

FOSTER RECREATION PARK

DRAFT MASTER PLAN



prepared for: Selwyn District Council
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- *Appendix 1: Foster Recreation Park Needs Assessment Report*
- *Appendix 2: Field Dimensions and Orientation*

1. executive summary

The Foster Recreation Park (FRP) will be the largest sport and recreation park in the Selwyn District and when combined with the proposed MoE's new Selwyn High School of 1,750 students will be one of the most comprehensive sites for young peoples education, active sport and recreation and community activity in New Zealand. The Spaces and Places Plan for Sport and Recreation in Greater Christchurch identified FRP as the "district hub" for Selwyn within the wider network of major destinations in the region.

Selwyn District is recognised for its phenomenal growth post 2010 Christchurch earthquake and this brings unprecedented opportunities for an integrated project on this park. Selwyn District Council (SDC) had identified in its structure plan the potential for the development of this area and has begun the process with the provision of an Aquatic Centre that will act as the anchor project for further development.

All stakeholders in this project, SDC, MoE, sport clubs, residents, community and social groups recognise the potential of a partnership approach. Most have made submissions or started planning processes that recommend partnership models. There is an opportunity for a fully integrated greenfield solution for education, community, school and open space provision. This approach to partnerships, synergies and efficiencies will provide a large variety of facilities on the ground and many potential user groups across those facilities. Such developments need not be compromise solutions but have the potential to provide higher quality buildings, infrastructure and services than would have been possible even five years ago.

This Master Plan details the preferred location of a comprehensive range of educational, sport, recreation, community and commercial opportunities. The ideas that guide the approach are summarised as:

- The need to build excitement by clustering education, sport and recreation activities together in two locations on the park.
- The need to reaffirm the value of joint and shared provision to enable sustainable and higher than average quality and quantity of sport, recreation and community facilities.
- Celebrating integrated and inclusive decision making/space allocation models that maximise the use of sport and recreation spaces for community and education purposes.
- The opportunity to balance the park as a whole with high quality sport and recreation infrastructure and equally high quality natural settings.

2. vision

In setting a vision for Foster Recreation Park, Council recognises a series of critical success factors and objectives.

‘Foster Recreation Park is recognised as an exceptional site for integrated provision of high school, community and club based sport and recreation in higher quality shared spaces within the bounds of a beautiful natural setting’.

Achieving the Vision

- Reliable** – quality sports surfaces and ancillary facilities are always available to meet demand.
- Comprehensive** – facilities are of a higher standard to those provided in silo models (independent MoE or Council solutions)
- Efficient** – development decisions are based on sound economic analysis of available options and on-going sustainability is connected to appropriate and modern governance and management practices
- Adaptable** – where practical, facilities are multi-use, integrated and can be adapted to new modes of use
- Responsible** – development is sensitive and well integrated with the surrounding community, landscape and natural environment.
- Responsive** – operational activity is integrated through a single booking system meeting the needs of the key stakeholders as a priority regardless of time of the day
- Accessible** – access to and within the venue is efficient, effective and inviting
- Governable** – reflects the need for a shared vision, monitoring systems and continuous stakeholder involvement

Objectives

Objectives to be achieved through the Master Plan

Objectives categorised by: **A) Use** **B) Design** **C) Money** **D) Operation**

- A1.** To focus on an integrated approach to provision making simultaneous use of any of the sport and recreation spaces (1) possible with different change amenity and in some cases entry areas for Education and Community users.
- A2.** To allocate Community and Education use of sport and recreation space 7 days a week and throughout appropriate hours of each day reflecting evident need and contribution towards capital and operating costs.
- A3.** To ensure exclusive use of any or all of the sport and recreation spaces is possible during some use times for Education, High Performance Sport, Community Sport and Recreation or Special Needs Groups
- A4.** To provide an integrated pathway between school and club sport and recreation participation opportunities with all facilities available at different times.
- B1.** To design so that sport and recreation spaces are flexible, adaptable and amenable to new formats (modes of participation/activity).
- B2.** To support through design and land allocation the research that indicates successful sport and recreation provision occurs in locations that are visible (2) and perceived to be publicly accessible (3).
- B3.** To strengthen and formally link FRP with other parts of Rolleston and make it possible to complete circuits for a range of multi-sport, recreational and social activities.
- B4.** Minimise impacts of noise and visual pollution between sport and recreation space and other functional spaces, including teaching and learning and administrative management areas.
- C1.** To provide cost recovery on expensive sport and recreation infrastructure by utilising it to its maximum potential on behalf of tax payers, rate payers and fee paying users.
- C2.** To create pay-to-play and other net surplus generating activity where possible in any or all of the sport and recreation spaces to offset costs.
- D1.** To create a single entity charged with the Governance and Operation of the Sport and Recreation Spaces at Foster Recreation Park owned by Selwyn District Council (SDC).
- D2.** Where it meets the objective of improved delivery of Educational Outcomes or improved delivery of Community outcomes staff expertise should be shared.
- D3.** To provide a single integrated booking system operating to an agreed, (monitored and moderated) set of booking principles that meet the needs of Community stakeholders that maximises appropriate utilisation of sport and recreation space.

