

Submissions on the Elmwood Park Bowling Club clubrooms rebuild

Consultation period: 29 April – 31 May 2021.

We received 43 submissions – 36 in support, six not in support and one person who commented with suggestions for use, but did not clearly indicate support or otherwise for the rebuild.

Submission number	Is there anything you would like us to know before approving the Bowling Club clubrooms rebuild?	Do you have any feedback on the proposal to lease the Number 2 Green to Elmwood Park Bowling Green? <i>(Note: we have included comments on the lease proposal for completeness and context. However, these submissions form part of a separate consultation process to be concluded at a later date, as part of our obligations under S54 of the Reserves Act).</i>	Any other comments	Name
SUBMISSIONS IN SUPPORT				
40336	See document below.			Andrew Hopping Chair, The Elmwood Club
40335	<p>Generally I support the proposal for enhancing community facilities & lowered impact of the 1 storey club volume.</p> <p>The treatment of the gate as visually permeable element is good for forming a greater degree of connection & visibility to the community & general park users.</p> <p>I have a few comments in regards to making the facility more inclusive for all potential users that I would like reviewed before the rebuild proceeds. These are noted as follows:</p> <ol style="list-style-type: none"> 1. Accessibility <ul style="list-style-type: none"> - The accessible carpark does not appear to include an accessible route to the entrance gate. Suggest that this accommodated in the landscape design - The accessible ramp does not appear to allow for a 1200mm separation from both the entrance gates & building entrance doors. Suggest design is reviewed to comply with accessibility requirements. - The bowling green perimeter does not appear to have accessible access to it ie the Southern edge path can only be accessed via steps, the Western edge path does not appear have a 1200mm wide access point from the ramp / entrance zone. Suggest green access is reviewed to allow greater accessibility which would benefit more users. 2. Cycle Parking - there appears to be no provision for cycle parking. Suggest that this is accommodated to support alternative transport options ie in the informal carparking zone. 3. South Facade - The three doors to this back of house facade ie store, clubroom & kitchen/chiller, may increase the risk of 			Charlotte Hoare

	<p>potential vandalism. Suggest that the number of doors here is reviewed.</p> <p>I look forward to seeing this building developed for the club.</p>			
40332	<p>The new clubrooms are a must do as the old one has had its day. For the neighbours who live over the back fence, who are not happy, things are going to be better, as they will be looking at a brand new building. I will also point out that however many years ago they purchased that property, the clubrooms was their boundary fence then, so it obviously wasn't an issue at that time.</p>	<p>The lease must be renewed as the green has been a facility for ninety years and must stay that way for members and the community.</p>	<p>Long live the Elmwood Park Bowling Club.</p>	<p>Glenn Edlin</p>
40327	<p>No the facts have been notified. The new rebuild of the bowling club clubrooms will be an essential part of progress for the club.</p>	<p>This will be an essential part of the plan to ensure the progress of the club</p>		<p>Owen Simonsen</p>
40324	<p>No – in support of the rebuild.</p>	<p>No – in support of the lease.</p>		<p>Tom Doocey</p>
40323	<p>I fully support the elmwood park bowls club's new club house rebuild.</p>	<p>The number 2 green is an integral part of the elmwood park bowls club and the lease proposal must be approved.</p>	<p>Since the earth quakes the club has been a "haven" for the local community. The new clubrooms rebuild and the No2 green lease renewal will provide and ensure a marvellous facility for club members and the wider community.</p>	<p>Perry Trevella</p>
40322	<p>Please ensure that you support all the volunteers who give so much of their time to creating facilities that assist the young residents of the city have a healthy sporting option to pursue.</p> <p>My committee years was during the recovering from the Earthquake and the importance of volunteers was recognised by the Council at that time. My feedback appears to be how the Council Staff make it as difficult as possible for volunteers.</p>	<p>Please support the volunteers who are the people who are trying to make the facilities to be of greatest value to the greatest range of citizens.</p>		<p>Bruce McIntosh Past President, Coach, Umpire and Committee member, Elmwood Park Bowling Club</p>
40320	<p>It is a great asset to the community for young and old and anyone with a disability fun for all the family</p>	<p>Yes we need the lease as we need to greens</p>		<p>Bev Morel</p>
40318	<p>In support of rebuild</p>	<p>In support of lease</p>	<p>This is important for our bowling club.</p>	<p>Shirley Herd</p>

