



Aorangi Stadium

8 Court

Extraordinary Council Meeting – 15 November 2024 - Previous Resolutions

Resolution 2024/78

Moved: Mayor Nigel Bowen

Seconded: Deputy Mayor Scott Shannon

1. Preferred Option 1 - That the Council accept the tender from Thompson Engineering and Construction Limited for an 8-court design and build new stadium and associated Lump Sum of \$23,250,109.70 (Twenty-three million, two hundred and fifty thousand, one hundred and nine dollars and seventy cents) excluding GST, subject to further negotiation and removal of principles scope to achieve a fixed lump sum offer with a final design based on Table 1, Build Option D;
2. That the Chief Executive be delegated authority to approve variations and tender tags within the approved project budget of \$24.2m;
3. That the Chief Executive explore options to retain the existing stadium and complete earthquake prone works as required. Funds to be utilised from savings in demolition and reinstatement with courts as per Option 2, and that the principles requirements for the new stadium be reduced to retain the existing stadium, cost of works to stay within the allocated budget for the overall project as agreed.
4. That the awarding of a contract to Thompson Engineering and Construction and retaining of the existing stadium be notified publicly at the conclusion of the meeting, noting that officers are working within the agreed budget as per the Long-Term Plan 2024-34;
5. That further consultation is undertaken with users around usage and storage requirements.
6. Council resolves that, notwithstanding Recommendation 4, the report and recommendations remain in public excluded until such time as all commercial negotiations have been completed and a construction contract is awarded.

In Favour: Cllrs Nigel Bowen, Peter Burt, Scott Shannon and Owen Jackson

Against: Cllrs Allan Booth, Gavin Oliver, Stu Piddington, and Michelle Pye

Abstained: Cllr Stacey Scott

Equal

Mayor Bowen as Chair used his casting vote to carry the motion.

