Leisure and Recreational Facilities

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1. Executive Summary

The Leisure and Recreational Facilities Asset Management Plan (AMP) sets out how Council will manage its leisure and recreational facility assets over the 2027–37 planning period to support the delivery of agreed levels of service.

The Plan provides information on the assets, their condition and performance, future demand, lifecycle management requirements, risks and resilience, and the forecast investment required to operate, maintain, renew and develop the facilities.

The AMP supports Council's 2027–37 Long-term Plan and provides a framework for managing the assets in a sustainable and cost-effective manner, while balancing service needs, asset performance and risk with available resources.

1.1. What we provide

Council provides a network of nine leisure and recreational facilities that support recreation, learning, community participation, health and wellbeing across the Manawatū District.

The portfolio includes the Makino Aquatic Centre, Te Āhuru Mōwai Manawatū Community Hub Library, Feilding Civic Centre, Feilding Little Theatre, Old Tote Building, Kimbolton Library, Pohangina Old School Reserve Pool, Rewa Old School Pool and Te Kawau Memorial Recreation Centre. The facilities vary in their purpose, scale, use and management arrangements and are operated through a combination of Council staff, trusts and community organisations.

Rewa Old School Pool has been included within the Leisure and Recreational Facilities activity from the 2027–37 planning period. The pool was previously included within the Parks, Reserves and Sportsgrounds activity. The remainder of Rewa Old School Reserve, including the reserve land, buildings and greenspaces, remains within the Parks, Reserves and Sportsgrounds activity.

The total carrying value of assets within the Leisure and Recreational Facilities activity is $28,125,138. Depending on the facility, this may include land, buildings, contents, plant and equipment, technology assets and the library collection.

1.2. What we will do

Over the 2027–37 planning period, Council will continue to operate, maintain and renew its leisure and recreational facilities to support the delivery of agreed levels of service, while addressing identified asset condition, compliance and resilience requirements. For some facilities, significant investment decisions will be required before the appropriate future lifecycle programme can be confirmed.

Key areas of focus during the planning period include:

- continuing planned maintenance and renewal of existing facilities, with investment prioritised according to asset condition, criticality, risk and service requirements;
- progressing investigations and decision-making on the future direction of the Makino Aquatic Centre, including consideration of future aquatic provision, existing asset renewal requirements, operational costs, energy use and lifecycle implications;
- progressing consideration of the future of the Feilding Civic Centre following its identification as an earthquake-prone building. Significant planned renewal work has been deferred while Council considers the appropriate long-term response for the facility;
- strengthening the identification and management of critical assets and progressively increasing planned and preventative maintenance where this provides lifecycle, service or risk benefits; and
- improving asset, condition and lifecycle information to support risk-based maintenance, renewal and long-term investment decisions.

1.3. Strategic issues and risks

The Leisure and Recreational Facilities activity faces a number of strategic issues that will influence how facilities are managed and provided over the 2027–37 planning period. Key issues include:

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- Changing demand — population and demographic change, increased use of Te Āhuru Mōwai and changing community expectations.
- Makino Aquatic Centre future direction — pressure on year-round aquatic space, existing asset condition and plant requirements, energy use and lifecycle implications.
- Feilding Civic Centre — earthquake-prone following the DSA, with significant planned renewal deferred while Council considers the appropriate long-term response.
- Asset condition and deferred investment — variable condition across the portfolio and significant renewal/compliance requirements at some facilities.
- Increasing operating and lifecycle costs — specialist plant, utilities, energy, compliance, maintenance and construction costs.
- Asset information and forward planning — variable component, condition and lifecycle information affects forecast reliability.

Council assesses risks associated with the Leisure and Recreational Facilities activity using its corporate risk management framework. The table below identifies the key risks that have a post-treatment rating of High or Extreme and the controls or treatments in place or proposed to manage these risks.

Risk Description	Post Treatment Rating	Further Controls or Treatments Proposed
Serious incident or fatality at Makino Aquatic Centre	High	• Maintain staff competency, procedures and risk-based asset investment.
Failure of critical plant, utilities or building services	High	• Identify critical assets and strengthen preventative maintenance and renewal.
Significant deferred renewal or deterioration of assets	High	• Improve condition information and prioritise risk-based renewals.
Earthquake-prone Feilding Civic Centre	Extreme	• Progress future direction and manage interim safety, compliance and maintenance.
Fire or other major building event	High	• Maintain fire protection systems and address identified deficiencies.
Hazardous substances or chemical incident at Makino Aquatic Centre	High	• Maintain training and controls and consider safer systems through future renewals.
Public health incident or pool-water contamination	High	• Maintain monitoring and controls and consider treatment-system improvements.

1.4.What will it cost?

The forecast costs for the Leisure and Recreational Facilities activity include the operation, maintenance, renewal and acquisition or upgrade of assets required to provide agreed levels of service over the 2027–37 planning period.

The total forecast cost for the Leisure and Recreational Facilities activity over the 2027–37 planning period is **$100,270,554**.

Forecast expenditure is based on the best available information and includes both funded and unfunded works identified as being required during the planning period. Projects that

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have not been funded through the 2027–37 Long-term Plan are identified within the relevant financial tables.

Costs associated with alternative options that remain under investigation are not included as committed expenditure unless an appropriate project scope has been identified for inclusion within the financial forecast.

1.5. The next steps

Key improvement priorities include improving asset and condition information, identifying critical assets and failure modes, strengthening lifecycle and renewal forecasting, further developing planned and preventative maintenance, improving utilisation and demand information, and strengthening risk-based asset investment and financial planning.

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2. Introduction

2.1. Background

Background

This Asset Management Plan sets out how Council will manage its leisure and recreational facility assets to support the sustainable delivery of services over the 2027–37 planning period. It considers asset condition and performance, levels of service, future demand, lifecycle requirements, risk and resilience, asset information and the financial requirements associated with managing the activity.

This Plan should be read in conjunction with Council's wider planning and strategic documents, including:

- 2027–37 Long-term Plan;
- Community Facilities Strategy 2020; and
- Environmental Scan 2025

The Leisure and Recreational Facilities activity comprises nine Council-owned facilities that provide opportunities for recreation, learning, community participation, health and wellbeing. These facilities contribute to the social and cultural wellbeing of communities and provide places for people to participate, connect and access a range of community services and activities.

The facilities vary considerably in their purpose, scale, use and management arrangements. They are managed through a combination of Council staff, trusts and community organisations.

Demand for leisure and recreational facilities continues to change in response to population and demographic changes, community expectations and the changing ways in which people use community facilities. These factors, together with the condition and performance of existing assets, influence how Council plans for the future provision and management of the activity.

2.2. Goals and objectives of asset management

The goal of asset management for the Leisure and Recreational Facilities activity is to ensure that Council's assets are managed in a way that supports the sustainable delivery of agreed levels of service to current and future communities.

The key objectives are to:

- provide safe, accessible and fit-for-purpose leisure and recreational facilities;
- maintain and renew assets to support agreed levels of service and manage lifecycle costs;
- identify and manage asset-related risks, including risks associated with asset condition, compliance, resilience and service continuity;
- plan for changing demand and community needs;
- prioritise investment based on asset condition, risk, service requirements and affordability; and
- progressively improve asset information and planning to support evidence-based decision-making.

2.3. Plan framework

The Leisure and Recreational Facilities Asset Management Plan forms part of Council's wider planning framework and supports the development of the 2027–37 Long-term Plan.

The Plan brings together information on levels of service, asset condition and performance, future demand, lifecycle requirements, risk, financial forecasts and improvement activities. This information supports decisions on how assets are operated, maintained, renewed, upgraded or disposed of over the planning period.

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The AMP is informed by relevant legislation, Council strategies, policies and plans, including the Community Facilities Strategy 2020. The relationship between the AMP and Council's wider planning framework is shown below.

Legislation	{	**Local Government Act 2002**		**Resource Management Act 1990**		**Building Act 2004**		**Reserves Act 1977**		**Building (Earthquake-Prone Buildings) Amendment Act 2016**
⇩										
Statutory	{	**Long Term Plan**		**District Plan**		**Annual Plan**		**Iwi Management Plans**		**Reserve Management Plans**
⇩										
Non-Statutory	{	**Economic Development Strategy**		**Urban and Regional Growth Strategies**		**Community Facilities Strategy**		**Community Development Strategy**		**Regional Sports Facilities Plan**
⇩										
Plans/Policies & Bylaws	{	**Asset Management Plans**		**Community Development Funding Policy**		**Freedom Camping Bylaw 2025**		**Makino Precinct Plan**		**Community Plans**

The Community Facilities Strategy 2020 provides strategic direction for the provision and distribution of community facilities across the Manawatū District. It supports a fit-for-purpose network of facilities and informs decisions relating to the future provision, investment and management of assets within the Leisure and Recreational Facilities activity.

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3. State of the Assets

3.1. Network overview

Council owns nine facilities within the Leisure and Recreational Facilities activity. The portfolio includes aquatic, recreation, community, cultural and library facilities located across the Manawatū District.

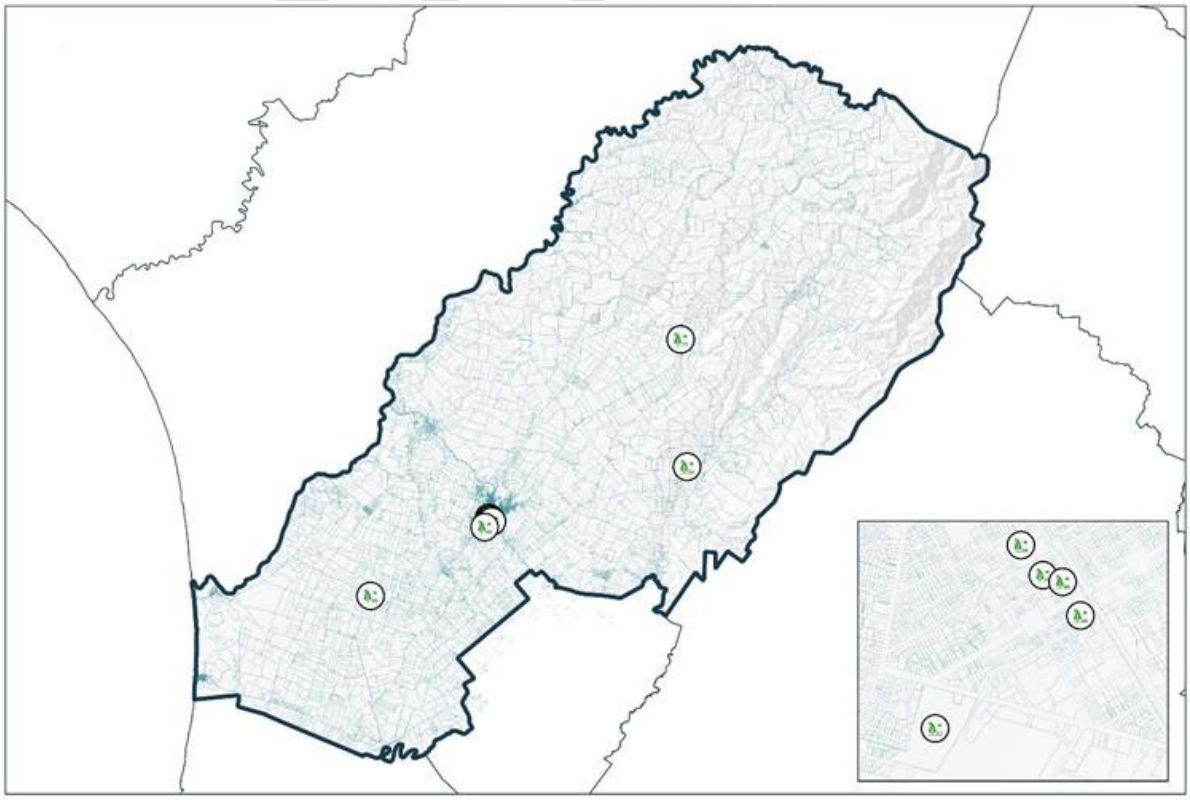
The majority of the facilities are located in Feilding, with smaller facilities located in Kimbolton, Pohangina, Rewa and Rongotea. The facilities vary significantly in their scale, function, age, construction and management arrangements.

The facilities included within the activity are shown in the table below.

Asset	Location
Makino Aquatic Centre	Feilding
Te Āhuru Mōwai Manawatū Community Hub Library	Feilding
Feilding Civic Centre	Feilding
Feilding Little Theatre	Feilding
Old Tote Building	Feilding
Kimbolton Library	Kimbolton
Pohangina Old School Reserve Pool	Pohangina
Rewa Old School Pool	Waituna West
Te Kawau Memorial Recreation Centre	Rongotea

Rewa Old School Pool was previously included within the Parks, Reserves and Sportsgrounds activity as part of Rewa Old School Reserve. From the 2027–37 planning period, the pool asset is included within the Leisure and Recreational Facilities activity. The reserve land, buildings and greenspaces remain within the Parks, Reserves and Sportsgrounds activity.

The location of Council's leisure and recreational facilities is shown below:



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3.2. Asset condition, performance and capacity

The condition of assets within the Leisure and Recreational Facilities activity varies considerably, reflecting differences in their age, construction, use and previous investment. The level of condition information available also varies across the portfolio. Formal condition assessments have been undertaken for some facilities, while others are primarily monitored through routine operations, inspections and issues identified by the groups responsible for managing the facilities.

Recent investment has resulted in some facilities being in very good condition, while other facilities have significant condition, compliance or seismic issues that require decisions about their future before further substantial investment is undertaken.

