

From: [Information Management Team](#)
To: § 7(2)(a)
Subject: RE: [EXTERNAL] Re: LGOIMA request for information - LGOIMA2022-0092 -
Date: Friday, 9 June 2023 5:39:00 pm
Attachments: [Files for release.pdf](#)

Kia ora Andrew

Thank you for your LGOIMA request of 16 May 2023, in which you have asked for official information held about Eastbourne Bowling Club.

The information you have asked for is attached. Please note that some information has been withheld from this material under:

Section 7(2)(a), to protect the privacy of individuals, and

Section 7(2)(f)(i), to maintain the effective conduct of public affairs through the free and frank expression of opinions.

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/contact-us/make-an-official-information-act-request/proactive-releases

Kind regards,

Ngā mihi

Susan Sales

Ringa Āwhina Tāhūhū ki Te Koromatua | Senior Advisor

Te Kaunihera o Te Awa Kairangi | Hutt City Council, [30 Laings Road](#), Private Bag 31912, Lower Hutt 5040, New Zealand
Paetukutuku: www.huttcity.govt.nz

From: Jotform <noreply@jotform.com>
Sent: Tuesday, May 16, 2023 12:56 PM
To: WebServices <web@huttcity.govt.nz>; Information Management Team <informationmanagementteam@huttcity.govt.nz>
Subject: [EXTERNAL] Re: LGOIMA request for information - LGOIMA2022-0092 -



LGOIMA request for information

Submission Timestamp 16 May, 2023 at 12:56:14

Request ID LGOIMA2022-0092

Name Andrew Martin

Organisation Oroua St Residents Group

Contact Number § 7(2)(a)

Preferred method of Email

response:

Email

s 7(2)(a)

Good afternoon,

I would like to request all information relating to the funding of, relocation of, or development of the Eastbourne Bowling club to the area around the Eastbourne Sports and Services Club (encompassing HW Shortt Recreation Park, the Eastbourne Croquet Club and the asphalt/tennis court area next to the Eastbourne Community Centre).

I am particularly interested in any relevant correspondence, plans (approved, drafted, or proposed), resource consents, community consultation records, or meeting minutes from the last 18months.

I would also like any plans or existing resource consents for the property at 78/78A Oroua Street – the site occupied by the San Antonio School Building and Church.

Please feel free to contact me in order to clarify my request further.

Regards

Is your request urgent? No

You can [view all your submissions](#) easily.

SUBMISSION TO THE COMMUNITIES COMMITTEE OF HUTT CITY COUNCIL

From

EASTBOURNE BOWLING CLUB

Regarding

RELOCATION OF THE EASTBOURNE BOWLING CLUB

DRAFT

Submission Date:-

1. Introduction

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 submission to Hutt City Council (HCC) is to seek approval for the EBC to relocate to or adjacent to H W Shortt Recreation Ground in Eastbourne with the intention of an amalgamation with the Eastbourne Sports and Services Club (ESSC). This submission will endeavour to 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.

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

2. 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 cost to Hutt City Council*

3. Eastbourne Bowling Club History

The EASTBOURNE BOWLING CLUB was founded in 1907 with the green established on the back lawn of the Mayor's family home - WF and HW Shortt. The present site was acquired in 1913 with the assistance of HW Shortt and a modest Club House was built. A further half green was added in 1931 .

Local mayors and town clerks were members of the Club throughout its years and helped materially in the development of the Club as in the supply of un-metered water.

Over its 115 years the Club has won many competitions starting in 1917/18 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 aging 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 70 and 56 of the total 69 members were full playing members. In 2022 our total membership consists of 13 full playing members and 59 limited playing members being 14 female bowlers and 58 male bowlers. 95% of existing bowlers are over the age of 70.

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 residue of funds has been used to off-set losses.

4. A Way forward for EBC

Due to the financial position EBC finds itself in, there is no other option but to sell the property. The EBC has received unsought expressions of interest from developers for the sale 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. This will fulfil the requirement to receive the best competitive market prices for the benefit of the Eastbourne Community. The redevelopment of the EBC property into housing will provide economic returns to HCC.

With this pending 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
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 submission specifically relates to a relocation of the Club within Eastbourne to or adjacent to the HW Shortt Recreation Ground (HWSRG) and we look to gain the approval of the HCC to so do.

5. 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:-

- Enhance/expand a sporting hub for the local Community
- Generate a better business model for ESSC with Community returns
- 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
- \$'s brought with the EBC through the EBC's land sale will be used to develop a sporting hub for the benefit of the local Eastbourne Community
- Generate social enhancement to an existing successful Community facility
- Excess \$'s resulting from the sale of EBC's land may be injected into local Eastbourne Community based projects and activities

- The move to the HWSRG will be at minimal cost to HCC

There will be financial benefits/implications to HCC in EBC moving to HWSRG. HCC will see significant improvements on the land they rent to ESSC or adjacent land they own, and these improvements will rub off well and 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 move to:-

- Increase player days
- Organize Community bowls
- Host Inter Club gala days
- Add Business House bowls
- Sell Corporate function bowls
- Support Junior/School bowls

6. Options to Locate at HW Shortt Recreation Ground or adjacent areas

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 or around the HW Shortt Recreation Ground.

As an introduction to our Options, it should be noted that the lawn currently used by Muritai Croquet Club is the site of the now disbanded Eastbourne Womens Bowling Club. The dimensions of this "green" is the exact requirement of a bowling green at 34m x 34m. A Croquet lawn measurement is officially 33m x 25.6m.

The outline Options location plans that accompany this submission show the proposed positions of the Bowling Green and Croquet Lawn, but do not attempt at this time to include extensions/renovations to the existing ESSC Clubrooms which may occur with an amalgamation by way of funds introduced by the EBC through the sale of its current property.

Option 1 – Spreading South

This Option is shown on attached documents noted as "**Appendix A**".

In summary the existing ex Womens 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 dimensions adjacent to the existing green. The existing Croquet clubhouse would be demolished, and new facilities constructed. EBC commissioned a survey of the area prepared by Mexted Sports Turf which is appended. The main outcomes of this survey/option are that:-

- The rugby football ground will fit into the playing field area with the inclusion of the new croquet lawn.
- The current cricket square will be required to be moved south to maintain current boundary distances
- The existing cricket practice wicket will be required to be moved to the east
- The existing row of Pohutukawa trees to the south of the existing ex Womens Bowling Club green will be required to be removed

We comment on this Option 1:-

- The development is contained within the area leased by ESSC from HCC.
- Minor disruption to rugby
- Moving the cricket wicket has cost and time implications
- Approvals from Wellington Rugby & Cricket required for project go ahead

- Tree removal problematic and likely to be rejected on ecological grounds
- The size of the open field is reduced and condenses its uses
- Much of the funds acquired from the sale of EBC land will be required to be expended in this Option in catering for cricket and croquet relocation costs as well as the new bowling green surface

Option 2 – Tennis Court Option “A”

This Option is shown on attached documents noted as “**Appendix B**”.

In summary the existing ex Womens 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 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 existing three Tennis Courts down to two. Our review of court usage suggests these courts are underutilised (see the section below re Eastbourne Tennis Courts). Included in the development would be the construction of a new Clubhouse/storage area shared for joint Bowls/Croquet usage. The main outcomes of this Option 2 are:-

- Tennis, skate ramp and some basketball areas retained
- Less impact on existing facilities
- The rugby/cricket grounds are untouched for this option
- Very little effect if at all on the local ecology
- Brings usage to underutilised HCC recreational space
- Clear space on the existing retained areas for San Antonio School to use for recreational activities

We comment on this Option 2:-

- The development is not contained within the area leased by ESSC from HCC
- A new lease agreement between ESSC and HCC would be required
- Less of the funds acquired from the sale of EBC land will be required to be expended in this Option 2 compared with Option 1. This Option requires the croquet relocation costs as well as the new bowling green surface
- More residual funds retained by this Option to the benefit of the Local Eastbourne Community

Option 3 – Tennis Court Option “B”

This Option is shown on attached documents noted as “**Appendix C**”.

