

BOMBABY COMMUNITY MULTISPORT DEVELOPMENT

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

March 2011 submission to Auckland Council and Franklin Community Local Board

BACKGROUND

The Bombay and surrounding communities have an existing recreational precinct that provides the hub for sport and recreation. This precinct is made up of two key sites which are adjacent to one another; they are the:

- Bombay War Memorial Recreational Grounds
- Bombay Primary School

These two sites provide a variety of sport and recreation facilities and opportunities. However, the majority of the facilities are aging, expensive to maintain and not appropriate in terms of size or quality to accommodate the current demand.

The Bombay community have been working together to progress a series of development opportunities that are focused on the Bombay War Memorial Recreation Ground, Bombay School and its surrounds.

The need to rectify the aging facilities on the Bombay War Memorial Recreation Ground and plan with the future in mind initiated community discussion that identified a range of related opportunities connected with the site. These were:

- 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.
- Support the Bombay Primary school which is losing green space to classes as student growth continues.
- The opportunity to plan for a sports and recreation precinct which includes both the facilities and sites of the Bombay school and Bombay War Memorial Recreation Ground.
- The ability to provide for better traffic management and safer access to and from the Bombay school and Bombay War Memorial Recreation Ground and associated facilities.

COMMUNITY PLAN

The Bombay community has developed a Community Plan to progress precinct development opportunities. The key reason for the Community Plan was the need for effective coordination in the planning and provision of sport, recreation and cultural facilities in the local area, and to rectify the aging facilities at the Bombay War Memorial Recreation Ground.

The purpose of the Community Plan is to:

1. Provide a formal foundation for partner collaboration during the planning and potential development of a Bombay Community Multisport Facility.

2. Articulate a shared vision and objectives for the proposed Bombay Community Multisport Facility.
3. Articulate and document partners' requirements and concerns regarding the Bombay Community Multisport Facility so they can be addressed in future stages.
4. Set out an agreed project 'road map'.

The Community Plan and its stakeholders developed a vision for the Bombay Recreational Precinct which is:

"A family focused facility that enhances the quality of sport, recreation and cultural opportunities for Bombay and the wider communities"

The Community Plan also established a range of objectives. These are:

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.

The Community Plan has outlined the structure of the project team that will be responsible for driving the initial phase of the potential development. This entity will be called the 'Bombay Community Project Group'.

The following community clubs and organisations have signed the Community Plan and have agreed to follow set processes:

- Bombay Rugby Club
- Bombay Tennis Club
- Bombay Netball Club
- Franklin Basketball Club
- Bombay Indoor Bowls Club
- Bombay Lions Club
- Bombay Primary School

In addition many other existing, new and emerging clubs are represented on the Bombay Community Project Group and committed to the plan.

A copy of the final Community Plan that has been agreed by the founding clubs and organisations is provided. This Community Plan was funded by the community.

PRE-FEASIBILITY STUDY

Following the completion of the Community Plan the Bombay Community Project Group requested the development of a Pre-Feasibility Study. This study has now been completed and is provided. The Pre-Feasibility study was funded by the community.

The Pre-Feasibility study identified the following 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.
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.

The Pre-Feasibility Study concluded that the balance of current preliminary evidence suggests that a multi sport facility / precinct is feasible. It further recommended that the project should be undertaken on a staged basis as follows;

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 (lasting for one year) to purchase the land.
- The one year conditional agreement finishes on December 1st 2011.
- The sum for purchasing the land is \$750,000

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.

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.

The study recommended that the project team work with Council to initiate a more in-depth Full Feasibility and optimisation study to more accurately determine the project's ideal configuration and viability.

Following the completion of the Community Plan and Pre-Feasibility Study (both of which were funded by the community) the Bombay Community Project Group has presented to the Franklin Local Board requesting the land purchase is funded in 2011 / 2012.

We have also commissioned a Full Feasibility study which we will be working with Council on. We are in the final stage of signing of the brief for this work. We expect this Full Feasibility Study to be completed in the next few months.

KEY SUBMISSION

As outlined above we have a signed sale and purchase agreement on the additional 15 acres of land for \$750,000 including GST that we are required to settle on the 1st December 2011. Assuming the Full Feasibility study recommends that the project is viable we would like to purchase the land in accordance with the date on the sale and purchase agreement. We respectfully ask that Auckland Council and the Franklin Community Local Board provision for this in the 2011 / 2012 plan.

The owners have been extremely generous in providing us with a full year to secure the funds. However they want to sell the land making this an ideal opportunity, but one that could be lost if funds are not secured.

If Auckland Council cannot commit to purchasing the land in 2011/2012 we would request that funds are allocated in the draft Long Term Plan.

Rob Nichol for the
BOMBAY COMMUNITY PROJECT GROUP
March 2011