Te Āhuru Mōwai Manawatū Community Hub Library was substantially redeveloped and reopened in July 2024. The redevelopment included a new street frontage, increased floor area and a new internal layout, with only a small portion of the previous building retained. As a result, the facility is in very good condition. The focus over the 2027–37 planning period will be on planned and preventative maintenance to protect the investment in the facility and maximise the useful life of building components and materials. Renewal requirements are expected to be primarily associated with technology, equipment and other shorter-life assets as they reach the end of their useful lives.

The Makino Aquatic Centre contains a range of ageing building, plant and infrastructure assets that require ongoing maintenance and renewal. Recent investigations into the future direction of the facility have highlighted increasing pressure on year-round aquatic space and the need to consider existing asset condition, plant requirements, energy use and lifecycle costs as part of future investment decisions. Future renewal planning will need to be coordinated with decisions on the longer-term direction of the facility to ensure investment is appropriately targeted.

The Feilding Civic Centre has previously been identified as requiring significant renewal investment. A Detailed Seismic Assessment has subsequently identified the building as earthquake-prone. Significant planned renewal work has not progressed following this assessment while Council considers the appropriate long-term response for the facility. In the interim, maintenance and investment will need to focus on works necessary to manage risk, compliance and continued operation of the facility.

The Old Tote Building has significant compliance issues relating to fire safety and Building Code requirements. The building is currently closed to the public while Council considers its future. The building's heritage status is also an important consideration when determining any future works or use of the facility.

A recent condition assessment of the Te Kawau Memorial Recreation Centre has provided updated information on the condition of the facility and identified maintenance and renewal requirements. The findings of the assessment will be used to inform lifecycle planning and future investment in the facility.

Detailed condition information is limited for the Pohangina Old School Reserve Pool, Rewa Old School Pool and Kimbolton Library. These facilities are managed by community groups, with maintenance generally undertaken reactively as issues are identified and reported to Council. Improving condition information for these facilities will support a more planned approach to maintenance and renewal and improve the reliability of future financial forecasts.

Current detailed condition information for the Feilding Little Theatre is also limited. The facility will continue to be monitored, with condition information progressively improved to support future maintenance and renewal planning.

Overall, improving the consistency and completeness of condition information across the Leisure and Recreational Facilities portfolio remains an asset management priority. More reliable condition information will support risk-based maintenance and renewal planning, improve lifecycle forecasting and enable Council to better prioritise investment across the activity.

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4. Levels of Service

4.1.Customer research/expectations

Customer expectations for leisure and recreational facilities vary depending on the type of facility, the services provided and the needs of different users and communities.

Council uses a range of information to understand customer expectations and assess the performance of the activity. This includes resident surveys, feedback from facility users and community groups, engagement with Community Committees and other consultation undertaken through Council's planning processes.

Customer feedback is considered alongside information on facility use, asset performance, changing demand and legislative requirements when reviewing levels of service and planning future investment.

4.2. Legislative requirements

Council's leisure and recreational facilities are subject to a range of legislative, regulatory and industry requirements that influence how assets are managed, maintained and operated. These requirements establish minimum standards relating to building safety, accessibility, health and safety, fire safety, seismic risk and the safe operation of aquatic facilities.

Key requirements relevant to the Leisure and Recreational Facilities activity are summarised below.

Legislation	Description	Impact for Service
Building Act 2004 and New Zealand Building Code	Sets requirements for building safety, accessibility and compliance.	Facilities must meet applicable building and BWoF requirements.
Earthquake-prone building provisions – Building Act 2004	Sets requirements for identifying and managing earthquake-prone buildings.	Influences investment and lifecycle decisions, particularly for the Feilding Civic Centre.
Health and Safety at Work Act 2015	Requires workplace health and safety risks to be managed.	Risks associated with facilities, plant, chemicals, contractors and public use must be managed.
Fire and Emergency New Zealand Act 2017 and associated regulations	Sets fire safety and evacuation requirements.	Relevant facilities must maintain required fire safety and evacuation arrangements.
Children's Act 2014	Provides safety requirements for specified children's workers.	Applicable staff and contractors must meet required safety-checking requirements.
Property Law Act 2007 and relevant leasing legislation	Sets requirements relating to property and leasing arrangements.	Influences leases and occupation arrangements for Council facilities.
PoolSafe Quality Management Scheme	Industry accreditation for safe aquatic facility operation.	Makino Aquatic Centre maintains PoolSafe accreditation.

Central Government is progressing changes to standardise the groups of activities used by local authorities for planning and reporting. Under the proposed framework, assets currently managed within the Leisure and Recreational Facilities activity may fall across more than one reporting group. If implemented, this may affect how financial and non-financial information for the activity is reported in future planning and reporting documents. Council will continue to monitor the requirements and adjust its planning and reporting framework as required.

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4.3. Current levels of service

Levels of service define the standards Council aims to provide through the Leisure and Recreational Facilities activity and provide a basis for measuring performance.

The current levels of service and associated performance measures for the activity are outlined below.

Level of Service Area	Description
Makino Aquatic Centre	
Level of Service Statement	To provide a fun community aquatic facility passionate about water-based recreation, wellness and learning programmes in a clean, safe and quality environment
Level of Service	**Safe Pools**
Performance Measure	Annual Pool Safe accreditation
Performance Measure Standard	Years 1-10: 100% Pool Safe accreditation retained
Level of Service	**Provision of a range of quality educational and recreational aquatic experiences**
Performance Measure	The number of participants in water activities and learning programmes increases year on year
Performance Measure Standard	Year 1: >45,142 participants Year 2: >Year 1 Year 3: >Year 2 Year 4-10: year on year increase
Performance Measure	% of survey participants satisfied with the quality of their experience at the Makino Aquatic Centre
Performance Measure Standard	Year 1: 90% satisfied Year 2: 90% satisfied Year 3: 90% satisfied Year 4-10: 90% satisfied
Te Āhuru Mōwai Manawatū Community Hub Library	
Level of Service Statement	Providing welcoming public libraries where people can meet, find information, access reading and educational material and participate in experiences that encourage lifelong learning
Level of Service	**Provision of a range of resources and experiences that support community wellbeing and interconnectedness, continue to build and promote lifelong learning and bridge the digital divide**
Performance Measure	The number of physical and digital collection items borrowed or accessed per capita, per annum
Performance Measure Standard	Year 1: 6 per capita, per annum Year 2: 6 per capita, per annum Year 3: 6 per capita, per annum Year 4-10: 6 per capita, per annum
Performance Measure	The number of logins to library e-resources and apps (including digital learning apps and heritage platforms), Manawatū District Libraries app and Wi-Fi and computer usage, per annum
Performance Measure Standard	Year 1: >60,000 per annum Year 2: >Year 1 Year 3: >Year 2 Year 4-10: year on year increase
Performance Measure	% of survey participants satisfied with the quality of their experience attending a programme, class, exhibition, event, digital learning programme or other

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	social interaction group with Manawatū Community Hub Libraries.
Performance Measure Standard	Year 1: 90% satisfied Year 2: 90% satisfied Year 3: 90% satisfied Year 4-10: 90% satisfied
Feilding Civic Centre, Feilding Little Theatre, Te Kwau Memorial Recreation Centre	
Level of Service Statement	In-use Council-owned recreational complexes are safe
Level of Service	**% of in-use Council-owned recreational complexes are compliant with current building warrant of fitness requirements and FENZ evacuation procedures**
Performance Measure	In-use Council-owned recreational complexes are safe
Performance Measure Standard	Year 1: 100% Year 2: 100% Year 3: 100% Year 4-10: 100%

The table below shows the achievement against the levels of service within the previous Long-Term Plan.

Measure	Standard	Result
Makino Aquatic Centre		
Safe Pools	2024/25 Annual Pool Safe accreditation - 100% Pool Safe accreditation retained	**Target Met** **Accreditation Retained**
	2025/26 Annual Pool Safe accreditation - 100% Pool Safe accreditation retained	**Target Met** **Accreditation Retained**
Provision of a range of quality educational and recreational aquatic experiences	2024/25 The number of participants in water activities and learning programmes per annum - 45,142 participants	**Target Met** **53,253 participants**
	2025/26 The number of participants in water activities and learning programmes per annum – 53,253 participants	**Target Met** **55,562 participants**
	2024/25 % of survey participants satisfied with the quality of their experience at the Makino Aquatic Centre – 90% satisfied	**Target Met** **93% satisfied**
	2025/26 % of survey participants satisfied with the quality of their experience at the Makino Aquatic Centre – 90% satisfied	**Target Met** **93% satisfied**
Te Āhuru Mōwai Manawatū Community Hub Library		
Provision of a range of resources and experiences that support community wellbeing and interconnectedness, continue to build and promote lifelong learning	2024/25 The number of physical and digital collection items borrowed or accessed per capita, per annum – 6 per capita	**Target Met** **6.04 per capita**
	2025/26 The number of physical and digital collection items borrowed or accessed per capita, per annum – 6 per capita	**Target Met** **6.36 per capita**
	2024/25	**Target Met** **78,809 logins**

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and bridge the digital divide	The number of logins to library e-resources and apps (including digital learning apps and heritage platforms), Manawatū District Libraries app and Wi-Fi and computer usage, per annum – >49,317 per annum	
	2025/26 The number of logins to library e-resources and apps (including digital learning apps and heritage platforms), Manawatū District Libraries app and Wi-Fi and computer usage, per annum – > per annum	**Target Met** **94,786 logins**
	2024/25 Percentage of survey participants satisfied with the quality of their experience attending a programme, class, exhibition, event, digital learning programme or other social interaction group at the Manawatū Community Hub Libraries – 80%	**Target Met** **99% satisfaction**
	2025/26 Percentage of survey participants satisfied with the quality of their experience attending a programme, class, exhibition, event, digital learning programme or other social interaction group at the Manawatū Community Hub Libraries – 80%	**Target Met** **99% satisfaction**
% of in-use Council-owned recreational complexes are compliant with current building warrant of fitness requirements and FENZ evacuation procedures	2024/25 In-use Council-owned recreational complexes are safe – 100%	**Target Not Met** **60% compliant**
	2025/26 In-use Council-owned recreational complexes are safe – 100%	**Target Not Met** **94% compliant**

The results for 2024/25 and 2025/26 demonstrate strong performance against the levels of service established for the Leisure and Recreational Facilities activity.

The Makino Aquatic Centre achieved all performance targets in both reporting years, retaining PoolSafe accreditation, increasing participation in aquatic activities and learning programmes, and maintaining customer satisfaction at 93%, above the target of 90%.

Te Āhuru Mōwai Manawatū Community Hub Library also achieved all reported performance targets, with increased use of physical and digital collections and digital resources, and consistently high satisfaction with programmes and activities. These results reflect strong community engagement with the services provided.

Compliance with building warrant of fitness requirements and FENZ evacuation procedures improved significantly from 60% in 2024/25 to 94% in 2025/26. However, the target of 100% compliance was not achieved in either reporting year. Addressing outstanding compliance requirements remains a priority.

While the results provide a useful indication of service performance, the existing measures do not fully reflect asset condition, capacity, utilisation or the long-term sustainability of the facilities. A number of performance measures have therefore been reviewed for the 2027–37 planning period, as outlined in Section 4.4.

Results for 2026/27 are not included as the financial year had not been completed at the time this Plan was prepared.

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4.4. Desired levels of service

Levels of service and performance measures have been reviewed as part of the development of the 2027–37 Asset Management Plan to ensure they remain relevant to the services provided and provide meaningful measures of performance.

Changes are proposed to a number of performance measures for the 2027–37 planning period to reflect changes in service delivery, community expectations and reporting requirements.

The proposed levels of service and performance measures are outlined below.

Level of Service Area	Description
Makino Aquatic Centre	
Level of Service Statement	To provide a fun community aquatic facility passionate about water-based recreation, wellness and learning programmes in a clean, safe and quality environment
Level of Service	**Safe Pools**
Performance Measure	Annual Pool Safe accreditation
Performance Measure Standard	Years 1-10: 100% Pool Safe accreditation retained
Level of Service	**You can expect provision of a range of quality educational and recreational aquatic experiences**
Performance Measure	The number of participants in water activities and learning programmes per annum
Performance Measure Standard	Year 1: >45,142 participants Year 2: >45,142 2028/29 Year 3: >45,142 2029/30 Year 4-10: year on year increase
Performance Measure	% of survey participants satisfied with the quality of their experience at the Makino Aquatic Centre
Performance Measure Standard	Year 1: 80% satisfied Year 2: 80% satisfied Year 3: 80% satisfied Year 4-10: 80% satisfied
Performance Measure	% of survey participants satisfied with the quality of their experience at the Makino Aquatic Centre.
Performance Measure Standard	Year 1: 91% satisfied Year 2: 91% satisfied Year 3: 91% satisfied Year 4-10: 91% satisfied
Te Āhuru Mōwai Manawatū Community Hub Library	
Level of Service Statement	Providing welcoming public libraries where people can meet, find information, access reading and educational material and participate in experiences that encourage lifelong learning
Level of Service	**You can expect access to information, resources, technology and experiences that support literacy, connection, creativity, lifelong learning, digital inclusion and participation in community life.**
Performance Measure	The number of physical collection items borrowed and/or digital items accessed per capita, per annum
Performance Measure Standard	Year 1: 6 per capita, per annum Year 2: 6 per capita, per annum Year 3: 6 per capita, per annum Year 4-10: 6 per capita, per annum
Performance Measure	The number of logins to library e-resources and apps (including digital learning apps and heritage

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	platforms), Manawatū District Libraries app and Wi-Fi and computer usage, per annum.
Performance Measure Standard	Year 1: >94,786 per annum Year 2: >94,786 2028/29 Year 3: >94,786 2029/30 Year 4-10: >94,786
Performance Measure	% of survey participants satisfied with the quality of their experience attending a programme, class, exhibition, event, digital learning programme or other social interaction group with Manawatū Community Hub Libraries.
Performance Measure Standard	Year 1: 90% satisfied Year 2: 90% satisfied Year 3: 90% satisfied Year 4-10: 90% satisfied
Performance Measure	Measure 4 % of survey participants satisfied with the quality of their experience with MCHL services.
Performance Measure Standard	Year 1: 80% satisfied Year 2: 80% satisfied Year 3: 80% satisfied Year 4-10: 80% satisfied
Community Centre/Stadia	
Level of Service Statement	In-use Council-owned recreational complexes are safe
Level of Service	**You can expect well maintained, safe Council-owned buildings and properties**
Performance Measure	% of in-use Council-owned community centre/Stadia are compliant with the relevant safety regulations.
Performance Measure Standard	Year 1: 100% Year 2: 100% Year 3: 100% Year 4-10: 100%

Council will achieve these levels of service through the effective operation, maintenance and renewal of its leisure and recreational facilities, supported by appropriate compliance, inspection and monitoring programmes. Investment will be prioritised based on asset condition, risk, service requirements and available funding, with asset information and customer feedback used to inform ongoing planning and decision-making.

