



26 January 2024

Louise Parry



Dear Louise

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 11 December 2023 for:

The proposal submitted by the Eastbourne Bowling Club.

Answer:

Please find attached the proposal as you have requested.

We have redacted information under section 7(2)(b)(ii) of the LGOIMA as the release of it would likely unreasonably prejudice the commercial position of the Eastbourne Bowling Club.

We have also redacted all contact details and names of certain individuals for privacy purposes as per section 7(2)(a) of the LGOIMA.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website. Please refer to the following link: www.huttcity.govt.nz/council/contactus/make-an-official-information-act-request/proactive-releases



Yours sincerely

Lakna Siriwardena

Legal Operations Advisor

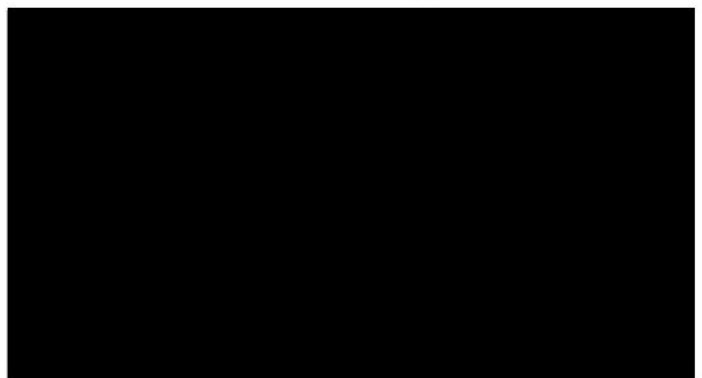
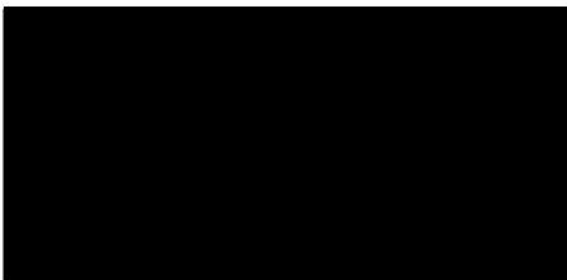
PROPOSAL TO HUTT CITY COUNCIL

for the

**RELOCATION OF THE EASTBOURNE BOWLING CLUB TO THE HW
SHORTT RECREATION GROUND**

Date of Proposal: 17 November 2023

Signed:-



CONTENTS

INTRODUCTION	Page 3
EXECUTIVE SUMMARY	Page 4
EASTBOURNE BOWLING CLUB HISTORY	Page 5
A WAY FORWARD FOR EBC	Page 6
WHY MOVING WITHIN EASTBOURNE IS THE BEST OPTION	Page 7
OPTIONS TO LOCATE AT HW SHORTT RECREATION GROUND	Page 8
ANALYSIS OF EXISTING EASTBOURNE TENNIS COURTS	Page 11
MEETING HUTT CITY'S 2050 NET ZERO EMISSIONS PLAN	Page 11
COMPARATIVE CONSTRUCTION COST ESTIMATES	Page 12
APPENDIX "A" Plans of Options 1 & 2	Page 13
APPENDIX "B" High Level Cost Estimate Details	Page 14

INTRODUCTION

The Eastbourne Bowling Club (EBC) within the next two years will be forced to sell the land at its current location on Muritai Road Eastbourne. This will require the Bowling Club green and associated club rooms to relocate to an alternative site. This proposal to Hutt City Council (HCC) is to seek approval for the EBC to relocate to or adjacent to the H W Shortt Recreation Ground (HWSRG) in Eastbourne with the intention of amalgamating with the Eastbourne Sports and Services Club (ESSC).

This proposal will clearly set out the social, economic, environmental, and cultural benefits such a move will bring to the community of Eastbourne for now and into the future.

This proposal will present two options for the relocation with comparative estimated construction costs.

EBC representatives look forward to the opportunity of meeting with HCC representatives to discuss this proposal in more detail.