Extraordinary Council Meeting – 15 November 2024 - Previous Resolutions

Resolution 2024/79

Moved: Cir Stu Piddington

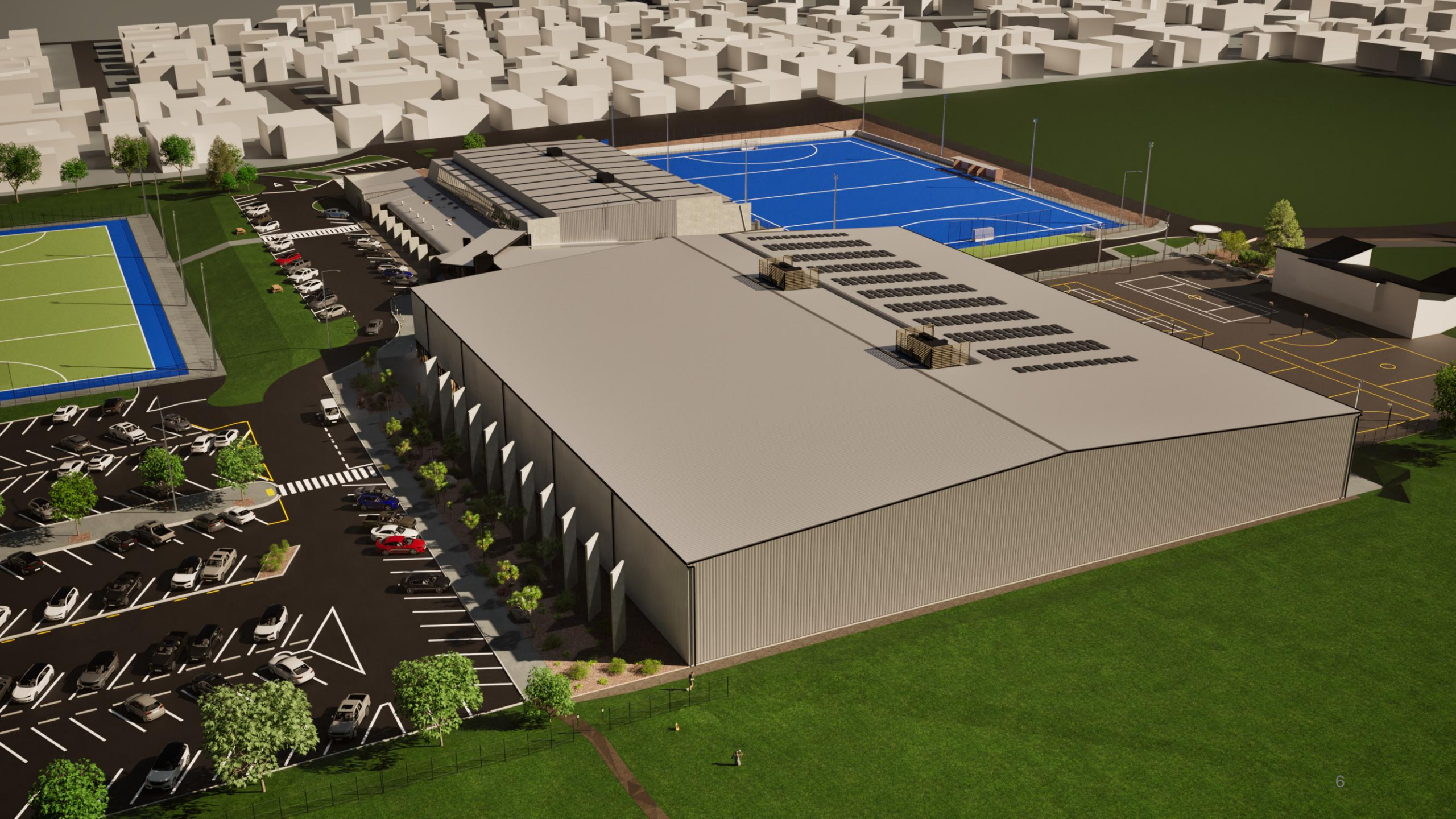
Seconded: Mayor Nigel Bowen

1. That Council requests that the original user group that included 2 x Hockey, 2 x Basketball, 2 x Netball, Sport South Canterbury Representatives and a council nominated representative view the plan.
2. The Council nominates Nick Symister as its community representative.

