



Elected Members Workshop, 7 September 2026

SUPPORTING REFERENCE MATERIAL



INDOOR SPORTS

Low Investment: Covered Outdoor Court

Weather-protected courts under a tensioned fabric canopy, typically open-sided or semi-enclosed and best suited to asphalt court surfaces

- Benefits
 - Lower capital cost than a conventional indoor facility
 - Lower cost of participation
 - Relatively low operating and maintenance requirements
 - Good protection from rain and direct sun
- Trade-Offs
 - Playing conditions remain affected by wind and temperature
 - Lower level of amenity and user experience
 - Not suitable for all sports, users and levels of competition
 - Does not provide the same functionality as a fully enclosed indoor facility
 - Option is intended to complement rather than replace indoor court provision
- Indicative Cost (4 Courts)
 - Capital: \$4 million - \$6 million
 - Operating Cost: User fees expected to largely offset operating expenses
 - Funding: Opportunities to be explored dependent on location (ie existing facility) and potential partnership arrangement



Moderate Investment: Non Traditional Building

Air-supported domes or tensioned fabric structures provide fully enclosed all-weather indoor facilities. They can offer a playing environment comparable to a traditional indoor building.

- Benefits
 - Fully enclosed and suitable for year-round use
 - Lower capital cost than a traditional indoor facility
 - Faster design and construction timeframe
 - Comparable playing conditions for most indoor sports
- Trade-Offs
 - Higher maintenance requirements, including membrane renewal
 - Shorter asset life than a conventional building
 - Potentially higher energy use and cost
 - Less ability to modify the facility
 - User fees and charges close to traditional building prices
- Indicative Cost (4 Courts)
 - Capital: \$16 million - \$22 million
 - Operating Cost: \$200,000 - \$400,000 per annum
 - Funding: Opportunities to be explored dependent on location (ie existing facility) and potential partnership arrangement



High Investment: Traditional Indoor Courts

A purpose-built or converted indoor sports facility constructed by traditional means

- Benefits
 - Highest playing and user experience
 - Longer asset life
 - Flexible configuration for multiple sports and other activities
 - Greater potential for supporting ancillary spaces and revenue-generating uses
- Trade-Offs
 - High capital cost
 - Highest ongoing operating, maintenance, and renewal costs
 - Longer design, consenting, and construction programme
 - Highest user fees and charges
- Indicative Cost (4 Courts)
 - Capital: \$20 million - \$35 million
 - Operating Cost: \$320,000 - \$440,000 per annum
 - Funding: Opportunities to be explored dependent on location (ie existing facility) and potential partnership arrangement



Partnership & Shared Use Agreements

A partnership or access agreement with a school or private facility can improve community access to existing or expanded indoor court facilities

- Benefits
 - Significantly lower capital investment than developing a standalone facility
 - Makes better use of existing community assets
 - Can provide a fast pathway to additional court access
- Trade-Offs
 - Community access can be constrained by school priorities and use
 - Limited control over programming, pricing, maintenance, and future investment
 - Access agreements may be difficult to secure on long-term terms
- Indicative Cost (4 Courts)
 - Capital: Agreement-dependent. Potentially limited to a contribution toward upgrades or expansion and typically 50 / 50
 - Operating Cost: Agreement-dependent. Typically based on an annual access fee, lease, or shared operating-cost contribution



Full Size Equivalent Court Calculations for Rotorua

- Calculations based on SportNZ Guidance

Facility Name	Number of Indoor Courts	Full Size Equivalent based on SportNZ Guidance
Rotorua Events Centre – Unison Arena (RLC)	4	1
Rotorua Events Centre – The Sportsdome (RLC)	3 (not full size)	1.5
Rotorua Badminton Hall	6 badminton courts	1.5
Rotorua Girls High Arena	2	0.5
Western Heights High School	1	0.25
Rotorua Boys High School	1	0.25
St John Pauls College	1	0.25
Rotorua Intermediate School	1	0.25
Toi Ohomai Polytech	1	0.25
Lynmore School	1	0.25
Tui Ridge Christian Camp	1	0.25
Total	24	6.25