EXECUTIVE SUMMARY

- *Over a century of Bowls in Eastbourne*
- *Bowls has strong local ties to the Eastbourne community*
- *A relocation within Eastbourne would be financially beneficial for the local community*
- *The relocation would be seen as a collaborative Council/Community initiative*
- *Options for relocation within Eastbourne on the table*
- *Win/win for all concerned*
- *Relocation at minimal if any cost to Hutt City Council*

EASTBOURNE BOWLING CLUB HISTORY

The Eastbourne Bowling Club was founded in 1907 with the green established on the back lawn of Mayor H W Shortt's family home. The present site was acquired in 1913 with the assistance of HW Shortt and a modest club house was built, with a further half green added in 1931. Local mayors and town clerks were members of the Club throughout its formative years and contributed materially to the development of the Club such as in the supply of un-metered water.

Over its 116 year existence the Club has won many competitions starting in 1917/18 with the Champion of Champions singles right through to 2018/19 with the Champion of Champions Pairs. Possibly the most notable success was the winning of the 1975 National Pairs title by a truly local combination of Ces Franks and Dave Kidd. In 2008 Gary Lawson playing out of Eastbourne skipped both the pairs and fours to world bowls titles and in the same year he and Andy Curtain won the National Pairs under the Eastbourne banner. More recently Eastbourne teams have won the National Inter Club title on four occasions, three being in successive years.

In 2003 it was evident change was occurring when the then Management Committee prepared a discussion document on the "future options" for the Eastbourne Bowling Club. On membership the statement was made (quote) *"Over the last few years, membership of the club has been steadily declining. In addition, the Club is faced with an ageing membership. The EBC is not alone in this issue - the sport of lawn bowls is under pressure nationally, with membership, participation and sponsorship declining. As with other bowling clubs, the EBC's membership issues are, to some extent, a result of the perceived image of the sport and the availability of a myriad of other activities."* (Unquote).

In 2003 45% of the total membership were over the age of 70, and 56 of the total 69 members were full playing members. In the 2022-2023 season total membership consisted of 11 full playing members and 112 limited/social members, a mixture of male and female bowlers ranging in age from 12 to over 70. The limited/social members are active and bowl regularly on Tuesdays and Thursdays. While full playing memberships have decreased other membership groups have increased as the EBC has acknowledged the change in the community demographic and moved its focus to attracting younger members through its community based activities.

It is of interest to note that at least four bowling clubs in the Wellington/Hutt Valley area have either closed or amalgamated in the last ten years.

In 2011 the half green purchased in 1931 was sold off to defray costs and fund the laying of a new green. Since then, the residue of funds has been used to off-set losses.

A WAY FORWARD FOR EBC

Due to the financial position the EBC finds itself in, there is no other option but to sell the property. Predicted cash flows indicate only two years liquidity remain.

The EBC has received unsought expressions of interest from developers for the purchase of the land and buildings, which has provided a good indication of possible sale value. However, at the appropriate time, the EBC property will be tendered through an approved real estate agent, thus will fulfil the requirement to receive the best competitive market price. A potential redevelopment of the EBC property into housing will provide economic returns to HCC.

With a potential sale of the property, consideration has been given by the Committee to the relocation options available to us. The three options open to the Club are:-

1. Relocate to another site in Eastbourne, specifically to the HW Shortt Recreation Ground and/or adjacent area with an objective to amalgamate with the ESSC as a sixth member club – preferred option.
2. Amalgamate with a bowling club in the Hutt Valley – not preferred and a negative option for the Eastbourne Community.
3. Disband the bowling club completely – last resort.

This proposal specifically relates to a relocation of the Club within Eastbourne to or adjacent to the HWSRG and we look to gain the approval and backing of the HCC to do so.

WHY MOVING WITHIN EASTBOURNE IS THE BEST OPTION

The single and most important reason in support of a move to the HWSRG is to keep bowls alive and well within the local Eastbourne Community. The move will also:-

- Consolidate hub of sporting and social activity for the community.
- Co-habitation of an existing facility will result in an improved efficient management model.
- Increase the bowling club membership through its visibility to the community.
- Proceeds generated from the EBC's land sale could assist in developing an enhanced sporting hub for the benefit of the local Eastbourne community.
- Generate social enhancement to an existing successful community facility.
- Excess proceeds resulting from the sale of EBC's land and following relocation could assist local Eastbourne community based projects.
- The move to the HWSRG will be at minimal if any cost to HCC.