Council will also continue to work with facility managers, community organisations and contractors to support the safe and effective operation of facilities and delivery of agreed levels of service.

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5. Future Demand

5.1. Demand drivers

Demand for leisure and recreational facilities is influenced by a range of factors, including population growth and demographic change, changing community needs and expectations, participation trends, technological change, affordability, legislative requirements and the condition and availability of existing facilities.

The demand drivers expected to have the greatest influence on the Leisure and Recreational Facilities activity over the 2027–37 planning period are population and demographic change, changing patterns of facility use, increasing expectations for accessible and fit-for-purpose facilities, and the capacity and condition of existing facilities to respond to changing service needs.

These factors may influence both the level of demand for facilities and the type of spaces, services and programmes required in the future.

5.2. Demand forecasts

5.2.1. Population forecasts

The Manawatū District continues to experience population growth. The Environmental Scan 2025 identifies an estimated population of approximately 33,700 in 2024, an increase of 1.5% from the previous year and approximately 7% over the five years from 2019 to 2024.

Continued population growth is expected to increase overall demand for leisure and recreational facilities and services. The location of future growth is also important, as growth within Feilding and surrounding rural communities may influence where and how services are provided.

Population growth will not necessarily result in the same level of increased demand across all facilities. Demand will also be influenced by demographic change, participation patterns, facility capacity and the changing needs and expectations of the community.

5.2.2. Demographic forecasts

The demographic profile of the Manawatū District is also changing. The Environmental Scan 2025 identifies that the District is growing across all age groups while gradually shifting towards an older population profile. The median age was 40.8 years in 2024, compared with 37.9 years nationally. The District is also becoming increasingly culturally diverse.

An ageing and increasingly diverse population may influence the types of leisure and recreational opportunities sought by the community, including demand for accessible facilities, low-impact recreation, social and community activities, and services that respond to a wider range of cultural and community needs.

These demographic changes are particularly relevant to the future provision of aquatic and community facilities. At the Makino Aquatic Centre, recent investigations have identified increasing pressure on year-round aquatic space and demand for a broader range of aquatic opportunities, including Learn to Swim, deep-water activities and warm-water wellness activities.

Te Āhuru Mōwai Manawatū Community Hub Library has also experienced increased use following its redevelopment and reopening in July 2024. The expanded facility and broader range of spaces, services, programmes and activities have changed the way the community uses the facility and increased demand beyond that traditionally associated with a library. This increased use will be monitored to understand emerging demand and inform future service and asset planning.

Demographic change and changing patterns of facility use will continue to be monitored alongside customer feedback and asset performance to inform future service and investment decisions.

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5.3. Demand management plan

Future demand will be managed through a combination of making effective use of existing facilities, adapting services and programmes, maintaining and renewing existing assets, and considering additional or upgraded facilities where there is demonstrated need.

Decisions on future investment will consider population and demographic change, facility usage, customer feedback, asset condition and capacity, levels of service, whole-of-life costs and affordability. Where possible, demand will be managed within existing facilities before significant new asset investment is considered.

The key demand drivers and Council's proposed response are summarised below.

Demand Driver	Current Position	Projection	Impact on Services	Management Plan
Population growth	The District's population continues to grow, increasing the potential number of users of leisure and recreational facilities.	Continued population growth is expected over the planning period.	Increased use of some facilities and services, particularly where existing capacity is constrained.	Monitor population growth, facility use and capacity. Maximise use of existing facilities and consider additional capacity where a demonstrated need exists.
Demographic change	The District has an ageing and increasingly diverse population.	The population is expected to continue ageing and becoming more diverse.	Changing demand for accessible facilities, low-impact recreation and services that meet a wider range of community needs.	Consider accessibility, inclusion and changing community needs when planning services, renewals and future facility investment.
Aquatic participation and demand	Makino Aquatic Centre experiences pressure on indoor aquatic space, particularly during peak periods, with competing demand from programmes, clubs, schools and recreational users.	Demand for year-round aquatic space, Learn to Swim, deep-water activities and warm-water wellness opportunities is expected to continue.	Existing facilities may have limited capacity to accommodate changing and competing aquatic uses.	Continue investigation of future aquatic provision, including capacity, service requirements, existing asset condition, operational impacts and whole-of-life costs before significant investment decisions are made.
Changing use of community facilities	Te Ahuru Mowai has experienced increased use following its redevelopment, with a broader range of spaces, services, programmes and community activities.	Community expectations for flexible, accessible and multipurpose facilities are expected to continue.	Increased use may affect space requirements, service delivery, technology, equipment and maintenance requirements.	Monitor facility use and customer feedback and adapt services, spaces and asset planning as demand changes.

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5.4. Key asset programmes to meet demand

Council responds to changing demand through a combination of adapting existing facilities and services, upgrading existing assets and, where justified, providing additional capacity.

A number of potential upgrade projects have been identified for the 2027–37 planning period in response to changing demand, service requirements and opportunities to improve the use and performance of existing facilities. These projects have not yet been approved by Council and will be subject to further investigation, prioritisation and funding decisions through the Long-term Plan and Annual Plan processes.

Significant investment decisions will consider demonstrated demand, asset condition and capacity, levels of service, whole-of-life costs, operational impacts and affordability.

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6. Lifecycle Management Plan

The Lifecycle Management Plan sets out how Council will manage the assets within the Leisure and Recreational Facilities activity throughout their lifecycle to support the delivery of agreed levels of service.

Lifecycle management considers how assets are operated, maintained, renewed, upgraded and ultimately disposed of, taking into account asset condition and performance, risk, demand, whole-of-life costs and available funding.

6.1.Roles and responsibilities

The day-to-day management and operation of assets within the Leisure and Recreational Facilities activity varies according to the type of facility and the services provided.

The Makino Aquatic Centre, Te Āhuru Mōwai Manawatū Community Hub Library and Feilding Civic Centre are operated by Council staff. The Feilding Civic Centre was previously managed by the Feilding Civic Centre Trust; however, the Trust was dissolved in 2026 and responsibility for operation of the facility reverted to Council. Maintenance and specialist servicing across Council-operated facilities are undertaken through a combination of Council staff and external contractors, depending on the nature of the work.

The Feilding Little Theatre is managed through a lease to the Feilding Little Theatre Players Society. Kimbolton Library, Pohangina Old School Reserve Pool, Rewa Old School Pool and Te Kawau Memorial Recreation Centre are managed through community arrangements, with issues requiring Council involvement generally reported to Council as they arise.

The Old Tote Building is currently closed to the public while Council considers its future. Council remains responsible for managing the asset and addressing risks associated with the building while it remains closed.

Council retains responsibility for asset management planning, significant maintenance and renewal decisions, regulatory requirements and long-term investment planning for Council-owned assets within the activity.

6.2. Maintenance plan

Maintenance activities are undertaken to retain assets in an appropriate condition, support their continued operation and achieve agreed levels of service.

Maintenance may be reactive, routine or planned depending on the asset, its condition, criticality and operating requirements. Council aims to progressively increase the use of planned and preventative maintenance where this provides lifecycle, service or risk benefits.

Maintenance Aspect	Description
active	Repairs undertaken in response to asset failure, faults or identified issues.
Routine	Regular activities undertaken to maintain asset condition and operation.
Planned / Preventative	Scheduled maintenance and inspections intended to reduce failures, extend asset life and improve reliability.

The maintenance approach varies across the portfolio. Facilities with significant plant, equipment or operational requirements, particularly the Makino Aquatic Centre and Te Āhuru Mōwai Manawatū Community Hub Library, require a greater level of planned and preventative maintenance. Other facilities have historically relied more heavily on reactive maintenance, particularly where detailed condition information is limited or facilities are managed by community organisations.

As asset and condition information improves, Council will progressively use this information to strengthen planned maintenance programmes and prioritise works according to asset condition, criticality, risk and service requirements.

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The key maintenance projects identified for the 2027–37 planning period are shown below.

Asset	Project Description	Criticality	Consequence	Estimated Cost	Year
Makino Aquatic Centre	INDOOR COMPLEX - Reseal main pool flooring – main flooring and concourse requires recoating	High	Med	$223,423	2
Feilding Civic Centre	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$50,900	1
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$52,122	2
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$53,268	3
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$54,440	4
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$55,475	5
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$56,584	6
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$57,659	7
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$58,755	8
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$59,812	9
	Annual operational budget for repairs and maintenance, as	High	High	$60,889	10

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	identified in condition assessment				
Te Āhuru Mōwai	Operational WiFi	High	High	$24,432	1
	Operational WiFi	High	High	$25,018	2
	Operational WiFi	High	High	$25,569	3
	Operational WiFi	High	High	$26,131	4
	Operational WiFi	High	High	$26,628	5
	Operational WiFi	High	High	$27,160	6
	Operational WiFi	High	High	$27,676	7
	Operational WiFi	High	High	$28,202	8
	Operational WiFi	High	High	$28,710	9
	Operational WiFi	High	High	$29,227	10
Feilding Little Theatre	Exterior repaint	High	High	$62,546	2
Te Kawau Memorial Recreation Centre	Maintenance as per condition assessment	Med	High	$31,961	3
	Changing room refurbishment	Med	Med	$44,380	5
Pohangina Old School Pool	Old school pool repainting	High	High	$30,444	10

6.3. Renewal plan

Renewals are capital works undertaken to restore or replace an existing asset or asset component to maintain its original service potential without significantly increasing the level of service or capacity provided.

Renewal requirements are identified through condition assessments, inspections, maintenance history, asset performance, expected useful lives and issues identified by facility managers, contractors and Council staff.

Renewal works are prioritised according to:

- the consequence and likelihood of asset failure;
- asset criticality and impact on service delivery;
- asset condition and remaining useful life;
- increasing maintenance or operational costs; and
- opportunities to reduce whole-of-life costs through replacement with modern equivalents.

Renewal programmes will continue to be refined as asset information and condition data improve.

Renewal projects are prioritised using the criteria below to support consistent and risk-based investment decisions. Greater weighting is given to critical assets, recognising the potential impact their failure may have on service delivery, safety and facility operation. Consideration is also given to increasing operational and maintenance costs and opportunities to reduce whole-of-life costs through renewal.

Criteria	**Weighting**
Critical Asset	50%
Rising operational/maintenance costs	20%
Potential to reduce operating/maintenance costs	30%
Total	100%

The key renewal projects identified for the 2027–37 planning period are shown below.

