- 46 Community Groups
- 15 private individuals
- 11 sporting groups
- 7 Commercial
- 4 religious group
- 4 Schools
- 4 Council/Government
- 3 other

#### 9.1.6 Participation

Table 4: Number of active participants each organisation had (72 responses)



Reasonably evenly spread until over 100 participants

Table 5: Last three years participation rates (89 responses)

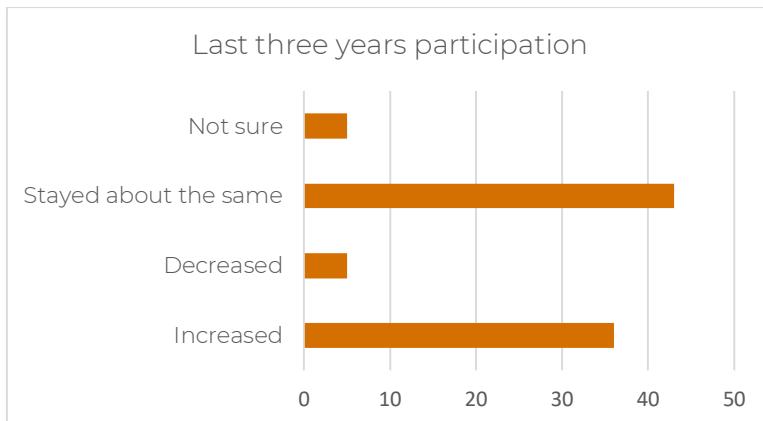


Table 6: Participation trends comments (49 responses)

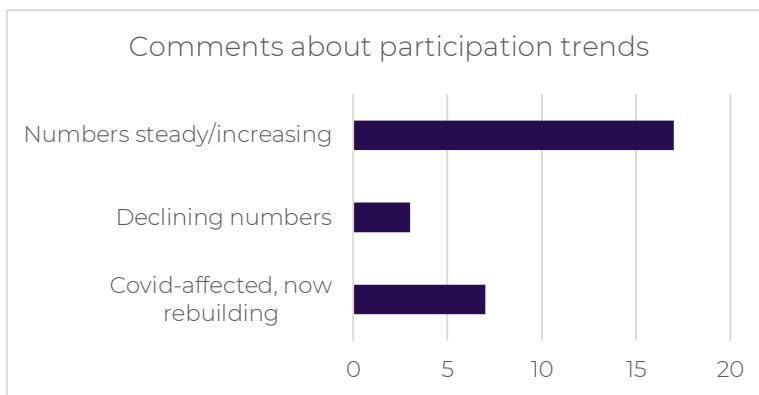
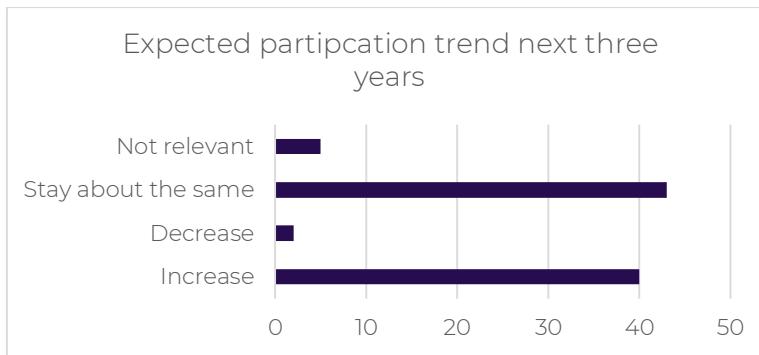


Table 7: Expected participation trends



1. Participation trends are increasing and area expected to stay the same or continue to increased.
2. Demand for service was the significant reason for participation
3. Followed by recent stable trend, promotion of service or activity and population growth