This second Tennis Court Option retains the Muritai Croquet Club lawn in its existing position, 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 would reduce the existing three Tennis Courts down to one. As stated above, our review of court usage suggests these courts are underutilised (see the section below re Eastbourne Tennis Courts). Included in the development would be the construction of a new Clubhouse/storage area for Bowls. The main outcomes of this Option 3 are similar to Option 2 above being:-

- Tennis, skate ramp and some basketball areas retained
- Less impact on existing facilities
- The rugby/cricket grounds are untouched for this option
- Very little effect if at all on the local ecology
- Brings usage to underutilised HCC recreational space

- Clear space on the existing retained areas for San Antonio School to use for recreational activities

We comment on this Option 3:-

- No interference with the current leased areas between ESSC and HCC (the Tennis Court area is outside the current ESSC/HCC leased areas). EBC could undertake this development independently from ESSC by entering into a new lease agreement directly with HCC. The alternative here would be for EBC to join ESSC and a new lease drawn up between the expanded ESSC and HCC.
- This is the lowest cost development Option for EBC. This Option requires only the development of a new bowling green
- Even more residual funds retained by this Option to the benefit of the Local Community

Option 4 – Adjacent Land Accretion

We would be interested in HCC's comment on an option to use the accretions adjoining the HW Shortt Recreation Ground as a relocation site for a new bowling green and facilities for the EBC.

7. Analysis of Eastbourne Tennis Courts – refer Options 2 & 3 above

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 for a small fee.

8. Meeting Hutt City's 2050 Net Zero Emissions Plan

In implementing our preferred Option 3, and in time 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

9. Finally

Supporting letters from ESC/other Eastbourne clubs/community board/residence association

Enclose high level programme

Look forward to meeting

DRAFT

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SITE PLAN EXISTING

SITE
TUATORU STREET, EASTBOURNE, LOWER
HUTT

DISTRICT PLAN:

- Zone - General Recreation
- Max. Height - 8m
- Yard req. - 6m setback
- Building/structure must not exceed 100m²

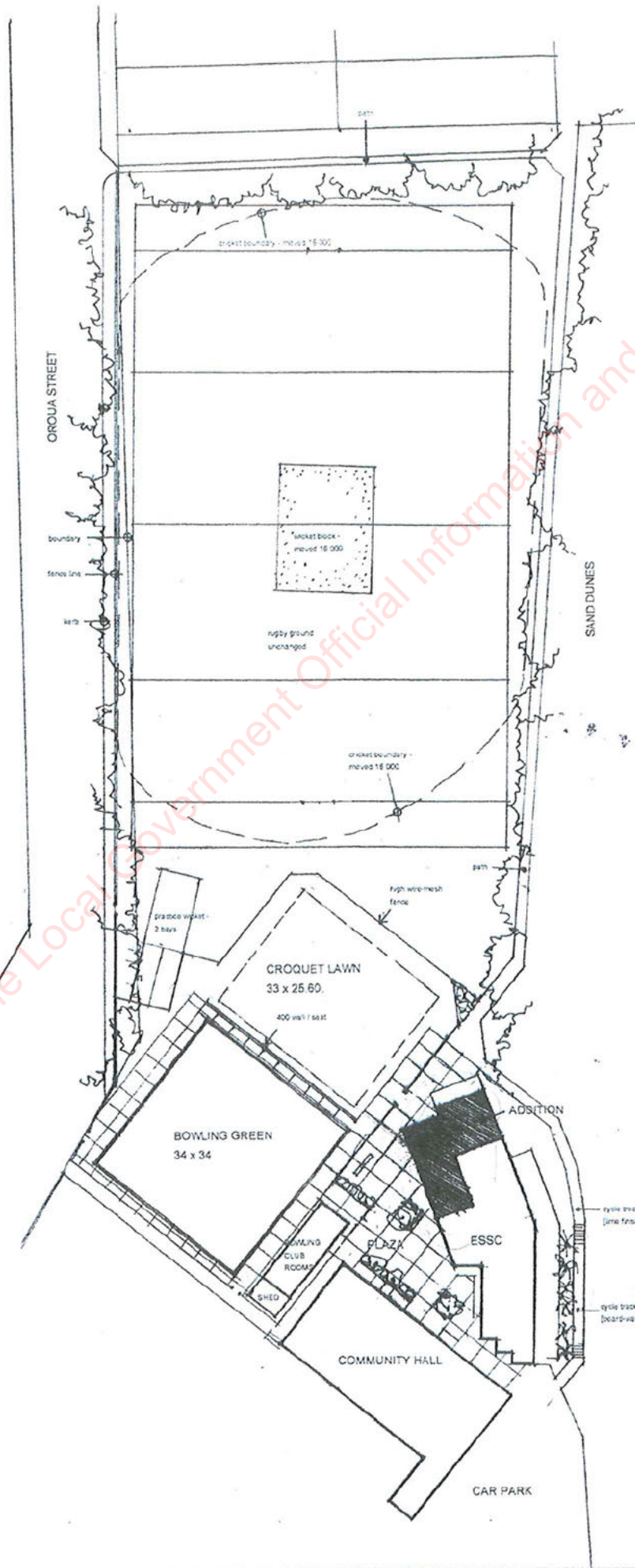


Released under the Local Government Official Information and Meetings Act



APPENDIX 'A' sheet 1 of 2

DRAFT



1:50 Plan to be confirmed by
S&K survey from a Registered Surveyor

EASTBOURNE
BOWLING CLUB
PROPOSED
RELOCATION

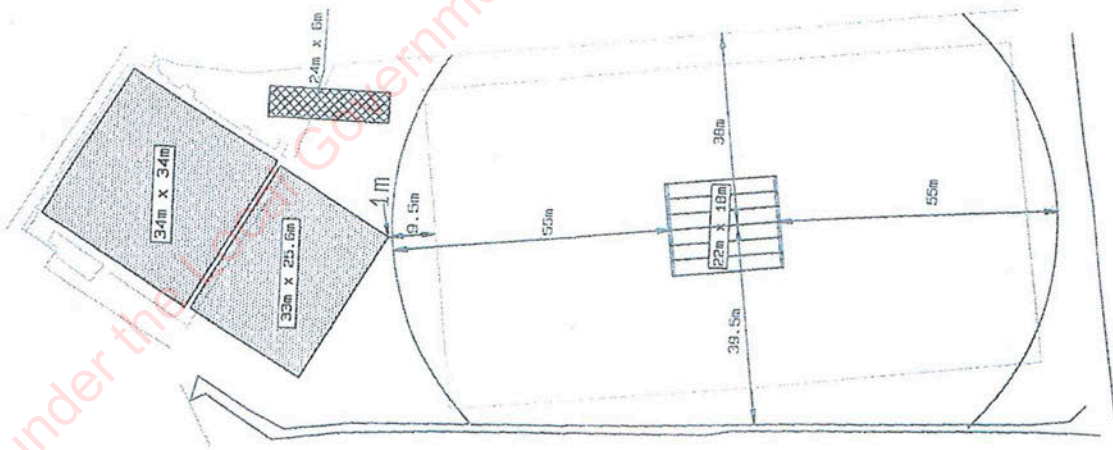
1:500 PLAN -
ALTERATIONS,
H.W. SHORTT
REC. RESERVE