40292	The development of an improved bowling green facility has many advantages to the community around it. 1. It is a non contact game suitable for children to elderly male, female or mixed. 2. It is a peaceful game, not providing a nuisance to people not taking part. 3. Because of the two points mentioned in (1) it also provides a meeting experience where fellowship is gained from the young while in contact with the elderly. 4. It is expected to be summer months only and therefore the existing available car parking on Heaton, Leinster or St Andrews Square is not in contest with the larger winter sports' parking requirements. 5. The bowling club is an existing use and the proposal will not make much change to the existing use. Perhaps in the future after a game the users might stay a little longer in the new lounge, that's about all.	We have managed the facility for the benefit of the neighbourhood for the last 92 years without any problems. We intend to maintain that.		Peter Duke
40282	As an Elmwood Bowling Club and Elmwood Park Bowling Club member for some 15 years I have been extremely disappointed that the damage caused by the earthquakes has not been rectified with a rebuild of the Clubrooms. The current state of the premises has in no way encouraged new membership so necessary for the survival of a sports club - in this case the Elmwood Park Bowling Club and its affiliated groups. The proposed rebuild as a single storey on the current footprint makes sense and should in no way cause additional disruption to the surrounds.	This is simply a continuation of the current lease except for the name change from the Elmwood Bowling Club to the Elmwood Park Bowling Club.		John Irving
40257	I support the rebuild, especially as its a single storey plan on the same footprint. The new structure will be an asset for the club and the whole neighbouring community.	I support the lease of the green, which is not only used by the club but also local schools on a regular basis. Christchurch has a reputation overseas of having best best natural bowling greens in the world and this is one of the best, attracting top international tournaments to the city.		Ken Nicholson
40248	I fully agree with the clubrooms be rebuilt	Yes they should be able to	As the clubrooms are being rebuilt to the same footprint I don't see how anyone could object	Pam Nicholson
40228	The Elmwood bowing Club and now Elmwood Park Bowling Club have occupied this area for over 90 years and looking forward to the 100 soon. The old building was stuffed in the Christchurch earthquakes and the new modern building will be an asset to the area which is zoned for sports. The Elmwood Park is a superb sports park for young and old and this building will complement the overall park. Elmwood Park Bowling Club is considered one of the top achieving bowling clubs in Canterbury.	This green was the original green for the Elmwood Bowling Cub and is use dates back to the 1920's. It boasts one of the best bowling surfaces in Canterbury if not New Zealand. Its open to the Elmwood Park and offers a sports atmosphere when one can view bowls, cricket etc while walking in the beautiful park.	The Elmwood Park Bowling Club also has a very good relationship with a number of schools in the area and they regularly use the current facilities for education purposes.	Tim Sandrey
40225	The bowling club has been in Heaton Street now for more than 75years and is a great asset to the community, and with new clubrooms to replace the one damaged in the earthquake it will be even better	The green is one of the best in Christchurch and enhances the park - many people stop to watch the bowls being played		Mary Ann Johnstone