Examples of Indoor Court Facilities and Costs

- The capital cost of new facilities can vary significantly depending on size, quality, features, and location
- The table below indicates that traditional indoor court facilities typically cost between \$2m and \$7m+ per court to build, with a realistic minimum cost of around \$4m per court for a new facility around 3-4 courts

Facility	Location	Opened	Approx cost at the time	Cost per court	Courts
The Peak	Hamilton	2017	\$10m	\$2.5m	4
Pulman Arena	Takanini, Auckland	2017	\$29m	\$4.8m	6
Selwyn Sports Centre	Rolleston	2021	\$22m	\$2.8m	8
MainPower Stadium	Rangiora	2021	\$28m	\$7m	4
Gallagher Recreation Centre	Te Kūiti	2023	\$8.9m	\$4.5m	2
Ngā Puna Wai Netball Sports Centre	Christchurch	2023	\$16.5m	\$1.7m	10
Rodney Green Foundation Arena	Napier	2023	\$20m	\$3.3m	6
Haumaru Sport and Recreation Centre	Tauranga	2025	\$28m	\$7m	4
Open Country Community Stadium – Te Whare Hui Ora	Matamata	2026	\$11m	\$5.5m	2

Indoor Sports Facilities Case Studies - What others are doing



The Peak – Hamilton Rototuna

- Shared school-community indoor sports centre
- Owned by the Ministry of Education located at Rototuna High School
- Operated by the Rototuna Indoor Recreation Centre Trust
- 4 multi-purpose indoor courts for \$10m (Built in 2017)
- Supports school and community sport year-round

Arena 5 Airdome, Palmerston North City Council

- PNCC has just approved the design and construct this non-traditional construction indoor facility
- Capex fully funded by PNCC
- Air-supported indoor sports dome
- Selected to reduce cost and delivery time
- Four timber-sprung courts providing year-round indoor court capacity (estimated \$13.5m)
- Completion expected in 2027



Indoor Sports Facilities Case Studies - What others are doing



Rodney Green Arena, Hawkes Bay

- Expansion to existing indoor arena
- 9 court capacity (expanded facility)
- Large-scale indoor sports and events facility with sprung timber courts, changing rooms, storage, administration and spectator facilities. Designed to meet regional demand and host major events
- 6 court extension (\$20m) opened in 2023
- \$6.7m Govt Covid-19 fund
- \$4.1m Napier CC, \$2m Hastings DC
- \$3m NZ Lotteries, additional contributions from other funding partners
- Operated by a regional trust

