

9. BISHOPDALE MULTI-USE FACILITY- PROPOSAL FOR FURTHER EVALUATION OF OPTIONS

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The purpose of this report is to update the Board (and the relevant Council Standing Committees) with progress in addressing the Board's initiative for a partnership with the YMCA in conjunction with the concept for the development of a multi-use facility at Bishopdale. The Council's endorsement of the principle for further evaluation of options for the development of Stage 1 (the transfer of the YMCA's current activities from Greers Road, Bryndwr) is also being sought as an outcome from this report.

(Representatives of the Board and the YMCA will be in attendance at the standing Committee meetings to speak in support of the proposal.)

BACKGROUND

In late 2000 the YMCA approached the Fendalton/Waimairi Community Board regarding a proposal to relocate from their outgrown and outmoded Greers Road site to co-locate on Council land. The principle for co-location at Bishopdale where land ("Local Purpose (Community Building) Reserve) was available was supported by the Board. An added advantage with this option was that the YMCA is already on site through their management of the Council's Bishopdale Community Centre. The opportunity to link with a programme for the future upgrading of the Council's existing facilities was also considered to be highly merited.

Relevant studies were initiated and support in principle was given by the Board for the concept to build a "multi-use facility" at Bishopdale i.e. for both the YMCA's facility, and enhanced Council facilities.

Presentations were made to the (then) Pools and Stadia Sub Committee, and the Community and Leisure Committee, where the initiative was received and left to await the outcomes of the "Major Facilities Study". This particular study is still not completed and the YMCA, in the meantime, is receiving serious expressions of interest in respect of their Greers Road site.

THE PRESENT

The Board, more recently, decided that it would be helpful to initiate an updated scoping study, and the development of a concept plan. This work was carried out on a shared cost basis with the YMCA.

The Community Board whilst most supportive of the concept, accepts that any "plan" should be designed on a staged basis, built on the early accommodation of the YMCA's needs, with later development (subject, of course, to the Council's endorsement and funding) for modifications to be made to the present Community Centre/Library/Creche including retention of the existing Community Police/Citizens Advice Bureau/public toilets.

The Leisure Manager has been kept informed of progress throughout and has expressed general support for the initiative.

The Libraries Manager has also been kept informed and will be interested in further outcomes.

The updated scoping study has recently been completed based on a proposal to construct the Stage 1 (YMCA) section in the south car park at Bishopdale. This location was chosen principally because it would occupy the least used area of the car parking already existing, and because of the profile available for the new services at the facility. The alternative location on the Local Purpose (Community Buildings) Reserve was not, initially, favoured because of it being generally remote from sight for customers arriving at Bishopdale.

Not unexpectedly the updated study has indicated some potential difficulties could be experienced from road stopping procedures, and from parking needs.

The concept (in whatever form) can profit from the availability of the existing land "bank" i.e. the Local Purpose Reserve, and can, in the future, provide for a consolidated multi-use facility including the existing childcare, library and community centre facilities. The opportunity to also include the existing CAB, Community Police, and public toilet facilities enhances the proposal.

WHERE NOW?

The Community Board, in line with Council's current thinking, is highly supportive of the Council joining in a partnership arrangement with the YMCA. The opportunity for the YMCA to obtain a long term lease over Council land, in order to secure funding support for its capital development is also strongly supported.

While the initial scoping study has raised some potential difficulties it is considered that further options for siting/layout should now be evaluated. The Committee/Council's approval to proceed further with this evaluation is now sought.

Staff

- Recommendations:**
1. That further evaluation of the concept for the development of a multi-use facility at Bishopdale be endorsed.
 2. That a preferred option for the location of the Stage 1 development be reported back to the Board/Strategy and Finance Committee within the next few months.
 3. That the above report include details of any long term lease which would be available to the YMCA, and details of any Council responsibilities for work associated with the concept overall.

Chairman's

- Recommendation:** That the above recommendations be adopted.