

3. WINTER DOMAIN BOWLING CLUB RELOCATION FUNDING REQUEST

Officer responsible Parks and Waterways Manager	Author Rod Whearty, Parks and Waterways Area Advocate, DDI 372-2510
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The purpose of this report is to seek support from the Committee through the Annual Plan process to provide \$65,000 in the Parks and Waterways Units 2002/03 Budget as a contribution to assist with the relocation of the Winter Bowling Club from Upper Riccarton Domain.

CONTEXT OF REPORT

This report is seeking funding to facilitate the relocation of the Winter Domain Bowling Club from Upper Riccarton Domain (Yaldhurst Road) to the Riccarton Racecourse Bowling Club on Racecourse Road. This will enable the road frontage of Upper Riccarton Domain to be opened up and provide better visibility and vistas into the park as well as increasing the area of freely available public open space and provide additional recreation opportunities for the local community.

DESCRIPTION OF PROPOSAL

The Riccarton Racecourse Bowling Club and the Winter Bowling Club have put forward a proposal to Council whereby the Winter Bowling Club are prepared to surrender their existing lease on Upper Riccarton Domain and relocate to the Riccarton Racecourse Bowling Club.

To achieve this they are seeking financial assistance to construct an all weather green at the Riccarton Racecourse Bowling Club. The relocation of the Winter Bowling Club will allow a strategic portion of Upper Riccarton Domain to be reintegrated back into the park.

The opportunity to make a significant improvement to the existing layout of Upper Riccarton Domain has come about as a result of public consultation on an application by the Riccarton Domain Tennis Club to construct additional courts on the park. Recreational use of the park by organised sport is currently at full capacity and the relocation of the Bowling Club is pivotal to meeting the needs of the remaining sports clubs and wider community on this park.

LEGAL OPINION

The Parks and Waterways Unit sort advice from the Council's Legal Services Manager as to the legality of funding the proposal. In essence the Council is "buying out" the Bowling Club's lease. The Parks and waterways Unit has been advised that this does not create a new precedence as there have been other examples of this occurring in the past.

The only stipulation is that any funds committed to this aspect of the proposal must come from the "operational" area of the Parks and Waterways Budget. Any funds that are derived from "Cash in Lieu" sources are not permitted to be used for this purpose.

THE LEISURE MANAGER COMMENTS:

The Leisure Unit has been involved in this negotiation over space and usage on the Upper Riccarton Domain. The Leisure Unit opposed the application by the Riccarton Domain Tennis Club to construct additional courts and suggested they work with Villa Maria College who wished to relocate their courts to an area less than 200 metres from the ones at Upper Riccarton.

It is agreed that the relocation of the Bowling Club's lease is an opportunity to make a significant improvement to the existing layout of Upper Riccarton Domain. This opportunity should not be confused with other amalgamation issues. This is the buying out of a lease to ease congestion problems and improve safety, it is not the purchasing of improvements.

It is further recommended that the Council does not support additional tennis courts on this Domain and rather the Riccarton Domain Tennis Club be advised to enter into meaningful discussions with Villa Maria College.

PROJECT COST ESTIMATES

The proposal showed an all up total of \$170,000 to establish an all weather playing surface at the Riccarton Racecourse Bowling Club. This does not include removing buildings or any re-instatement of the Winter Bowling Club site on Upper Riccarton Domain. However, there is provision within the Parks and Waterways Maintenance Budget to undertake this work although that would not include any future development of the site.

The \$170,000 estimate was derived through a combination of known and unknown costs. The construction cost for simply forming and laying the playing surface has been identified at \$120,000 based on previous quotes and information from another club in Canterbury who recently constructed an all weather surface.

The Club has allowed a further \$50,000 for site clearance, excavation, drainage, fencing, professional and legal fees etc which brings the total to \$170,000.

FUNDING SOURCES

The club is proposing the following cost share arrangement to finance the project.

Club Contribution	\$65,000
Council Contribution	<u>\$105,000</u>
Total	<u>\$170,000</u>

The Club has already lodged some funding applications for the project which have been accompanied with letters of support for the project from the Riccarton Wigram Community Board.

The Parks and Waterways Unit proposes the following sources of funds to achieve the Councils commitment to the project.

Riccarton/Wigram Community Board Environment Committee Project Funds 2001/2002	\$20,000
Riccarton/Wigram Community Board Project Funds 2002/2003	\$20,000
Parks and Waterways Unit Budget Programme 2002/2003	<u>\$65,000</u>
Total	<u>\$105,000</u>

RICCARTON/WIGRAM COMMUNITY BOARD RESOLUTION

A report outlining the Bowling Club's proposal was presented to the 30 January 2002 meeting of the Riccarton/Wigram Community Board. The Board is very supportive of the proposal as it holds the key to solving a number of outstanding issues on the park.

The Board resolved:

That the Riccarton/Wigram Community Board strongly support the relocation of the Riccarton Domain Winter Bowling Club and seeks speaking rights to the Parks, Gardens and Waterways Committee to support the funding application for this proposal.

The Board has allocated \$20,000 from their 2001/02 Environment Committee Project Funds and a further \$20,000 will be considered by the Board's Finance and Policy Committee when it meets to allocate its 2002/03 Project Funds.

The relocation of the Riccarton Domain Winter Bowling Club is subject to the following conditions.

- 1. The Park, Gardens and Waterways Committee approve the proposed \$65,000 contribution from the Parks and Waterways Unit's 2002/03 Budget.*
- 2. That all Council funding commitments to be held by Council until such time the Clubs have made all the necessary financial, legal and lease arrangements to be able to undertake and complete the development*

3. *The Riccarton Racecourse Bowling Club and the Riccarton Domain Winter Bowling Club raise sufficient funds to fully complete the project and obtain any necessary lease extensions, Statutory Consents and approvals to undertake the development.*
4. *The Riccarton Domain Winter Bowling Club surrendering their existing lease on Upper Riccarton Domain once they are in a position to proceed with the development and the area to be retained as freely available public open space.*
5. *The Club may remove any improvements from their existing leased area at their cost prior to surrendering their lease and there shall be no compensation or contribution to the Club by Council for any improvements to the leased area once surrendered.*
6. *All approvals including any Council Funding commitments to be withdrawn if the development is not completed within 2 years of when the Councils full funding commitment is available.*
7. *That the above Council commitments are the full and final Council contribution in respect of this project.*

PARKS AND WATERWAYS UNIT FUNDING

As part of the six month financial review for the current (2001/02) financial year the Parks and Waterways Unit has submitted a request for the \$65,000 additional funds as the Unit's contribution to this proposal. This request will be considered at the meeting of the Strategy and Finance Committee on 18 February 2002.

If this bid is unsuccessful the funds would need to be sought through the 2002/03 Annual Plan process. The Parks and Waterways draft budget for 2002/03 has been prepared under constraints that do not provide the latitude to accommodate a \$65,000 substitution in the operational area without reducing service levels. Therefore support is sought from the Committee to request the Annual Plan Subcommittee to consider the provision of an additional \$65,000 in the 2002/03 budget to meet the required contribution for this proposal.

- Recommendation:**
1. That the Parks, Garden and Waterways Committee request the Annual Plan Subcommittee to consider the provision of an additional \$65,000 in the Parks & Waterways Unit's budget for 2002/03 as a contribution to the lease buy out of the Upper Riccarton Domain Winter Bowling Club.
 2. The above recommendation is subject to the outcome of a request for the funds from the six month financial review for 2001/02 to the Strategy and Finance Committee meeting of 18 February 2002.

**Chairman's
Recommendation:** For discussion.