S7(2)(a)

scale 1:500 @ A2 date 8 Dec 2

APPENDIX 'A' sheet 2 of 2

DRAFT



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 Government Official Information and Meetings Act

PROJECT NO.		Easiborne Bowling Club	
TITLE		FILE LOCATION	
SCALE	1 : 100	DATE	2023/01/10
DATE	2023/01/10	PROJECT	
DESIGNER		CLIENT	
DATE		FILE NO.	
MEXTED SPORTS TURF TURF MANUFACTURING SYSTEMS 111, 112 & 113			
COPYRIGHT THIS DRAWING IS THE PROPERTY OF MEXTED SPORTS TURF ALL RIGHTS RESERVED			
DESIGNER	REFERENCE DRAWING	TITLE	



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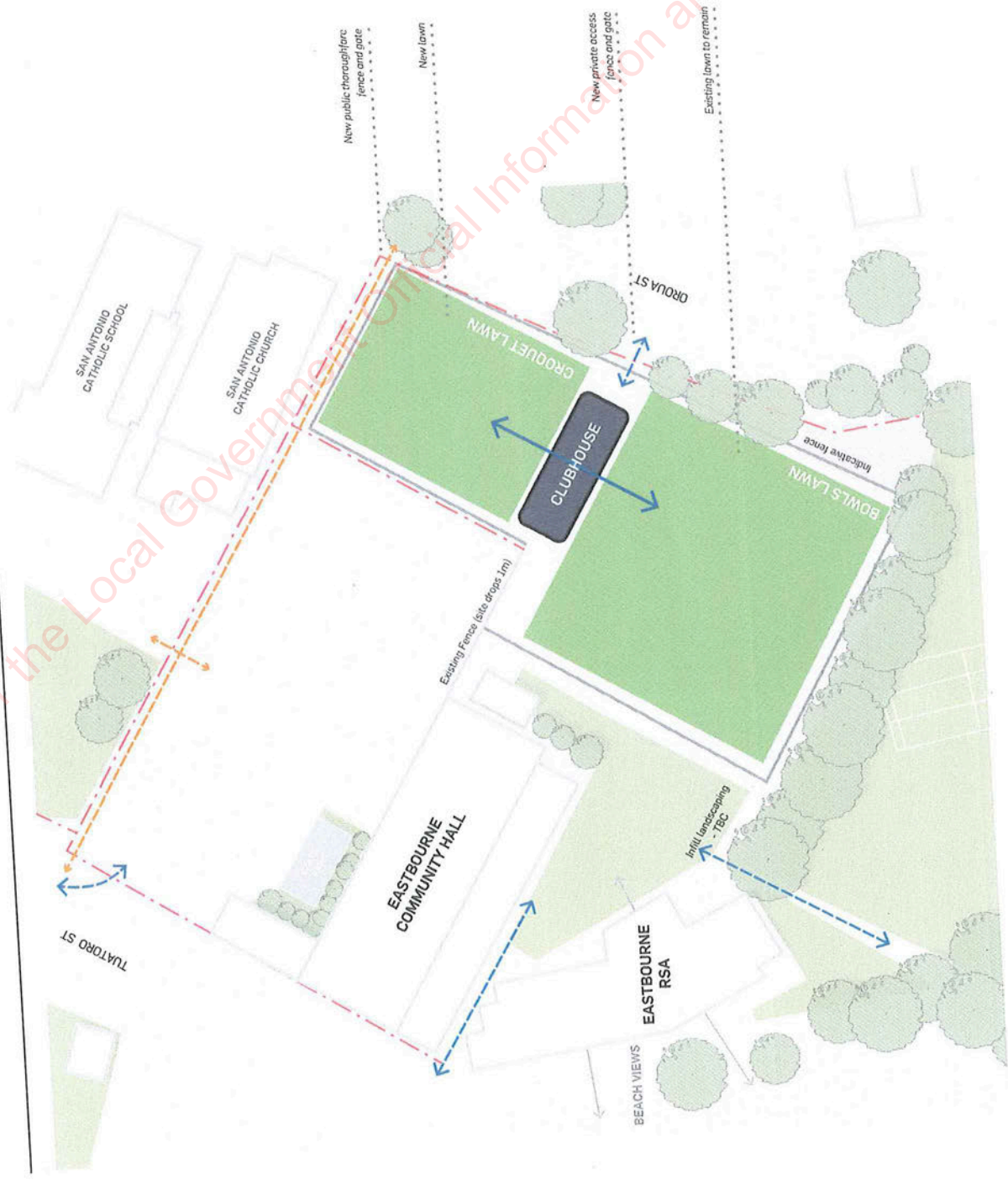
APPENDIX B

Eastbourne Bowling Club • Lawn Bowls and Croquet Facilities Concept • 21 APRIL 2022

SITE PLAN PROPOSED // TENNIS COURT OPTION A



- SITE**
TUATORU STREET, EASTBOURNE, LOWER HUTT
- CROQUET LAWN:**
- Full size is 32x25.6m
 - Insufficient room on 2x tennis courts
 - Regulations allow lawn at proportions of 5x4 lengths
 - Approx. 25x20m lawn can fit
- CLUBHOUSE:**
- 100m² lightweight timber structure
 - 50/50 glazing and solid cladding
 - Surrounding timber deck
 - Extended roof form over deck



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DRAFT

IV

APPENDIX C

Eastbourne Bowling Club • Lawn Bowls and Croquet Facilities Concept • 21 APRIL 2022



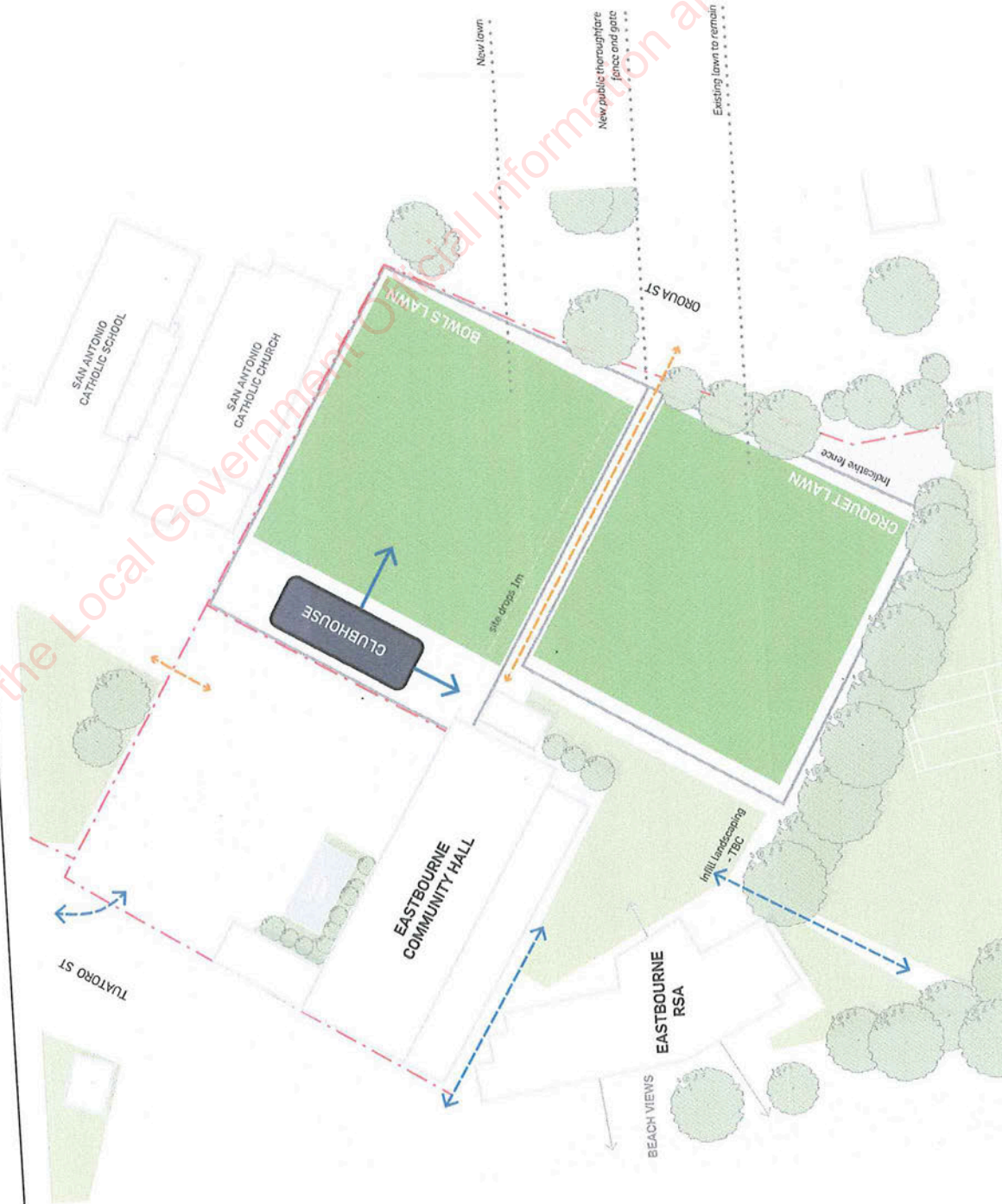
SITE PLAN PROPOSED // TENNIS COURT OPTION B