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Asset	Project Description	Remaining Life	Consequence	Estimated Cost	Year
Makino Aquatic Centre	Replacement: Learn to Swim Storage - Feature Control Valves: Wet Deck Bermad x 15 valves & Carpet renewal (reception, staff areas); replacement turnstyles	5	High	$113,852	1
	Indoor Pool Area - Water Features: Various; Learn to Swim Pool Area - Overflow Channel Grates: Learn to Swim Pool Anti 200-225mm width 55 metres	5	High	$63,839	1
	Replacement: Outdoor Pool Plant Room - Switch Board: Outdoor Pool Duty and Lift Pumps, Lift Pump 1: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11668 15kW & Lift Pump 2: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11576 15kW, Duty Pump 1: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11669B 15kW & Duty Pump 2: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11669A 15kW, & Chlorine Room - Chlorine Storage Tank: Outdoor Pool FPC 950 Litre	6	High	$57,051	2
	HVAC Renewals; Rinnai unit replacement	7	High	$107,681	3
	Pool hoist & Accessibility equipment (beds etc) replacement	7	High	$84,892	3
	Pool cover replacement (LTS, dive, 50m & outdoor play)	7	High	$60,637	3
	Replacement: Rinnai units, Boiler Room - Boiler: Condensing Gas Baxi Luna Duo-Tech MP Left – Master 1 Right – Slave 2 & Heating Plant Room - Heated Water Circulation Pump: Electric Motor Tree 4kw	8	High	$68,015	4

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	Replacement: Acoustic Panels, Learn to Swim Pool Area - Spinal Board: Includes a neck brace, & Indoor Pool Area - Accessible Ramp Handrail: Main Pool Stainless Steel, & Indoor Pool Area - Bleacher Seating: Main Pool, Spinal Board: Includes a neck brace, & Storage Room	9	High	$61,835	4
	Replacement: 25m Plantroom - 25m Pool Lint Strainer, Play Pool Lint Strainer, 25m Lift Pump, Playpool lift pump, 25m Duty Pump, Playpool Duty Pump; 25m Pool x34 DE Filter elements and Play Pool x11 DE Filter Elements;Replacement: Heating Plant Room - Heated Water Circulation Pump: Wilo Type: TOP-580/10 1590W, & Learn to Swim Plantroom - DE Slurry Stirrer: Learn to Swim/ Wet Deck Sew Eurodrive Serial: RF27DR57154, & Indoor Plant Room - Chlorine Tank: All Indoor Pools Est. 2000 Litres, Dosing Controller: Main Pool pH and Chlorine Jesco Serial: 404E0000684, Chlorine Dosing Pump: Play Pool Jesco LB20 Serial: 101M0000538 21 LPH & Water Sampling Station: Play Pool Jesco Serial: 427B0000102	5	High	$93,798	5
	Outdoor Pool Area - Pool Paint: 50m Pool 1046m2, LTS, splash pool & Dive Well 290m2	5	High	$110,949	5
	Replacement: Boiler Room - Burner Boiler: Cuenod C54, & Learn to Swim Plantroom - Vacuum DE Filter: Learn to Swim Pool 16 elements Aquaboss 16 & Vacuum DE Filter: Learn to Swim Pool 9 Element Aquaboss 9	11	High	$86,506	7

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	Replacement: Outdoor Pool Area - Higher Dive Board: Dive Well Dive Board and Structure, Lower Dive Board: Dive Well Dive Board and Structure, Play Structure: Play Pool Includes slide, Accessible Stairs: 50m Pool Steel, Pace Clock: 50m Pool Pool Stuff & Shade sail replacement - 3 yearly; Shade sail replacement - 3 yearly	11	High	$118,648	7
	Outdoor Pool Area - Pool Paint: 50m Pool 1046m2, LTS, splash pool & Dive Well 290m2	5	High	$122,136	10
	Indoor Pools: 25m, Play Pool and LTS: Variable speed drives and level sensors, 25m Chlorine tank level sensor; Energy and flow metres: 25m, LTS, Playpool, AHU, Scada PC	10	High	$73,282	10
Te Āhuru Mōwai	Collection Renewal – purchases to renew library collection – Year 1	1	High	$249,165	1
	Collection Renewal – purchases to renew library collection – Year 2	2	High	$255,145	2
	Collection Renewal – purchases to renew library collection – Year 3	3	High	$260,758	3
	Collection Renewal – purchases to renew library collection – Year 4	4	High	$266,756	4
	Collection Renewal – purchases to renew library collection – Year 5	5	High	$271,824	5
	Collection Renewal – purchases to renew library collection – Year 6	6	High	$277,532	6
	Collection Renewal – purchases to renew library collection – Year 7	7	High	$283,083	7
	Collection Renewal – purchases to renew library collection – Year 8	8	High	$288,461	8
	Collection Renewal – purchases to renew library collection – Year 9	9	High	$293,942	9
	Collection Renewal – purchases to renew	10	High	$299,233	10

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	library collection – Year 10				
	Replace meeting space technology	4	High	$84,082	3
Feilding Civic Centre	Condition assessment remedial works	5	High	$407,200	1
	Replace windows on Stafford St side of Concert Chamber, including kitchen windows	5	High	$71,260	1
	Condition assessment remedial works	6	High	$208,079	2
	Replace Concert Chamber seating	11	Med	$85,915	7
Te Kawau Memorial Recreation Centre	Replace the two kitchen sterilisers having reached the end of their economic life	2	Med	$20,360	1
	Ground level gutter replacement to entire building.	2	Med	$36,414	2
	Renewals as per condition assessment	2	Med	$26,608	3
	Replace Heat pumps in main lounge area, reaching anticipated end of life	8	Med	$20,430	6

6.4. Consequence of deferring maintenance and renewal

Deferring maintenance and renewal can increase the likelihood of asset failure, service disruption and higher future maintenance or replacement costs. It may also affect facility safety, compliance, accessibility and the ability to achieve agreed levels of service.

The consequences of deferral vary depending on the condition, criticality and function of the asset. Deferral of works associated with critical plant, building systems or safety and compliance requirements may have a significantly greater impact than deferral of lower-risk assets.

Where works are deferred due to funding constraints or decisions on the future of a facility, Council will consider the associated risks and prioritise works required to maintain safety, compliance and essential service delivery.

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6.5. Acquisition/upgrade plan

Acquisition and upgrade works include new assets or improvements that increase the capacity, functionality or level of service provided by an existing asset. These works may be required in response to growth, changing demand, accessibility or compliance requirements, service improvements or opportunities to improve asset performance.

Proposed acquisition and upgrade projects are identified through demand and service planning, asset condition and performance information, customer and community feedback, regulatory requirements and investigations into future facility needs.

Before significant investment is undertaken, Council will consider the need for the project, alternative options, whole-of-life costs, operational and maintenance implications, affordability and alignment with agreed levels of service.

A number of potential upgrade projects have been identified for the 2027–37 planning period. The inclusion of a project within this Plan does not necessarily indicate that it has been approved or funded. Unfunded projects are identified within the programme.

The key acquisition and upgrade projects identified for the 2027–37 planning period are shown below.

Asset	Development Description	Increased LoS	Response to Growth	Proportion of Renewal	Estimated Cost	Year	External Funding
Old Tote Building	Works identified in needs assessment to allow utilisation of building – phase 1*	50%		50%	$850,000	8	
	Works identified in needs assessment to allow utilisation of building – phase 2*				$1,250,000	9	

*Those projects marked with a ***** did not make it through Council's prioritisation process and will not be funded*

The scope, timing and delivery of the acquisition and upgrade projects identified in this Plan are subject to further investigation, prioritisation and funding through Council's Long-term Plan and Annual Plan processes. Inclusion of a project within this Asset Management Plan identifies an anticipated asset need and does not represent a commitment by Council to deliver the project within the identified timeframe. Projects and associated budgets may be amended as priorities, project information and available funding are confirmed.

Where an upgrade results in additional assets or an increased level of service, the consequential operational, maintenance and renewal costs will be considered as part of project planning.

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6.6. Disposal plan

Disposal includes the sale, demolition, removal or decommissioning of assets that are no longer required to support service delivery or where continued ownership is no longer considered appropriate.

Decisions to dispose of assets will consider service requirements, asset condition, risk, future demand, heritage or regulatory requirements, ongoing lifecycle costs and alternative uses.

No asset disposals are currently confirmed for the Leisure and Recreational Facilities activity during the 2027–37 planning period. Where decisions on the future of individual facilities result in disposal being considered, these will be subject to the appropriate Council decision-making and statutory processes.

Asset	Reason for Disposal	Timing	Costs	Annual Operations & Maintenance Savings
There is no disposal identified for the Leisure and Recreational Facilities Activity				

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7. Data and Information Systems

Reliable asset information is important for effective asset management and supports decisions relating to maintenance, renewal, risk, lifecycle planning and future investment. Council will continue to progressively improve the completeness, accuracy and accessibility of information held for assets within the Leisure and Recreational Facilities activity.

7.1. Asset information

Asset & Work Manager is the primary asset information system used for assets within the Leisure and Recreational Facilities activity. Asset information is also supported by condition assessments, maintenance and project records, financial information and other operational information held by Council.

The level of asset information available varies across the portfolio. Facilities such as the Makino Aquatic Centre contain a significant number of building, plant and equipment components, while smaller facilities have considerably fewer assets and simpler asset configurations.

Core assets are recorded within Asset & Work Manager; however, the completeness of component-level information varies. Information such as installation dates, condition, useful lives, replacement costs and component details is more complete for recently installed, renewed or assessed assets than for older assets.

Asset information for Rewa Old School Pool will be reviewed as part of its transfer to the Leisure and Recreational Facilities activity to ensure the pool asset is appropriately recorded and distinguished from the reserve land, buildings and greenspaces that remain within the Parks, Reserves and Sportsgrounds activity.

Improving the completeness and accuracy of asset information remains an improvement priority for the 2027–37 planning period. Better asset information will support maintenance and renewal planning, risk management and future investment decisions.

7.2. Asset data collection responsibilities

Asset information is updated as new or improved information becomes available through capital and renewal projects, condition assessments, inspections, maintenance activities and other asset-related work.

Council staff responsible for project delivery, facility management and asset management, together with relevant contractors, contribute information required to maintain asset records. Asset information generated through completed projects and condition assessments should be incorporated into Asset & Work Manager to progressively improve the quality of the asset information base.

Historic asset information will continue to be added where it is available and provides value to asset management decision-making.

7.3. Data quality

The quality and completeness of asset information varies across the Leisure and Recreational Facilities portfolio. Information for recently constructed, renewed or condition-assessed assets is generally more complete, while information for some older and community-managed facilities is limited.

Known information gaps include component details, installation dates, condition information, useful lives and replacement costs for some assets. These limitations can reduce the reliability of longer-term maintenance, renewal and financial forecasts.

Council will progressively improve data quality through condition assessments, inspections, completed project information and ongoing review of asset records. Improvement activities will be prioritised according to asset criticality, risk and the information required to support future investment decisions.

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8. Managing Risk and Resilience

Managing risk and resilience is an important part of asset management and supports Council's ability to provide safe, reliable and sustainable leisure and recreational facilities.

Risk management considers the likelihood and consequences of events that may affect assets or service delivery and identifies appropriate controls and treatments. Resilience planning considers Council's ability to prepare for, respond to and recover from disruption while maintaining priority services where practicable.

8.1.Risk management plan

Asset-related risks for the Leisure and Recreational Facilities activity are identified and assessed using Council's risk management framework. Risks are considered in relation to their potential impact on safety, service delivery, compliance, financial performance, reputation and the condition and performance of assets.

Existing controls and treatments are considered when determining the residual risk. Where the residual risk remains above an acceptable level, further treatments may be identified and prioritised according to the level of risk, available resources and Council's risk appetite.

The key risks identified for the Leisure and Recreational Facilities activity are summarised below.

Risk Description	Raw Score	Current Controls or Treatments	Post control or treatment rating	Post Treatment Score	Proposed Risk	Further Controls or Treatments Proposed
Serious incident or fatality at Makino Aquatic Centre	32	• qualified lifeguards • PoolSafe accreditation and operating procedures • staff training; supervision requirements • emergency equipment • hazard identification and management • water quality monitoring	16	**High**	Mitigate	• continue staff competency and training programmes • review operating procedures and controls • address identified facility or asset risks through maintenance and renewal programmes
Failure of critical plant, utilities or building services	24	• routine and planned maintenance • inspections • condition assessments • asset renewals • operational response procedures	16	**High**	Mitigate	• identify critical assets and failure modes • strengthen planned and preventative maintenance • assess redundancy and backup requirements where appropriate • prioritise renewal of critical components
Significant deferred renewal or deterioration of assets	24	• condition assessments • maintenance and renewal programmes • asset management planning • Community Facilities Strategy	16	**High**	Mitigate	• improve condition and lifecycle information • prioritise renewals using criticality and risk • coordinate investment with decisions on the future direction of significant facilities
Earthquake-prone Feilding Civic Centre	32	• detailed Seismic Assessment completed • significant planned renewals deferred while Council considers the long-term response • ongoing management of the facility	32	**Extreme**	Mitigate	• progress Council decision-making on the future of the facility • manage interim safety, compliance and maintenance requirements
Building safety and regulatory non-compliance	32	• building compliance processes • inspections • maintenance programmes • specialist assessments where required	16	Medium	Mitigate	• address identified compliance issues according to risk • improve forward planning for compliance-related works • incorporate findings into lifecycle programmes.
Fire or other major building event	16	• fire protection systems • evacuation arrangements • inspections and maintenance • emergency procedures • insurance arrangements	16	High	Mitigate	• maintain and test relevant systems and procedures • address identified deficiencies through maintenance and renewal programmes.
Hazardous substances or chemical incident at Makino Aquatic Centre	24	• trained staff • chemical handling procedures • containment and storage controls • safety data • plant maintenance and emergency procedures	16	High	Mitigate	• continue training and review controls • consider safer systems or technologies as plant is renewed or upgraded.
Public health incident or pool-water contamination	24	• pool risk management and water-quality procedures • testing and monitoring • staff training • contamination response procedures	16	High	Mitigate	• continue monitoring and review of controls • consider treatment-system improvements through future plant renewal and upgrade programmes.

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Extreme weather, climate-related events or other emergency events	24	• emergency management and business continuity arrangements • Insurance • inspections and maintenance programmes	12	Medium	Mitigate	• consider resilience when renewing or upgrading assets • monitor asset vulnerability and condition • incorporate climate-related risks into future lifecycle planning.
Incomplete asset and condition information	16	• asset & Work Manager • condition assessments • project information • inspections and staff knowledge	12	Medium	Mitigate	• progress Section 7 data improvements • improve component and condition information • prioritise data collection for higher-risk and critical assets.

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8.2. Critical asset identification and management

Critical assets are assets or asset components where failure would have a significant consequence for safety, service delivery, compliance or the continued operation of a facility.

Criticality within the Leisure and Recreational Facilities activity is generally associated with specific asset components and building systems rather than entire facilities. This is particularly relevant at the Makino Aquatic Centre, where failure of key water treatment, circulation, heating, electrical or other plant may result in partial or complete closure of the facility.