There will be financial benefits to HCC in EBC moving to HWSRG. HCC will see significant improvements on the land they rent to the ESSC and the adjacent land they own. These improvements will be seen as a far-sighted collaborative Community/Council initiative.

From a bowling perspective, the very positive side of such a move will be the extra "variety" of bowling activities available to EBC with a synthetic green being usable all year round. This will allow the Club to:-

- Increase player days.
- Capitalise on the already popular Community Bowls event.
- Host Inter Club gala days.
- Add business house bowls.
- Sell corporate function bowls.
- Support junior/school bowls.

EBC have been engaging with both the ESSC and ECB over the past 18 months regarding the proposed relocation.

OPTIONS TO LOCATE AT HW SHORTT RECREATION GROUND

As noted in our history, the EBC has significant connection with HW Shortt so we feel very comfortable in presenting our options for a move to and around the HWSRG.

As an introduction to our options, it should be noted that the lawn currently used by the Muritai Croquet Club is the site of the now disbanded Eastbourne Womens Bowling Club. The dimensions of this “green” are the exact requirement of a bowling green at 34m x 34m. An international standard croquet lawn measurement is 33m x 26.6m.

The outline options location plans that accompany this proposal show the proposed positions of the bowling green and croquet lawn, but do not attempt to include remediation/replanning the areas adjacent to the Community Hall or ESSC Clubrooms.

Option 1 and 2 drawings are attached to this proposal as “Appendix A”.

Option 1 –New Bowling Green on Existing Tennis Courts

The Muritai Croquet Club retains its current location, with the new bowling green positioned on the existing tennis courts between the existing croquet lawn and the boundary with San Antonio Catholic Church. This option would reduce the number of existing tennis courts from three to one. Our review of court usage suggests these courts are underutilised (see page 11 re Eastbourne tennis courts). Included in the development would be the construction of a new club/storage area for Bowls.

The main outcomes of Option 1 are:

- Reduction in the number of tennis courts from three to one.
- Development of a new 3v3 basketball area, regarded as one of the fastest growing sports in NZ.
- Improved drainage of tennis court area which is currently prone to flooding.
- Minimal effect if at all on the local ecology.
- Brings usage to underutilised HCC recreational space.

We comment on Option 1: -

- The development is not contained within the area leased by ESSC from HCC therefore a new lease agreement between ESSC and HCC would be required.
- If the club/storage area in this option were removed, it would not increase the availability of a second tennis court.

Option 2 –New Croquet Lawn on Existing Tennis Courts

In summary the existing ex Women's Bowling Club green (currently the Muritai Croquet Club Lawn) becomes the new green for EBC. This space does not require any physical boundary changes. To facilitate Croquet the plan shows a newly constructed lawn to official Olympic dimensions on a section of the existing tennis courts between the existing croquet lawn and the boundary with San Antonio Catholic Church. This would reduce the number of existing tennis courts from three to two. Our review of court usage suggests these courts are underutilised (see page 11 re Eastbourne tennis courts). Included in the development would be the construction of a new club/storage area shared for joint Bowls/Croquet usage.

The main outcomes of Option 2 are: -

- Reduction in the number of tennis courts from three to two.
- Development of a new 3v3 basketball area, regarded as one of the fastest growing sports in NZ.
- Improved drainage of tennis court area which is currently prone to flooding.
- Minimal effect if at all on the local ecology.
- Brings usage to underutilised HCC recreational space.

We comment on Option 2: -

- The development is not contained within the area leased by ESSC from HCC therefore a new lease agreement between ESSC and HCC would be required.
- A staged construction would see Croquet transferring from their current lawn once the new Olympic size croquet facility is completed thus Croquet does not lose any playing time.

ANALYSIS OF EXISTING EASTBOURNE TENNIS COURTS

We have undertaken a survey of the number of tennis courts available within Eastbourne.

- Days Bay Tennis Courts – 4 grass courts.
- Wellesley College – 8 all-weather courts.
- Rona Bay LTC – 3 grass courts.
- Muritai LTC – 4 all-weather courts + floodlights.

We understand visitors (general public) are welcome to use these courts albeit some may have a small fee.