Haumaru, Tauranga

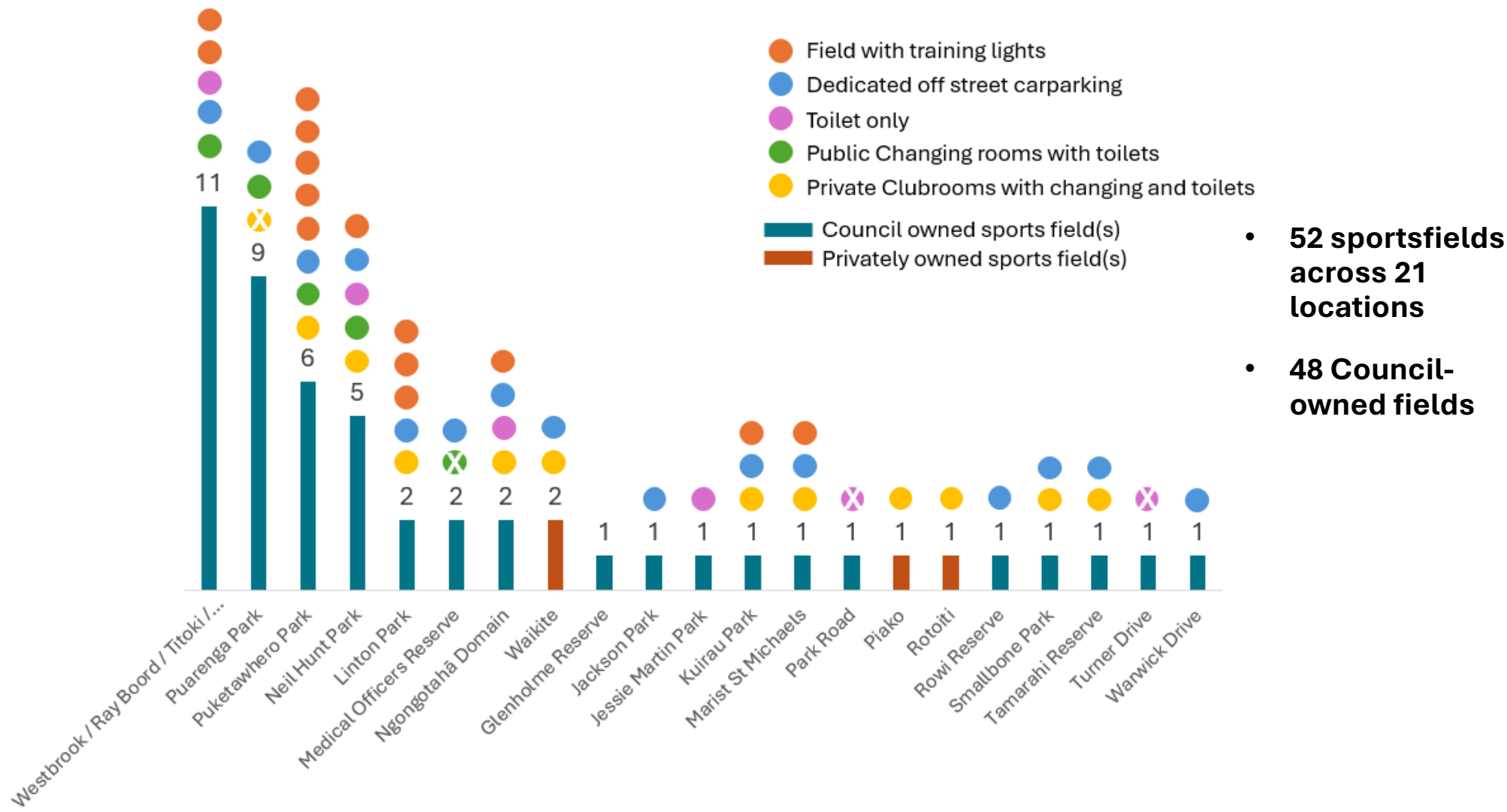
- Converted former The Warehouse building
- Owned by Tauranga City Council
- Operated by Bay Venues
- University of Waikato naming rights partner
- 4 multi-purpose indoor courts
- \$28m to purchase and convert
- Completed in 2025