40203	N/A	it is a fundamental piece of the bowling club		Hugh Horn
40161	<p>As a member of the bowling club I have been waiting over 10 years for the broken and depressing old clubrooms to be replaced with a modern built for purpose building that will be an asset not only for the bowling club members to enjoy but also for the wider community to have access to for meetings and other gatherings; eg school groups and other clubs and community groups who will be able to use the facility.</p> <p>The new building will be single storey which will reduce impact on the neighbours and also have much better acoustics which will also have a positive effect.</p> <p>I see no negative effects.</p>	<p>This green is one of the premier greens in Christchurch and has been used by the bowling club for a long time.</p> <p>With over 100 members the club needs 2 greens and this green will continue to be used for club and Canterbury centre events for a long time.</p> <p>The green is also used extensively by St Andrews, Rangi and St Margarets as part of their sporting activities as well as being used by Community and Business groups on a regular basis.</p> <p>The club maintains the green and the surrounds in excellent order and will continue to do so.</p>		Ian Rule
40160	As a member of Elwood Park bowling club I would like to say that I believe this building will be part of the community hub that the Elwood Club is creating, and that our club is at present using our greens to teach the students of our surrounding schools and we also run "Business evening events" for local businesses.	As a long term lease holder we require this green to continue our outreach to our community		Ron Phair
40159	The new clubrooms will be a great asset to the local community. A wide range of agegroups use the facility.	I am in full support of the lease of no 2 green it is well used by community groups and the local school children.		Pam Phair
40158	I think the Bowling Club rebuild that is proposed will be a splendid addition to the wider Elmwood Park. The architect plans highlight that the new building will be much more in keeping with the surroundings and less intrusive than the current building.	I don't have any issue with the continuation of the lease to the Elmwood Park Bowling Club and for the continued use of this space by the bowling community and also for wider public use via social competitions and for use by the local schools.		Michael Steward
40151	the rebuild will provide a fabulous new sports and social facility for the whole community. The building will be so much nicer than the previous one including being single story and attractive in its surroundings. The club hopes to encourage all ages to either just watch, participate in a limited way or join a welcoming club. the facilities cater to the very young to the very old and support is provided to all to learn a great and lifetime sport.	<p>This green is no only used to play club bowls on, but is coveted as a superior green for interclub and inte region bowls to be played on. It is used for up to 8 months out of 12, both week days and all weekend.</p> <p>The club are also use this green to encourage and teach new players and, provides coachng sessions to the local primary schools to encourage community involvement.</p>	It is so important to keep access to pavillion and bowling green to this club that has such a history in christchurch and continues to host both national championship bowls right down to school level involvement. We really need to keep it.	Fiona Frew
40145	Yes very good club	We need that green for our sport	It is a great asset for the area	Theresa Woodham

40136	<p>to continue our sporting and community growth in the area it is important that the facilities meet the standard to support what is required for this growth, the proposed plan new Elm wood park bowling club development will answer the requirement for the continuing sporting and community growth in this area</p> <p>I therefore fully support the rebuild of the new Elmwood Park bowling club</p>	<p>this green has formed a valuable part of the bowling clubs development and adds ongoing sporting support for other sporting activities which form part of the Elmwood park sports ground, as a community sports asset it along with the bowling club offers the public both visual and other sporting opportunity</p> <p>I support continuation of this lease</p>		Allan Reid
40135	<p>The present Clubrooms are very old and earthquake damaged. Elmwood Bowling Club is a long established Community facility with a growing membership and with many distinguished winners of National and regional tournaments. The Club badly needs new Clubrooms for the Bowling Club members and for the various other community users.</p>	<p>Number 2 Green was one of the best in Christchurch. Reinstating this green will give added dimension to use by surrounding schools and Christchurch Bowlers and NATIONAL Tournaments.</p>		V Eleanor Sweeney
40134	<p>I believe it will be a asset to the Elmwood club in having a nice new clubhouse to use for the future and attract people not only play bowls but other sports to use.</p>	<p>I believe it is important for the for the Elmwood Park Bowling Club to be able to use Number 2 green as it is used not only bowlers but many primary & secondary schools around the area as well.</p>		Bruce Fergusson
40133	<p>I fully support the Rebuilding of our club rooms</p>	<p>I Fully support the continual use of our number two Green</p>	<p>I am retired and have been playing bowls for 31 years I find it an excellent way to make and meet friends. It also helps me to keep my body and mind active .</p>	Gary Lowe
40127	<p>The Bowling Club has been situated at Elmwood Park for many years being one of the earliest clubs</p> <p>in Christchurch & the pavilion was damaged in the earthquake & is in need of replacement. The</p> <p>building will be single storey & has been designed to protect the neighbours from noise. I believe it will be a great asset to the area.</p>	<p>See above. I believe that Lawn Bowls has been played on that green for more than 50 years & has been a real asset to the community.</p>		Cyril Price
40126	<p>Rebuilding is a positive step for amenities in the area</p>	<p>It's a good thingbuilds facilities for the community</p>	<p>The bowling club is and has always been a positive part of the community</p>	Bruce Humphreys
40109	<p>What an exciting NEW development which will replace the old Clubhouse.</p> <p>A single story and on the same footprint can only be good for the whole community.</p>	<p>No, I guess this is only an upgrade to the existing lease.</p>	<p>This development has been a LONG time in the planning. Now is the time to go ahead with it</p> <p>Sooner the better.</p>	<p>Peter Smith President Elmwood Park Bowling Club</p>