Carried









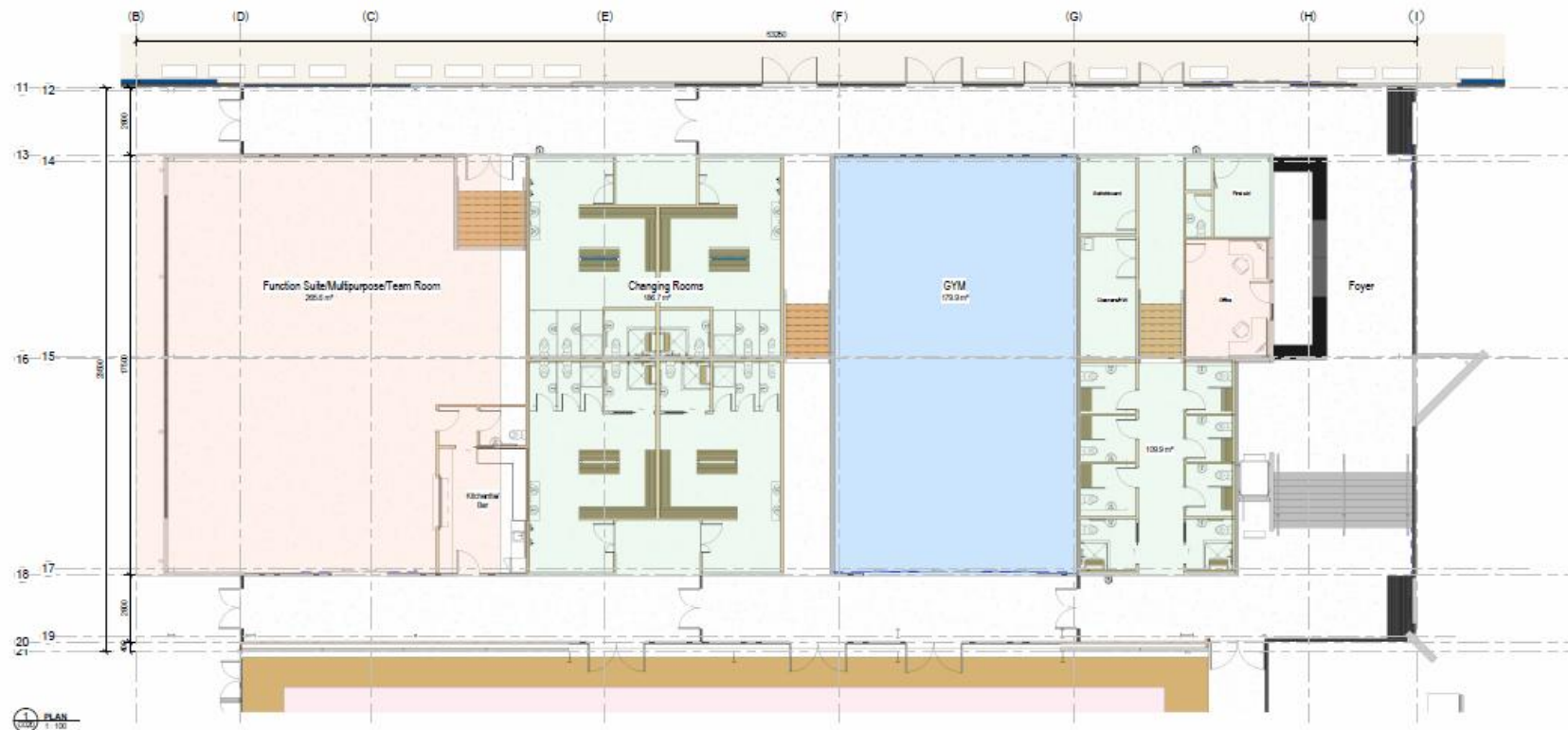




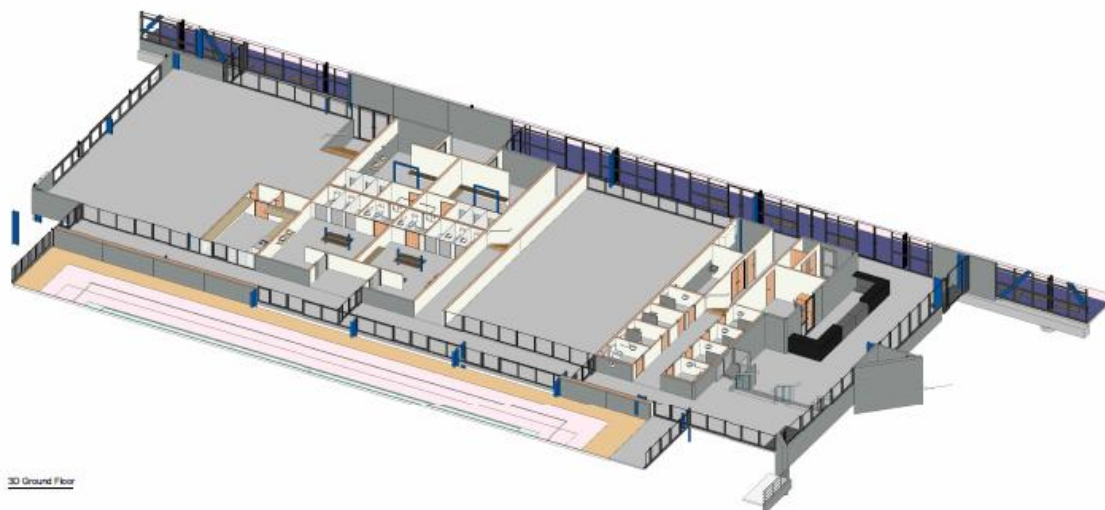








FLOOR COVERINGS	
	Concrete
	Carpet (res. commercial)
	Vinyl - commercial (not slip treated area)