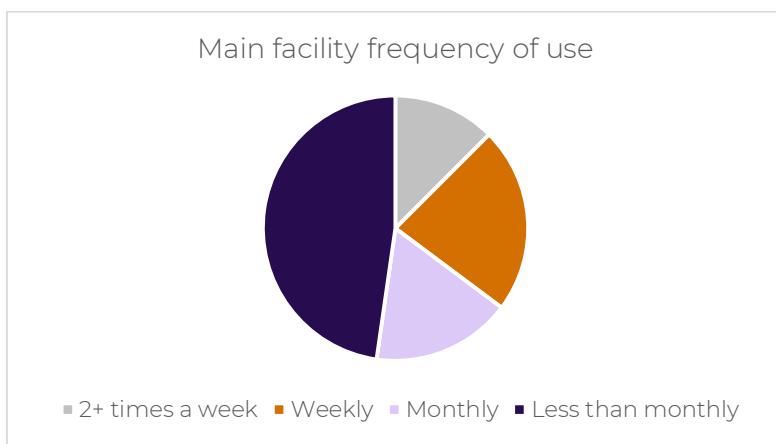
### 9.1.7 Ownership

Table 8: Ownership / Management of facility



### 9.1.8 Usage

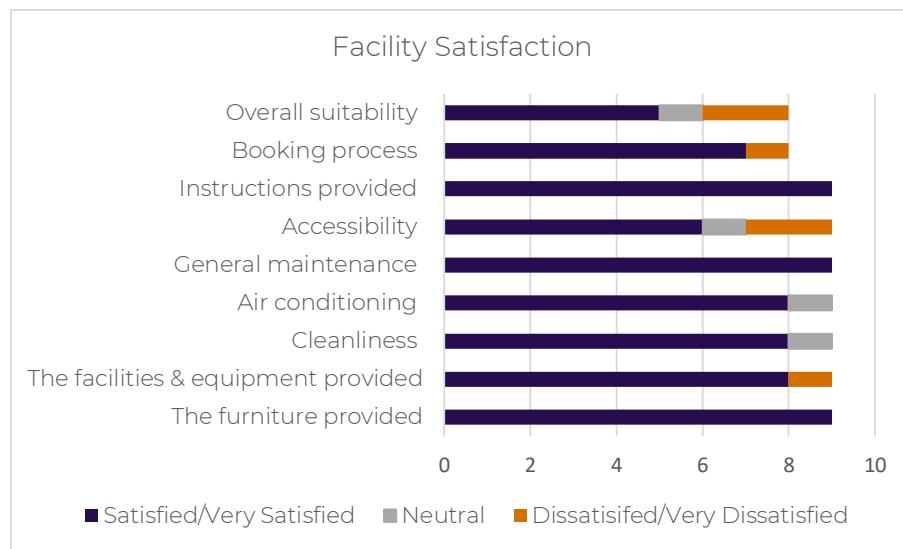
Table 9: Frequency of use



- Do you use other facilities? (85 responses)
  - Yes 32, No 53
  - $\frac{3}{4}$  of the time was used less frequently than monthly

### 9.1.9 Satisfaction

Table 10: Satisfaction with facility



### 9.1.10 Reasons for dissatisfaction (36 responses)

#### Elements of Facility

1. Heating | Air Conditioning
  - a. Double glazing would reduce heat loss
  - b. Heating system not sufficient – either too hot or too cold or not able to be controlled by users
2. Instructions required / missing / not obvious for heating, WIFI and access
3. Space
  - a. Dressing room space insufficient in Rangiora town hall
  - b. Stage not big enough for a grand piano
  - c. Foyer area cold and dark and front door heavy
  - d. Not big enough for larger activities (Pegasus)
4. Acoustics in venue limit activity in other rooms at the same time
5. Dudley Park toilets – scary for children
6. Car parking
  - a. Access issues for those who can't walk far (Rangiora Town Hall)
  - b. Not enough
  - c. Muddy and ponds which interferes with markets at Ohoka domain in winter
7. Lights don't work regularly
8. Require more power points (Rangiora War Memorial Hall – older building)

#### Booking system

1. No longer preferential booking for long term users (dance schools)
2. Picking up key for facilities can be challenging
3. Lengthy process to book (just for a meeting)
4. Would like to be able to ring and book

