

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

Officer responsible Community Relations Manger	Author Tony Gemmill, DDI 941-6701 (on behalf of Planning Team)
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The purpose of this report is to update the Council on progress in exploring a proposal initiated by the Fendalton/Waimairi Community Board for a multi-use facility to be developed by the Council on reserve land at Bishopdale, in partnership with the YMCA. The Council's approval is also sought to evaluate options for the development of Stage 1 of the proposal (the transfer of the YMCA's current activities from Greers Road, Bryndwr) including consideration of an option for the YMCA to enter into a long term lease of Council land.

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 offer significant benefits.

Studies of the proposal were initiated and support in principle was given by the Board for the development of a concept providing for the construction of a "multi-use facility" at Bishopdale, to provide facilities for both the YMCA, and enhanced Council facilities.

Presentations were made to the former Pools and Stadia Subcommittee, and the Community and Leisure Committee, where the initiative was deferred pending the outcome 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 its Greers Road site.

The Team Leader, Leisure Planning is of the opinion that there is significant doubt about whether or not the Bishopdale facility qualifies as a 'major facility' as defined in this study.

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 proposal should be designed on a staged basis to provide for the early accommodation of the YMCA's needs, with later development (subject, of course, to the Council's endorsement and funding) providing 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 existing car park, 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 it would not easily be seen by customers arriving at Bishopdale.

Not unexpectedly the updated study, has indicated that some potential difficulties could be experienced in completing the necessary road stopping procedures and providing the parking required.

The concept (in whatever form) can profit from the availability of the existing land bank ie 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 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 Council's approval to proceed further with this evaluation is now sought.

The Chairman of the Community and Leisure Committee has indicated that he supports the ongoing evaluation of the concept, but would like the Community and Leisure Committee to be kept informed of progress so that it can have the opportunity for input from a wider metropolitan perspective.

- Recommendation:**
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 Fendalton/Waimairi Community Board and the Community and Leisure Committee within the next few months.
 3. That the above report include details of any long term lease which could be offered to the YMCA, and details of any Council responsibilities for work associated with the concept overall.