

Request for Expression of Interest

Huapai Indoor Multi-Sport Facility

The Opportunity

The Rodney Local Board is looking for investment partners to assist with the development of an Indoor Multi-Sport facility in the Huapai/Kumeu area.

There is an identified shortfall of indoor court space in the Huapai/Kumeu area, and this opportunity focuses on interested investment partners to bring this much needed community facility to life. It will require big picture thinking regarding the long-term development of the facility to serve both the local and sub-regional population.

We are seeking commercial and philanthropic investment proposals that (in partnership with Auckland Council and potentially other funders) can develop this sport, recreation and leisure facility. It should be noted that, this EOI is a non-binding process and as such exists to understand available options and partners to progress further discussion toward the building of the facility.

The development partner will need to demonstrate:

- How your concept/idea supports the expected Local Board and community outcomes as noted in the business case.
 - How you see a partnership working with the Rodney Local Board, Auckland Council and interested community groups.
 - How you may fund investment into the facility and potentially operate the facility in a sustainable manner
 - How your experience and track record in facility development and/or operation will contribute to the facility
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EOI Requirements

This is a high-level expression of interest designed to allow you to outline your approach to investing into or assisting with funding the build of the proposed facility.

We are not expecting detailed financial information but indications of how you may fund the project and/or operate the facility in a commercially sustainable way. This includes a high-level overview of how you would fund the facility development, and market insights of who you see as the targets for an indoor multi-sport facility of this nature.

We suggest that your EOI should be not more the 3 -4 pages long.

Please feel free to attach supporting documentation as you see fit.

Proposed Service Requirements and Design

Service Requirements

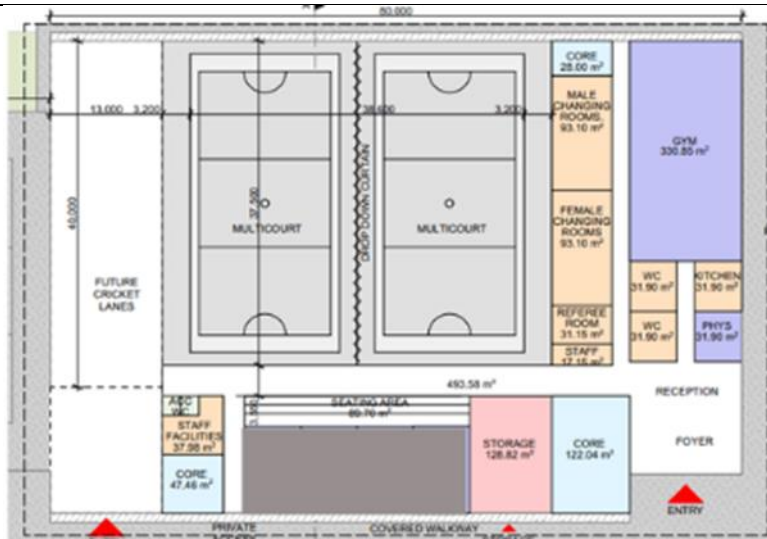
The **service requirements** for the proposed indoor multi-sport facility, to serve the wider Huapai/Kumeu area, include the following:

- Indoor sports leagues and casual play (leisure) - two indoor multisport courts with wooden floor and 6-10m Height, Court dividers (dropdown/pullback), light levels suitable for casual badminton, physio room, equipment storage, and portable scoreboard.
- Flexible – able to respond and adapt to the changing needs of the community and support continued growth in participation.
- Local character - contribute to place-making by reflecting the character of the community in the building fabric and design.
- Sport and recreation programmes and fitness requiring multipurpose room and indoor/outdoor flow and gym area.
- Accessibility – universally accessible and affordable for all. suitable changing and toilet facilities, parking.

