

A RECREATIONAL BALL COURT FOR URAMBI

The attached report details a proposal to add considerably to our growing stock of common resources. It demonstrates once again that the Urambi community system can make desirable recreational facilities available at surprisingly low cost - provided that a few interested people are willing to assist in the development process.

Last year's Annual General Meeting endorsed the ball court concept (with only one objection). Doubts are understandable when residents are asked to endorse relatively general proposals, so in recent months I have studied the project in considerable detail. This has revealed that a multi-purpose court can be constructed much more cheaply than expected without any ultimate reduction in quality (despite the fact that comparable commercial versions are quoted at \$9,000-\$10,000).

So let us decide to get a court underway now, for this summer, rather than later - let us fully finish the landscaping in the vicinity of the Community Centre at the same time. In so doing we can add further to the attraction and versatility of the Community Centre complex which is a key part of the unique qualities of Urambi Village.

All it needs is a small commitment of time by a few people and, as I suggest in the report, a contribution of money to help make a start possible in this budget year rather than next. My report suggests the sort of recommendation which would start things moving. I am willing to carry on with any planning and co-ordination needed. Who wants to help?

Geoff McAlpine

A COURT FOR ALL SEASONS

1. The Proposal

To construct a multi-purpose recreational court. This would allow for the playing of volley-ball, basketball, badminton and shuttlecock type games, and reduced-court tennis as well as practise tennis wall, goal-throwing for netball and basketball, handball, skateboard riding, roller-skating and French cricket.

A proposal covering some of these elements was approved in principle at the 1981 Annual General Meeting. This paper outlines details and shows that the benefits of this community facility can be achieved at considerably less cost than was first suggested, and can be done without delay instead of some indeterminate future date.

2. Nature of the Court

It will be 17.8 x 8.9 metres with a 3 metre chain wire fence. Two access gates will allow cross traffic. Initially there will be a sand, gravel and cement base which provides a satisfactory playing surface and excellent sub-base for subsequent all-weather surfaces of various types if such are thought to be necessary after experience with the initial base.

3. The Site and Surrounds

As approved in 1981, the space just north of the Community Centre courtyard is the ideal location. This was planned as a squash court site in early Urambi plans but that hope was dashed by the very high costs involved. Eighteen metres of the necessary fifty-four metre perimeter will be provided by the existing high brick walls. Existing storm water sumps are perfectly located to take court run-off. Lighting circuits are readily available as is water for maintenance purposes. Activities in the area would have negligible visible impact on nearby residents as landscaping will blend in with the surround garden beds and hide the austere northern wall of the Community Centre from the gaze of passers-by. The site is presently unused and virtually unusable as a recreation area: nor is it very satisfactorily landscaped.

4. Aesthetic and Related Issues

The major impact of the court would be its 3 metre fence (an idea of the scale is given by the adjacent public lighting which is on 3m. standards). To minimize impact, the court would be put as low as possible by means of excavation at the Community Centre end and limited fill at the spine path end. The remaining area at the path end of the court and

areas at the sides would be fully landscaped to tie in with nearby beds; some of the plants in the affected area would be re-used; the chain wire would become covered with climbing plants.

If there should turn out to be noise problems, control of hours of use would be introduced.

5. Red Tape?

The exhaustively debated vegetable garden and swimming pool arrangements provide examples of land or facilities being set aside for specific purposes as does the nearby craft room and the drying area east of House 9. In the case of the recreation court, the potential legal issues thought to be raised by some of these (now resolved) uses will thankfully not arise since access would be open to all. Unlike the pool there are no overriding safety considerations requiring limitations of access. The court could truly be an example of the sort of shared facility which the Urambi type co-operative community can make possible (- otherwise why not live elsewhere?).

6. The Construction Proposal

A "Court Club" should be set up under the supervision of a body corporate committee member to approve and arrange details and supervise funding arrangements. The most important need is to immediately construct the court base and re-landscape the surrounds (along with the areas to the east). This will allow the earliest possible regrowth now rather than disruption some time in the future: work in September and October would be ideal. There is no problem in completing the fence and installing fittings after this phase without disturbing plants etc. In the light of this it is practicable to fund and carry out the project in stages should this be necessary. After construction it may well be appropriate, in the light of experience, to subsume the Court Club into the Community Centre sub-committee.

