

10. QEII GOLF PARK - APPLICATION TO CONSTRUCT MINIATURE GOLF COURSE

Officer responsible Leisure Manager	Author Lyall Matchett
Corporate Plan Output: Golf Courses Leased - QEII Golf Park	

The purpose of this report is to submit an application by the lessees of the QEII Golf Park (S W Jang Ltd) to construct an 18 hole miniature golf course on approximately 1250 square metres of the existing leasehold land. The site proposed for the miniature golf course is currently occupied by half the existing putting green and an area which is used for staff car parking at the rear of the main building at 193 Travis Road.

The proposed miniature golf course will be constructed to a ruinous civilisation theme, with design and construction being completed by Simtech NZ Ltd. Concept plans and site plans are tabled.

BUSINESS USE

The lease document specifies that the business use as being: “Golf Course, driving range and ancillary activities”. Consultation with the Council’s solicitor has determined that the operation of a miniature golf course may fall within the definition of ancillary activities. However, to avoid any doubt it is proposed to vary the business use permitted by the lease to include mini golf.

CAR PARKING

Sixty car parks are currently available to the Golf Course/Driving Range. In addition, an overflow area, providing approximately 64 further car parks, is available within the QEII car park area (see tabled plan). The issue of sufficient car parks is being reviewed by Environmental Services to determine whether the application meets the requirements in this area. The applicant has been advised that a planning consent application will be required. However, based on information supplied to date Environmental Services do not envisage any difficulty in meeting the car parking requirements. The lessee has also identified an area on the site, capable of accommodating a further 8-10 car parks, which could be developed to meet future car parking requirements.

The mini golf course in the Fun Park was closed in February 2000 to make way for the pool development. This has eased car parking requirements at QEII.

TREES AND SCREENING AND SAFETY FENCING

The proposal identifies the need to install a 7 metre high safety fence to protect the mini golf area from golf balls from the driving range. It is proposed to plant additional trees along this fence line and to provide a service lane to retain access to the rear of the facility. The lessee accepts that the existing poplar trees on the eastern boundary must remain.

RENTAL

The details of the proposed rental are contained in the public excluded section of this agenda.

CONCLUSION

The development of a new miniature golf course at the QEII Golf Park will provide an additional attraction at the golf park and will complement the activities provided at QEII Park as a whole. The attraction will place more demand on car parking in that area of the park. However, the overall requirements at QEII have been reduced recently by the closure of the mini golf in the Fun Park area. The attraction will also generate further income from the site.

Recommendation: That approval to construct and operate a miniature golf course at the QEII Golf Park be approved subject to the following conditions.

1. The lease being varied as follows:
 - (a) The business use clause to be expanded to include the miniature golf course.
 - (b) An additional sub-clause to be inserted in Clause 1.1 of the lease to separately identify the rental from the miniature golf.
 - (c) Clause 1.2(a) to be extended to include miniature golf course.
2. Final design and layout plans of the development being subject to the approval of the Leisure Manager.
3. The development being subject to compliance with all statutory consents.
4. A fee of \$200 plus GST being charged for processing the application and variation to the lease.
5. The applicant meeting all costs associated with the development and the variation to the lease.