3D Ground Floor

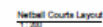
Rev#	Amendments	Date
	Timaru District Council Aorangi Stadium (8-Court) Morgans Road, Timaru	
JOB #	20732	
DATE	02/04/2026	
DRAWN BY	A. Armstrong	CHECKED BY J. Wilson
SCALE	As indicated	DRAWN FOR A1
DISCIPLINE	Concept	

CONCEPT ONLY
NOT FOR CONSTRUCTION

SHEET NAME
Ground Floor

SHEET #
C023

All drawings property of
Thompson Engineering 2023 Ltd
Please note: All dimensions to be verified on site.

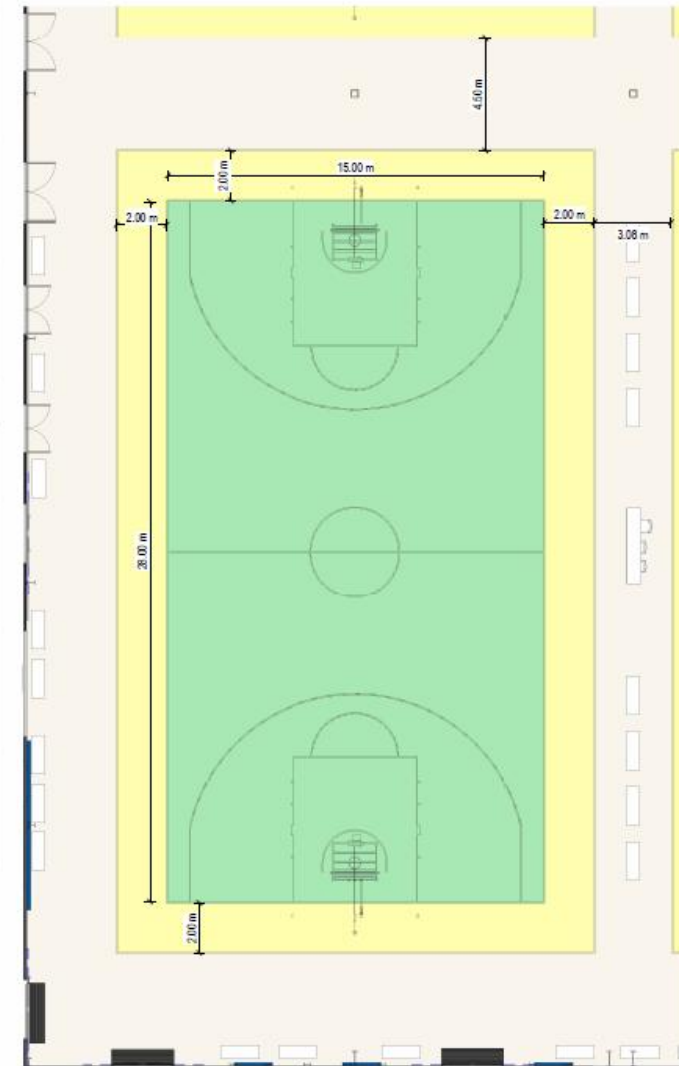


CONCEPT ONLY
NOT FOR CONSTRUCTION

All drawings property of
Thompson Engineering (2002) Ltd
Please note: All dimensions to be verified on site



Basketball Courts Layout
1:100



Rev# Amendments Date

Timaru District Council
Aorangi Stadium
(8-Court)
Morgans Road, Timaru

JOB #
20732

DATE
02/04/2025

DRAWN BY
T. Patterson

CHECKED BY
J. Wilson

SCALE
As Indicated

DRAWN SIZE
A1

DISCIPLINE
Concept

**CONCEPT ONLY
NOT FOR CONSTRUCTION**

SHEET NAME

Basketball Dimensions

SHEET #
C027

All drawings property of
Thompson Engineering (2002) Ltd
Please note: All dimensions to be verified on site



