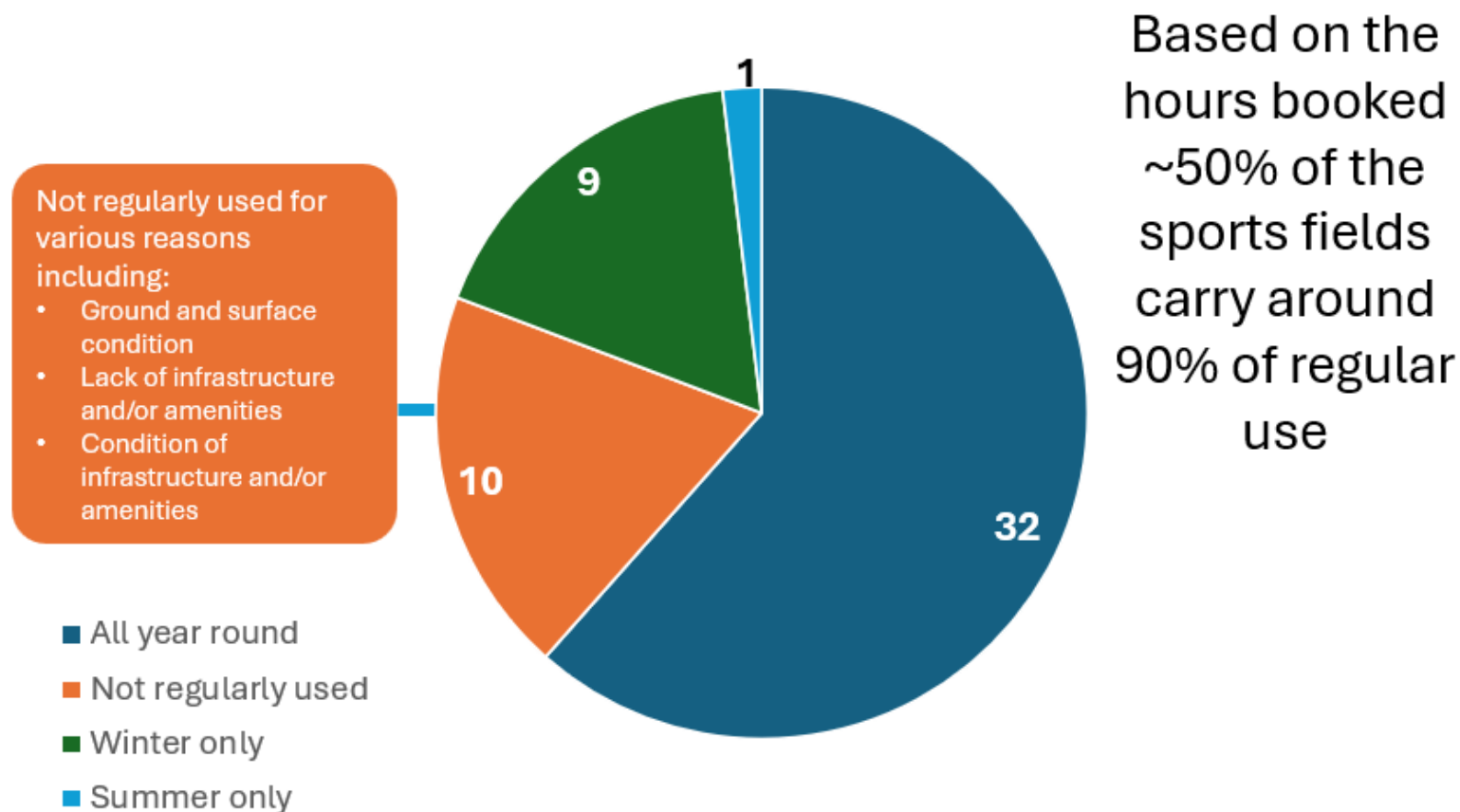


SPORTS FIELDS

Sportsfield location and amenities stocktake



Sportsfields Use in Rotorua



Percentage of use based on booked regular weekly use, excludes tournaments and casual use

Low Investment: Training Lights Only

Install training lights on two additional fields to extend usable hours across the existing network, without changing amenities.

- Benefits
 - Most affordable option and the fastest to deliver
 - Extends usable training hours and increases mid-week capacity
 - Spreads use more evenly, improving field recovery and surface resilience
 - Provides greater scheduling flexibility across clubs and codes
- Trade-Offs
 - Improves only one aspect of the network
 - Does not address toilet, changing room or parking gaps
 - Under-used fields with poor amenities are likely to remain under-used
 - Limited benefit for weekend competition demand
 - Limited improvement to user experience or amenity
- Indicative Cost (2 Fields)
 - Capital: \$500k - \$600k, or \$250k - \$300k per field
 - Operating Cost: Modest increase in energy, lamp renewal and maintenance
 - Funding: Opportunities dependent on location and potential club or code partnership