SITE
TUATORU STREET, EASTBOURNE, LOWER HUTT

- Maintain existing Croquet Lawn
- New 35x35m Bowls Lawn
- New Basketball halfcourt
- Shifted Tennis court

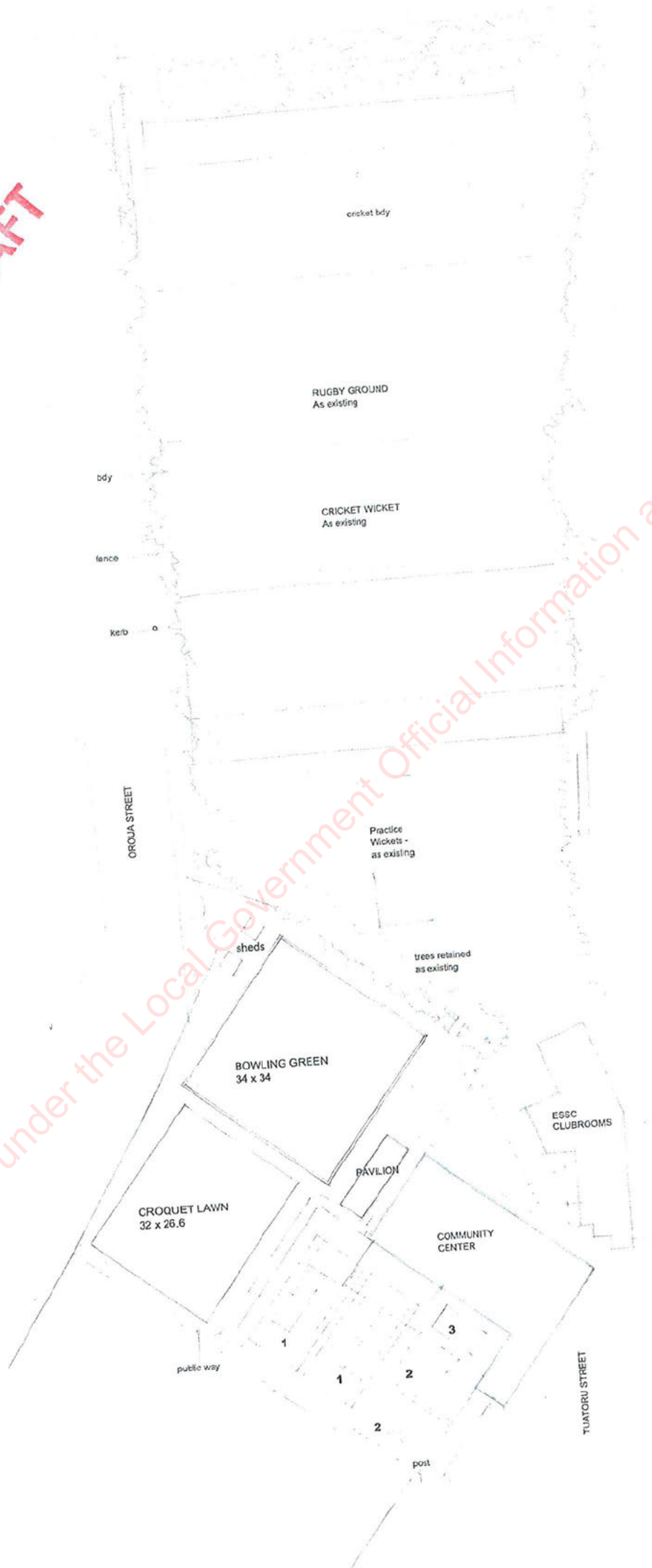
CLUBHOUSE

- 100m² lightweight timber structure
- 50/50 glazing and solid cladding
- Surrounding timber deck and paving
- Extended roof form over deck



Released under the Local Government Official Information and Meetings Act

DRAFT



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

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

SCHEME D

**REDEVELOPMENT OF
H W SHORTT
RECREATION GROUND
EASTBOURNE**



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DRAFT

**EASTBOURNE BOWLING CLUB
HIGH LEVEL PLANNING DOCUMENT
Report Date 12 February 2022**

Based on discussions to date with HCC, we can establish some high level activities/dates as below:-

ACTIVITIES	2022			2023												2024									
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
1 Prepare Submission to HCC: Mar - Apr 22																									
2 HCC Community Committee review/report period: May 22 - Apr 23																									
3 Assuming HCC positive response, finalise agreement with ESSC: May - Jun 23																									
4 Tender/sell EBC grounds - 9 month handover clause: May-Jun 23																									
5 Detailed design/consenting for new development at ESSC: Jun - Sep 23																									
6 Negotiate construction contracts: Sep - Oct-23																									
7 Construction at ESSC: Nov 23 - Sep 24																									
8 Hand over EBC site to developer: Apr 24																									
9 EBC shuts it doors: Apr 24																									
10 Opening of new facility: Oct 24																									

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From: Virginia Horrocks
Sent: Tuesday, 28 June 2022 2:10 pm
To: Lawrence Orr
Cc: Eastbourne Community Board; [REDACTED]
Subject: Eastbourne Bowling Club proposal to join the ESSC

Hullo Laurence

Justin Arthur has sent me your contact as the officer now in charge of developments like the one proposed by the ESSC in Oroua St. We haven't met but I'm sure we will soon.

Currently the Eastbourne Boling Club has a proposal to sell their club (land and clubhouse) and would like to use the finds from the sale to re-establish the bowling club in the area around the Eastbourne Sports and Service Club. (the ESSC) The ESSC is made up of rugby, cricket , the RSA and croquet who all have fields and club houses in the shared area.

The Eastbourne Community Board met with the ESSC committee this week and decided to form a sub-committee with reps from all the clubs including bowls to look together at options for the bowling club to move to the ESSC area.

A suggestion that the croquet club moved and bowling was established in that space has been rejected so the most likely location is on part of the tennis courts beside San Antonio School in Oroua St.