Critical assets and failure modes will be progressively identified and recorded as asset and condition information improves. This information will be used to inform inspection frequencies, planned and preventative maintenance, renewal prioritisation, risk management and resilience planning.

Criticality is also considered when prioritising renewal projects. As outlined in Section 6.3, critical assets receive a **50% weighting** within the renewal prioritisation criteria, reflecting the potentially significant consequences of failure.

Critical Asset(s)	Typical Failure Mode	Potential Impact
Makino pool circulation and filtration plant	Pump, filtration or treatment failure	Pool closure; inability to maintain required water quality.
Makino water treatment and chemical systems	Treatment, dosing or containment failure	Health and safety risk; pool closure; compliance impacts.
Makino heating and associated plant	Boiler/heating system failure	Loss of required pool or building temperatures; reduced or unavailable services.
Essential electrical and control systems	Power, switchboard or control-system failure	Loss of plant operation and partial or complete facility closure.
Essential fire and life-safety systems across occupied facilities	System failure or non-compliance	Safety and compliance impacts; potential restriction or closure of facilities.

Identifying critical assets and their potential failure modes enables condition assessments, inspections, maintenance and capital investment to be targeted according to the consequence of asset failure.

Criticality is also considered when prioritising renewal projects. As outlined in Section 6.3, critical assets receive a 50% weighting within the renewal prioritisation criteria, ensuring that assets with potentially significant consequences of failure are given appropriate priority.

8.3. Risk assessment framework

Council's risk assessment framework considers the likelihood of a risk occurring and the consequences should the event occur. The resulting risk rating is used to determine whether existing controls are appropriate or whether further treatment is required.

Risk assessments for the Leisure and Recreational Facilities activity consider Council's Risk Appetite Statement 2025, together with the nature and criticality of the assets and the potential impacts on safety, service delivery, compliance, financial performance and reputation.

Risk treatment options may include avoiding, reducing, transferring or accepting the risk. Decisions on treatment take into account the level of residual risk, the effectiveness and cost of further controls and the benefits associated with the service being provided.

Risk assessments will be reviewed as asset information improves, significant asset or service changes occur, or new risks are identified.

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8.4. Approach to managing resilience

Resilience is the ability of assets and services to withstand disruption, adapt to changing conditions and recover following an event. For the Leisure and Recreational Facilities activity, resilience planning considers asset criticality, business continuity, emergency response and recovery, climate-related risks and the ability to maintain or restore priority services.

Council's approach includes identifying critical assets and failure modes, maintaining appropriate emergency and business continuity arrangements, undertaking planned maintenance and renewal, and considering resilience when assets are renewed or upgraded.

Extreme weather and climate-related events may affect facilities through storm damage, intense rainfall, flooding, moisture ingress, increased deterioration of building materials, disruption to utilities and restricted access. The extent of exposure varies between facilities and will be considered through condition assessments, risk assessments and future lifecycle planning.

Resilience is also particularly important where facilities rely on specialist plant or utilities for continued operation. At the Makino Aquatic Centre, failure of water treatment, circulation, heating, electrical or other key plant can significantly affect service availability. Criticality, redundancy, asset condition and renewal requirements will therefore be considered as part of ongoing plant and facility planning.

Council will continue to review resilience requirements as asset information improves and as significant decisions are made regarding the future of individual facilities.

The acceptance of risk is subject to ensuring that all potential benefits and costs are fully understood and that appropriate measures to manage risk are established before decisions are made.

The 2027–37 Long-term Plan assumes that Council will be able to respond to and initiate recovery from localised and moderate emergency events within its existing emergency management arrangements, insurance programme, reserve settings and borrowing headroom. For the Leisure and Recreational Facilities activity, emergency events may result in asset damage, temporary facility closures, loss of utilities or disruption to services. The scale and financial impact of individual events remains uncertain.

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9. Financial Summary

This section summarises the forecast financial requirements for the Leisure and Recreational Facilities activity over the 2027–37 planning period. The forecasts reflect the operations, maintenance, renewal and acquisition or upgrade requirements identified through this Asset Management Plan and support the delivery of agreed levels of service.

Financial forecasts are based on the best available information and will continue to be refined as asset information improves, project scopes and costs are developed, and decisions are made on the future requirements of significant facilities.

9.1.Financial forecast summaries

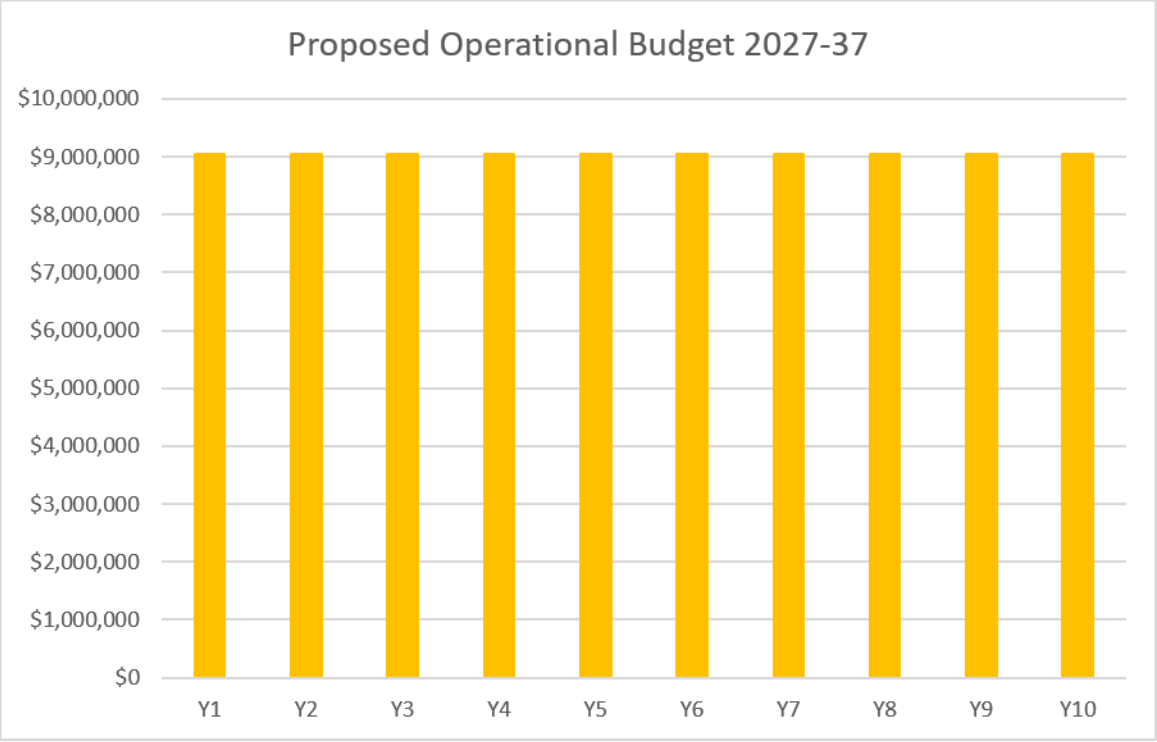
9.1.1. Proposed operations budget

Operational expenditure includes the ongoing costs of delivering agreed levels of service, including routine and recurring maintenance funded through Council's operational General Ledger (GL) budgets. These maintenance activities support the day-to-day functionality, condition and performance of assets and are separate from the specific maintenance projects identified in Section 9.1.2.

The forecast is based on current and historical expenditure, anticipated changes in operating costs and the consequential operating requirements associated with new or upgraded assets. Where significant decisions regarding the future of facilities remain outstanding, associated operational impacts will be refined as these decisions progress.

Council is proposing to spend **$90,477,270** on operations across the Leisure and Recreational Facilities activity over the 2027–37 planning period.

The figure below shows the forecast distribution of operational expenditure over the planning period.



Operational expenditure for the Leisure and Recreational Facilities activity is relatively high as it includes the costs associated with both operating the assets and delivering services. This includes significant staffing costs associated with the operation and delivery of services at the Makino Aquatic Centre, Te Āhuru Mōwai Manawatū Community Hub Library and Feilding Civic Centre.

Operational costs associated with the Pohangina Old School Reserve Pool and Rewa Old School Pool are not included in the operational expenditure forecasts within this Plan. These costs are incorporated into the operational budgets for the reserves on which the pools are located and are therefore captured within the Parks, Reserves and Sportsgrounds Asset Management Plan. Maintenance and renewal project requirements specific to the pools are included within this Plan.

9.1.2. Proposed maintenance budget

In addition to routine and recurring maintenance funded through operational budgets, Council identifies and budgets for specific maintenance projects required to address asset condition, performance, safety and service requirements.

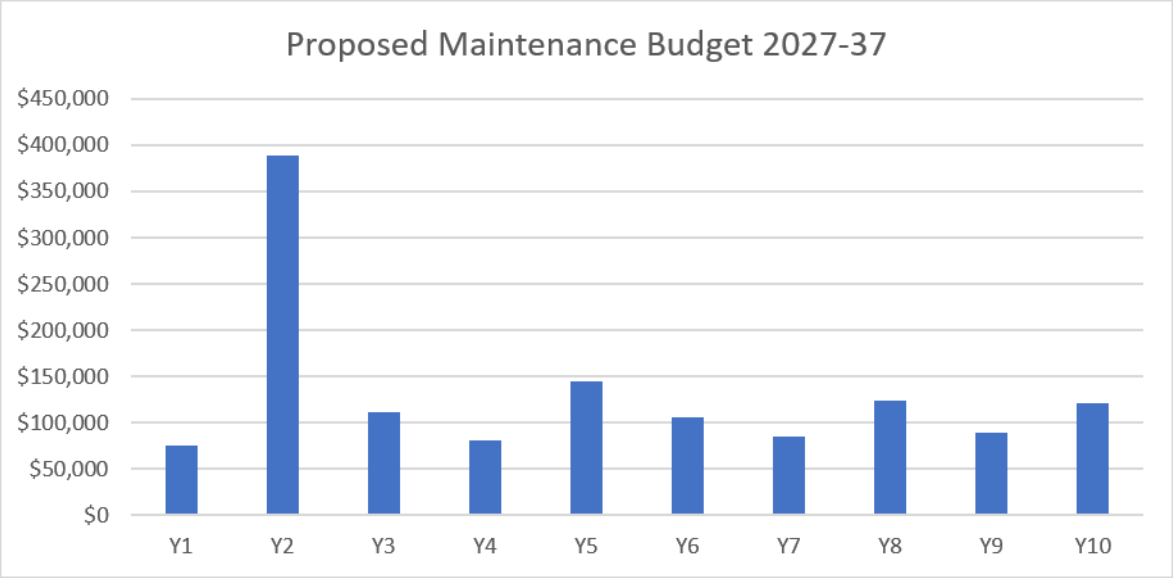
The maintenance expenditure presented in this section relates to these separately budgeted projects and does not represent the total cost of maintenance across the activity, as ongoing maintenance is also funded through operational General Ledger (GL) budgets.

Maintenance requirements are identified through inspections, condition assessments, asset performance, compliance requirements, facility management requests and asset failures. Projects are prioritised according to condition, criticality, risk, operational requirements and available funding.

Council is proposing to spend **$1,324,383** on separately identified maintenance projects over the 2027–37 planning period. This budget excludes routine maintenance funded through operational budgets and therefore does not represent the total maintenance expenditure across the activity.

The proposed programme includes maintenance requirements across a diverse portfolio of facilities, with Council progressively seeking to increase planned and preventative maintenance where this provides lifecycle, service or risk benefits.

The figure below shows the forecast distribution of maintenance project expenditure over the planning period. Expenditure may fluctuate due to the timing and scale of identified works. At Makino Aquatic Centre, some maintenance activities are coordinated to minimise disruption to facility users, resulting in higher expenditure in particular years.



Maintenance expenditure may fluctuate between years due to the timing and scale of planned works. At the Makino Aquatic Centre, some maintenance activities are coordinated and undertaken together to minimise disruption to facility users, which can result in higher expenditure in particular years.