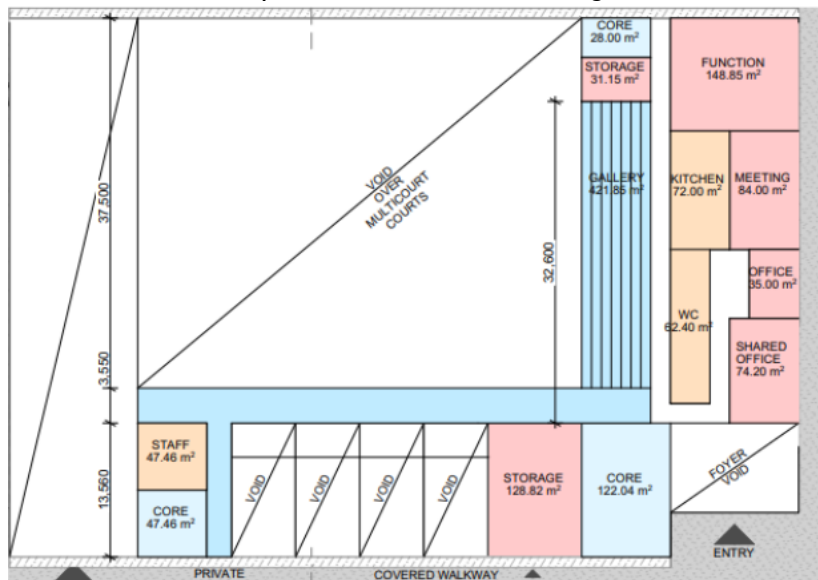
Design

There have been preliminary designs for the facility done as part of the business case which shows how the facility could look and what services it is expected to deliver. Squash courts were originally included in the design however, Kumeu Racquets Club have indicated that they are no longer a potential partner for the facility. The design also includes areas for the wider community to gather through the proposed inclusion of function and meeting rooms within the overall design. This provides opportunities for local community groups to make use of the space as well as sporting groups.

Interested parties should note that the design is for reference only and covers the basic requirements the community are looking for, the preliminary design is shown below:



Proposed Ground Floor Design



Proposed First Floor design

A preliminary costing for the facility has been done based on the above designs. The estimated cost was completed in 2021 and recorded as \$24.5 million (which included squash courts). In the current environment, it is expected that this figure may have changed, and we are encouraging interested parties to provide an indicative figure in this respect.

The model for how these requirements are delivered, asset ownership and operation, location and how revenue and expenditure is shared is open for participants to propose using their expertise and experience.

Site Selection

As part of a detailed Business Case developed in 2021, a possible location was recommended within the Huapai Recreation Reserve (Huapai Domain) for the development to occur. The site already has significant infrastructure and service connections in place, minimising further capital development costs.

The Huapai Recreation Reserve (Huapai Domain) is located to the west of Huapai town centre and borders Main Road/State Highway 16. The reserve is predominantly a sports park with areas of recreational space and open land. The main vehicle access to the reserve is from Tapu Road and the reserve has a pedestrian access link with the surrounding residential areas. This links with Council's overall facilities goal to have the facility easy to find, get to and be well-placed for the community.

Huapai Domain is deemed a Recreation Reserve under the Reserve Management Act which means that activities undertaken on the reserve must align with what is set out in the Huapai Domain Reserve Management Plan.

Huapai Domain currently consists of sports fields that cater for cricket and football, four netball courts, a playground, skate facilities, and toilet amenities. There are three sports clubs associated with the park. Norwest United Football Club and Kumeu Cricket Club have individual facilities. Western United Netball use the courts and have no dedicated clubroom space. Feedback from representatives of local sports and community groups including Rodney Basketball, Kumeu Cricket Club, Kumeu Rackets Club, Western United Netball Club, and Norwest United Football club, indicates strong support for a facility in the proposed location.

While the Huapai Domain is a possible site previously identified, please note that for this **EOI alternative sites will be considered**, providing the respondent can show how they can provide similar amenity to the preferred location and meet the desired social outcomes as outlined above for the proposed facility.

Finance Opex and Capex

An important component of this EOI is how respondents will finance the facility build. In this regard, it is suggested that respondents supply an updated high-level costing based on the costings that was completed in the supplied business case. This will ensure that any future discussions are based on current market conditions for the capital expenditure for a facility of this nature. Through this respondent are expected to show how they would fund any investment into the proposed build in partnership with Auckland Council or other interested parties.

At this stage, pursuant to further discussions regarding investment into building the facility, any considerations of operating costs or models will follow. In this respect, respondents are welcome to provide information on how the facility would be operated, although this is not essential. There are no restrictions on any chosen approach and all options will be considered including and not limited to any contractual arrangements for operations, staffed and unstaffed models, and variations of these.

Background Information

Local Impacts

The provision of an indoor multi-sport facility is strongly aligned with local and regional strategic plans and desired outcomes. The facility will address provisioning shortages in the Kumeū-Huapai area and establish a facility that caters to multiple sporting codes.

The project aligns with the Rodney Local Board Plan 2023:

Objective: Communities have great local options for indoor and outdoor play, sport and recreation that provide opportunities for all ages and abilities.

Key Initiative: Continue to improve our sport infrastructure and explore the delivery of more community facilities through alternative funding methods such as external partnerships, sponsorships, and grants.