40089	As a user of the Park and the Bowling Club I'm in support of the proposed replacement of the Elmwood Park Bowling Club's building (club house). The building offers a significant up-grade to the clubs existing building which was affected by the 2010 earthquakes where members of the community congregate. From the buildings design located on the existing buildings foot print offers neighboring properties to the south and its owners significant advantages with regard to exposure to more sunlight; this is something that is given a high priority by Local Authorities when considering planning for a building that affecting residential properties owners. With the proposed building up-grade providing those benefits listed above the development would be at no cost to the rate payers of Christchurch.	The number two green which has played a role in Parks social atmosphere since the decision to replace the surrounding solid fence with a wire design between the Park and Heaton Street allowing the public to be socially involved with the sport of bowls.		Donald Baker
40056	The new Elmwood Park Bowling Club rebuild is just such a great improvemen on the building which is there now,and a great assett for all the community and also for the many School kids who come and play on the green two to three times a week.	No objections at all.	The sooner the rebuild is finished the Elmwood Club members and all the community will have access to a great assett.	Michael O'Loughlin
40054	I support the rebuild because it will be very attractive and an asset to the community.	It is very well used by a cross section of the community and is always well maintained.	I think this will be a great asset for the local community at no cost to the council.	Simon Brown
40053	I think it will be a great asset to the community because it's used by a wide range of local people, schools, residents, old and young.	It's a very attractive space, well maintained and very well used by a wide range of locals.	It will be another attractive and well used amenity, provided at no cost to the ratepayers.	Jenny Brown
40003	As a resident who has lived in the area for more than 25 years I am pleased to see that there is going to be a new building to replace the other clubhouse that had looked like it needed pulling down since the earthquakes. I am all for more sports in and around Elmwood Park and like the cricket club I wish the bowling all the best for there new clubhouse .	The bowling club keep the green and surrounding grounds Imaculate and see no reason for there to be any changes.	I would like the council to keep encouraging sports in Elmwood Park and can only see good with encouraging more people into sport.	Brian Smith
39964	I hope that members of the public may be able to come and watch bowling, sit with a view and have lunch (if available) or a drink at the bar it is after all 50% Council owned - Is this all possible as I note on 1st page that the new building is solely for the use of the bowling club and its members!! Perhaps some incentive may be given to local residents for a residents pass, similar to residents car parking? traffic & parking requirements will increase to locals disadvantage.	I fully support the proposal to lease the number 2 green to the Elmwood Park Bowling Club.		A W Norbert-Munns
39865	looks good and it is hard to not go ahead considering the cricket boys got their way.	Looks good		Marilyn Wells

39784	No, I think this rebuild is absolutely in keeping with the plans to assist the development of the Bowls Club moving forward. It is disappointing however that the larger full sports hub development seems to have broken down.	My only comment here is a question that I do not know the answer too but I'm sure has been looked at. Do the number of members within the club require 2 greens if so then yes I fully support this.		Mandie Godliman Director, Sports Coaching Solutions
SUBMISSIONS NOT IN SUPPORT				
40316	<p>I don't approve. We are asked to have a say after resource consent was approved. This seems unusual as a commissioner made a decision about a building on public land. This would be the stage to involve the public so everything can be sorted before consent. Yet again someone appointed is asked to stand in for the public. Having a say now on a building with consent seems a bit ridiculous.</p> <p>The application for renewal is from the bowl club but involves other parties. It is therefore not solely the Elmwood Park Bowling Club and this has serious implications on the application. We have now granted yet again an out of scale club for the site at a Elmwood Park.</p> <p>The building has its services backing onto residential properties. This is not the same as residential to residential and is a commercial activity. My property is three feelings away from the club and we here crowds and bottles smashed from our site so it must be terrible just next door.</p> <p>The St Albans Club members now have to travel in cars to their new site which is an increase of traffic flow and even the current size of parking does not cope, especially now that Heaton has doubled in its traffic use since the Cranford Street motorway has come into use.</p> <p>Overall it seems a bit rich to ask the public to have a say at this stage and rather feels like we are a tick box function to be signed off with no regard for our contribution. Communities have a lot of knowledge which these days seems to be ignored and when information is provided for an application not all is provided.</p>	<p>If I'm not happy about providing a lease for Green One then I cannot provide for Green 2.</p> <p>If the Elmwood Park Bowling Club want to join with another club, take themselves to the St Albans club instead and revert the land back to Park on the Green 1 site and use Green 2 for parking for the other clubs.</p>	Yet again a poor example of public consultation. Even speaking with J Gough we find the actions of the Council Staff questionable.	Richie Dudding
40334	See document below		I have checked the box that 'I do wish to be heard' The 'Wish to be heard' box, above, doesn't show that it has been checked. So I am stating here that I would like to be heard.	Gordon Stamper