7. Costs

Costs have been thoroughly examined and details are attached. No cheaper facility is possible, yet the proposal easily allows upgrading to the equivalent of the best commercial courts available. A small amount of voluntary labour is assumed for the landscaping and associated works. The court can be fully playable for some \$1,750 plus costs of equipment (these vary depending on the number of games to be played and the extent of private equipment). Maintenance

costs are expected to be negligible.

8. Apportioning the Costs

Because the court will be fully accessible and can benefit a wide cross section of present and future owners (as well as being reflected in the returns to sellers), it is equitable for a general contribution to be made - just as, for example, in the case of general Community Centre facilities. Nevertheless, because not all may wish, or be able, to indulge in the various activities made possible, it seems equally appropriate to pay part of the initial and future costs direct from users: such a payment would be a means of proving the extent of interest in the facility. There is obviously a number of ways the share of payments could be arranged and many possible permutations for the respective "common" and "user" shares of costs. Hopefully so many people will be involved that the question becomes irrelevant. In the meantime, to enable work to proceed without delay, the initial earthworks could be generally funded - and the Club can collect funds to finance the completion (with the question of refunds, if any, being taken up in say six months' time - or the money applied to future improvements.)

9. The Contributions Required

The cost per member naturally depends on the number of members. The multi-purpose nature of the facility should mean that interest would be fairly general. Based on informal discussions, it is anticipated that an initial contribution of the order of \$60 per member household (collected in, say September/October) should allow completion of the fence and basic facilities. Equivalent contributions from future members might be sufficient to finance nets, equipment and future upgrading without the need for a further call on members' funds.

10. Recommendation

- a. That the Annual General Meeting endorse the setting up of a Club to manage completion of the project as outlined.
- b. That the site works proposed be approved subject to the Club's first ensuring \$1,000 in contributions from its members to demonstrate the viability of the project.

COSTS.

Base

\$

- | | | |
|--|-----|---|
| • backhoe for excavation and consolidation of fill (4 hours) | 116 | |
| • retaining walls and footings (150 blocks; 1m ³ of concrete; reinforcing bars are on-site) | 240 | |
| • Paddy's River gravel (13m ³ @ \$13/m ³) | 169 | * |
| • River sand (2m ³ @ \$12/m ³) | 24 | |
| • Cement (10 bags @ \$4.30) | 43 | |
| • Vibrator/roller hire (2 days) | 48 | |

(* may be less if gravel on site can be recovered)

Sub total640Landscaping

- | | |
|------------------------------|-----------|
| • Soil and chips are on-site | — |
| • plants. (some are on-site) | <u>60</u> |

