

Retrofitting facilities

Building sustainability - reuse, repurpose, recycle

Why retrofit

Facilities that are already established as a community asset can be updated to extend their lives. This may often be in response to a shift from single to multi-use or to create a hub. Retrofitting existing facilities can be cost effective, reduce the impact of waste through demolition, and reduce CO₂ emissions by avoiding new build. Improved building efficiency is another potential benefit.

What can be retrofitted?

Sometimes buildings need development to remediate an issue: leaking pools, out of date changing facilities, inaccessibility. Earthquake strengthening and meeting new/changing needs may both be drivers for retrofitting. In other cases, a building can be transformed from one use (packing sheds) into another – as in the case of the Motueka Recreation Centre.

Case studies

The following case studies provide examples of cost-effective redevelopments of a range of facilities. While they reflect a range of budgets, they will also provide inspiration about what's possible through some effective community planning and creative design.

Walter Nash Centre

the heartbeat of a community

Hutt City took on a serious upgrade and redevelopment of the old Walter Nash centre, integrating the new development with other facilities as part of a strong move towards [integrated facilities functioning as community hubs](#) within the city, combining the Walter Nash Centre, Taita Community Hall, Taita Community Library and Hutt Valley Netball Courts..

“Through these hubs we’re able to provide a better range of services to the community from one central location, but on top of that, they become the heartbeat of the community,” Matt Reid, General Manager, City and Community Services



Figure 1 Walter Nash Centre - photo: Warren and Mahoney

The first of its kind in Wellington, the redeveloped Centre opened in 2018 at a cost of \$12 million - and about a million people per year have since visited. Accommodating a number of sporting codes, the [new Centre](#) offers five multi-purpose indoor courts, a new library, music studio, meeting spaces and a café. Outside there are a further 11 courts and space for up to 205 additional carparks for large events.

It's a warm, welcoming and safe place for our community Tania Cohen, Principal Taita Central School

Motueka Recreation Centre

revamping and creative programming

The [Motueka recreation centre](#) began life as an apple packing house, and first opened as a recreation centre in 1987.

The diverse facility, upgraded at a cost of \$2 million in 2010, now contains a rollerskating rink, fitness centre, sports stadium, indoor climbing wall, outdoor netball courts, meeting space and two martial art dojos. The Centre neighbours Goodman Park and the local BMX and Go kart tracks. The climbing wall, constructed in 1997, got a [much-needed upgrade](#) completed in 2016.



Figure 2 Motueka Recreation Centre. Source: Facebook page

Berhampore School

local children revel in a revitalised school pool

Our changing rooms are white, and the walls have only been tagged once in 11 years because the community feel it's theirs, they feel ownership over it, they protect their pool and they love it. Sarah Chambers, Little Makos Swim School

Berhampore School's old covered pool was an empty shell, unused for 8 years – because they could not afford maintenance. A successful partnership between the school, Little Makos Swim School and Harbour City Water Polo Club led to fundraising and [community business support](#). Major contributors were the NZ Community Trust and Wellington City Council's [School Pool's Partnership Fund](#).

The first of several stages created a workable outdoor pool [cost approx. \$100,000 plus donated labour]. A later stage included pipes, filters and pumps and a [retractable roof](#), undertaken with [Wellington City Council support](#) of \$155,000.

The successful initiative means schools all around South Wellington and beyond use the pool and minimise transport costs. Little Makos provides a lunchtime lifeguard, and on Sundays the local community has [free access to the pool](#).



Figure 4 Berhampore School Pool. Source: [newshub.co.nz](#)

Useful Resources

Facility Management Manual [2015] [Facility Development Repurposing vacant buildings](#)
[Retro-commissioning vs Energy Audit](#)
 Search 'Facilities' on [Sport NZ website](#)
 Sport New Zealand (2016) Community Sport and Recreation Facility Development Guide [Stage 6: Improve](#)
 Sport New Zealand [National Facilities Benchmarking Tool](#)
 Sport New Zealand: Better Value from NZ Sporting Facilities – [Facilities Framework](#)
[Sustainable sports design](#)
 WAVES 2019 [Facility performance how are you measuring this?](#)
 WAVES 2019 [Influencing better facility investment](#)
 WAVES webinar: [Facility Design for a Carbon-Zero Future](#).



Figure 3 Stanmore Bay splashpad. Source: [stuff.co.nz](#)

Stanmore Pool and Leisure Centre

partnership adds extra dimension to a retrofit

Stanmore Bay Splash pad boasts 25,000 visitors over summer [[stuff.co.nz](#)]

The splash pad is just one part of a full facility renewal for Whangaparoa (population 30,672) costing less than \$4M.

The refreshed [Stanmore Bay Pool and Leisure Centre](#) now offers pools, a splash pad, [the result of [a partnership](#) between Auckland Council and ANZ bank], a modern gym, four badminton courts, two basketball courts, a swim shop, an onsite café, their own Kauri Kids early childhood education centre and plenty of parking.

Principles into action

Identified need	Evidence of community need
Sustainability	Creative repurposing of existing buildings Consider "whole of life costs"
Partnering & Collaboration	Collaborate with others & develop partnerships
Accessibility	Create facilities that work for diverse communities
Integration	Develop multi-use facility hubs, integrated with community and transport hubs
Future Proofing	Design adaptable, flexible facilities that can change in response to demand