Aorangi Stadium Financials

Aorangi Stadium - Cost Plan - Apr 2025	Target Total	Approved budget
Business Case	inc	
Planning	inc	
Consents and Approvals (inc land and legal)	\$ 50,000	
Professional Services	\$483,000	
Construction		
Thompsons Engineering Ltd	\$22,694,337	
TDC direct works (Hockey Room upgrade, roof repairs, civil works and service diversions)	\$320,000	
Closeout (inc operational readiness, handover, as built)	inc	
Project Management (internal costs)	\$220,000	
Contingency	\$ 1,000,000	
Approved TDC Capital Budget		\$24,200,000
Legacy Aoraki Stadium Trust Funding available		\$567,659
Totals	\$24,767,337	\$24,767,659
Funding Delta		\$322

Aorangi Stadium - Funding	Total
Secured Funding	
Approved Budget as per Council Resolution	24,200,00
Disestablishment Trust	490,000
Disestablishment Trust	77,659
Total Secured Funding	24,767,659
Anticipated TDC Borrowing	
Disestablishment Trust	-567,659
Better Off Funding	-2,070,000
Fundraising - 10% Commitment	-2,400,000
Total TDC Borrowing (Secured less offsets)	19,370,000
Other potential funding sources	
Trust Aoraki - Naming Rights	750,000
Aoraki Foundation	tbd
Contributions from other TDC departments for mutually beneficial works (LTU, Parks?)	tbd
Corporate Sponsorship Opportunities	tbd
Targeted sponsorship (i.e. for specific items)	
Lotto grants	tbd
Community Trust grants	tbd
Digital Advertising / Marketing	tbd

Project Scope

NAME	DESCRIPTION	SIZE / NO.	PRIORITY		TO BE LOCATED IN		STANDARD TO BE COMPLIED WITH
			ESSENTIAL	DESIRABLE	EXISTING BUILDING	NEW BUILDING	
EXISTING STADIUM							
Structural Strengthening	Sportshall – upgrade from current 50% NBS to minimum 67% for IL3		✓		✓		Min 67% NBS IL3
	Hockey offices and changing rooms (western side) upgrade from 15% NBS to minimum 67%. For IL3 – to be done by others		n/a		✓		Min 67% NBS IL3
	Northern expansion – houses GF gymnasium, 1F function suite, kitchen, bar – upgrade from 15% NBS to minimum 67% for IL3.		✓		✓		Min 67% NBS IL3
Exhibition Space	Exhibition Space for shows, car shows, conventions.	load capacity (existing)	n/a		✓		
Sports Floor	Retain existing floor. Re-coating and re-marking of existing 3 courts to be done as part of routine maintenance regime. No significant work expected under this contract.		n/a		✓		
External Facade	Improve eastern façade aesthetics to better match new entrance and new building – minimal cosmetic changes			✓	✓		
Roof Repairs	Assess condition and repair roof if needed (if less than 8 years residual life) - NOTE – to be done by TDC external to main contract		✓		✓		
Management Admin Offices	Back of House offices for 3 management personnel.		✓		✓		
Change Areas	Low level refurbishment to existing change areas if and as required - NOTE – currently excluded from scope		n/a	n/a	n/a		
Bleacher Seating – main hall	Update and replace existing pull-out bleachers with facility - NOTE – to be procured by TDC external to main contract	minimum 800, max 1000 seats		✓	✓		
Lighting – main hall	Diffused natural light and LED illumination - NOTE – to be procured by TDC external to main contract	Minimum 400 lux	✓		✓		
Heating System – main hall	Change existing gas-powered heaters to electrical (e.g. Fusion Modulair)			✓	✓		
Accessibility	All spaces to be accessible.		✓		✓		

