



PAPAIOEA
PALMERSTON
NORTH
CITY

PALMERSTON NORTH CITY COUNCIL

AGENDA

ATTACHMENTS CULTURE & SPORT COMMITTEE UNDER SEPARATE COVER

9AM, WEDNESDAY 8 NOVEMBER 2023

**COUNCIL CHAMBER, FIRST FLOOR
CIVIC ADMINISTRATION BUILDING
32 THE SQUARE, PALMERSTON NORTH**

CULTURE & SPORT COMMITTEE MEETING

8 November 2023

Under Separate Cover

12. Central Energy Trust Arena Masterplan 2023

1. Central Energy Trust Arena Masterplan 2023 Page 5
2. Central Energy Trust Arena Masterplan 2023: Delivery Scenarios & Cost Envelopes Page 137
3. Establishing needs for CET Arena Masterplan Projects 2023 Page 163

13. Response to the 'Aquatic Facilities and Water-based Recreation Needs Assessment'

1. Aquatic Facilities and Water-based Recreation Needs Assessment (August 2023) by smartz and RSL Consultants Page 169
2. Summary of opportunities and estimated costs from 'Aquatic Facilities and Water-based Recreation Needs Assessment (August 2023) Page 272

Central Energy Trust Arena

MASTERPLAN

2023



CONTENTS

Introduction	3	The Plan	28
Background, Purpose	3	Key Moves	30
Vision and Goals	4	Projects	32
Engagement	6	Projects Details	34
		Activity Locations	56
Site and Context	10	Appendices	59
Context - Spatial	10	Engagement Summary	
Context - Planning	12	Condition Assessment	
Context - Cultural and Historical	14		
Site Analysis - Facilities	18		
Site Analysis - Completed Projects	24		
Utilisation	26		

Prepared for Palmerston North City Council by
McIndoe Urban and **Local Landscape Architecture Collective**

Masterplan Version: FINAL_27 Oct 2023

INTRODUCTION BACKGROUND AND PURPOSE

Purpose

The purpose of this Masterplan is to provide a high-level vision and spatial planning tool for the Central Energy Trust Arena. The plan aims to guide decision makers, community, council officers and other partners in the long-term coordinated development of the Arena site and its facilities. It considers site wide composition, co-ordination and function of buildings and open spaces while providing some spatial flexibility for delivering a wide range of active uses and new key facilities.

Beyond the Arena, this masterplan highlights the key spatial relationships, considerations and connections to its immediate surrounds. Improving accessibility, play, safety, heritage and other place outcomes will reinforce the unique and ongoing role of the Arena within the city, increasing city centre vibrancy and supporting economic activity.

The masterplan reflects development progress made to date, tests existing and emerging priorities, and sets the next phase of development direction. Proposed projects are dependent upon a range of factors including alignment with District Plan Regional Sports Facility Planning requirements, developed feasibility studies and costings, partnerships and funding mechanisms.

Masterplan Development

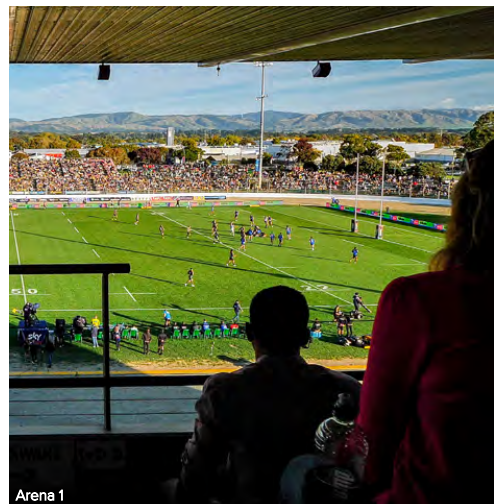
In 2014 Palmerston North City Council (PNCC) led by VenuesPN undertook a high-level study of Arena Manawatu, now Central Energy Trust Arena (CET Arena). That study resulted in a framework plan and a range of projects that aimed to deliver a higher quality destination with improved legibility, street presence and sporting visibility. In August 2015 the plan was embedded into the District Plan and preliminary feasibility identified in the council's Long Term Plan (LTP). A more detailed masterplan was then prepared in 2017.

The first stages of this plan, were delivered during the period 2018-2022, comprised of foundations and amenities to the South Stand, a new entrance plaza, bridge and digital screens linking CET Arena to Cuba Street and the City Centre. This work included relocation of the Speedway Pits. The pits are more user-friendly for drivers and crews and more visible to spectators. Improvements have also been made to lighting, embankment seating and amenities spaces. The playing fields have also benefited from investment, with the first artificial turf installed to give a more versatile playing surface for sporting codes.

Central Energy Trust Arena is one of New Zealand's busiest and most versatile venues.

As the biggest sporting and events complex in the lower North Island, the Central Energy Trust Arena handles around 3,000 bookings a year and hosts 36 sporting codes, along with trade shows, exhibitions, weddings, dinners, conferences, meetings, festivals, concerts and more.

The venue brings in more than 400,000 visitors each year. Many of these people live outside of Palmerston North and, when attending an event, stay the night in local accommodation, eat out, and enjoy other recreational activities. In 2019, the NZ Superstock Teams Championships weekend alone contributed more than \$5.2 million to the local economy (CEDA_Major Events Report_Feb 2021).



VISION & GOALS



4

Central Energy Trust Arena is the city's premier sports, events and community hub, providing a variety of indoor and outdoor venues. It is flexible and adaptable. It is the key place 'where we play'. Residents are able to participate in community sports, active recreation and other community events. Visitors are drawn to the city for a range of regional, national and international events which in turn supports many local businesses and provides wider economic benefits, particularly in and around the City Centre.

The city vision is supported by five Goals including Goal 2: A creative and exciting city. Underpinning this goal is the Active Communities Plan where the overarching purpose is for our community to have equitable access to a range of play, active recreation and sport environments and facilities.

Central Energy Trust Arena is also identified as the city's main multi-purpose hub for organised community and semi-professional sport and recreation activities. It is marketed as the 'sports capital of the region' hosting regional and national secondary schools sports tournaments. A measure of success identified in the Active Communities plan is increased use of Central Energy Trust Arena for community sport and recreation with a goal of at least 80% utilisation.

It is vital that the Arena presents a quality environment and is attractive to a wide range of users with fit-for-purpose facilities. The multi-purpose nature of the Arenas supports commercial events generating revenue and ensuring Central Energy Trust Arena is a vibrant part of the city.

ITEM 12 - ATTACHMENT 1

ITEM 12 - ATTACHMENT 1

ITEM 12 - ATTACHMENT 2

ITEM 12 - ATTACHMENT 3