So - would it be useful for you to be at such a meeting to help the clubs understand what can and can't be done on council land? Or would it be better to let the clubs try to agree then come to HCC? Do you know the area or would it be helpful to have a walkaround before any meetings to see what might be possible?

The Bowling Club have prepared a detailed proposal which I don't think has been sent to you. Would it be helpful for you to see?

What do you think would be best? Happy to talk any time .

Ginny (Chair ECB)

[REDACTED]

From: Charles Gordon <daysbaydesign@gmail.com>
Sent: Tuesday, 7 February 2023 10:00 am
To: Nicole Peurifoy
Subject: [EXTERNAL] Re: Eastbourne Bowling Club proposed relocation - Preliminary Design site visit and discussion

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nicole,

Re Bowls - HW Shortt Park

I'm currently putting some design thoughts together on paper. I would like to show you my thoughts at the moment and wondered if we could meet early next week to discuss where the design is at and to get a better understanding of HCC desired directions with this project. I'm thinking next Monday afternoon or Tuesday.

Charles

Charles Gordon
Landscape Architect NZILA Reg
Days Bay Design

E: daysbaydesign@gmail.com

W: www.daysbaydesign.com

On Thu, Dec 1, 2022 at 5:00 PM Nicole Peurifoy <Nicole.Peurifoy@huttcity.govt.nz> wrote:

Kia ora Charles,

It was great meeting with you, and I think our site visit ended on a positive note. There seems to be good momentum and flexibility to get things rolling.

Attached are some snippets of maps of the recreation ground. Let me know if you need anything more specific. For full access to maps I can see if our GIS can share a permission.

Eastbourne Bowling Club is planning a relocation from 179 Muritai Road, Eastbourne, Lower Hutt 5047 to HW Shortt Park, Tuatoru Street, Eastbourne, Lower Hutt 5013 to continue bowling activities. They currently own their property, and as it is too large for them, they wish to relocate to a multi-use site and share the space with other amenity users. The Club intends to sell their land and use the sale to finance relocation and design of amenity. The process for this began 6 months ago, and as of 30 November 2022, a first site visit with club stakeholders and design planner has been conducted. Parks and Reserves, Hutt City Council (HCC or 'Council') is leading the facilitation and design of this relocation.

H W Shortt Recreation Ground - previously known as the Eastbourne Recreation Reserve, has access off Tuatoru and Oroua Streets. The ground provides for active recreation in an area that is relatively short of flat land. There are several pohutukawa trees on site, along with a mix of native and exotic vegetation surrounding the recreation site. Cricket and rugby are played at the ground, and there are clubrooms and a sports and community centre on site. Other users include a Catholic Youth Group, yoga and other exercise activities, skate ramps, tennis, and basketball courts. Eastern Bays Shared path is adjacent, including protected shoreline for nesting penguins and shorebirds. Behind the croquet club lawn is a community garden, and behind tennis courts blacktop is church and school (to be closed down and land will revert back to Parish-^{s7(2)(f)}).

There are multiple buildings on the grounds including a main clubhouse, croquet club (also used as yoga and other activities centre), toilet block and 2-storey building with multiple rooms, with upstairs primarily used by church Youth Group. There is a shed within croquet club for storage and a shed behind skate ramp for storage.

Role	Members	Responsible for
Eastbourne Stakeholders	<p>s7(2)(a)</p> <p>s7(2)(a)</p> <p>s7(2)(a)</p> <p>s7(2)(a) Board</p> <p>Chair</p> <p>s7(2)(a)</p> <p>Board member</p> <p>s7(2)(a)</p>	<ul style="list-style-type: none"> • Eastbourne Bowling Club to provide funding/capital • Current club users at HW Shortt Park need to agree w/Bowling Club on criteria for fit • Feedback on design and decide on responsibilities of shared space • HW Shortt services club as leaders • Seek approval from Eastbourne Community Board, Board to support approval from Hutt City Council • Services club accepting Bowling Club as new member • HCC accepting extension of lease
Officer working group	<p>Lawrence Orr</p> <p>Nicole Peurifoy</p> <p>Charles Gordon-DaysBay Design</p>	<ul style="list-style-type: none"> • Lawrence to lead and facilitate relocation process including consultation with Charles G. • Nicole to assist in facilitation and consult in planning design • HCC as coordinators of relocation process • Charles to be primary designer & consultant of space

Milestones	Deliverables and Key Project Tasks	Indicative Timeframe	Actual timeframe
Stage 1.0 Preliminary Design	<p>1. Site visit and initial meetings with stakeholders.</p> <p>FOLLOW UP:</p> <p>-HCC and Eastbourne owners (Bowling Club and HW Shortt Park to decide criteria for fit</p> <p>-Confirm HCC approval process</p> <p>-Review timeframe</p> <p>-Set meeting discussion between clubs to divey</p>	November 2022-March 2023	Initial Site Visit: 30 November 2022

Role	Members	Responsible for		
	<p>up financial responsibilities</p> <p>-Design review needs: 34x34m w/gutter and shared walking path, artificial turf usage, 35sqm desired</p> <p>-obtain title from s7(2)(a)</p> <p>-Set meeting for further discussion between groups</p>			
	<p>1.2 and 1.3 Conceptual drawings and presentation with stakeholders and officers. This includes Survey Plan from Charles G.</p>			
	<p>1.4 Conceptual design edits</p>			
<p>Stage 2.0 Developed Design</p>	<p>2.1 Additional site visits and meetings required</p>		<p>March-May 2023</p>	
	<p>2.2 Refine conceptual design elements/constriction details</p>			
<p>Stage 3.0 Meetings</p>		<p>3.1 Follow up meetings with stakeholders</p>		<p>January 2023-September 2023</p>
		<p>3.2 Host Public Forum for community feedback, draft Community Paper</p>		
		<p>3.3 Review feedback and request design approval on HCC agenda (including submission of Community Paper)</p>		
<p>Stage 4.0 Finalise Design & Seek final approval from HCC</p>		<p>4.1 Confirm meeting agenda and date/time for HCC meeting</p>		<p>March 2023-October 2023</p> <p>Construction to begin end of 2023/2024?</p>
		<p>4.2 Present design to Council and seek approval</p>		

Role	Members	Responsible for	
	4.3 Communicate outcome with Bowling club and community		

Risk	Control/Risk Mitigation
Pushback from existing HW Shortt amenity users	Listen to complaints and concerns, explain collaborative process and benefits
Tennis courts removal	2 other clubs in area, with total of 10 courts
Lease of land legalities	Title to be obtained and reviewed
Financial constraints e.g drop of land value	HCC may be able to provide future assistance
Indecision of responsibilities between user groups	Work out compromise and continue to set in-person meetings
Rejection of initial design from Bowling Club & HW Shortt club members	
Design constraints of existing space	

Kindly,

Nicole Peurifoy, MconBio (She/her)

Parks Planner, Parks and Reserves

Hutt City Council, 30 Laings Road, Lower Hutt 5040

M: s7(2)(a) W: www.huttcity.govt.nz



-----Original Appointment-----

From: Lawrence Orr <Lawrence.Orr@huttcity.govt.nz>

Sent: Thursday, 17 November 2022 10:02 am

To: Lawrence Orr; Lawrence Orr; s7(2)(a); Charles Gordon; Nicole Peurifoy; s7(2)(a)

Cc: [redacted] Eastbourne Community Board; [redacted] [redacted]
Subject: Eastbourne Bowling Club proposed relocation - Preliminary Design site visit and discussion
When: Thursday, 1 December 2022 10:00 am-12:00 pm (UTC+12:00) Auckland, Wellington.
Where: H W Shortt Recreation Ground (Lower Hutt Wellington)

Kia ora,

As discussed, first step in the process of finalising an agreed design to present to Hutt City Council for final approval.