#### Cleanliness

1. Not able to clean the venue – no vacuum cleaner or products provided
2. Venue left unclean by previous users
3. Organisation has to clean venue before using
4. Carpet and chairs require cleaning

### 9.1.11 Facility needs not currently provided for

- Are there facility needs not currently provided?
  - Yes – 24
  - No – 59

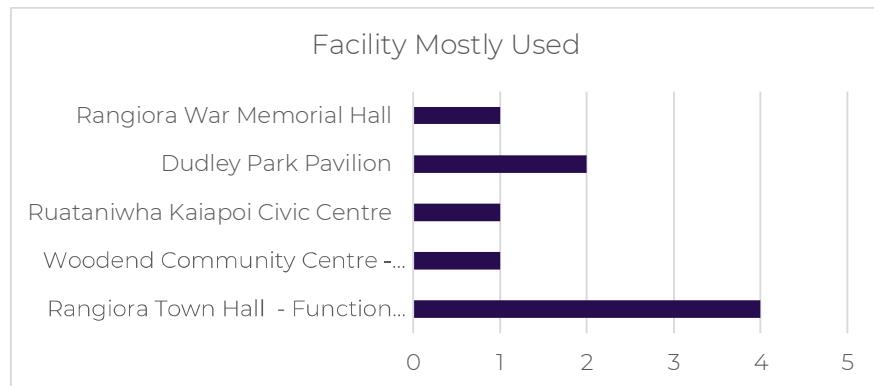
#### Identified facility needs and facility improvement suggestions

1. Facilities
  - a. Storage within facilities (lockable)
  - b. Modern heating
  - c. Better kitchen facilities including new stove | fridge | cutlery
  - d. Soundproofing between rooms
  - e. More court markings at Woodend
  - f. Currently no facilities that have mirrors for use by performing arts groups
  - g. Parking appropriate to facility size and use (particularly Rangiora Town Hall and Rangiora War Memorial Hall).
2. Audio Visual equipment updated
  - a. Projectors for presentations
  - b. Access to reliable WIFI
  - c. Better instructions for equipment
3. Additional venues
  - a. An education centre and hub for volunteer projects within in the district (Bike project, SEDE, Time Bank, Food Swap, back to basics..)
  - b. Large art gallery
  - c. Indoor venue for marching
  - d. Performing arts space within Woodend / Pegasus area for arts based groups
  - e. Facility for young people
  - f. Purpose built community space at Pegasus
  - g. Facilities that meet the needs of neuro diverse and differently able children and people
  - h. Larger theatre for bigger audiences
  - i. Backstage space at Rangiora Town hall – more space required
4. Meeting spaces
  - a. Additional meeting space in the Woodend / Pegasus / Kaiapoi areas.
  - b. Meeting spaces that cater for groups up to 50 people – most are currently too small or too big
  - c. Library | Service Centre with community meeting space at Ravenswood
  - d. Small to medium size meeting rooms with tech support available in the evening
  - e. Free / cheap meeting spaces for groups who struggle to pay