MEETING HUTT CITY'S 2050 NET ZERO EMISSIONS PLAN

In implementing either option, and amalgamating with the ESSC, we will contribute to Hutt City's Net Zero Emissions Plan by: -

- Waste minimisation.
- Gas to electricity.
- Addition of solar panels to new and existing roofs.
- Construction to meet Green Council's specifications.
- Developing nature-based solutions to tackle the impacts of climate change.
- Strengthen communities through connected neighbourhoods.
- Implementing community efficiency.
- Creating a model of social responsibility.

COMPARATIVE CONSTRUCTION COST ESTIMATES

Summarised below are the comparative high level estimated construction costs between the two options.

The detail and scope of work for these high level estimates are included in Appendix "B"

	OPTION 1	OPTION 2
	Bowls on Tennis Courts	Croquet on Tennis Courts
1. Groundworks and Site Preparation		
2. Make up Levels & New Retaining walls		
3. New Croquet Lawn on Tennis Courts		
4. New Bowling Green		
5. New Club/Storage Area		
6. Paths, Planting, Fencing, Seating, Perimeter Lighting		
7. Drainage		
8. Consultant Fees & Building Consents		
9. Estimate Contingency		
TOTALS		

NOTES TO HIGH LEVEL ESTIMATES

- Estimate for new synthetic bowling green prepared by Tiger Turf NZ Ltd
- Estimate for new croquet lawn prepared by Mexted Sports Turf
- Other high level estimates prepared by HMac Consulting, Quantity Surveyors

APPENDIX "A"

Plans of Options 1 and 2

- Existing Site Plan
- Option 1 Plan – Bowls onto Tennis Court
- Option 2 Plan – Croquet onto Tennis Court

EXISTING
SITE





OPTION 1

PROJECT: 22/0066
 DATE: 15-2-23 SCALE: 1:500
 OVERVIEW - Sports - Existing Arrangement
 CLIENT: Hutt City Council
 PROJECT: HW Shortt - Sports Hub - Club Locations
 SCALE: Issued 24.4.23
 DRAWING: Rev C - Issued 24.4.23



OPTION 2

- COMMUNITY FACILITIES
- 1 Tennis Courts
 - 2 3 x 3 Basketball Courts
 - 3 Skateboard Ramp [As existing]

NB DRAWING TO BE CONFIRMED
Site to be surveyed by registered surveyor

REDEVELOPMENT OF
H W SHORTT
RECREATION GROUND
EASTBOURNE

APPENDIX "B"

High Level Estimate of Construction Costs for Options 1 and 2

- **Option 1 Scope of Work**
- **Option 1 Summary of Costs**

- **Option 2 Scope of Works**
- **Option 2 Summary of Costs**

**EASTBOURNE BOWLING CLUB RELOCATION TO HW SHORTT RECREATION GROUND
HIGH LEVEL ESTIMATE OF DEVELOPMENT COSTS
OPTION 1 – BOWLS ON TENNIS COURTS**

SCOPE OF WORK/EXCLUSIONS

Refer to Appendix "A" Drawings

- 1. Groundworks and Site Preparation**
 - 1.1 Break up tennis court asphalt over area of new Bowling Green
 - 1.2 Scour and prepare sub-base
 - 1.3 Break up existing paths and retaining walls
 - 1.4 Remove fences
 - 1.5 Load and cart away spoil
 - 1.6 Allowance for contaminated spoil
- 2. Make up Levels & New Retaining Walls**
 - 2.1 Excavate and backfill for new retaining walls
 - 2.2 New insitu concrete retaining walls
 - 2.3 Make up levels for new Bowling Green
- 3. New Bowling Green**
 - 3.1 Construction of new all weather Bowling Green – Tiger Turf quote
- 4. New Club/Storage Area**
 - 4.1 Allowance of 50m² building (10m x 5m)
- 5. Paths, Planting, Fencing, Seating, Perimeter Lighting**
 - 5.1 New paths to all sides of new Bowling Green
 - 5.2 Relocated path on Recreation Ground
 - 5.3 Make good path between new Bowling Green and existing Croquet Lawn
 - 5.4 Make good pathway between Community Hall and Croquet Green
 - 5.5 New fencing to all sides of new Bowling Green
 - 5.6 Allowance for seating at various point around new Bowling Green
 - 5.7 Allowance for new planting to east and west of new Bowling Green
 - 5.8 Allowance for perimeter lighting
- 6. Drainage**
 - 6.1 Allowance for site drainage/connections to existing
- 7. Consultant Fees and HCC Consents**
 - 7.1 Consultant fees
 - 7.2 Building Consents
- 8. Estimate Contingency 15%**