Moderate Investment: Lights and Basic Facilities

Install training lights on two fields and upgrade existing toilet and changing

Benefits

- Addresses two related constraints together - usable hours and amenity
- Could unlock capacity at under-used sites such as Medical Officers Reserve and Linton Park or other determined suitable through further consultation.
- Improves the experience for clubs, schools and casual users
- Remains affordable relative to a full precinct upgrade

Trade-Offs

- Basic upgrades of facilities may not meet expectations at the larger precincts
- Does not resolve amenity gaps at the two busiest precincts
- Refurbishment cost varies widely with the condition of each building
- Field surface improvements may still be needed to sustain added use
- Benefits are spread across the network rather than transforming one location

Indicative Cost (2 fields and 2 facilities)

- Capital: \$650k-\$1m and \$325k-\$500k per field or location
- Operating Cost: Increased cleaning, servicing and maintenance
- Funding: Opportunities dependent on location and potential partnership arrangement



High Investment: Precinct Enhancement

Enhance one or two major precincts with training lights and a new changing and toilet facility at each location.

- **Benefits**
 - Highest level of service and user experience
 - Transforms Rotorua's busiest sporting precincts and benefits multiple clubs and codes
 - Unlocks the greatest additional capacity from the existing network
 - Supports events, tournaments and long-term growth
- **Trade-Offs**
 - Highest capital cost
 - Highest ongoing operating, maintenance and renewal costs
 - Longer design, consenting and construction programme
 - Benefits concentrated in one or two locations rather than across the network
 - Leaves lighting and amenity gaps elsewhere in the network unaddressed
- **Indicative Cost**
 - Capital: One precinct \$1.2m - \$2.1m+; two precincts \$1.9m - \$3.6m+
 - Operating Cost: Increased cleaning, servicing, maintenance and future renewals
 - Funding: Opportunities dependent on location and potential partnership arrangement



Sportsfield optimisation investment options

Training Lights

- More lights will increase training capacity, spread field use more evenly, improve field recovery, and provide greater scheduling flexibility
- Ideally a minimum of two additional lit fields are required
- Indicative Cost: \$250,000 – \$300,000 per field.

Toilets and Changing Facilities

- Gaps in toilet and changing facilities area critical constraint on network performance and user experience
- Improving toilets and changing facilities can unlock additional capacity from the network and make underutilised sites more useable. Not all sport fields need changing rooms.
- Indicative Cost:
 - Refurbishing existing changing rooms: \$75,000 - \$200,000 depending on condition and size of specific existing facilities
 - New changing rooms / toilet facility: \$700,000 - \$1.5M+ depending on spec, location, and size.

Ground Improvements

- Targeted improvements, such as drainage and irrigation, can improve field quality, resilience, and carrying capacity and reduce weather-related closures.
- Indicative Cost: \$50,000 - \$100,000 per field.

Sportsfield optimisation investment options

Training Lights

Prioritise locations where lighting will:

- Unlock additional field capacity and utilisation
- Benefit multiple clubs and/or codes
- Leverage existing supporting infrastructure (parking, toilets, changing facilities and clubrooms)
- Complement other planned investments (e.g. playgrounds, cycleways, etc)

Toilets and Changing Facilities

Prioritise locations where investment will support increased use and unlock additional capacity.

