

18 June 2023

To:
The Mutual Sports Club Members,
Pinelands Sports Club
City of Cape Town

Proposal for Use of Pinelands Oval

We Mutual Sports Club are looking for an alternative venue since we lost our existing venue. We see an opportunity to work with the Pinelands Sports Club to share, improve and develop Pinelands Oval.

The increased numbers of members would contribute towards an increase in the utilisation of the facility, increase in funds to be re-invested into the facility to maintain and improve the facility.

The Mutual Sports Club consists of Ladies Cricket, Football, Hockey, Golf and Sub-Aqua. Not all these sections require the use of the fields but all would require a “home” and club house for social gatherings as well as club meetings from time to time.

This proposal sets out the requirements for ladies cricket and the football club to share the facility with the existing clubs at the facility, namely Pinelands Cricket Club and Ultimate Chilli Frisbee club.

This is a combined proposal from a Mutual Sports Club perspective and not from the individual clubs/sections within it. This would be what is best for the combined organisation and keeping the entity as connected as possible. Individual proposals from each club could be made but it would be only for that clubs benefit and not for the organization as a whole.

Requirements

Mutual Ladies cricket

The ladies cricket approximately 40 members with players representing both the national and provincial teams. The club has 2 teams, one being in the premier league and one a development team. Fields are required for matches on Sundays. Immediate need would be 1 field but in time probably 2 fields for match days.

Training are currently Tuesdays and Thursdays and mainly consist of net sessions. A “middle” session is required for preparation of away games only and therefore use of a full field for training. Training times are in the evenings from around 17:00 until 18:45 in summer months.

Access to the club house is required for trainings and match days. Access to a change room and toilets is also required.

The season runs from 1 October to 31 March where the fields and nets are required. Pre-season takes place from July and August and usage of fields/nets is weather dependent and not as extensive as in season.



MUTUAL SPORTS CLUB

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Mutual Football club

The football club has approximately 200 members (down from approximately 300 in 2022) consisting of juniors and seniors. The club requires at least 2 regulation sized fields for a season. The immediate need for the 2023 season is a training venue. As such we have agreed all matches to be played “away” (at opponents venue) and this will remain the case for the remainder of the season.

We currently have juniors and seniors that who train during the week. We have 10 junior teams which are u7, u9 u11, u12, u14, u16 and u18. We have 4 senior teams including a vets (O55 team). The mini’s (u7 to U11) play or train on smaller size fields. It is roughly size of 5 aside field for u7 and up to a half the size of regulation field for u11. The U12 to u18 play on a full size field. For training purposes they do not require a full length field to train.

The club therefore staggers the training session of the age groups across the days in the week. With u14, u16 and u18 training Mondays and Wednesdays and the u7, u9, u11 and u12s training Tuesdays and Thursdays. The junior training times are from 17:30 until about 18:45. The senior training takes place on Tuesdays, Wednesdays and Thursdays from around 18:30 to 20:30. The 1st and 2nd sides train together on Tuesdays and Thursdays while the 3rd side and veterans train on Wednesdays.

Access to change rooms is required on training nights. In future for match days 4 change rooms are required if we have 2 playing fields.

The football season starts on 1 April and runs through to 30 September each year. Pre-season starts in mid-Jan and runs until end of March where the expectation is for limited access to fields mainly to do conditioning and preparation for the season. Thus only the outfields and areas outside of the cricket boundaries of the field are used.

Match days are Saturdays from morning from 8:00 until 18:00. There is the odd Sunday match where games are postponed due to adverse weather or waterlogged fields.

Flood lights are required to be installed for training purposes due to limited light in evenings in winter. In time poles or pylons would need to be installed to house flood lights. In the interim we foresee the club using portable floodlights with a generator due to the constraints and unpredictability of load shedding. As such we would require a storage room or area to store the generator and lights as well as other football equipment.

Mutual Sports Club

The requirements are limited in the form of a venue for meetings for the sections or clubs from time to time. For our members it would be access to the club house and bar for social gatherings and time to meet and interact with other members throughout the year.

The Mutual Sports Club is the central body/entity of the clubs and as such collects and pays for costs. As such the main income generator for the club has been the bar. The revenue from the bar is held centrally and used to pay for central costs (licenses, TV subscriptions, audit fees), staff costs (barman and admin staff) and the maintenance and improvement of the facility and fields.

Proposed Operational Joint Venture (JV)

We have engaged with Pinelands Cricket club and Ultimate Chili frisbee Clubs regarding a sharing arrangement or agreement for the use of the fields. In principle the ladies cricket can be accommodated in summer with training sessions/days being scheduled to allow for the use of the fields/nets accordingly. Match days would not clash as the ladies play on Sundays but if there are double bookings for whatever reason these can be negotiated and discussed with Western Province fixture coordinators. Similarly the ladies cricket would not impact on the days when the Ultimate frisbee are using the fields.

There is an overlap with regards to the seasons and usage of the fields . As arrangement can be made with regards to the scheduling and usage of the fields. For training purposes mainly the bottom oval is required for 2023 as no home matches are planned. The staggered training nights allows teams to train and not overcrowd the venue. The frisbee club would utilise the top oval during winter months and football on the bottom oval.

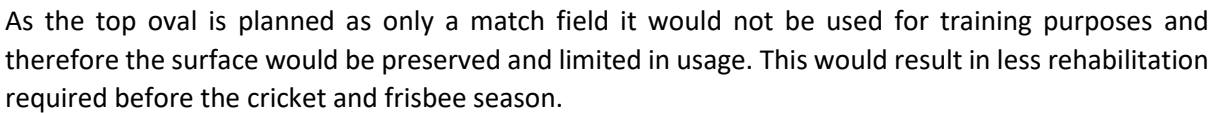
In future, from 2024 further discussions and co-ordinating of the usage times are needed. We have outlined below in the diagrams the potential positions of the match fields. There are alternatives to this but we are limited to what we could access and measure without physically measuring the ovals.

On the bottom oval the spaces to the left and right of the nets can be used for the training areas to preserve the playing surfaces





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The bar operated previously 6 days a week and was closed on Sundays. These times are dependent on support of the bar.

The Mutual Sports Club has furniture and equipment (point of sale, fridges) that can be used operationally in the JV as well as admin staff and a barman. We also can provide administration staff and expertise to assist in the functioning and running of the facility. We also offer the JV to utilise the bar license we currently have (pending transfer and registration at the new venue). The increase in members of the combined two sports clubs would result in more than doubling of the central funds available.

The major concern is the over-utilisation of the fields and damage to the grass and playing surface impacting Pinelands cricket, Ultimate Chili and Mutual Ladies cricket. The Mutual Sports Club has previous experience with this regard. Our cricket and football sections have an understanding and respect for the usage and maintenance of the field. Towards the end of the football season the training is reduced on the playing areas of the cricket fields and allowed to rest/recover in time for the new season. Likewise in preseason trainings are restricted to the outer parts of the field. During

the winter months the grass areas beyond the cricket boundaries are grown for the intention of being transplanted and replace in damaged areas of the field(s).

A maintenance plan would be established to look after the fields and improve the watering, drainage and fertilization of the fields.

Conclusion

In time the facility can become more self-sufficient and rely less on the city for the maintenance and upkeep. This is achievable without significant capital outlays and large using what is currently available with simply an increase in members and utilization. The proposal is one that is a win-win situation for both Sports Clubs and in time an opportunity to become more self sufficient and reduce city's involvement in the maintenance of the facility.

Yours in Sport



Paul Blows

Mutual Sports Club | Chairman