40308	<p>As an immediate and directly affected neighbour of the The Elmwood Bowling Club (EBC) and its activities, I am struggling to reconcile the concepts of "Proposed Lease of No. 2 Green and New Clubrooms Rebuild" when it had already been approved and resource consent granted. No approach has been made to us by EBC or the CCC regarding any earlier planning phase of this project, no effort was made at consultation nor information sharing prior to approval being granted, no discussion on design and possible impacts on neighbouring property owners. The invitation to "have your say" on Thursday May 13 has been revealed to be an untruth by EBC and CCC - the resource consent has been approved covering design, shape, colour and height - what is there to have a say about? The statement that this is solely for the use of EBC is also false as was revealed at this meeting.</p> <p>This building in on my boundary, I have concerns about the following:</p> <ul style="list-style-type: none"> - noise during functions, noise during service access/deliveries/glass and waste disposal/staff break times if they are to loiter at the back of the building during break times - potential for smoke pollution from staff members smoking behind the building - extraction fan air pollution smells and noise - unknown hours of operation and licensing conditions - unknown maximum event attendees - unknown event regularity - insufficient parking area and the impacts of that on the park and road - increased traffic congestion - appropriateness of a bar in a suburban neighbourhood with no buffer zone for current neighbours - concessions made on recession planes for the building - height of the building - impact on storm water with the increased roof plane catchment onto our bordering property with the monopitch design which would be greater than the current gable roof design 	<p>Yes, I feel the No. 2 Green should not be leased back to the Bowling Club until the No.1 Green is reinstated as a bowling green not a beach volley ball court.</p> <p>The public has recently lost park grounds to the Cricket Club - both the pending pavilion build, the nets and the increased sporting activities so this No. 2 Green should be reallocated to public use.</p>	<p>Re: Elmwood Park Bowling Club (EBC) Notification of Clubrooms Rebuild and New Lease for Number 2 Bowling Green</p> <p>When we, at 85 Heaton Street, the nearest neighbour to the EBC, bought the property in 2018, we were assured by the director of the Club than the proposed resolution to the Earthquake dilapidated Elmwood Bowling Club Building would be at the northern side of the Green away from our immediate boundary, the rebuild was to take place 6 months from then. It was on this premise that we purchased the property, being assured that any current noise issues would be given further buffers by the distance of the new building location.</p> <p>I have considerable concerns and questions over the future intended use and the way the Council information dissemination and consent process has been run.</p> <p>The current License to occupy is between the Elmwood Bowling Club Incorporated and the Mayor and Citizens of Christchurch of 1949. The intention for the lease/license to occupy is for the purpose of allowing bowling facilities to the local community.</p> <p>The new proposal is for a 200-seat commercial bar and kitchen, replacing the old bowling clubroom hall. The Elmwood Bowling Club is now structured will mean access is available to the wider public no matter how tenuous the connection to bowling may be.</p> <p>How can the Council legally grant a Resource Consent for a building that has a different intended purpose, without firstly notifying the citizens of Christchurch?</p> <p>This 'Have your Say' notice has misled the public. It is flawed and is a carbon copy of the Elmwood Cricket Club process that saw consents being given to a new building without due process and proper public consultation leaving the only area of recourse had as a community around the number of permanent nets versus removable nets. Much the same as this current process of the Resource Consents being given for the building without notification or consultation and we as a community have just have a say on the No. 2 Green...</p> <p>The Notification states that the Bowling Club</p>	Sherwyn Veldhuizen
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			<p>also now proposed to be built on this residential boundary, along with noisy commercial heat pumps. Food extraction smells, smashing of bottles from trading, kegs being dragged in and out amongst other deliveries, kitchen and bar staff congregating on the boundary (potentially also a smoking pollution issue) are all of concern to direct neighbours. When questioned at the meeting, there was no compromise for a buffer, only a suggestion to restrict hours. Potential light pollution during operating hours and security around the back of this property is also an issue. Where are the neighbourhood needs being met in this? What are the proposed restricted hours?</p> <p>Post earthquake activities from the current operators in this Bowling Club building have led to numerous noise and other complaints from residents, even with low numbers of attendees. The current proposal is for 200 seated commercial bar/dining facility. We need to know what the management guidelines will be.</p> <p>The associated clubs that will be utilising this new facility means participants will be driving due to not being within walking distance. All Clubs will be promoting alcohol sales to fund their operations. This drinking culture from the amalgamated clubs, which is already evidenced with the numerous complaints during post earthquake activities in the current building and the rest of Elmwood Park will, in conjunction with already dangerous congested road conditions on Heaton St, amount to very vulnerable and high risk situations where accidents may occur. There must also be consideration to the high number of children participating in sports at the park and schools that are also exposed to this danger.</p> <p>The 'Have Your Say' document refers to a new lease for the No. 2 Green. It does not state what the new lease will ultimately give right to the Bowling Club for.</p> <p>Will the Bowling Club have right to assign?</p> <p>Will the Bowling Club be able to build on this site?</p> <p>Until the No. 1 Green is re-instated as a Bowling Green and not a Volley Ball Court, I do not concede to permission to Lease the No.2 Green – this should be a separate and latterly pursuant matter after the reinstatement of No.1 Green to Bowling.</p>	
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40304	<p>I am concerned that the Council issued a resource consent to build a building that breached recession planes and rules regarding proximity to the neighbour's boundary without any consultation with the neighbours, particularly in view of the fact the building is quite different to the existing one and the proposed uses are patently going to be different. The very nature of a keg room right on the neighbouring fenceline and a 200 seat bar/restaurant area attest to this.</p> <p>I am struggling to understand what guidelines the Bowling Club have to operate under and am concerned the new premises will in fact be an event and function centre for activities outside the permitted use and associated activities of a Bowling Club. Why is there no resource consent for the activities etc within the building?</p> <p>I would like to see some restrictions placed on how activities are managed at the new building such as deliveries, rubbish emptying after functions etc.</p>	<p>I am unsure of the specific lease agreement between the Bowling Club and the Council but understand there could be a right to build on this land with consent of the Council and it can be hired out with consent. Given the association between the Elmwood Club and the Bowling Club and lack of transparency it is difficult to understand what in fact the whole Bowling Club area is going to be used for in the future.</p>		Sue Cowper
40205	<p>I attended the drop-in meeting. My concern with the new Bowling Club was how it would be used. Would the venue be hired out for functions. I was assured by all, that the building was for bowling club members only which I was happy with. I've since discovered the commercial size kitchen and bar facilities suggest the venue may well be used for people that aren't there for bowling. If this is the case then I am opposed to the current design.</p>	size		Robyn Bannerman