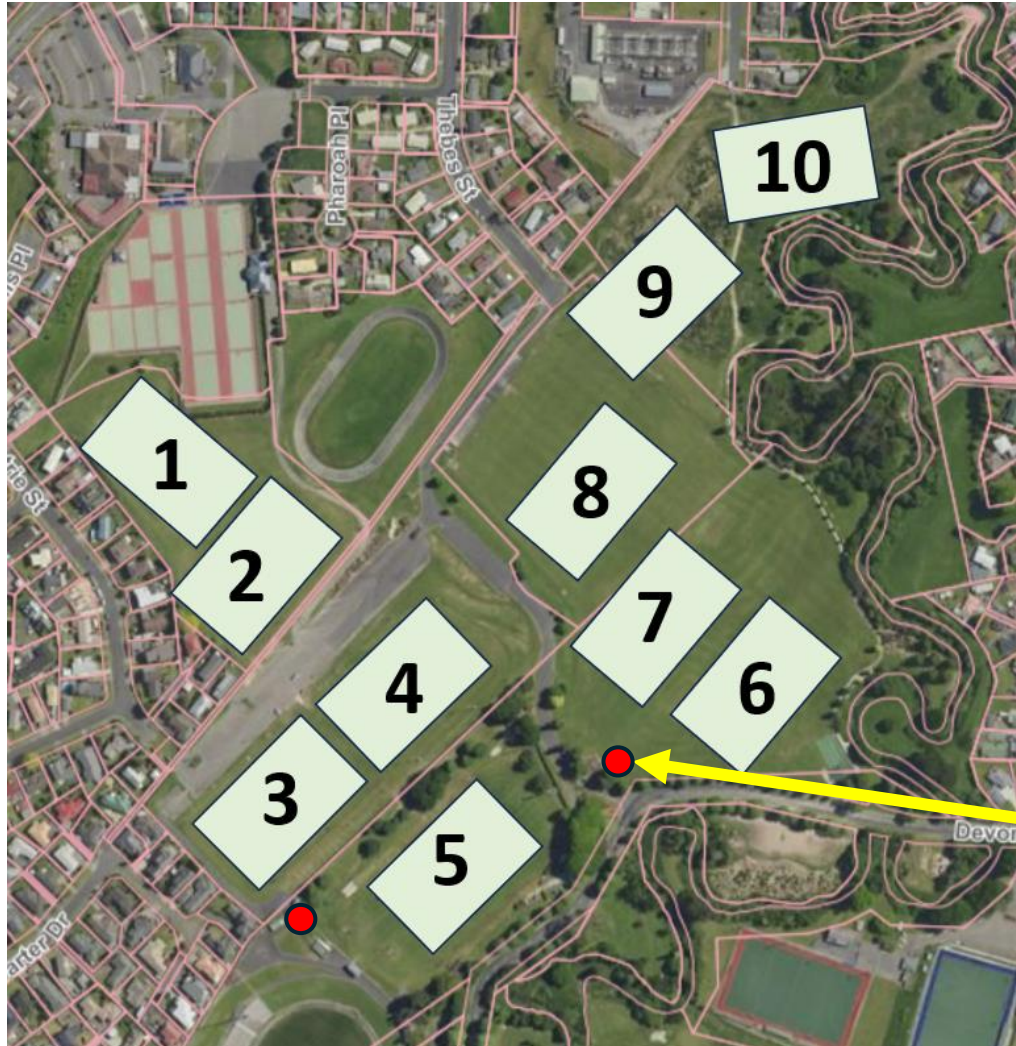
Given the potentially significant cost, investment should focus on sites that:

- Have high or growing demand
- Serve multiple fields, clubs or codes
- Are centrally located and accessible
- Have existing facilities and services which can be expanded or tapped into to reduce cost (e.g Medical Officers Reserve, or Puarenga)
- Have field surfaces capable of supporting increased use.

Integrated Investment

Network optimisation is generally best achieved when training lights, toilets / changing facilities, and targeted field improvements are planned together.

Condition of Some Existing Changing & Toilet Facilities



Stadium 2, Ray Boord, Westbrook, Titoki Precinct

- 10 community fields served by two toilet blocks with one changing facility (currently used for storage)
- Changing facilities located at the Stadium, but not publicly available
- Titoki sports field development currently excludes toilets/changing rooms