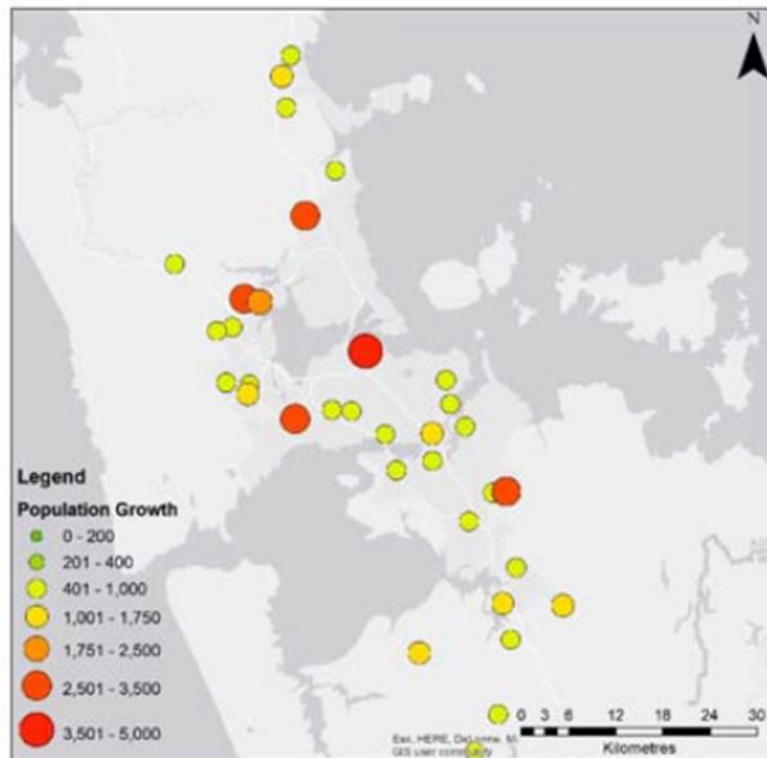
The proposed facility will deliver significant benefits to the community. There is high demand for indoor sport in the Kumeū-Huapai area and there are currently no full-sized indoor court facilities available to the public in the area.

The proposed facility would meet several key strategic objectives in the area as aligned with:

Auckland Plan 2050. Further detail on this alignment and areas of strategic direction can be found in the attached business case as part of the supporting documents for this EOI.

Catchment Information

Based on the projected population growth in the Kumeū-Huapai area, the existing gap of indoor courts will rise from two to three in 2034, and then rise and plateau at four in 2040. The population of Kumeū-Huapai is expected to grow at a faster rate than Auckland over the next 20 years, peaking at 33.3% between 2031 and 2035. This growth is driven by the Auckland Unitary Plan 2016 which demarked the Kumeū-Huapai area as a Future Urban Zone. The population is projected to increase to 22,908 by 2031 and 37,913 by 2041.



Ethnically, Kumeū-Huapai is currently dominantly European with small pockets of Māori, Asian and Pacific populations. By 2038, the latter communities in the area are expected to increase as a proportion of the population to 18.2% collectively, up from 13.5% in 2013. The largest increase is expected in the Asian population. These communities typically have lower than average rates of participation in community sport yet are also more likely to play sports that require an indoor facility. This changing demographic profile indicates that sporting codes in Kumeū-Huapai using indoor courts, and indoor court demand, are likely to increase faster than the Auckland average. While different sports grow at different rates, trends indicate that general sporting preferences are moving in favour of indoor court use. Growth in individual sport players for indoor sports arising from changing demographics and preferences across key indoor sports like volleyball, futsal, netball, badminton, basketball, and table tennis by is predicted to be 7,745 by 2033 and 10,872 by 2043. Based on population increases forecast, there are expected to be 4,040 new indoor court users in Kumeū-Huapai by 2043.

Submission Guidelines

EOI Contact person

All enquiries (including requests for site visits and briefings) must be directed to our contact person. We will manage all external communications through this person.

Name: Alex Calwell

Organisation: Thrive Spaces and Places

Position: Principal Facilities Specialist

Email address: alex@thrivesp.nz

Phone Number: 021 701 464

Submitting your Response

Responses must be submitted electronically directly to the contact details above associated with this EOI.

Format of Submission

Submissions are encouraged to be no longer than 3-4 pages in length and can be submitted in any format that interested respondents see fit. Documents will need to ensure that they can clearly show investment options, any alternate locations (if relevant), potential partnerships, and alignment to the strategic objectives for the Rodney Local Board.

Important Dates

Date of EOI issue: **mid May**

Deadline for Questions: **20 May 2024**

Deadline for Responses: 7 June 2024

Evaluation Approach

It is important to note that this is a non-binding EOI and that there is no requirement for immediate investment. Interested parties whose EOI aligns with the Rodney Local Board Plan and can show the financial means to invest in the facility on genuine grounds, may be contacted to further discuss any partnerships and investment. It is possible that as a result more than one interested party could be invited to further discussions.

In this respect, the EOI will be reviewed across the below four key areas:

1. **Local board outcomes** – how does the concept/idea support the expected Local Board and community outcomes from the business case.
2. **Partnership** – how the respondent sees the partnership with Rodney Local Board, Auckland Council and interested community partners working.
3. **Financial means** – how you may fund investment into the facility and/or operate the facility in a commercially sustainable manner.
4. **Experience** – what the respondents track record and experience in facility development or investment brings.

Evaluation

Evaluation of the submitted EOIs will be presented to the Rodney Local Board for consideration. It should be noted that discussion may be progressed with those respondents who best align with the criteria and funding objectives.