LINK BUILDING (old to new connection)						
Structure	New structure to be designed to provide stabilisation to existing northern wall. Seismically separated from new stadium structure.		✓		✓	Min 100% NBS IL3
Front of House/Reception & Core Management	The front entrance and hub of the facility – Connects existing and new facility.					Sports NZ Facilities Guide
	<ul style="list-style-type: none"> Aesthetically attractive façade and entry, linking old and new buildings (double height glass façade preferred) 		✓		✓	
	<ul style="list-style-type: none"> Specialist joinery Reception Desk for 3 people. To accommodate computers, screens, POS 		✓		✓	
	<ul style="list-style-type: none"> Comprises foyer and common areas, access to ground floor change rooms and toilet block, upper floor facilities, elevators, gymnasium 		✓		✓	
	<ul style="list-style-type: none"> Must be sized to accommodate appropriate numbers of people passing through. 		✓		✓	
	<ul style="list-style-type: none"> Flexible, to allow simultaneous events / usage in existing and new facility i.e. splittable to allow separate entrances to be created. 		✓		✓	
	<ul style="list-style-type: none"> Public toilets, with possible separate external entry to toilets only for users of outside eastern pitches 			✓	✓	
Change Areas	<ul style="list-style-type: none"> Minimum 4 team changing spaces, with individual changing booths and showers, 2 fully accessible for normal and sports wheelchairs, gender neutral flexibility 		✓		✓	Sports NZ Facilities Guide
	<ul style="list-style-type: none"> Incorporation of changing spaces with gender neutral flexibility 			✓	✓	
	<ul style="list-style-type: none"> Referees and Officials changing suite 			✓	✓	
	<ul style="list-style-type: none"> independent unisex, accessible toilets. 		✓		✓	
	<ul style="list-style-type: none"> External entry to designated toilets and change rooms for outside stadium operating hours. (Possible reconfiguration of WCs serving gymnasium 		✓		✓	
Health & Fitness Area	Health and Fitness Centre. Current size 35m x 14m. = 490 sqm. Requires minimum 180 sqm. Access to changing facilities of "member" quality	Minimum 180 sqm	✓		✓	

Project Scope

Multi-Use rooms & Function Venue	A multi-use space for functions, meetings, workshops, and recreation spaces. Designed for ease of access into existing and new stadium, and external hockey turfs. Can also provide elevated viewing platform into sports courts.		✓		✓		
Cafeteria / vending machines	Area for vending machines and services for future coffee kiosk.			✓		✓	
Sports Administration Area "Sports House"	Refurbish existing offices used by Sport Canterbury - NOTE – to be done by TDC external to main contract			✓		✓	
Heating and Ventilation	<ul style="list-style-type: none"> Appropriate insulation, heating and air ventilation. Options for heating in all rooms. 		✓			✓	
NEW INDOOR STADIUM							
Structure	New structure to be designed to 100% NBS for IL3		✓			✓	100% NBS IL3
8x full size Indoor Courts	Sports Flooring – sprung or semi-sprung sports floor to semi-professional specification.	loading capacity tbc					Sports NZ Facilities Guide
	Netball x 8	30.5 X 15.25m	✓			✓	
	Basketball x 8	28.0 X 15.05m	✓			✓	
	Futsal (may be accommodated in existing stadium)	Min 25 x 16m Max 42 x 25m	✓		✓		
	Volleyball(may be accommodated in existing stadium)	18 x 9m	✓			✓	
	Badminton	13.4 x 6.1m X4 courts per Netball court	✓			✓	
	Table Tennis	2.74 x 1.525m X16 tables per netball court	✓		✓		
	Indoor Hockey (may be accommodated in existing stadium)						
Lighting – main hall	Diffused natural light and LED illumination. 800 – 1000 lux	Minimum 800 lux	✓			✓	
Heating and Ventilation – main hall	Appropriate, sustainable, efficient and responsible heating and ventilation. Consideration to be given to utilising passive ventilation. Modulair Units or similar.		✓			✓	
Bleacher Seating	Retractable bleacher seating - NOTE – to be procured by TDC external to main contract	300 persons		✓		✓	