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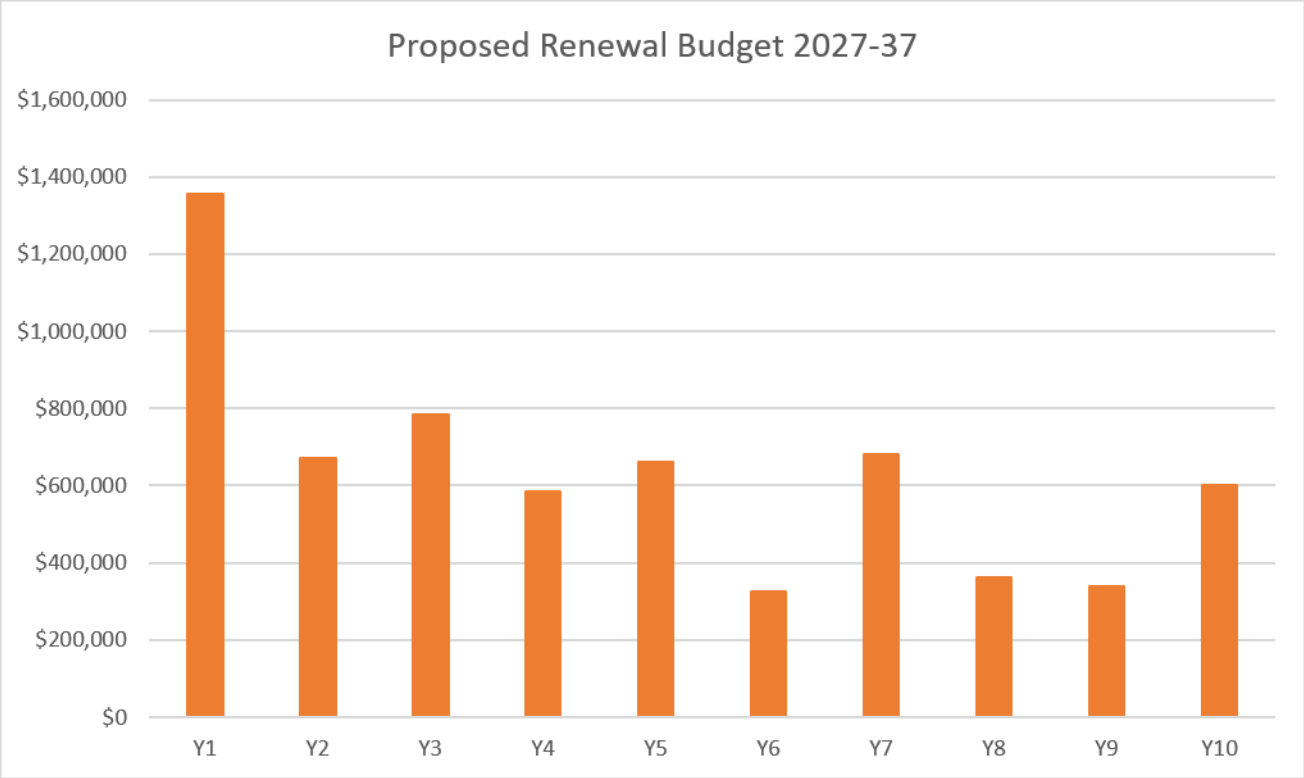
9.1.3. Proposed renewal budget

Renewal expenditure provides for the replacement or rehabilitation of existing assets and asset components to maintain their original service potential.

Renewal requirements are identified using available condition information, inspections, maintenance history, asset performance, expected useful lives and known asset issues. As outlined in Section 6.3, identified renewals are prioritised according to asset criticality, consequence of failure, operational and maintenance costs, and opportunities to reduce whole-of-life costs.

Council is proposing to spend **$6,368,901** on renewals across the Leisure and Recreational Facilities activity over the 2027–37 planning period.

The figure below shows the forecast distribution of this expenditure.



Renewal expenditure varies between years due to the different ages, condition and expected lives of assets across the portfolio. Significant building, plant and equipment renewals can result in peaks in expenditure, particularly at larger and more complex facilities such as the Makino Aquatic Centre.

Renewal programmes may also be affected by decisions on the future direction of individual facilities. Where significant investment decisions are pending, renewal expenditure will be prioritised to manage risk, maintain compliance and support continued service delivery while avoiding unnecessary investment.

9.1.4. Proposed acquisition/upgrade budget

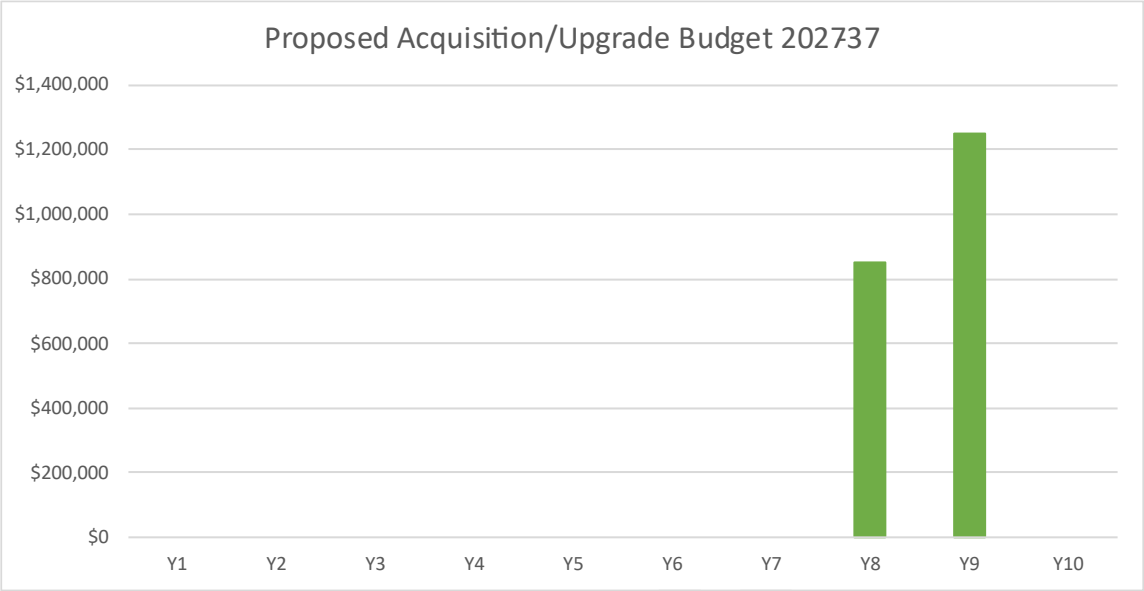
Acquisition and upgrade expenditure provides for new assets or improvements that increase the capacity, functionality or level of service provided by existing assets.

Acquisition and upgrade requirements are identified through demand and service planning, asset condition and performance information, customer and community feedback, regulatory requirements and investigations into future facility needs. Forecast costs are based on the best available information and may range from developed project estimates to preliminary estimates for projects that are at an early stage of investigation.

Council is proposing to spend **$2,100,000** on acquisition and upgrade works across the Leisure and Recreational Facilities activity over the 2027–37 planning period.

The forecast includes both funded and unfunded projects identified through the asset management planning process. **The inclusion of an unfunded project within the forecast does not represent Council approval or a commitment to undertake the work.**

The figure below shows the forecast distribution of this expenditure.



Acquisition and upgrade expenditure can vary significantly between years because projects within this activity are generally discrete and relatively large investments rather than recurring annual expenditure. The timing and cost of projects may also change as investigations are completed, project scopes are refined and Council makes decisions on future investment.

Where multiple options are being investigated for a facility, potential option costs are not treated as committed expenditure unless an appropriate project scope has been identified for inclusion within the financial forecast.

9.2. Funding strategy

Funding for the operation, maintenance, renewal, acquisition and upgrade of assets within the Leisure and Recreational Facilities activity is determined in accordance with Council's Financial Strategy and Revenue and Financing Policy, which form part of the 2027–37 Long-term Plan.

These documents set out Council's approach to funding operating and capital expenditure, including the use of rates, fees and charges, debt, reserves and other available funding sources.

Funding requirements identified through this Asset Management Plan inform the development of Council's financial forecasts and will be considered alongside affordability, Council priorities and other funding requirements through the Long-term Plan and Annual Plan processes.

9.3. Asset value

The value of assets within the Leisure and Recreational Facilities activity is summarised in the table below. Asset values are based on Council’s book value within OZONE and represent the best available valuation information at the time this Plan was prepared.

Depending on the facility, the values may include land, buildings, contents, plant and equipment, technology assets and collections. The composition of the value therefore varies between facilities according to the assets associated with the service provided.

Where a facility forms part of a wider Council site, only assets attributable to the Leisure and Recreational Facilities activity should be included where these can be separately identified. This is particularly relevant to the Pohangina Old School Reserve Pool and Rewa

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Old School Pool, where surrounding reserve land, buildings and greenspaces may be managed within another Council activity.

The values will be updated in accordance with Council's applicable valuation and accounting requirements.

Valuation	Value
Makino Aquatic Centre	$12,930,803
Te Āhuru Mōwai	$9,536,220
Feilding Civic Centre	$1,637,213
Feilding Little Theatre	$327,833
Old Tote Building	$563,234
Kimbolton Library	$105,142
Pohangina Old School Reserve Pool	$76,599
Rewa Old School Pool	$9,625
Te Kawau Memorial Recreation Centre	$2,938,469
Total	$28,125,138

9.4. Valuation forecasts

Asset values are expected to change over the 2027–37 planning period as assets are renewed, upgraded or acquired and as existing assets are depreciated.

Changes in construction, materials, equipment and service costs may also affect asset values and the future cost of replacing or renewing assets. This is particularly relevant to the Leisure and Recreational Facilities activity, which includes specialist aquatic plant and equipment as well as a range of building assets.

Changes in asset values may affect depreciation and future funding requirements. Valuation information will therefore continue to be reviewed and updated in accordance with Council's valuation and financial reporting requirements.

Significant investment decisions made during the planning period may also affect future asset values and depreciation. These impacts will be incorporated into future forecasts as project scopes and investment decisions are confirmed.

9.5. Key assumptions made in financial forecasts

Financial and lifecycle forecasts within this Plan are based on a number of assumptions about future conditions. These assumptions reflect the best available information at the time the Plan was prepared and are consistent, where applicable, with the forecasting assumptions adopted for the 2027–37 Long-term Plan.

Changes to these assumptions may affect the timing, cost or nature of works identified within this Plan.

Assumption	Impact on Halls Financial Forecasts
Capital project costs	Project forecasts are based on the best available estimates at the time the Plan was prepared. Costs may change as investigations, design and procurement progress and project scopes are refined.
Programme delivery	Capital and renewal programmes are assumed to be delivered broadly within the periods forecast. Timing may change due to project readiness, procurement, consenting, funding or other delivery constraints.
Asset information and condition	Forecasts are based on the best asset and condition information currently available. Improved information may change the timing, scope and cost of maintenance and renewal requirements.

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Asset useful lives	Assets are assumed to deteriorate broadly in accordance with available condition information and expected useful lives. Actual deterioration may result in renewal being required earlier or later than forecast.
Inflation and cost escalation	Forecast costs are based on the inflation and cost assumptions adopted for the 2027–37 Long-term Plan. Actual construction, materials, energy and service costs may differ from those forecast.
Asset valuations	Asset values are based on the best available valuation information and will change as assets are acquired, renewed, upgraded, disposed of or revalued. Changes may affect depreciation and future funding requirements.
Levels of service	Levels of service are assumed to remain generally consistent with those adopted for the 2027–37 planning period unless Council determines otherwise. Changes may affect operational and capital requirements.
Population and demographics	Population and demographic change is assumed to occur broadly in accordance with the forecasting assumptions adopted for the 2027–37 Long-term Plan. Different growth or demographic outcomes may affect demand for facilities and services.
Climate change	Climate-related changes may affect asset deterioration, operating requirements and future maintenance or renewal needs. Forecasts assume these impacts can generally be managed through planned asset management responses.
Emergency events	Council is assumed to be able to respond to and initiate recovery from localised and moderate emergency events within its existing emergency management arrangements, insurance programme, reserve settings and borrowing headroom. Significant events may result in unplanned expenditure or changes to planned works.
Affordability and funding	Forecast programmes remain subject to Council's financial capacity, funding decisions and prioritisation through the Long-term Plan and Annual Plan processes.
Significant facility decisions	No assumption is made that options currently under investigation for significant facilities will proceed unless Council confirms an appropriate project scope. Future decisions may materially change capital, operational, maintenance and renewal forecasts.
Capital project costs	Project forecasts are based on the best available estimates at the time the Plan was prepared. Costs may change as investigations, design and procurement progress and project scopes are refined.
Programme delivery	Capital and renewal programmes are assumed to be delivered broadly within the periods forecast. Timing may change due to project readiness, procurement, consenting, funding or other delivery constraints.
Insurance costs	Insurance costs are assumed to remain manageable within Council's overall insurance arrangements. Changes in premiums, deductibles, asset values or insurance availability may affect future operating budgets.

If actual circumstances differ materially from the assumptions used in preparing this Plan, the timing, cost and affordability of forecast expenditure may change. This could result in maintenance, renewal or capital works being brought forward, deferred, reprioritised or requiring additional funding.

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Council will monitor the assumptions and underlying asset information through its Long-Term Plan and annual planning processes. Where significant changes occur, the financial forecasts and work programmes will be reviewed and adjusted as appropriate, taking into account levels of service, risk, asset condition, community need and Council's financial capacity.

9.6. Reliability and confidence estimates

The forecast costs, proposed budgets and valuation information contained within this Plan are based on the best available information at the time the Plan was prepared. The reliability and completeness of this information varies across the Leisure and Recreational Facilities activity.

Understanding the level of confidence in the information used for asset management and financial forecasting is important, as limitations in asset, condition or cost information may affect the timing and accuracy of future expenditure forecasts.

Data confidence is assessed using the A–E confidence grading scale shown below.

Confidence Grade	Description
A. Highly reliable	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate ± 2%.
B. Reliable	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Uncertain	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%.
E. Unknown	None or very little data held

The estimated confidence level for and reliability of data used in this Plan is shown in the table below.

Data	Confidence Assessment	Comment
Demand drivers	B	Based on the Environmental Scan 2025, facility usage information, customer feedback and identified industry and community trends.
Growth projections	B	Based on population and demographic information used to support Council's 2027–37 Long-term Plan.
Acquisition forecast	B	Based largely on established operating expenditure, current service delivery arrangements and known operating requirements. Future costs may change where significant facility decisions are still to be made.
Maintenance forecast	C	Based on current maintenance programmes, known asset issues, condition information and staff and facility knowledge. Confidence is affected by variable condition and component-level information across the portfolio.

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Renewal forecast	C	Based on available condition information, expected useful lives, identified renewal requirements and staff knowledge. Forecasts will improve as asset and condition information becomes more complete.
- Asset values	B	Based on Council's current valuation and financial information. Confidence may vary between individual assets and asset classes.
- Asset useful lives	C	Useful-life information is available for some assets but component-level information is incomplete across parts of the portfolio.
- Condition modelling	C	Formal condition information is available for some facilities, while information for other facilities is limited or primarily based on inspections and operational knowledge.
Disposal forecast	N/A	No asset disposals are currently confirmed within the 2027–37 planning period.