## 9.2 WDC Staff Survey

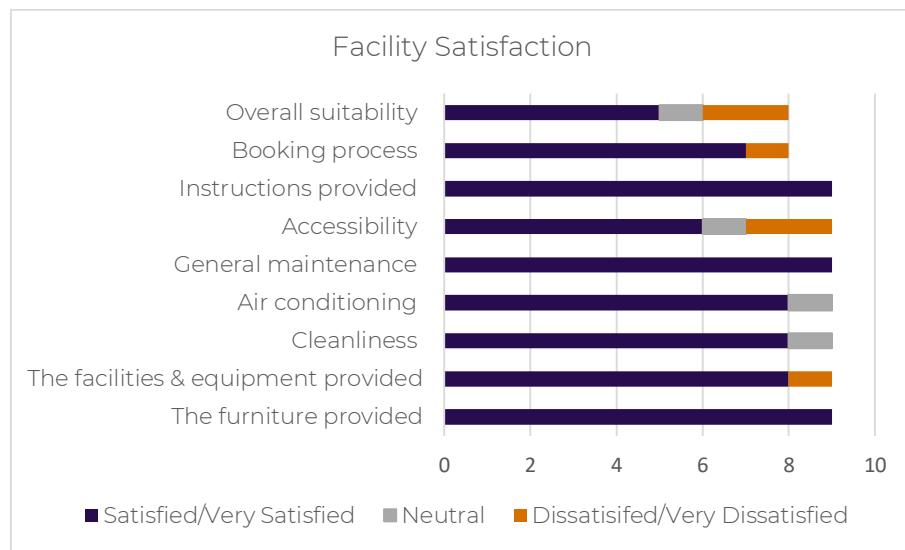
12 responses from WDC staff

### 9.2.1 Facility Use



- Community meeting/workshop
- WDC staff meeting/workshop/training
- Booking made on behalf of a third party
- 4
- 3
- 2

### 9.2.2 Facility Satisfaction



### 9.2.3 General comments

- Cleanliness of facility depends on the time of day
- Furniture can be wobbly (tables)
- Difficult to hear over traffic noise
- Online booking system cumbersome
- AV equipment / Conference calling facilities would be great
- Right size meeting room with AV equipment either noisy with difficult parking or not big enough for community meetings / workshops
- Inhouse catering is expensive

### 9.2.4 Future priorities from Council Staff

1. Music studio / production space / sound space

2. Space with basic electrics set up for small bands
3. Space big enough to hold Council hearings with appropriate AV equipment
4. Extension to Rangiora Library with a multi-use community space

### 9.3 Third Party Provider Survey

#### 9.3.1 Survey Responses

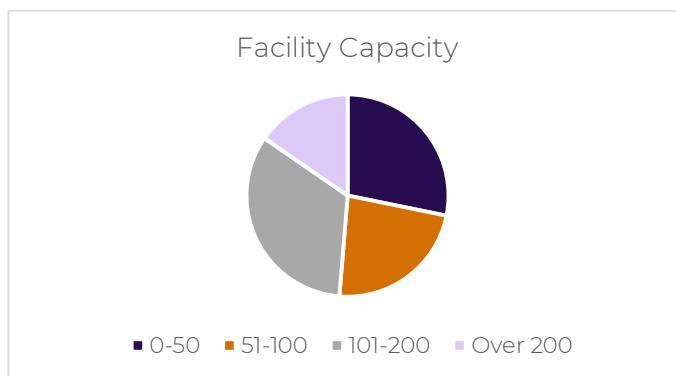
- Received 40 out of 96 surveys sent (39.6% return rate) this included:
  - 5 responses from 26 Schools
  - 5 responses from 15 Churches
  - 27 responses from 56 Sport / Community organisations

#### 9.3.2 Facility Provision

- When asked to describe the facilities that were provided, these included:
  - 16 meeting rooms
  - 15 sports hub / clubrooms
  - 11 Event / Function Centres
  - 10 Halls
  - 5 Community Centres
  - 3 Auditorium
  - 1 Stadium

\*Note survey responses included more than one facility type

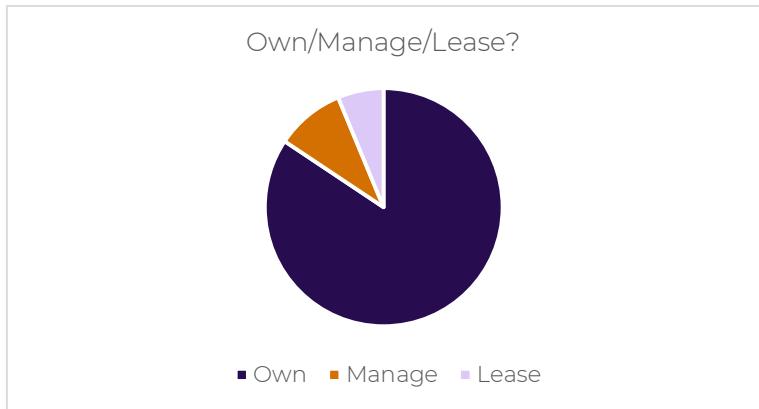
#### 9.3.3 Capacity of facility



- 0-50 – 11 facilities (28%)
- 51-100 – 9 facilities (23%)
- 101-200 - 13 facilities (33%)
- Over 200 - 6 facilities (15%)