Fencing *

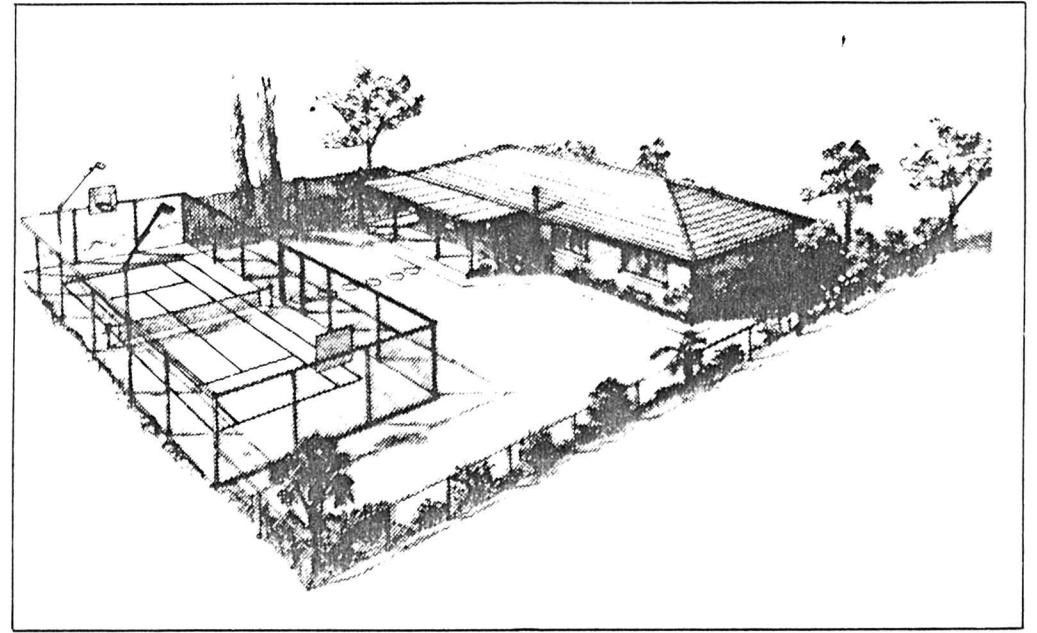
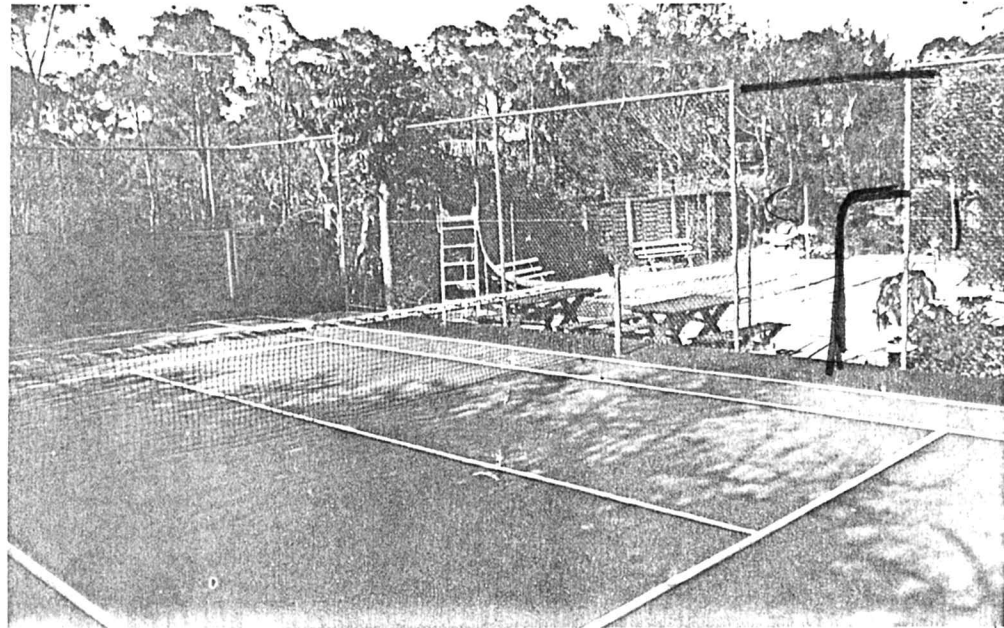
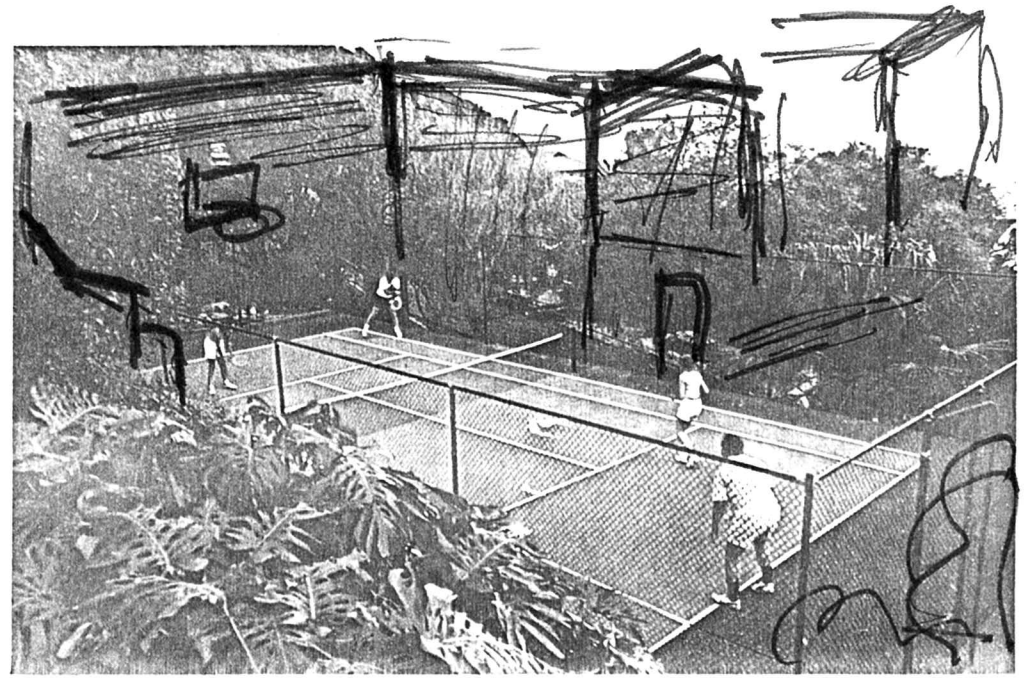
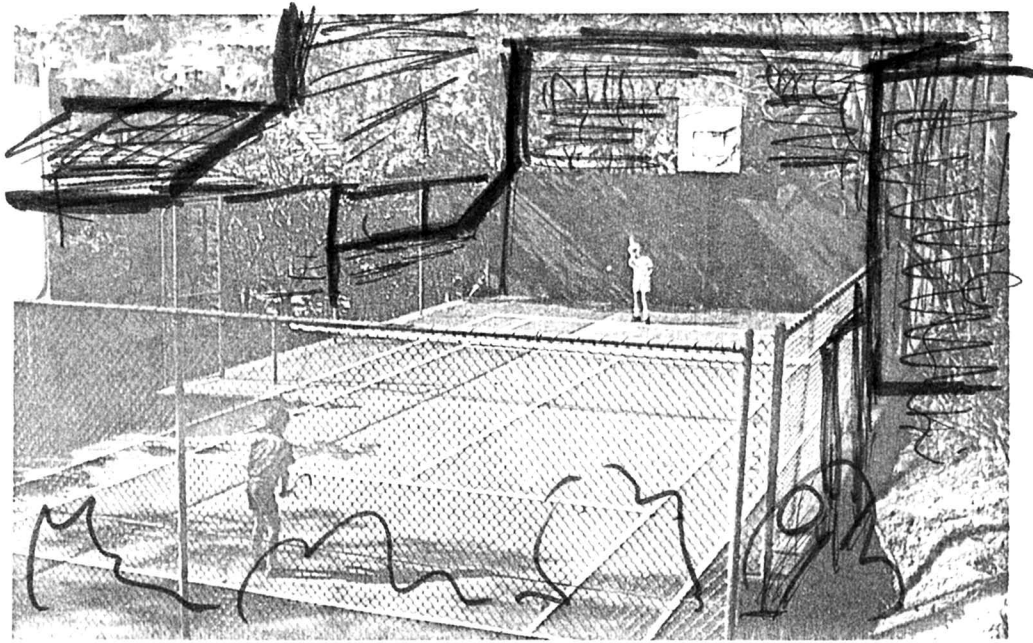
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| 13 posts (40 x 3660mm) @ \$14.90 ea. | 194 |
| 38 m. of rail (25mm) @ \$2.60/m | 98 |
| 14 fittings @ \$3.00 ea. | 42 |
| 2 gates @ \$63.00 (including fittings) | 126 |
| 2 gate frames @ \$15.00 ea. | 30 |
| 35 m of chain mesh (3050mm) @ \$11.10/m. | 390 |
| 150 m of 10G. wire @ \$0.20/m | 30 |

(* Cost may be less if purchased at one time, but more if erection is required rather than do it ourselves)

Sub-total910Fittings for games

- | | |
|------------------------------------|----|
| net posts and fittings (2 heights) | 50 |
| basketball posts and backboards | 90 |

TOTAL \$1750



Compact Tennis

THE SPORT OF THE EIGHTIES!