

10. FENDALTON PARK – FENDALTON BOWLING CLUB BUILDING APPLICATION

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to enable the Council to consider an application by the Fendalton Bowling Club, an incorporated society, to build a new building (position plan, and pictorial representation attached) within their leased area, situated on Fendalton Park, a recreation reserve vested in the Council under the Reserves Act 1977. The building is required to provide for the storage of greens mats, and other greens playing apparatus.

EXECUTIVE SUMMARY

2. This application has been made because of the need for an early decision regarding the construction of the building, which will need to be completed in time to accommodate the 3rd World Bowls Singles Champion of Champions tournament being held at the Fendalton Bowling Club from 19 to 26 November 2005.
3. Officers are recommending that the Council approve the application to build the storage building subject to the club complying with the conditions as recommended by officers in the staff recommendation.

FINANCIAL AND LEGAL CONSIDERATIONS

4. Clause 7 of the current lease agreement between the Fendalton Bowling Club and the Council dated 10 August 1976, requires the club to gain the permission of the Council before erecting any buildings, or additions to buildings on the leased land.
5. There is some urgency to process this application, because the World Single Bowls Finals are being held at the club's facilities from 19 to 26 November 2005, the opening being on 18 November. The club wishes to have the building erected well before this date, because of the need to erect temporary stands, and television facilities etc before this date. There will be over 100 competitors and officials from 39 countries around the world attending the finals. The applicant only became aware of their responsibilities in this regard very recently, Council officers receiving the application dated 27 September 2005.
6. Although the Council has delegated this level of decision making to Community Boards, in this case the Fendalton/Waimairi Community Board, the next meeting of the Board that this application is able to be considered at is on 1 November, which is too late to enable the building to be built after the permission has been received from the Council, before the World Single Bowls Finals. The Board informally discussed the application prior to its meeting on 4 October, and agreed that in view of the urgent need for a decision it would be preferable for the application to be decided by the Council.
7. For Councillors' information officers are presently drafting a Parks and Reserves Leasing Policy, which once approved by the Council will enable appropriate delegations to be granted to officers in a number of circumstances, where the effects of a proposal do not impact on the park or reserve outside the leased area.

STAFF RECOMMENDATIONS

It is recommended that the Council grant the Fendalton Bowling Club permission to build the 12 square metre storage shed as shown on the attached pictorial representation in the position shown on the attached plan, subject to the following conditions:

1. The club obtaining all necessary resource and building consents before any development commences on the site.
2. The construction area being maintained by the Fendalton Bowling Club in a safe and tidy condition at all times.
3. All costs associated with the development, and subsequent maintenance of the building being paid for by the Fendalton Bowling Club.
4. The Fendalton Bowling Club showing proof of having a current \$1,000,000 public liability insurance policy to the Greenspace Policy & Leasing Administrator before commencing work on the site. This policy is to be kept current throughout the term of the lease.
5. Before work commences on the site, discussions are to be held with the Greenspace Manager's designate, the Policy & Leasing Administrator, to ascertain the Council's requirements through the development phase of the construction of the facility.
6. The colour of the walls of the proposed building are to be cream, with the roof and trim to be green in colour.

BACKGROUND ON FENDALTON PARK – FENDALTON BOWLING CLUB, BUILDING APPLICATION

8. The Fendalton Men's, and Fendalton Women's Bowling Clubs were until recently two separate bowling clubs. When the two clubs amalgamated in 2004 it became necessary to build women's toilets, and locker rooms in the larger former men's bowling club building. To enable this work to be undertaken it was necessary for the greens playing equipment storage room to be moved out of the pavilion, and for this facility to be sited elsewhere. Temporarily this equipment has been stored in the soil shed. However, this is only a temporary solution, this shed being required to store the soil required for the greens, to enable it to be dried out prior to screening and topdressing the greens.
9. The club has given much thought to the placement and design of the proposed building. Ideally, it needs to be placed centrally because of the necessity to service both greens from it. The storage facility cannot be added onto the existing pavilion, because of existing underground services, sewer etc, located close to the eastern side of this building, and the windows to the women's facilities on this side of the building. At the western end of the greens maintenance complex there is a wash down area connected to a sump which is connected to the sewer, precluding the storage shed being added onto this building. The club therefore decided to build a stand-alone building in an architectural style to match the existing buildings, which officers believe has been achieved, the building being virtually maintenance free, being made of coloursteel. The proposed colour scheme of cream walls, green roof and matching trim, complements the existing colour scheme of the present buildings.

OPTIONS

10. As discussed above there are no other options, other than the one proposed for the placement of this storage facility by way of an addition to an existing building inside the club's present lease area, without necessitating the requirement to shift, or alter the existing facilities at considerable, and in the officers' view, unnecessary additional expense. Because of this fact, no other options have been examined.