### 9.3.4 Ownership

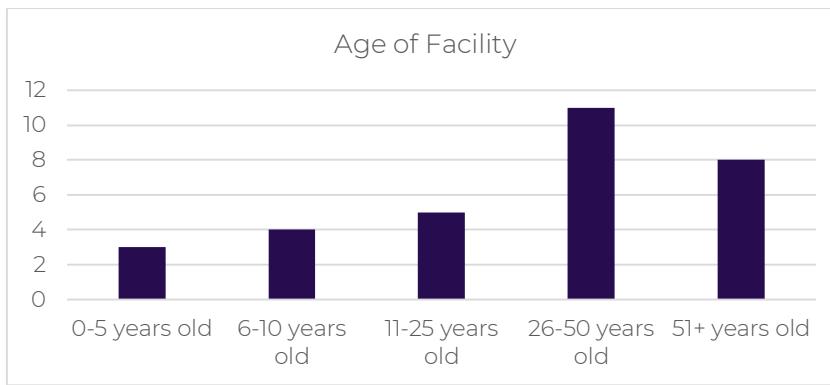
Do you own, manage or lease your building (32 responses)



- The majority of third party facilities are owned by the organisation
  - 27 facilities owned (84%)
  - 3 facilities managed (9%)
  - 2 facilities leased (3%)

### 9.3.5 Facility Age

Age of facilities (32 responses)



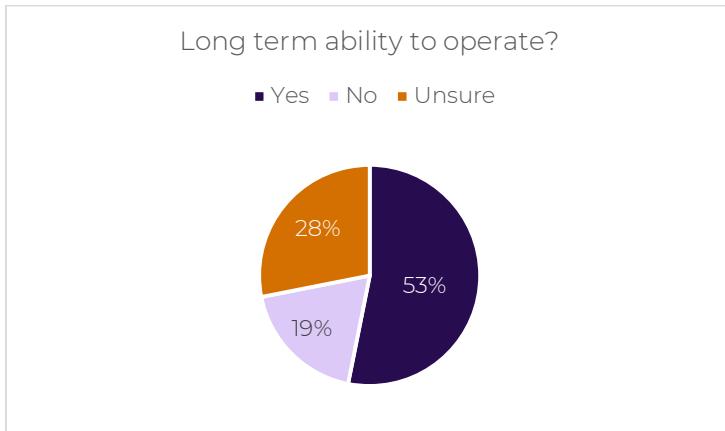
- 12 facilities under 25 years old
- 19 facilities over 26 years old
  - 11 being 26- 50 years old
  - 8 being 51+ years old

In 20 years' time the majority of these facilities are arguably at the end of their useful life

### 9.3.6 Financial ability to operate

Long term financial ability to operate, maintain and upgrade/develop your facility as you would like?

Indication that groups can operate their facilities on a day to day basis however, significant maintenance / upgrades / renovations are more difficult (whether answer was yes, no or unsure)



**Yes** 17 respondents (53%)

1. An upgrade would be a stretch financially
2. More difficult beyond the next ten years
3. Continue to upgrade and improve with large replacements ie roof due at some stage
4. Everyday operation and maintenance is supported however grants required for major upgrades.

