

## 10. PARKLANDS BOWLING CLUB - CHADBURY STREET PARKLANDS EXPANSION OF CLUB FACILITIES

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The purpose of this report is to enable the Board to consider an application by the Parklands Bowling Club to expand the Club facilities.

A site plan detailing the proposal commissioned by the club is attached. Stage One details the intended "Toilet Facilities", Stage Two the intended "Future Bar/Dining Facilities", and Stage Three the construction of "Number Three Green" and the covering of "Number One Green".

### RELEVANT POLICY

Under the Council Resolution dated 12 December 2001 the Board has delegated authority to grant leases or licences on reserves pursuant to sections 54, 56, 58A, 73 and 74 of the Reserves Act 1977. In this case the Council is being asked to approve staged building additions within the present lease area, as per the requirement of Section 5 (b) in the lease, which the Board has authority to approve, or otherwise.

### BACKGROUND

The Parklands Bowling Club has a lease of their present site until 18 December 2011. The Club was formed in 1992, and has a membership presently of 150 members, with numbers having steadily increased in the order of approximately 15% over the last few years.

In 2001 the Club requested Sport Canterbury to undertake a strategic plan for the Club. The completed report provided to the Club entitled "Parklands Bowling Club - Vision for the Future - Strategic Plan 2001" has been circulated separately to Board members. The intention of the Club is to use the strategic document to guide the Club through the next ten years of its development.

In April 2002 the Club Management Committee entered into discussions with the Council on their intentions to implement a long-term strategy to expand the Club facilities. The Parks and Waterways Unit assisted the Club following the early stages of discussions by having the boundary of the club lease area clearly defined, particularly the northern peripheral boundary which would straddle any intended bowling green forming part of Stage Three. During this time the Parks and Waterways Unit also contributed to the upgrading of the front fence on the northern boundary (Chadbury Street), and the western boundary adjoining the kindergarten.

Stage Three of the Club's Strategic Plan, which is the covering of the Number 1 Green adjacent to the school probably will require resource consent from the school to allow the building to be built, because it is likely to encroach into the boundary recession plan. The Vice-President of the Club has indicated the possibility of squaring off the north eastern boundary of their lease area, thereby adding a further 1,050 square metres to their present lease area. This would enable a reasonable setback from the adjoining school playing fields when the building of a structure over the existing or realigned "Number 1 Green" is undertaken as part of Stage Three. Stage Three in turn will require the existing "Number 2 Green" to be realigned to include partial relocation onto the additional 1,050 square metres of Adcock Reserve alluded to above. The small parcel of reserve land that may be required is presently a mound of sand covered in broom and lupin. Details of this area are provided in the attachment.

This is one of the highest sand dunes left in the Parklands residential area, and except for the modified dunes in Queenspark Reserve, the rest have been removed to make way for housing. The Parks and Waterways Unit is keen to retain this representative sample as part of the landscape of Adcock Reserve. Officers are of the view therefore that because the undertaking of Stage Three is some time away and given any resource consent requirement for the building to cover the present Number One Green, that this issue should be addressed at the time the Club wishes to proceed with Stage Three.

### CLUB FUNDING TO UNDERTAKE DEVELOPMENT

The Club's Vice-President has indicated that over the last two years funding applications to the Westpac Community Trust for \$130,000 (for Stage Two development) and \$12,000 (for the outfitting of Stage Two toilet block) have been unsuccessful.

The Club through its own endeavours has raised to date this year \$13,000 through grape picking, book stocktaking, and raffles. At the present time the Council's Sports Development Team Leader, Leisure Unit, is assisting the club by providing guidance on sources of financial assistance.

## ISSUES FOR CONSIDERATION

### Financial liability to the Council by approving the construction of further buildings at the site

The applicant has indicated that the intended expansion of the Club facilities will be done in stages based upon finances that become available. The Club reserves presently stand at \$40,000 plus \$15,000 from fundraising activities.

If the Council supported the concept of the Stage Two and Three expansion and the Club ran into difficulties with falling Club numbers or finances and had to liquidate (as was the case with the Shaw Avenue Women's Club), then without any pre-conditions of approval the Council would be left with having to maintain a vacant asset.