Spectator Area	Appropriate courtside spectator spatial provision, with sufficient court spacing and sideline space for separate players and spectator areas		✓			✓	
Storage	Storage for hockey, indoor stadium users, nets, hoops, mats. To be sufficient height for stored equipment. Roller doors for ease of use and access. Minimum 150 sqm (exc bleacher seat storage if needed.)	Minimum 150 sqm	✓			✓	
Dividing Curtains	Draper Ridge retractable, electrically powered divider curtains, between groups of courts to allow flexibility and separation						
	<ul style="list-style-type: none"> New Stadium 	2	✓			✓	
	<ul style="list-style-type: none"> Existing Stadium 			✓	✓		
Sports Equipment	<ul style="list-style-type: none"> Basketball Hoops – roof mounted, retractable 	2 x 8	✓			✓	
	<ul style="list-style-type: none"> Scoreboards and Shot Clocks – HMI or similar, with cage protection 	8	✓			✓	
	<ul style="list-style-type: none"> Netball hoops 	2 x 8	✓			✓	
	<ul style="list-style-type: none"> Badminton nets 	8	✓			✓	
	<ul style="list-style-type: none"> Volleyball nets – existing 	0		✓	✓		
	<ul style="list-style-type: none"> Indoor hockey goals 	2		✓	✓		

Value Engineering Exclusions

Description	Comments
Main Stadium	
Omit retractable bleacher seating	To be funded from elsewhere. Alternative options found for circa \$250 - \$300k
Structural upgrade to support solar panels	Commercial deal with supplier to be investigated
Solar Panels	Commercial deal with supplier to be investigated
2 x Portable basketball units	Deleted, to be funded from elsewhere or re-use existing
Back up Generator	Purchased and funded through Civil Defence Funding –
Screening to air handling units on new roof	Visual / aesthetic enhancement
Infrastructure upgrades	
Water harvesting tanks	No clear use for these – hockey turfs have own supply
External Hard Landscaping	
Fence and Sliding security gate	May be reintroduced if budget allows at later date
Exposed aggregate to hard landscaping	Also liaise with parks – may be able to supply planting
Existing Stadium	
LED light replacement	Done through existing stadium OPEX
Architectural upgrades to existing store (precast cladding)	Aesthetic treatment only
Paint Existing Acoustic Panels	May be reintroduced if budget allows at later date
Repaint existing Sport Canterbury office	May be reintroduced if budget allows at later date
Replace flooring Sport Canterbury offices	May be reintroduced if budget allows at later date
T&G walls existing - remove	May be reintroduced if budget allows at later date
Paint External brickwork black	May be reintroduced if budget allows at later date
Screening to package units on existing roof	Visual / aesthetic enhancement

Construction Programme / Timeline

Item	Start Date	Forecast Finish Date
Revised Concept Design and price	20 Jan 25	4 April 25
Contract agreed and fully executed (following Council meeting 6 May 25)	4 Apr 25	7 May 25
Hockey Clubrooms strengthening		31 May 25
Detailed Design	4 Apr 25	27 Jun 25
Building Consent	1 Jul 25	8 Aug 25
Civil / Advance Works	1 Jun 25	31 Aug 25
Construction:		
Existing Stadium seismic strengthening & upgrade	1 Sep 25	30 Nov 25
New Stadium Site prep and groundworks	1 Dec 25	31 Mar 26
New Stadium construction	31 Mar 26	31 Mar 27
Link Building	31 Mar 26	28 Feb 27
Fit Out	1 Mar 27	31 Mar 27
Project Completion		31 Mar 27

Recommendation

- That Council accept the negotiated design and price submitted by Thompson Engineering Ltd. (TEL) (April 2025), and that Council approves the formal engagement of TEL under a Design and Build Contract to deliver the Aorangi Stadium upgrade and expansion.
- That Council agrees to the proposed construction programme and sequencing, which targets completion of the existing stadium upgrade by Dec 2025, and full completion of the project by Apr 2027.

An artist's impression of the Aorangi Stadium. The image shows a large, modern stadium with a curved, metallic facade and a series of tall, slender light towers. In the foreground, there is a green grassy field with a blue and white boundary line. A blue banner is overlaid on the bottom left of the image, containing the text 'Aorangi Stadium' and '8 Court'.

Aorangi Stadium

8 Court

AN ARTIST IMPRESSION BY THOMPSON