Condition of Some Existing Changing & Toilet Facilities

Puarenga Park Precinct

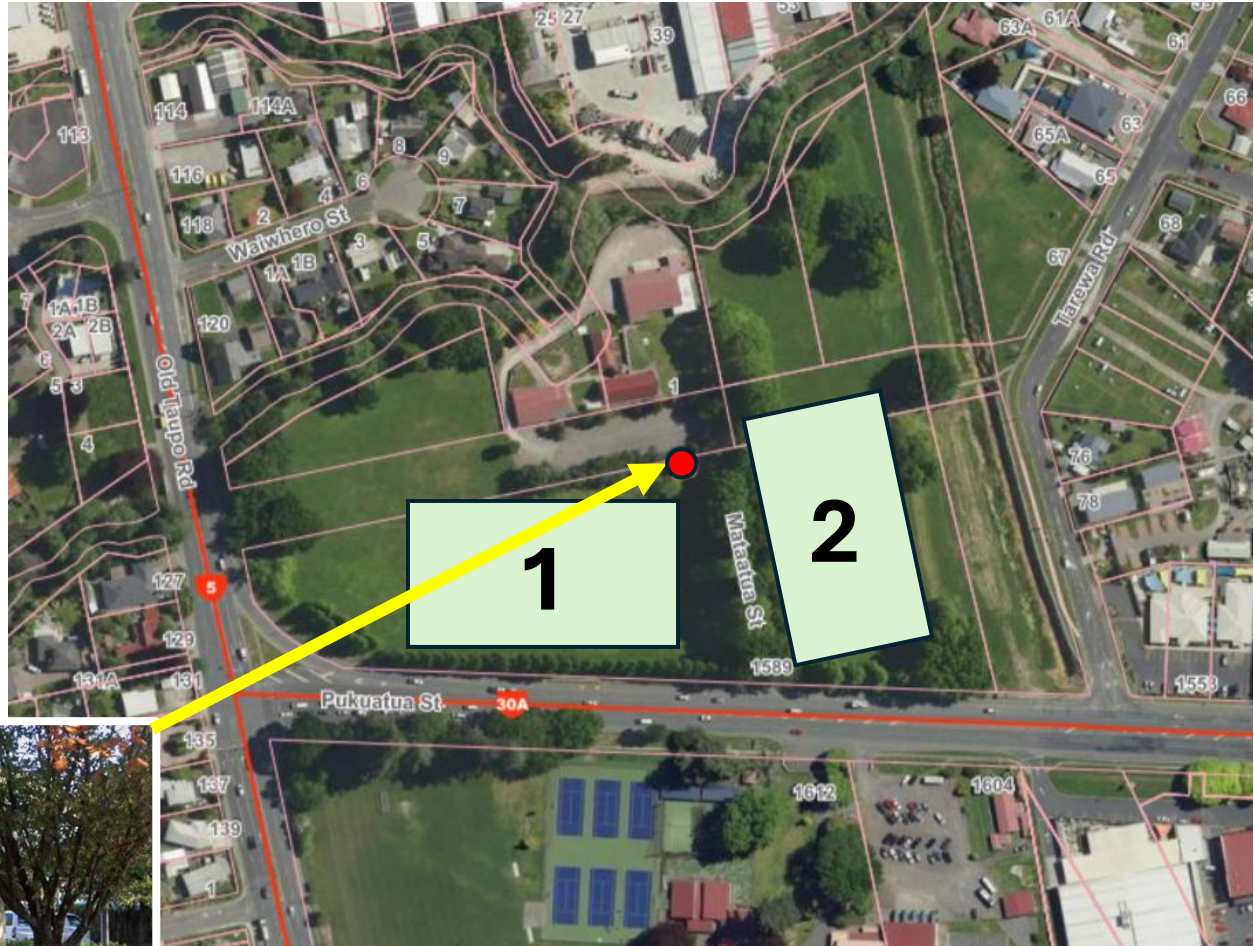
- 9 fields in which 7 are served by this toilet and changing facility
- Fields 8 and 9 historically served by Whakarewarewa clubrooms
- No formalised parking provision for majority of reserve use



Condition of Some Existing Changing & Toilet Facilities

Medical Officers Reserve

- 2 fields accessed all year round but under utilised
- Changing rooms extensively vandalised
- Toilets still usable but in poor condition





ACTIVE RECREATION

Waikawau Reserve development concept