Happy to answer any questions pre meeting,

Looking forward to getting the project started.

Ngā mihi

Outline of design works to get to final design -

Design Work -

1.0 Preliminary Design

1.1 Site visit and initial meeting with stakeholders

1.2 Drawing – Conceptual

1.3 Drawing Presentation with officers and stakeholders

1.4 Conceptual Design Changes

2.0 Developed Design

2.1 Additional site visit required

2.2 Refine Conceptual design elements/construction detail

3.0 Meetings

3.1 Follow up meetings and discussions with stakeholders

4.0 Finalise Design and seek final approval from Hutt City Council



HW Shortt Recreation Ground - Sports Hub - Review

Issued: 20 March 2023

Eastbourne Bowling
Club relocation to
HW Shortt Recreation
Ground

Concept design

1 May 2023

- ⊕ **Parks and Reserves Planner: Nicole Peurifoy**
- ⊕ **Landscape Architect: Charles Gordon**

Summary

- ⊗ Eastbourne Bowling Club (EBC) (founded in 1907!) propose selling their land at 179 Muritai Road and relocating to HW Shortt Recreation Ground where they wish to build an all-weather bowling green.
- ⊗ As part of the move, the club would amalgamate with Eastbourne Sports & Services Club (ESSC).
- ⊗ EBC's relocation will provide significant benefits to ESSC and the community, including;
 - ⊗ Expanding a shared sporting hub
 - ⊗ Financial returns
 - ⊗ Increase social use of the recreation ground
- ⊗ Eastbourne Bowling Club relocating to H W Shortt Park is good for the community and will enhance the area currently occupied to ESSC. Parks and Reserves is supportive of the sports hub concept where it lifts the viability of the sports provision and contributes to the range of recreational opportunities on offer in the neighbourhoods.

Shared HCC Principles

- ⊗ Continue to encourage shared use of buildings and facilities on reserves to reduce impacts of buildings on open space.
- ⊗ Contribute to an enjoyable urban life with a healthy balance between the built environment and space where people can take part in recreation and sport, create their own outdoor fun, and participate in community life.
- ⊗ Sports and recreation groups which share facilities are often able to establish a more secure financial base, and subsequently can afford to maintain the facility to a higher standard.
- ⊗ Social participation and social support has been shown to increase participation in physical activity

GIS Map overview- Shortt Recreation Ground



Existing arrangements



Released under the [Local Government Official Information and Meetings Act](#)

Proposed arrangement





Netball court

Tennis Court

Bowling Club

Catholic Church

Lawn Bowls

Croquet Lawn

Half Basketball Court

Single Tennis Court

New building for Bowling Club

Fencing (style to be discussed) surrounding bowling green

Relocated Bowling Club green:
 Green - 33.500(w) x 36.000(L)
 Channel - .350 each side
 Paths - East/West - 1.800/1.800
 - North/South - 0.900/0.900

Access to Bowls

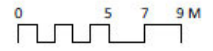
Native planting

Bench Seating/Shelters

New retaining wall - set back from original wall into previous path

Previous front of wall - - - - -

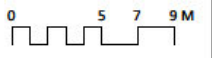
Oroua St access to bowling green



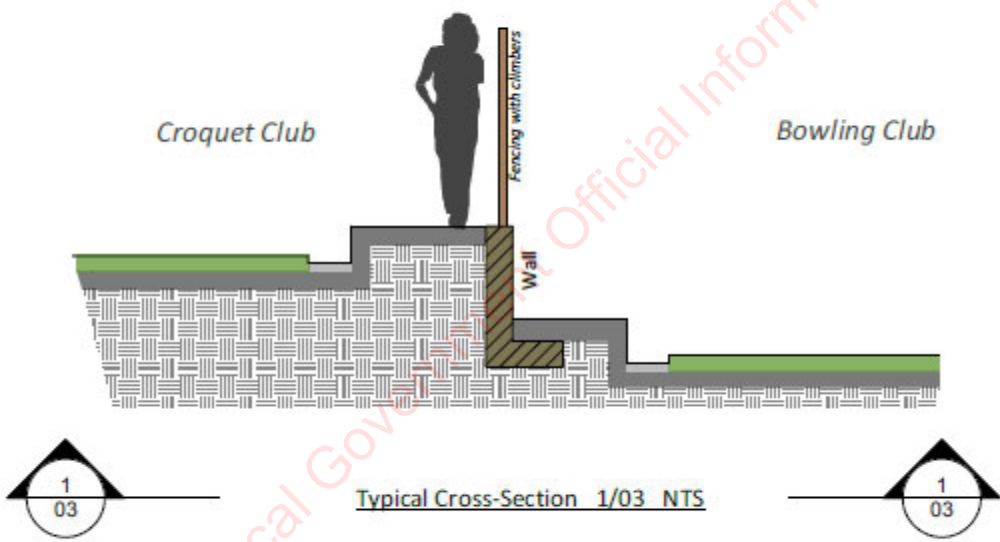
Released under the Official Information and Meetings Act



- Area opened up providing easy movement and no dark corners
- Shrub planting and trees inside Croquet area
- Access to Croquet Club
- New wall
- Croquet edge path altered with fence with climbers
- Covered area for bike parking and seating area
- Croquet access from Oroua St
- Native planting and existing trees
- Bench seating
- Croquet lawn to remain as is
- Croquet Club building, Community groups to move to this building.
- Maintenance access through existing gates. Potential for additional storage.
- New access path from Oroua St replaces old path between Croquet and tennis courts
- Cricket nets to be relocated in discussion with Cricket Club



Released under the Official Information Act



Next steps

- ⦿ **Inform Eastbourne Community Board of design**
 - ⦿ advise of public consultation
- ⦿ **Further presentation w/ ESSC club members if requested**
 - ⦿ Design approval
 - ⦿ Adoption into ESSC membership
- ⦿ **Public Consultation- at least 25 days**
 - ⦿ Possibly started 2nd week of May w/HCC Comms and Engagement Advisement
 - ⦿ Written feedback- online or paper. Post box to be added to HW Shortt entrance
- ⦿ **Eastbourne Community Board- next one is 20 June 2023**
 - ⦿ Written report by Parks and Reserves Planner
 - ⦿ Asking for approval of design w/community input
 - ⦿ We will inform Eastbourne Community Board of design plans prior to Board meeting to give ample feedback time
- ⦿ **Formal report to Communities, Culture and Partnership Committee- 5 July 2023**
 - ⦿ Written report by Parks and Reserves Planner
 - ⦿ Adoption of design plan
 - ⦿ Resource Consent application- including land sale and construction procurement
- ⦿ **Lease extension granted**
 - ⦿ Extension under umbrella of ESSC's current lease
- ⦿ **Construction may commence once Resource Consent is issued**

Discussion

- Feedback or questions on proposed plans ?
- Anything else you'd like to see done?
- What are your expectation of Bowls being incorporated into ESSC?
- What do you feel may also benefit both Bowls and ESSC and the general public?

- Current existing Croquet and 'public' clubroom:
 - What are the exact needs of clubhouse?
 - Always unlocked? Locked times? Could anyone ask ESSC to rent?
 - Who uses this space?
 - Yoga/Exercise instructor – daily classes
 - Indoor Bowls – weekly
 - Croquet: what purposes?