40196			<p>I was writing with regards to the Elmwood bowling club proposals - I was not able to attend the community meeting.</p> <p>I am slightly concerned about some of the proposals, most notably that the flier delivered is titled 'have your say', despite the resource consents al having already been signed off by the council - it seems that these meetings are just for a formality rather than really gathering feedback on the proposals unfortunately.</p> <p>Furthermore, this is council land, in a residential zoned area. It seems to go against the correct use of this land to be able to have a large entertaining area which will not only be for patrons but also members of the public (I note that I have heard that the bowling club were quite evasive on this topic, saying that this would be up to the alcohol licence). With multiple neighbouring properties all around, this will sadly be at their detriment in this residential zone.</p> <p>Finally, I am unsure where these extra patrons from the merivale club would park. I'm sure as you have heard, the parking and traffic on heaton street at present after the introduction of the bus only lane on has been terrible - backed all the way up past elmwood park for hours each afternoon and into the evening, also causing multiple car crashes I have witnessed. Having extra patrons and vehicles will no doubt worsen this existing problem.</p> <p>Just thought I would share my thoughts.</p>	Edward Henley
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Attention: Katy McRae

via email: katy.mcrae@ccc.govt.nz

Submission on the Elmwood Park Bowling Club Clubrooms Rebuild and Number 2 Bowling Green Lease

This is a submission by The Elmwood Club ("TEC") on the Elmwood Park Bowling Club ("EPBC") Clubrooms Rebuild and Number 2 Bowling Green Lease.