SCOPE EXCLUSIONS

- Proposed refurbishment of triangular area between ESSC/Community Hall/Croquet Green
- Any work to the existing Clubs
- Re marking the residual area of existing tennis courts

OPTION 1 – BOWLS ON TENNIS COURTS
HIGH LEVEL ESTIMATE OF DEVELOPMENT COSTS

Refer to the heading numbering above for scope of work

- 1 Ground Works and Site Preparation
- 2 Make up Levels and New Retaining Walls
- 3 New Bowling Green – Tiger Turf quote
- 4 New Club/Storage Area
- 5 Paths, Planting, Fencing, Seating, Perimeter Lighting
- 6 Drainage
- 7 Consultant Fees & Building Consents
- 8 Estimate Contingency 15% +/-

OPTION 1 - HIGH LEVEL ESTIMATE TOTAL



**EASTBOURNE BOWLING CLUB RELOCATION TO HW SHORTT RECREATION GROUND
HIGH LEVEL ESTIMATE OF DEVELOPMENT COSTS
OPTION 2 – CROQUET ON TENNIS COURTS**

SCOPE OF WORK/EXCLUSIONS

Refer to Appendix "A" Drawings

1. Groundworks and Site Preparation

- 1.1 Break up tennis court asphalt over area of new Croquet Lawn
- 1.2 Scour and prepare sub-base
- 1.3 Break up existing paths and retaining walls
- 1.4 Remove fences
- 1.5 Load and cart away spoil
- 1.6 Allowance for contaminated spoil

2. Make up Levels & New Retaining Walls

- 2.1 Excavate and backfill for new retaining walls
- 2.2 New insitu concrete retaining walls
- 2.3 Make up levels for new Croquet Lawn

3. New Croquet Lawn on Tennis Courts

- 3.1 Construction of new Croquet Lawn to International dimensions – Mexted quote

4. New Bowling Green on Existing Croquet Lawn

- 4.1 Construction of new all weather Bowling Green on existing Croquet Lawn – Tiger Turf quote

5. New Shared Club/Storage Area

- 5.1 Allowance of 50m² building (10m x 5m)

6. Paths, Planting, Fencing, Seating, Perimeter Lighting

- 6.1 New paths to all sides of new Croquet Lawn
- 6.2 Relocated path on Recreation Ground
- 6.3 Make good path between new Croquet Lawn and new Bowling Green
- 6.4 Make good pathway between Community Hall and new Bowling Green
- 6.5 New fencing to all sides of new Croquet Lawn
- 6.6 Allowance for seating at various point around new Croquet Lawn
- 6.7 Allowance for new planting to east and west of new Croquet Lawn
- 6.8 Allowance for perimeter lighting

7. Drainage

- 7.1 Allowance for site drainage/connections to existing

8. Consultant fees and HCC Consents

- 8.1 Consultant Fees
- 8.2 Building Consents

9. Estimate Contingency 15%

SCOPE EXCLUSIONS

- New planting/fencing between existing Croquet Lawn and Oroua Street
- Proposed refurbishment of triangular area between ESSC/Community Hall/Croquet Green
- Re marking the residual area of existing tennis courts

OPTION 2 – CROQUET ON TENNIS COURTS
HIGH LEVEL ESTIMATE OF DEVELOPMENT COSTS

Refer to the heading numbering above for scope of work

- 1 Ground Works and Site Preparation
- 2 Make up Levels and New Retaining Walls
- 3 New Croquet Lawn on Tennis Courts – Mexted Sports Turf
- 4 New Bowling Green on Existing Croquet Lawn – Tiger Turf
- 5 New Club/Storage Area
- 6 Paths, Planting, Fencing, Seating, Perimeter Lighting
- 7 Drainage
- 8 Consultant Fees & Building Consents
- 9 Estimate Contingency 15% +/-

OPTION 2 - HIGH LEVEL ESTIMATE TOTAL