**No** 6 respondents (19%)

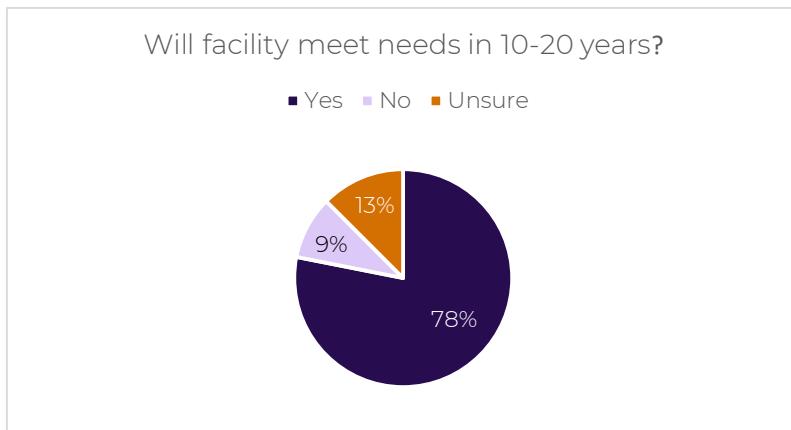
- o Increasing difficulty accessing grant funding
- o Reliant upon WDC as building owner
- o Looking for furniture and equipment funding.

**Unsure** 9 respondents (28%)

- o Can maintain and operate however:
  - earthquake strengthening required
  - not enough members to upgrade or develop the facility
- o Improvements are undertaken in small increments
- o Growth in junior members and therefore clubrooms requires significant upgrades
- o Plan to rebuild gymnasium (MOE).

### 9.3.7 Future Needs

Will the facility meet community needs in 10 – 20 years' time?



**Yes 24 (78%)**

1. Upgrade plan
  - a. Regular maintenance including re-roof
  - b. Recent upgrades will ensure it meets needs into the future
2. Earthquake strengthening
  - a. Subject to earthquake strengthening completion
  - b. Brought up to earthquake standards
3. Membership
  - a. Good condition and even with increase in membership will be adequate for some time
  - b. Capacity to cater for larger membership by increasing hours
  - c. Membership has declined
4. Growth
  - a. Major growth in particular areas will place significant pressure on current facility to meet community demand. Facility will require upgrades to meet building code and community demand
5. Will meet general needs but need for refurbishment and internal design to better utilise existing facility.

**No 3 (9%)**

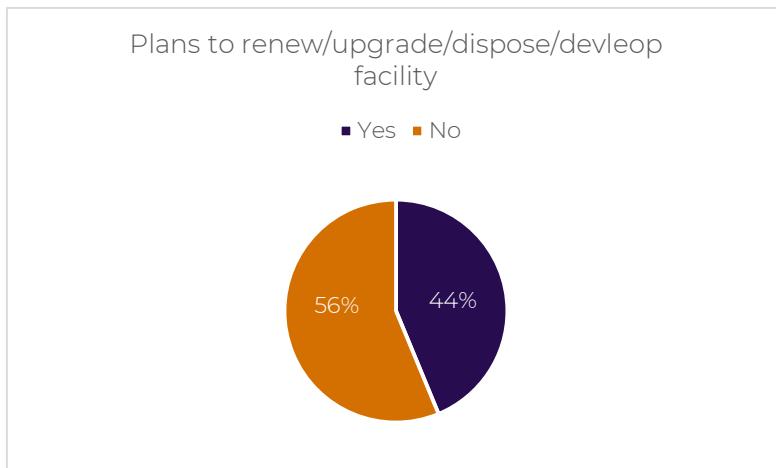
1. Growing population impacts on an already full facility (Pegasus Community Centre)
2. Growth in local population resulting in growth in junior membership (Woodend rugby club)

**Unsure 4 (13%)**

1. Need to continually upgrade to keep comply with the ground warrant of fitness requirements (cricket)
2. Building is old and nature of work may require change in building set up. (Kaiapoi)

### 9.3.8 Facility Upgrades

#### Proposed facility upgrades, renewals or disposal



- No renewals or disposals registered in the survey
- Indications are that all of these new facilities and/or upgrades will be available for community use.
- 14 (44%) respondents had plans to upgrade their building. These included:

#### Churches

Major Upgrades:

1. Expansion to auditorium size (Thrive Church)
2. Enlarge the auditorium and upgrade the hall for community groups and particularly kids/youth. We would like to dampen the sound and also setup basketball hoop and modernise the hall. (Oxford Baptist Church)
3. Accessible toilet, new entrance and new kitchen (Kaiapoi Baptist Church)

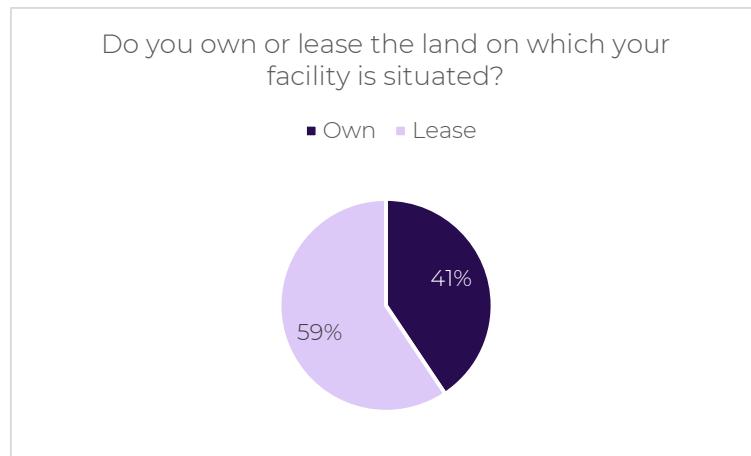
#### Sporting facilities:

Major Upgrade Plans / Proposals:

1. Mainpower Stadium- suggestion of an additional 2 courts to the stadium and storage required
2. Woodend Rugby Football Club - Replace the septic tank and connect to the main sewer. Enable increase in the changing rooms/shower facilities available. (costs unknown). Received \$25,000 from NZ Rugby via the Silverlake funding to complete this work. Will look to upgrade the electrical supply and upgrading field lighting in the 24/25 season, estimated cost is \$150,000.
3. Mandeville Sport Club - Developing a plan to improve the clubhouse to bring the building up to the building code. The upgrade also needs to cater for the building to be used as a civil defence post. At the planning stage and no costings have been completed.
4. Rangiora Golf Club - Clubhouse refurbishment and internal reconfiguration to utilise space more efficiently.
5. Rangiora High School - Performing Arts Centre upgrade (cost share between MOE and Board) + possibly an \$8 million new sports centre.

### 9.3.9 Ownership

#### Land ownership



- 19 (59%) groups lease the land on which the facility is located with all but one leased from WDC, the other from ECAN
- 12 (41%) own the land on which the facility is located.

#### 9.3.10 Community use

91% of third party facility providers indicated their facility was available for wider community use

#### 9.3.11 Future Priorities

The following future priorities were identified by third party facility providers

##### Facilities

1. A modern community facility in the West Eyehton area for local and wider community use.
2. Car parking at venues
3. New Pegasus Community Centre
4. Facility for young people to hang out and connect outside sport
5. Community bumping space – place to bring people together and reduce social isolation
6. Low cost meeting facilities for small and medium groups
7. Multipurpose spaces for hot desks and especially good size meeting spaces
8. More indoor court space
9. Support for community facilities that provide low or no cost options to community.
10. Provision of a golf facility that can host provincial and national tournaments
11. Performing arts are underserved – community needs something that caters for 1000 pax
12. Dudley Park needs new toilets
13. Upgrade amenities in general (toilets, showers, rubbish bins – Pearson Park and Dudley Park)

##### Sports fields

14. Gladstone Park is a relatively underutilised facility which could accommodate further compatible sports codes.
  - a. High quality sports fields including changing facilities and meeting rooms
  - b. Geographically a central location for players from CHCH and North Canterbury.
  - c. Easy access from SH1
15. Outdoor sports facilities in particular artificial cricket pitches to cater for growth in the junior game

##### General comments

16. Community facilities in Waimakariri are generally looking old and tired – can't compare with what has been built in Selwyn District
17. Maximise utilisation of existing facilities

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