

# Bombay Community Multisport Development

*“A family focused facility that enhances the quality of sport recreation and cultural opportunities for Bombay and the wider communities”*

# Scene Setting

- Community Meeting called by Bombay War Memorial Trust
  - Aging facilities that are expensive to maintain and not catering for demand and growth from existing clubs and the **wider Bombay community**
  - Opportunity to secure more land
  - Bombay school needs, increasing demand, loss of open space
  - Many clubs and people having to travel
  - Traffic management and safe access between school and facilities
  - Existing pressure on Pukekohe infrastructure
  - The future
- Agreed on the need for the community to ensure effective coordination in the planning and provision of sporting, recreation and cultural facilities in the local area
- Established a working group
- Engaged Visitor Solutions to help develop a foundation Community Plan

# Community Plan – its purpose

- Provide a formal foundation for partner collaboration during the planning and potential development of a Bombay Community Multisport Facility
- Articulate a shared vision and objectives for the proposed Bombay Community Multisport Facility
- Articulate and document partners' requirements and concerns regarding the Bombay Community Multisport Facility so they can be addressed in future stages
- Set out an agreed project 'road map'
- Establish a development entity

# Community Plan - Vision

*“A family focused facility that enhances the quality of sport recreation and cultural opportunities for Bombay and the wider communities”*

# Community Plan - Objectives

1. Provide a range of quality indoor and outdoor facilities that foster sport, recreation and cultural activities in order to better serve the future needs of Bombay and surrounding communities.
2. The school becomes a key part of the multisport facility development precinct with enhanced (and safer) access between the school and multisport site and improved pickup / drop off and parking services being achieved.
3. The multi sport facility becomes a community hub which enables individual clubs and organisations to gain a stronger identity within the community.
4. The sporting and community organisations associated with the multisport development attract and grow their memberships.
5. Provides for a financially sustainable, operational facility model, which in turn supports the sustainability of member organisations.

# Key requirements and concerns

- Governance, structure and clarity around roles and responsibilities
- Fair, workable and sustainable financial model
- Identity, sense of control / ownership remains
- Appropriate due diligence and planning throughout
- Maintain the heritage

# Partners and Stakeholders

- Sport Clubs
  - Tennis, Rugby, Netball, Basketball, Indoor Bowls
- Community
  - Bombay School, Bombay War Memorial Trust, Lions, Guides / Scouts, Playcentre
- Expressions of interest / associated clubs
  - Football, Music and Dance, Fitness classes, Swimming, Athletics, Wrestling, Running / Multisport / Orienteering
- Stakeholders
  - Auckland Council / Local Community Board, Local Business Community, Counties Manukau Sport, Ministry of Education, Police, Community Trusts

# Pre-feasibility - catchment analysis

- The Bombay Recreational Precinct currently services not only the Bombay community, but also a much wider catchment area including a large number of the surrounding hamlets.
- The areas surrounding Bombay are planned to undergo significant growth in the future which will increase demand for local sport and recreation opportunities and infrastructure.

# Pre-feasibility - club analysis

- Bombay is already the sports hub for surrounding areas and is seen as such within the community.
- Members of existing Bombay sports clubs are travelling from as far as 40km away to play their sport at Bombay.
- There are limited sporting clubs in the surrounding areas to the east of the motorway.
- The focus should be on supporting existing and developing Bombay clubs and making them more sustainable, as opposed to creating new clubs in areas such as Pokeno and Runciman which are adjacent to Bombay.
- It should also be noted that the Bombay School already has 30% of its current role made up of students from out of zone.

# Pre-feasibility - network of facilities

- There are only a limited number of sports fields and facilities on the eastern side of the old Franklin DC area.
- There is no access to indoor recreational space on the eastern side of the old Franklin DC area.
- There is no significant netball hardcourt space on the eastern side of the old Franklin DC area.
- There is significant development being progressed and supported by Council on the western side of the old Franklin DC area.

# Pre-feasibility - staged development

## STAGE 1

- Stage 1 of the Bombay Community Multisport project involves the purchase of 15 acres adjacent to the existing Bombay War Memorial Recreation Reserve.
- The Bombay Community Project Group has a conditional agreement with the land owner (Dec 2011) to purchase the land.
- The one year conditional agreement finishes on December 1st 2011.
- The sum for purchasing the land is \$750,000, fair price

# Pre-feasibility - staged development

## STAGE 2

- Develop sports fields on the newly purchased land.
- Develop netball courts adjacent to existing tennis courts.
- Create road safe access between school and reserve.
- Create access road around perimeter of reserve (potentially only a partial connection may be required depending on the final design).
- Provide additional car parking.

# Pre-feasibility - staged development

## STAGE 3

- Consolidation and removal of existing buildings including rugby club rooms, rugby changing facilities, tennis club rooms and War Memorial hall.
- Develop multisport facility for existing and future codes.
- Develop indoor court/training area.

# Pre-feasibility - benefits

1. All of the existing Bombay sports clubs and community groups Clubs are committed to the development which provides confidence in moving the project forward.
2. The enhancement of a multisport and recreation precinct for the benefit of existing and future clubs, organisations and the wider community.
3. **The potential to purchase additional greenfields surrounding the Bombay War Memorial Recreation Ground (given that the land owner has offered to sell a portion of land adjoining the site to the community). This would add to the existing recreation precinct and help future proof the site. It could be the only chance to buy the land and add to an existing open space asset (thus preventing fragmentation).**
4. \$750,000 for 15 acres is a fair price.

# Pre-feasibility - benefits

5. The sporting and community organisations associated with the multisport development have the potential to attract and grow their memberships.
6. Provides the opportunity for a more financially sustainable, operational facility model, which in turn supports the sustainability of member organisations.
7. Supports the Bombay Primary school which is losing green space to classes as student growth continues.
8. Provides the opportunity to plan holistically and strategically for a sports and recreation precinct which accommodates the needs of a significant catchment (including planned growth areas).
9. Addresses the issue of aging and limited sporting facilities within the eastern part of the old Franklin DC area.
10. Geographically well located – i.e. close to motorway, easy for people from north or south to get to.

# Pre-feasibility – conclusions and recommendations

- Preliminary evidence suggests the project is feasible
- In-depth full feasibility study (FFS) to determine the projects optimal configuration and feasibility, and any further recommendations
- Subject to the outcomes of the FFS work with Council to investigate securing the budget for the staged development within the new 10 year community plan

# Progress to date

- Engaged Visitor Solutions
- Community Plan has been signed off by Clubs / Organisations
- Option on the land secured
- Roadmap in place
- Bombay Community Project Group
  - Guiding Principles, Terms of Reference and Entity Structure
- Pre-feasibility study completed and available
- Full Feasibility Study underway
  - Council contribution secured
  - Lotteries application lodged
- Full community meeting in June

# Discussion

- Planning and preparation will provide foundation for the long term success of the proposed development
- Community unity, support and belief is key
- Perseverance will pay off

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