It is considered that if the Board supports the Club's concept some protection for the Council can be provided by placing the following condition on the approval which should be included as a further condition in the lease:

*"At the Council's option if the Club goes in to liquidation, the Club is responsible for the removal of the improvements on the land and returning the land to a condition acceptable to the Parks and Waterways Manager".*

### Aesthetic cohesiveness of building proposal

It is considered that the architectural drawings provided with the application indicate the building profile for Stages One and Two will be contiguous with the existing structure. The applicant has agreed to submit a colour scheme for any buildings to the Parks and Waterways Manager or her designates for approval prior to commencing work upon the site. Drawings detailing the intended structure to cover "Number 1 Green" are yet to be compiled. The Club will need to make a further application to the Board at a future date for any proposal.

### Compliance of any proposed structures with City Plan and Building Act

The applicant has indicated they seek to comply with any City Plan and Building Act requirements if the overall concept is approved. It is considered that compliance can be required as a condition of approval by the Council.

Advice received by the Club from planning staff at Linwood Service Centre is that there would be no objections to the overall concept, but if a third green went ahead it would need to be notified under the Resource Management Act 1991, on the basis that it may increase visitor numbers and subsequently traffic in Chadbury Street. The same requirement will apply if the covered green proceeds.

## CONCLUSION

Staff within the Parks and Waterways Unit consider that the Club's proposal will provide benefits to the immediate and surrounding communities. Whilst some Board members will be aware there were administrative problems associated with the Club approximately five years ago, it is considered that the group currently steering the Club have the enthusiasm and vision to implement the concept detailed.

It is considered the applicant's request to acquire a small part of the reserve land on the south-east boundary for the purposes of part of the Stage Three development should be considered at the time the Club has the finances, and is ready to proceed with Stage Three. At such time a resource consent application should be made to cover the Number One Green in its present location, before other options are investigated.

## NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	N/A	
N2	Eliminate emission of harmful substances	N/A	
N3	Protect and restore biodiversity and ecosystems	N/A	
N4	People needs met fairly and efficiently	N/A	

The People Step			
P1	Basic needs met	✓✓	A Fundamental need for people to recreate is met.
P2	Full potential developed	✓✓	People's sporting potential developed.
P3	Social capital enhanced	✓✓	People's sense of pride in the community developed.
P4	Culture and identity protected	✓✓	Social contact with other cultures enhanced.
P5	Governance and participatory democracy strengthened	✓	
The Economic Step			
E1	Effective and efficient use of all resources	✓✓	The Club has the potential to serve the needs of sports people outside the immediate community.
E2	Job rich local economy	N/A	
E3	Financial sustainability	✓✓	

#### Staff

#### Recommendation:

That the Council approve the Parklands Bowling Club proceeding with Stages One, Two and Three of the proposed development subject to the following conditions:

1. In principle Stage Three of the proposed development being allowed to proceed only if it can be accommodated within the present lease area, and a further application being made to the Council in which details of the proposed building are included, and funding sources are identified to finance the development.
2. If an extension is required to the present lease area to accommodate Stage Three of the proposed development, a further report be presented to the Board for consideration in which other possible options for positioning of the covered green are elaborated upon.
3. The applicant to obtain all necessary Resource and Building Consents before any development of any stages commences upon the site.
4. The applicant to submit a landscape plan to the Parks and Waterways Manager's designate, the Parks and Waterways Area Advocate Shirley Service Centre, to obtain Council approval before commencing work upon any stages upon the site. The applicant is to implement the plan at their cost.
5. The applicant to submit a colour scheme for each building stage to the Parks and Waterways Area Advocate Shirley Service Centre for Council approval prior to commencing work upon the site.
6. The lease/construction area is to be maintained by the applicant in a safe and tidy condition at all times.
7. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site are to be paid for by the applicant.
8. The applicant to show proof of having \$1,000,000 public liability insurance to the Parks and Waterways Policy and Leasing Officer before commencing work upon the site.
9. The applicant to show proof of having an Occupational Safety and Health Hazard Plan in place, before commencing operations upon the site, to the Parks and Waterways Policy and Leasing Officer.
10. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks and Waterways Area Advocate Shirley Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
11. A bond of \$2,000 is to be paid by the applicant to the Council via the Parks and Waterways Area Advocate Shirley Service Centre before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.

12. A further condition being added into the lease agreement which reads:

*At the Council's option if the Club goes into liquidation, or surrenders their lease, the Club is responsible for the removal of the existing improvements upon the land and returning the land to a condition acceptable to the Parks and Waterways Manager.*

**Chairperson's  
Recommendation:**

That the abovementioned recommendations be adopted.