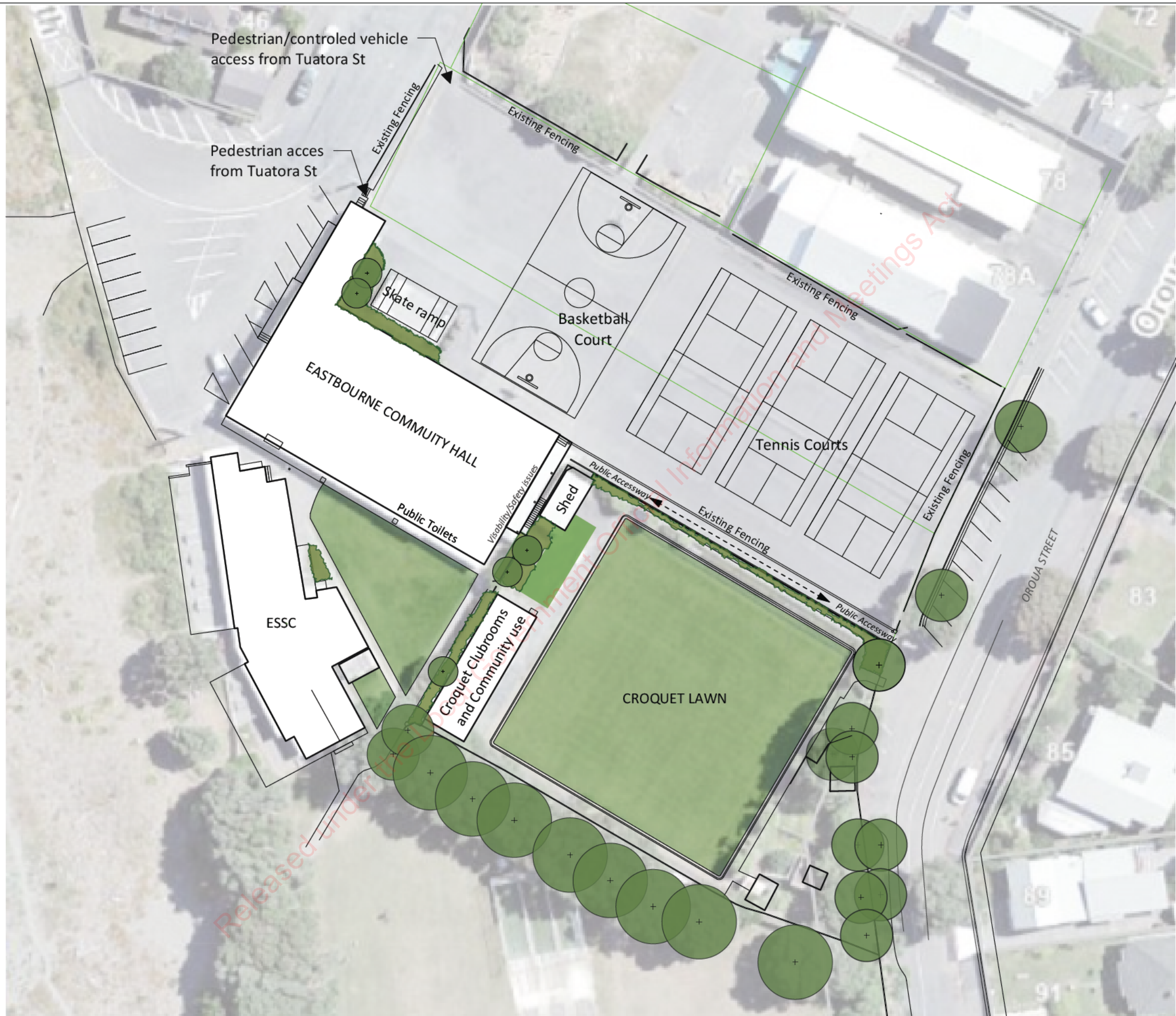
- ESSC alcohol licence holders : comfortable with Bowling Club having a variation of your current alcohol licence? *** please note that Bowls have not confirmed if they want a variation, this is theoretical ***
 - A Variation requires a fee and ESSC would default to sole management of this variation
 - Bowls is proposing to sell and consume alcohol (beer) out of a fridge and consume both in clubhouse and on all parts of the field. They would sell beer to club members only, however, legally, only ESSC would collect revenue.
 - The process would include a certificate change to extend boundary of alcohol consumption, NZ Police discussion, Medical Health discussion and Public Notification

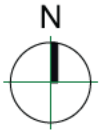
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HW Shortt Recreation Ground - Sports Hub - Review

Issued: 24 April 2023







Netball court

Tennis Court

Catholic Church

Half Basketball Court

Single Tennis Court

Bowling Club

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Fencing (style to be discussed) surrounding bowling green

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Lawn Bowls

Access to Bowls

Native planting

Bench Seating/Shelters

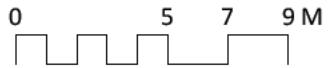
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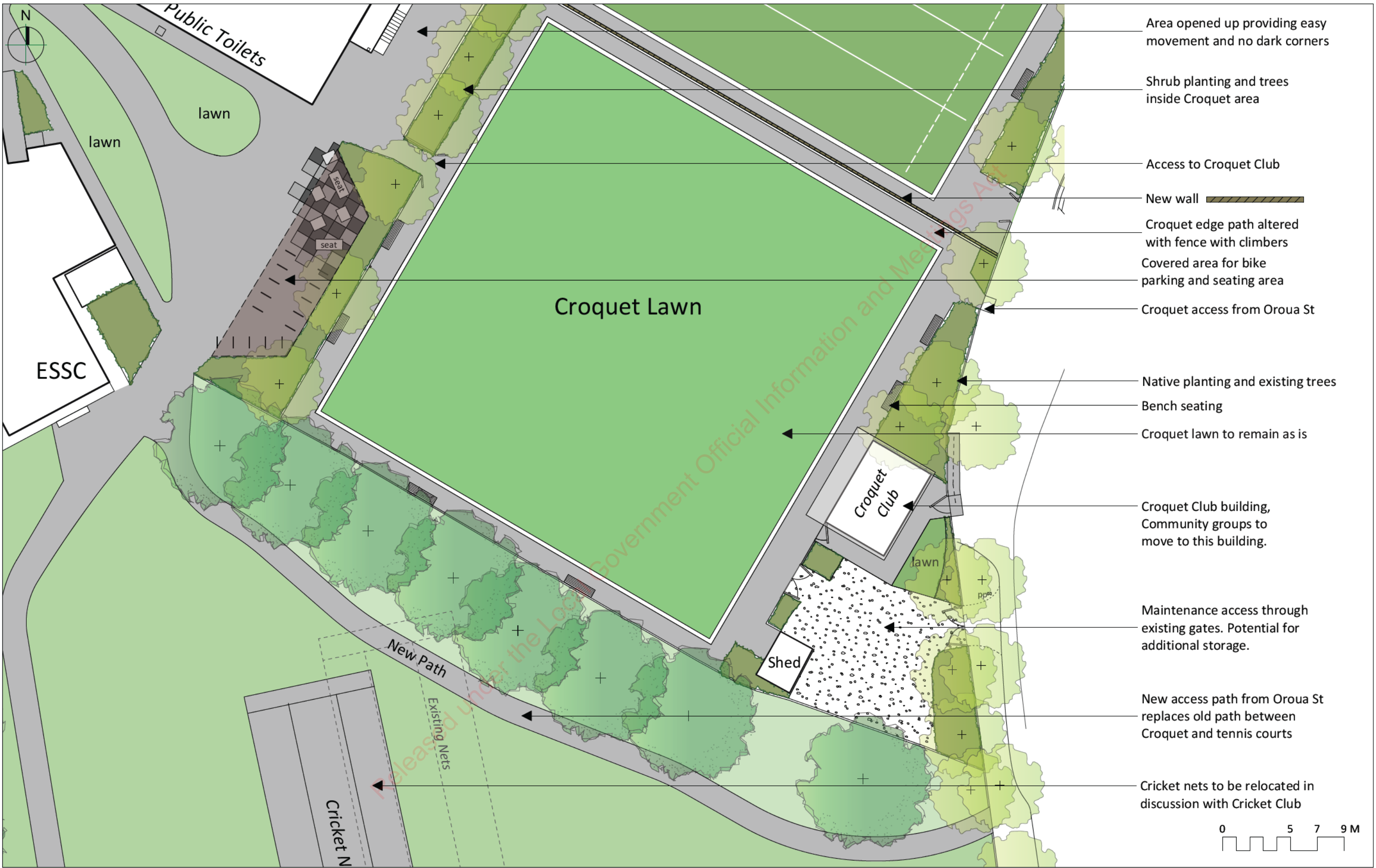
Previous front of wall - - - - -