Overall, the information available is considered sufficient to support the development of this Plan; however, there are opportunities to improve the reliability of maintenance and renewal forecasts through better asset, condition and lifecycle information.

Improving asset information, condition assessment programmes and lifecycle data is therefore a priority within the improvement programme outlined in Section 10. As this information improves, the reliability of future asset management and financial forecasts is expected to increase.

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10. Plan Improvement and Monitoring

10.1. Status of asset management practices

Council uses a range of financial, asset management and operational information to support the management of assets within the Leisure and Recreational Facilities activity.

Asset & Work Manager is the primary asset management system used to record and manage asset information. NCS MAGIQ is used to manage operational and capital budgets, while OZONE supports general ledger and purchase order processes.

Asset management practices continue to develop as the quality and completeness of asset information improves. Key areas for further improvement include asset and component information, condition and lifecycle data, identification of critical assets, planned maintenance and the integration of asset information with financial and investment planning.

These improvements will progressively strengthen Council's ability to make informed, risk-based decisions about maintenance, renewal and future investment.

10.2. Maturity assessment results

Asset management maturity describes the extent to which Council's asset management practices, processes and information support effective decision-making and the current and future needs of the community. Assessing maturity helps identify strengths, areas for improvement and realistic opportunities to progressively improve asset management practices.

The **International Infrastructure Management Manual (IIMM)** identifies four broad levels of asset management maturity:

- **Minimum** – the minimum level of practice required to own and maintain significant assets;
- **Core** – a basic but sound level of asset management practice;
- **Intermediate** – practices that move towards recognised good practice; and
- **Advanced** – a high level of asset management maturity.

Higher levels of maturity require increasing levels of information, resources, time and organisational capability. Council therefore seeks to develop its asset management practices in a manner that is proportionate to the scale, value, risk and significance of the assets being managed.

The maturity assessment for the Leisure and Recreational Facilities activity identified an overall maturity level of **Core**. This reflects a basic but sound level of asset management practice, supported by established financial planning, operational and maintenance processes, condition assessments and specialist knowledge of the facilities and their assets.

The assessment also identifies opportunities to further improve asset management practices. Key areas for the Leisure and Recreational Facilities activity include improving structured component-level asset and condition data within Asset & Work Manager, strengthening the identification and management of critical assets, improving lifecycle and renewal forecasting, increasing the use of planned and preventative maintenance, and continuing to integrate condition, risk, demand, levels of service and future facility requirements into asset management and investment decisions.

The objective is not necessarily to achieve the highest level of maturity across all areas of asset management. Improvements will be prioritised where they provide a demonstrable benefit to the management of the Leisure and Recreational Facilities portfolio, support better decision-making or address identified information and capability gaps.

10.3. Improvement plan

It is important that Council continues to identify and address areas where asset management practices, information and planning processes can be improved. The

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improvement plan provides a structured approach to progressively strengthening asset management capability and ensuring that decisions are increasingly supported by reliable and fit-for-purpose information.

For the Leisure and Recreational Facilities activity, improvement priorities for the 2027–37 planning period focus on improving asset and component information, strengthening condition and lifecycle information, improving critical asset identification and increasing the use of planned and preventative maintenance and risk-based decision-making.

Improvement actions will be prioritised according to their potential benefit to asset management decision-making, the significance and criticality of the assets involved, available resources and the level of information required to support future planning.

The improvement plan will be monitored throughout the 2027–37 planning period, with progress reviewed as part of the ongoing asset management planning process. Actions may be adjusted as asset information improves, priorities change or new requirements are identified.

Task		Responsibility	Resources Required	Timeline
1	Improve component-level asset data in Asset & Work Manager.	High	Community Facilities and Asset Management staff	2027-30
2	Maintain current asset condition information.	High	Council staff and specialist contractors	Ongoing
3	Identify and record critical assets and failure modes.	High	Community Facilities and Asset Management staff	2027-29
4	Improve lifecycle and renewal forecasting.	High	Community Facilities and Asset Management staff	2027-31 / ongoing
5	Further develop planned and preventative maintenance programmes.	Medium	Council staff, facility staff and contractors	Ongoing
6	Strengthen risk-based prioritisation of asset investment.	Medium	Community Facilities and Asset Management staff	Ongoing
7	Improve collection and use of facility utilisation and demand information.	Medium	Community Facilities staff and facility operators	Ongoing
8	Improve integration of asset and financial information.	Medium	Community Facilities, Asset Management and Finance staff	Ongoing

10.4. Monitoring and review procedures

This Asset Management Plan will be monitored and reviewed throughout the 2027–37 planning period to ensure that it remains current and continues to support effective asset management decision-making.

Reviews will consider changes in levels of service, asset condition and performance, risks, asset information, maintenance and renewal requirements, forecast costs and budgets, and progress against the improvement programme.

Frequency	Monitoring/Review Task
Ongoing	Update asset information as improved information becomes available through inspections, condition assessments, maintenance, renewals and capital projects.
Annually	Review asset condition, risks, maintenance and renewal requirements, financial forecasts and progress against the improvement programme as part of the annual planning process.

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Three-yearly	Review the AMP as part of the Long-term Plan process, including levels of service, demand, lifecycle programmes, risks and financial forecasts.
Six-yearly	Undertake a comprehensive review of the AMP, including asset management practices, information requirements and long-term lifecycle needs.
As required	Review relevant parts of the Plan following significant asset failure, emergency events, legislative or service-level changes, major investment decisions or significant changes in demand or the asset portfolio.

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11. Appendices

11.1. Asset information

Asset	Location	Description	Operation
Makino Aquatic Centre	10 Council Place, Feilding	Features both indoor and outdoor pool facilities. The indoor complex consists of a 25-metre pool, learn to swim pool, wet deck area, play pool, offices and community meeting rooms, and family change rooms. The outdoor complex consists of a 50-metre pool, dive pool, play pool and splash pool.	Managed and operated in-house by Manawatū District Council staff, responsible for the management of the plant, building, and services delivered (including Learn to Swim). The maintenance of the building is undertaken by nominated contractors.
Manawatū District Library	44 Bowen Street, Feilding	The Manawatu District Library (renamed to the Community Hub as part of the redevelopment project) is currently being redeveloped to incorporate additional services. Due for completion 2024/25.	Managed and operated in-house by Manawatū District Council staff, responsible for the management of the building and services delivered. The maintenance of the building is undertaken by nominated contractors.
Feilding Civic Centre	84 Aorangi Street, Feilding	An 1,805m² concrete building located on a 0.2120 ha site on Aorangi Street built in 1954/55. The building includes a sports hall, concert hall, meeting rooms and dressing rooms. The main sports hall was designed to facilitate both Basketball and Badminton.	The Feilding Civic Centre was previously operated by the Feilding Civic Centre Trust, which was established in 2004. Following the disestablishment of the Trust at the end of 2026, responsibility for the management and day-to-day operation of the facility reverted to Council.
Feilding Little Theatre	21 Stafford Street, Feilding	A 572m² roughcast building located on a 1191 square metre parcel of land on Stafford Street, built is 1952. This building comprises a 100-seat auditorium and stage, lobby, theatre foyer, kitchen, bar, toilets, plus several dressing rooms and storage rooms adjacent to the main auditorium.	The theatre is managed by Feilding Little Theatre Players (FLTP) which includes a committee that manages the day to day administration of the facility. This includes facility bookings and cleaning of the facility.
Old Tote Building	47 South Street, Feilding	The Old Tote Building was built in 1913 by the Feilding Jockey Club. It is a two-storey wooden building with a concrete/steel vault in the centre.	The building is currently closed to the public after a condition assessment carried out in 2019 identified a number of non-compliances with modern fire safety systems.
Kimbolton Library	5 Edwards Street, Kimbolton	Built in 1927, the 25m² timber building is located on a 0.0728ha site on Edwards Street. The building consists of a library area only.	The Kimbolton Library is a community library operated by community volunteers.
Pohangina Old School Reserve Pool	948 Finnis Road, Pohangina	A concrete pool tank structure, with changing rooms that forms part of the Old Pohangina School Reserve.	This facility is managed by the School Reserve Committee and maintained by a local contractor paid for by Council.
Te Kawau Memorial Recreation Centre	1 Wye Street, Rongotea	The building is a 1,330m² hardiplank building located on a 0.2489ha site on Wye Street, Rongotea. The	The Te Kawau Recreation Centre is operated by a local Committee made up of regular users. The Committee

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		centre consists of a gymnasium, function room, community room, offices, bar, storage rooms, cleaners' room, serveries, kitchens, toilets, changing and shower rooms, first aid room, mezzanine floor and foyers.	is responsible for the day-to-day running and general maintenance of the facility, including managing bookings and cleaning of the facility.
Rewa Old School Pool	40 Rangitikei Valley Road, Waituna West	A concrete pool tank structure that forms part of the Old Rewa School Reserve.	This facility is managed by the local community and work is carried out by Council contractors as requested by officers.

11.2. Complete Operational Works Programme

Asset	Project Description	Criticality	Consequence	Estimated Cost	Year
Makino Aquatic Centre	INDOOR COMPLEX - Reseal main pool flooring – main flooring and concourse requires recoating	High	Med	$232,903	2
Te Āhuru Mōwai	Operational WiFi	High	High	$24,432	1
	Operational WiFi	High	High	$25,018	2
	Operational WiFi	High	High	$25,569	3
	Operational WiFi	High	High	$26,131	4
	Operational WiFi	High	High	$26,628	5
	Operational WiFi	High	High	$27,160	6
	Operational WiFi	High	High	$27,676	7
	Operational WiFi	High	High	$28,202	8
	Operational WiFi	High	High	$28,710	9
	Operational WiFi	High	High	$29,227	10
Feilding Civic Centre	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$50,900	1
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$52,122	2
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$53,268	3
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$54,440	4
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$55,475	5

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	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$56,584	6
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$57,659	7
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$58,755	8
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$59,812	9
	Annual operational budget for repairs and maintenance, as identified in condition assessment	High	High	$60,889	10
	Roof and exterior cladding washdown	High	High	$8,339	2
	Roof and exterior cladding washdown	High	High	$8,876	5
	Roof and exterior cladding washdown	High	High	$9,401	8
	Condition assessment	High	High	$22,634	6
Feilding Little Theatre	Exterior repaint	High	High	$62,546	2
	Roof and exterior cladding washdown	Med	Med	$8,339	2
	Roof and exterior cladding washdown	Med	Med	$8,876	5
	Roof and exterior cladding washdown	Med	Med	$9,401	8
Pohangina Old School Pool	Old school pool repainting	High	High	$30,444	10
Rewa Old School Pool	Refurbish pool pumps	High	High	$17,626	8
Te Kawau Memorial Recreation Centre	Changing room refurbishment	Med	Med	$44,380	5
	Maintenance as per condition assessment	Med	High	$31,961	3

11.3. Complete Renewal Works Programme

Asset	Project Description	Remaining Life	Consequence	Estimated Cost	Year
Makino Aquatic Centre	Heating Plant Room - Heat Exchanger: 50 Pool, 25m Pool: 11 Elements, Play Pool: 8 elements, LTS Pool: 19 Elements	2	High	$20,340	1
	Replacement: Learn to Swim Plantroom - Filter Sludge Waste Pump: Learn to Swim Pool/Wet Deck Davies Model: 74101-0 Serial:162921079400, Duty Pump: Wet Deck Grundfos 1.10kw, VSD: Learn to Swim Pool Schneider Serial: ATV650U40N4 4kw 7.6kw in 9.3kw out, Disk Filter: Wet Deck, Lift Pump: Wet Deck Grundfos Model: D99803442	2	High	$21,431	1

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	Serial: P1 000143 1.1 kw, DE Dosing Pump: Wet Deck Jesco LB20 Serial: 101M0007101, DE Dosing Pump: Learn to Swim Pool Jesco LB20 Serial: 101M0011P0 & Indoor Plant Room - Flow Meter: Main Pool FPC Signet Complete with 2551 (In Panel)				
	Replacement: Learn to Swim Storage - Feature Control Valves: Wet Deck Bermad x 15 valves & Carpet renewal (reception, staff areas); replacement turnstyles	2	High	$113,852	1
	Indoor Pool Area - Water Features: Various; Learn to Swim Pool Area - Overflow Channel Grates: Learn to Swim Pool Anti 200-225mm width 55 metres	2	High	$63,839	1
	Shade sail replacement - 3 yearly	2	Med	$20,050	1
	Envibe hardware replacement	2	High	$5,794	1
	Inflatable toy replacements	2	Med	$8,902	1
	Debibrillator replacement	2	High	$5,564	1
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	2	Med	$7,311	1
	Pool cover replacement (LTS, dive, 50m & outdoor play)	2	High	$16,691	1
	Outdoor Pool Area - Overflow Channel Grates: Outdoor Pools Anti 205, 220, 296mm width 128m	2	High	$30,229	1
	Replace 20% Outdoor Pools - Vacuum DE Filter: Outdoor Pool 114 Elements	2	High	$10,170	1
	Replacement: Learn to Swim Plantroom - Flusher Unit DE Dosing Solenoid: Wet Deck FPC, Water Sampling Station: Learn to Swim Pool Jesco Serial: 427B000G094 & Flusher Unit DE Dosing Solenoid: Learn to Swim FPC, Flow Meter: Play Pool FPC Signet complete with 2551 (In Panel)	3	High	$9,656	2
	Replacement: Indoor Pool Area - Dive Block: Indoor 25m Pool Anti & Indoor Plant Room - Duty Pump: Main Pool MacEwans DINBLOC Model: 100-260- BS-80 Serial: 11315 15kW; Lane Ropes - 25m pool	3	High	$39,166	2
	Replacement: Outdoor Pool Plant Room - Switch Board: Outdoor Pool Duty and Lift Pumps, Lift Pump 1: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11668 15kW & Lift Pump 2: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11576 15kW, Duty Pump 1: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11669B 15kW & Duty Pump 2: Outdoor Pool MacEwans Type: DINBLOC Model: 125-260 BS-80 Serial:11669A 15kW, & Chlorine Room - Chlorine Storage Tank: Outdoor Pool FPC 950 Litre	3	High	$57,051	2
	Safety equipment replacement (ropes, ladders, slip prevention etc.); Pool Vacuum cleaners: Wave 100, Wave 2X2, Manual Vac	3	High	$25,538	2
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	3	Med	$5,235	2