(1) Definition: Sport and Recreation Space refers to playing fields, swimming pools, hard courts, indoor courts, play areas, fitness areas etc

(2) The more visible sport activity is to those moving near these spaces the more attractive that sport and recreation is to others

(3) Sport New Zealand research points to the need for “perceived” separation of High School and Community in relation to the ability to use facilities. The School and the Community need to feel comfortable they have a right to use spaces. Visibility has been correlated with reduced vandalism.

3. principles

- Successful sport and recreation provision occurs in locations that are highly visible (4) and perceived to be publicly accessible (5)
- Simultaneous/ concurrent use of sport and recreation spaces (6) should be possible with different change and access points for Education and Community Users
- Exclusive use of any or all of the sport and recreation spaces should be potentially possible for Education, High Performance Sport, Community Sport and Recreation or Special Groups
- Quality sport and recreation space is in high demand and it is expensive to build and maintain. It is therefore imperative that it is utilised to its maximum potential
- Use of sport and recreation space is dynamic and change is the norm (i.e. has traditional and new forms of use); spaces created need to be flexible, adaptable and amenable to new formats (modes of participation/activity)
- Community and Education use of shared sport and recreation space should be possible 7 days a week and throughout appropriate hours of each day by all users
- Intelligent management will understand that people will avoid peak periods of programmed use as they determine their sport/recreation/extra curricular needs based on their lifestyles
- A single integrated booking system operating to an agreed, (monitored and moderated) set of booking principles that meet the needs of Community stakeholders is the best model to ensure maximum appropriate utilisation of sport and recreation space
- Integrated and seamless pathways between school sport and recreation participation and community sport and recreation club participation should be a feature of the development on Foster Recreation Park
- A single entity charged with the Governance and Operation of the Sport and Recreation Spaces at Foster Recreation Park will be owned (but not be controlled on a day by day basis) by Selwyn District Council (Rate Payers) and shall work to meet the needs of its owners in an integrated and inclusive way
- Where it meets the objective of improved delivery of Educational Outcomes or improved delivery of Community outcomes school and Park entity staff expertise and effort should be shared
- There is potential for pay-to-play revenue generating activity in any or all of the sport and recreation spaces on the Park when these spaces are available. There is an expectation that the single entity Governance structure will work to increase the revenue base from a range of fee paying user groups and apply these funds toward reducing direct operating costs (and related charge to users), contributing to depreciation, repair and expansion (7) of sport and recreation spaces (8)
- A single entity charged with the Governance and Operation of the Sport and Recreation Spaces at Foster Recreation Park will work to meet the needs of its members in an integrated and inclusive way
- New capacity is to be operational at Foster Recreation Park before existing capacity at other reserves is converted or reallocated to new uses or users

(4) The more visible sport activity is to those moving near these spaces the more attractive that sport and recreation is to others

(5) Sport New Zealand research points to the need for "perceived" separation of High School and Community in relation to the ability to use facilities. The School and the Community need to feel comfortable they have a right to use spaces. Visibility has been correlated with reduced vandalism

(6) Definition: Sport and Recreation Space refers to playing fields, swimming pools, hard courts, indoor courts, play areas, fitness areas etc

(7) Future proofing key sites (Fitness Centres, League areas) by making them big enough will bring revenues that can be contributed as per the principles

(8) Sport New Zealand research found that Revenue generating potential was linked to the quality and type of management and governance applied

Foster Recreation Park Draft Master Plan

Project : C12088

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4. the master plan

A master plan provides a framework for how a particular site or area should be developed. It is an evolving, long term plan intended to guide development.

Master planning provides a structured approach and framework to a wide range of what are often complex issues. To remain viable a master plan has to be dynamic and have a degree of flexibility because it needs to be able to respond to change as well as guide it. However, each change has to be carefully evaluated on its merits and any changes that are adopted should not affect the overall integrity of the master plan.

There are three primary benefits for the Selwyn District Council adopting a master plan for Foster Recreation Park:

1. It provides a consistency in decision making;

2. It gives ability to make informed decisions rather than ad hoc ones;

3. It achieves predictability in that stakeholders can plan with confidence knowing that a site or area will be developed in a particular way.

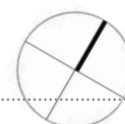
The Foster Recreation Park (FRP) Master Plan is the result of 12 months of investigation, meetings and discussions that started in August 2012. These investigations considered the existing facilities currently at FRP, its relationship to the neighbouring land uses and activities, and a comprehensive assessment of user needs and demands. The master plan describes and illustrates how FRP should be developed over the next 20+ years, including the location of playing fields and infrastructure to accommodate both existing and new users.

The concept revolves around the sharing of facilities and recognising that FRP has the potential to be 'more than a sports park' through provision of facilities and infrastructure for passive and active recreation. The overall concept is based on a series of separate but interrelated 'sports hubs', which are linked together by a network of multi-use pedestrian walkways and cycleways. The layout as illustrated shows FRP at the end of this development phase.

This document describes the investigations that helped to formulate the master plan and the rationale behind the decisions made.

Much of the needs analysis information is summarised in a series of annotated plans and accompanying commentary with background information and reports included as appendices.

Master Plan



Master Plan - Facilities