Oroua St access to bowling green

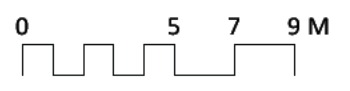
Croquet Lawn

REET



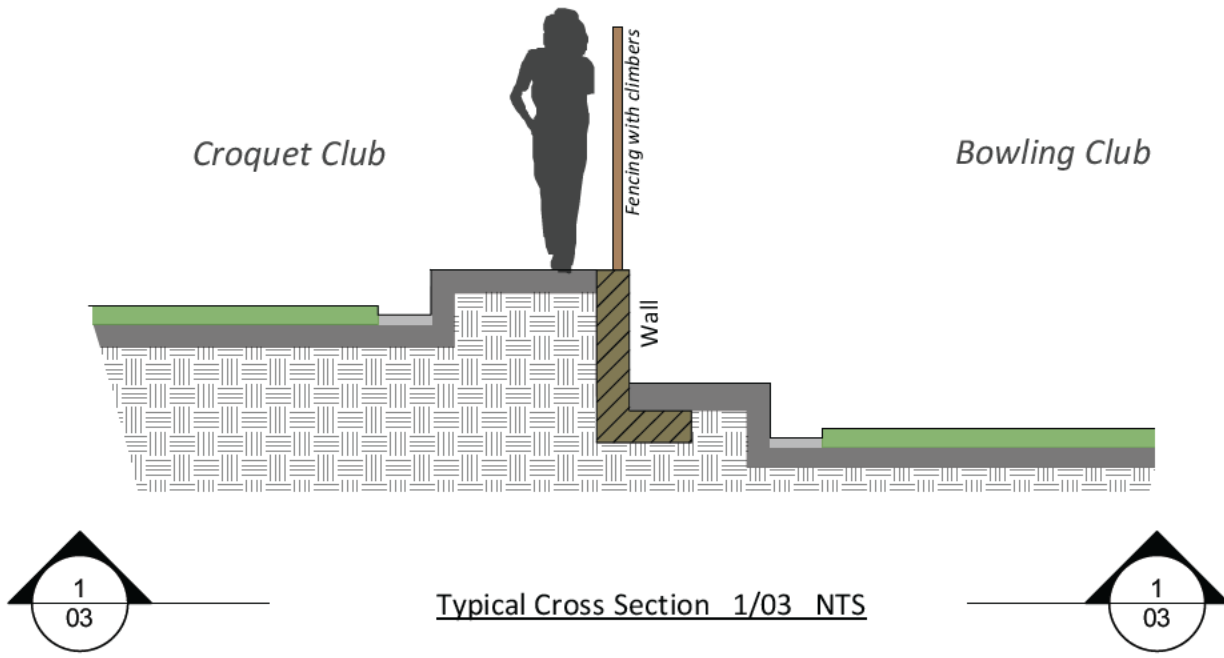


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Croquet Club

Bowling Club



Typical Cross Section 1/03 NTS

Released under the Local Government Official Information and Meetings Act

EASTBOURNE BOWLING CLUB

Report to the EBC Board on a meeting between s7(2)(a) and Justin Arthur, Technical Officer of Parks for Hutt City Council, held on Thursday 10 February 2022 at the Eastbourne Sports and Services Club Rooms.

Report Date: 13 February 2022

Justin Arthur has been HCC's Parks Officer for the Eastbourne region for five years. He is a positive and very likeable person which assisted in our discussions.

I explained the position the EBC finds itself in, and the options we are looking at to relocate, specifically relocating to H W Shortt grounds and becoming part of the ESSC along with the five current ESSC members. I noted the financial benefit that the move would present not only to the ESSC but to the Eastbourne Community as a whole. This is a huge opportunity for all to share in. He fully agreed.

I noted that before the EBC spent and further time and money on developing the options, we were seeking what HCC would require from us in order to gain HCC's approval to proceed. Justin noted this would be by a submission from the EBC. We discussed the required content of this submission, and I list below some of the headings we will have to address (not exhaustive), in no particular order:-

- Written submission from ESSC noting all current five clubs approve the scheme and EBC joining the ESSC
- Written submission from the Eastbourne Community Board in support of the move
- For the option to extend onto the rugby/cricket field, this will require a written submission from Wellington Rugby and Wellington Cricket in support of the move
- What would the benefit be to the Eastbourne community in the move to the ESSC
- Provide information on climate change considerations regarding the move
- Tell the story of the background/motivation to move to the ESSC, are there any other alternatives
- Explain that if this move does not happen, what the negatives would be for the community
- Tell the story that this will be a long term gain for Eastbourne
- Submission to include indicative plans of options, which includes landscaping
- From profits from sale of land consider donating grants to local organisations

I have asked Justin to send me a template (bullet points) of the headings we will need to address in our submission. I suggested a week for this which he has agreed to.

I explained we were looking at two options for the relocation to the ESSC. One to the south taking some of the playing field, and one to the north over the existing tennis courts. We discussed the merits of both.

Playing Field Option

Tree removal – in order to gain approval to remove the trees, an assessment would be undertaken by an ecologist on behalf of HCC. Justin's view is that we have just a 5% chance at best in gaining approval to remove the trees. He noted replanting the trees is not an option. Tree removal will not happen.

Tennis Court Option

This would be an easier option to obtain approval from HCC. However this is taking away a community facility by reducing to number of courts. He suggested we undertake a head count re usage of the courts. Will the public have access to our bowling green?

Outcomes

- Justin suggested we provide both options in our submission to HCC
- When asked he noted our submission would be reviewed by the Community Committee of HCC and the review process could take 12 months.

Following on from this meeting, I have **attached** a high level planning document indicating a potential timeline from now through to a new facility opening in late 2024.



13 Rona Street

Eastbourne

29/6/22

Mr Lawrence Orr

HCC Sportsgrounds Assets Manager

Dear Lawrence,

Greetings, you're a hard man to track down.

Ginny Horricks has told me that you would like to see some details of what the Eastbourne Bowling Club is proposing in their possible move council ground adjacent to H.W. Shott Park, hence the enclosed.

NOTE SOME IDEAS AND THE DRAWINGS ARE A BIT OUT OF DATE NOW.

What I would like to suggest that you have a read and then contact me so we can visit the site together so I can show you around (it will make A lot more sense then) .

The next step would be another on site meeting with the ESSC, EBC, ECB. And yourself to decide what's best for the whole community and how best to progress the project .

The Eastbourne Community Board's role in all this is purely as a facilitator.

I would be happy to pick you up and run you back to Hutt Park.

Yours sincerely



Murray Gibbons Eastbourne Community Board

Ph s7(2)(a) Mob s7(2)(a) email s7(2)(a)