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	HVAC Renewals; Rinnai unit replacement	4	High	$107,681	3
	Learn to Swim Plantroom - DE Slurry Tank: Learn to Swim/ Wet Deck Stainless Steel, Chlorine Dosing Pump: Learn to Swim Pool Emec Serial: 14169890800000001 18 LPH, Duty Pump: Learn to Swim Pool Grundfos Model: A99056355P116090002 63 cm pHr 4kw, Lint Strainer: Learn to Swim Pool Ian Coombes, & Indoor Pool Plant Room - Lift Pump: Main Pool MacEwans Model: 100-200 BS-80 Serial: 11316 4kw & Duty Pump: Play Pool MacEwans DINBLOC Model: 50-260 BS-80 Serial: 11317 4kw	4	High	$32,744	3
	Inflatable toy replacements	4	Med	$9,702	3
	Pool hoist & Accessibility equipment (beds etc) replacement	4	High	$84,892	3
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	4	Med	$5,458	3
	Pool cover replacement (LTS, dive, 50m & outdoor play)	4	High	$60,637	3
	Replace 20% Outdoor Pools - Vacuum DE Filter: Outdoor Pool 114 Elements	4	High	$10,643	3
	LTS Myrtha lining	4	High	$41,508	3
	Envibe hardware replacement	4	High	$6,203	4
	Replacement: Rinnai units, Boiler Room - Boiler: Condensing Gas Baxi Luna Duo-Tech MP Left – Master 1 Right – Slave 2 & Heating Plant Room - Heated Water Circulation Pump: Electric Motor Tree 4kw	5	High	$68,015	4
	Replacement: Learn to Swim Plantroom - Flow Meter: Learn to Swim Pool Signet 9900 powered meter & Dosing Controller: Learn to Swim Pool Ph and Chlorine Jesco Topax DE Serial:404E000647, Dosing Controller: Play Pool pH and Chlorine Jesco Serial: 404E0000725, Lift Pump: Play Pool MacEwans DINBLOC Model: 65-200/190 Serial: 11918 2.2kw, Sampling Station: Main Pool Jesco Serial:427B000097 & Chlorine Dosing Pump: Main Pool Jesco LB30 Serial: 101M0000925 31 LPH	5	High	$38,697	4
	Shade sail replacement - 3 yearly	5	Med	$22,778	4
	Wheelchair replacement (5 yearly) & Safety equipment replacement (ropes, ladders, slip prevention etc.)	5	High	$19,389	4
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	5	Med	$5,689	4
	Replacement: Acoustic Panels, Learn to Swim Pool Area - Spinal Board: Includes a neck brace, & Indoor Pool Area - Accessible Ramp Handrail: Main Pool Stainless Steel, & Indoor Pool Area - Bleacher Seating: Main Pool, Spinal Board: Includes a neck brace, & Storage Room	5	High	$61,835	4

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	Replacement: 25m Plantroom - 25m Pool Lint Strainer, Play Pool Lint Strainer, 25m Lift Pump, Playpool lift pump, 25m Duty Pump, Playpool Duty Pump; 25m Pool x34 DE Filter elements and Play Pool x11 DE Filter Elements;Replacement: Heating Plant Room - Heated Water Circulation Pump: Wilo Type: TOP-580/10 1590W, & Learn to Swim Plantroom - DE Slurry Stirrer: Learn to Swim/ Wet Deck Sew Eurodrive Serial: RF27DR57154, & Indoor Plant Room - Chlorine Tank: All Indoor Pools Est. 2000 Litres, Dosing Controller: Main Pool pH and Chlorine Jesco Serial: 404E0000684, Chlorine Dosing Pump: Play Pool Jesco LB20 Serial: 101M0000538 21 LPH & Water Sampling Station: Play Pool Jesco Serial: 427B0000102	6	High	$93,798	5
	Outdoor Pool Area - Pool Paint: 50m Pool 1046m2, LTS, splash pool & Dive Well 290m2	6	High	$110,949	5
	25m Pool - Overflow Channel Grates: Poolside Anti 300mm width 52 metres	6	High	$22,190	5
	Replacement: Outdoor Pool Plant Room - DE Dosing Pumps: Play Pool Jesco LB30 Serial: 101M0000716 14.4LPH, 25m Pool Jesco LB30 Serial: 101M0000715 14.4 LPH & Outdoor 50m Pool Jesco LB20 Serial: 104M0010999 63 LPH 10 Bar, Outdoor Lab Room - Sampling Station: Outdoor Pool Jesco Serial: 427B0000136 5-40° Temp, Dosing Controller: Outdoor Pool pH and Chlorine Jesco Topax DE Serial: 404E0000890, Chlorine Dosing Pump: Outdoor Pool Jesco; Replace 20% Outdoor Pools - Vacuum DE Filter: Outdoor Pool 114 Elements	6	High	$49,610	5
	Outdoor Pool Area - Life Guard Station: Galvanised and Stainless Steel, Handrail: Play Pool Stainless Steel 7.8m & Pool Tiles: Play Pool 60m (approx.)	6	High	$20,407	5
	Inflatable toy replacements	6	Med	$10,501	5
	Safety equipment replacement (ropes, ladders, slip prevention etc.)	6	High	$17,065	5
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	6	Med	$5,907	5
	Pool cover replacement (LTS, dive, 50m & outdoor play)	6	High	$39,381	5
	Outdoor Pool Plant Room - Replace Flusher Unit DE Dosing Solenoids: Outdoor 50m, 25m and play pools	7	High	$5,121	6
	Debibrillator replacement	7	High	$6,828	6
	Canoe polo equipment replacement & Renewal of fitness, play & learning equipment	7	Med	$6,145	6
	Envibe hardware replacement	8	High	$6,965	7
	Replacement: Boiler Room - Burner Boiler: Cuenod C54, & Learn to Swim Plantroom - Vacuum DE Filter: Learn to Swim Pool 16 elements Aquaboss 16 & Vacuum DE Filter: Learn to Swim Pool 9 Element Aquaboss 9	8	High	$86,506	7
	Replace 20% Outdoor Pools - Vacuum DE Filter: Outdoor Pool 114 Elements	8	High	$11,554	7

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	Replacement: Outdoor Pool Area - Higher Dive Board: Dive Well Dive Board and Structure, Lower Dive Board: Dive Well Dive Board and Structure, Play Structure: Play Pool Includes slide, Accessible Stairs: 50m Pool Steel, Pace Clock: 50m Pool Pool Stuff & Shade sail replacement - 3 yearly; Shade sail replacement - 3 yearly	8	High	$118,648	7
	Outdoor Pool Area - Accessible Stairs: Dive Well	8	High	$5,672	7
	Inflatable toy replacements	8	Med	$11,345	7
	Canoe polo equipment replacement & Renewal of indoor fitness, play & learning equipment	8	Med	$6,382	7
	Pool cover replacement (LTS, dive, 50m & outdoor play)	8	High	$42,544	7
	Replacement: Indoor Plant Room- Pump Controls: Main Pool Lift/Duty Pumps & Learn to Swim Plantroom - Primer Pump: Wet Deck Grundfos	9	High	$9,497	8
	Replacement: Outdoor Pool Area - Pool Tiles: Dive Well 65m (approx.) & Pool Tiles: 50m Pool 152m2 (approx.)	9	High	$42,812	8
	Replace 20% Outdoor Pools - Vacuum DE Filter: Outdoor Pool 114 Elements	10	High	$11,998	9
	Inflatable toy replacements	10	Med	$11,780	9
	Outdoor Pool Area - Pool Paint: 50m Pool 1046m2, LTS, splash pool & Dive Well 290m2	11	High	$122,136	10
	Indoor Pools: 25m, Play Pool and LTS: Variable speed drives and level sensors, 25m Chlorine tank level sensor; Energy and flow metres: 25m, LTS, Playpool, AHU, Scada PC	11	High	$73,282	10
	Outdoor Pool DE Room - DE/Bisulphate Slurry Tank: 25m plantroom - DE/Bisulphate Slurry Tank: LTS Pool - DE/Bisulphate/Chlorie Slurry Tank:	11	High	$48,854	10
	50m Chlorine Room - 50m Pool Chlorine Tank - 2 tanks	11	High	$6,107	10
	Shade sail replacement - 3 yearly	11	Med	$23,796	10
	Envibe hardware replacement	11	High	$8,992	10
	Debibrillator replacement	12	High	$6,000	11
Te Āhuru Mōwai	Collection Renewal – purchases to renew library collection – Year 1	1	High	$249,165	1
	Collection Renewal – purchases to renew library collection – Year 2	2	High	$255,145	2
	Collection Renewal – purchases to renew library collection – Year 3	3	High	$260,758	3
	Collection Renewal – purchases to renew library collection – Year 4	4	High	$266,756	4
	Collection Renewal – purchases to renew library collection – Year 5	5	High	$271,824	5
	Collection Renewal – purchases to renew library collection – Year 6	6	High	$277,532	6
	Collection Renewal – purchases to renew library collection – Year 7	7	High	$283,083	7
	Collection Renewal – purchases to renew library collection – Year 8	8	High	$288,461	8
	Collection Renewal – purchases to renew library collection – Year 9	9	High	$293,942	9

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	Collection Renewal – purchases to renew library collection – Year 10	10	High	$299,233	10
	Renewal of Makerspace equipment - minor equipment - 2-yearly	1	High	$10,170	1
	Renewal of Makerspace equipment - minor equipment - 2-yearly	3	High	$10,643	3
	Renewal of Makerspace equipment - minor equipment - 2-yearly	5	High	$11,095	5
	Renewal of Makerspace equipment - minor equipment - 2-yearly	7	High	$11,554	7
	Renewal of Makerspace equipment - minor equipment - 2-yearly	9	High	$11,998	9
	Renewal of furniture and equipment	2	High	$6,102	1
	Renewal of furniture and equipment	3	High	$6,248	2
	Renewal of furniture and equipment	4	High	$6,386	3
	Renewal of furniture and equipment	5	High	$13,066	4
	Renewal of furniture and equipment	6	High	$6,657	5
	Renewal of furniture and equipment	7	High	$6,797	6
	Renewal of furniture and equipment	8	High	$6,933	7
	Renewal of furniture and equipment	9	High	$7,064	8
	Renewal of furniture and equipment	10	High	$7,199	9
	Renewal of furniture and equipment	11	High	$7,328	10
	Renewal of furniture and equipment - Shade sail	5	High	$6,000	4
	Renewal of technology	2	High	$12,216	1
	Renewal of technology	3	High	$3,121	2
	Renewal of technology	4	High	$84,082	3
	Renewal of technology	5	High	$32,770	4
	Renewal of technology	6	High	$3,338	5
	Renewal of technology	7	High	$3,405	6
	Renewal of technology	8	High	$3,463	7
	Renewal of technology	9	High	$3,518	8
	Renewal of technology	10	High	$3,571	9
	Renewal of technology	11	High	$3,625	10
	Renewal of microfilm reader scanner	2	High	$26,410	2
	Refurbish picture-book bins	4	Med	$7,042	3
	Replacement autogate motor and electronics	5	High	$4,359	4
	Renewal of Makerspace equipment - laser and CnC machines	4	High	$39,409	4
	Condition assessment remedial works	2	High	$407,200	1

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Feilding Civic Centre	Replace windows on Stafford St side of Concert Chamber, including kitchen windows	2	High	$71,260	1
	Condition assessment remedial works	3	High	$208,079	2
	Replace Concert Chamber seating	8	Med	$85,915	7
Feilding Little Theatre	Earthquake strengthening of proscenium wall	0	High	$254,500	1
	Carpet replacement	4	Med	$34,058	3
Pohangina Old School Pool	Refurbishment of changing room facilities and fencing	9	High	$11,171	8
	Replace media and pool pump	11	Med	$7,976	10
Te Kawau Memorial Recreation Centre	Replace the two kitchen sterilisers having reached the end of their economic life	2	Med	$20,360	1
	Ground level gutter replacement to entire building.	3	Med	$36,414	2
	Renewals as per condition assessment	4	Med	$26,608	3
	Replace Heat pumps in main lounge area, reaching anticipated end of life	7	Med	$20,430	6

11.4. Complete Acquisition/Upgrade Work Programme

Asset	Development Description	Increased LoS	Response to Growth	Proportion of Renewal	Estimated Cost	Year	External Funding
Old Tote Building	Works identified in needs assessment to allow utilisation of building – phase 1*	50%		50%	$850,000	8	
	Works identified in needs assessment to allow utilisation of building – phase 2*				$1,250,000	9	

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