Background

Who is the Elmwood Club?

The Elmwood Club (Inc.) was officially formed in 2011 and brings together nine sports clubs as a 'sports hub' with a shared mission of strengthening the local community through the provision of sport and recreation to promote health and well-being. The member sports clubs are:

- Old Boys Collegians Cricket Club;
- HSOB-Burnside Hockey Club;
- Elmwood Park Bowling Club;
- Elmwood Croquet Club;
- HSOB Football Club;
- St Nicholas Netball Club;
- Shirley Volleyball Club;
- Lincoln University Sport; and
- Canterbury Handball.

The Elmwood Club's Objective

TEC's objectives are to:

- provide and promote sport, recreation and wellbeing to the affiliated clubs and to the local community; and
- to build a facility for our affiliated clubs, local schools and the community to use.

More specifically TEC seeks to

- consolidate roles where there is duplication between clubs;
- day to day management of member clubs assets and facilities for commercial benefit;
- allow clubs to focus on the delivery of sport and recreation;
- develop a common social space for all members and the community;
- develop an all-weather indoor training facility for all members and the community.

Operation of The Elmwood Club

TEC is governed by a voluntary Board made up of constituent club representatives and volunteers from the broader community.

TEC's activities are undertaken by one full-time employee and one part-time employee.

TEC operates out of the existing EPBC building. TEC uses the existing building as office/administration space, for sports equipment storage and as meeting and gathering space for constituent clubs.

Following the Canterbury earthquakes TEC developed the "urban beach" recreation area over the damaged number 1 bowling green (with the support of a number of parties including the Canterbury Earthquake Appeal Trust). This facility has proved to be a highly utilised and a much-valued community asset. The urban beach is used for regular organised sport, sporting events and on-off community recreation activities.

TEC (through its employees) provides operational efficiencies through shared administration resources, combined funding opportunities and advice; and an increased range of sport and recreation services available to the community. TEC particularly considers there is significant opportunity to expand its offering as a centralised point for sports club administration.

Examples of recent sports and recreation activities delivered via TEC include:

- *Primary School programmes* – in partnership with the affiliated clubs, TEC provides students from three schools (Elmwood Normal School, St Patrick's Catholic School and St Andrews College) who do not participate in the traditional 'Hagley' interschool sports the opportunity participate in the multiple sports available through TEC (including those accommodated on the urban beach) . Feedback from Primary Sport Canterbury and Sport Canterbury has been positive and Jonelle Quane the Sports Coordinator at Elmwood Normal School comments as follows:
"Elmwood Normal School children have been extremely lucky to be part of the exciting sports programme that The Elmwood Club have on offer. The students ranging in age from 7-11 year olds have loved the opportunities to participate in so many different sports with their peers. The Elmwood Club has provided a safe and fun environment for all children with all sporting capabilities to have a go, try new things and challenge themselves. Some children that were not interested in sports have now been exposed to some new/different sports and they are now wanting to play more of them - the transformation has been incredible to watch. The benefits for our teachers has been great too, since they can observe, learn from the coaches and even join in playing with their classes. Exposing young children to as many different sports as possible and providing a positive experience has been our goal and our partnership so far has exceeded all our expectations but mostly because all involved just love it and are having so much fun!! We look forward to continuing our programmes with The Elmwood Club."
- *Secondary School programmes* – Funded by Tū Manawha, we developed a 'have a go' programme to encourage physical activity for secondary school age girls. The programme is further described in this linked story: <https://www.sportcanterbury.org.nz/newsarticle/102608?newsfeedId=1030021>. Additionally, TEC is supporting a St Andrews College Year 10 health class to learn an alternative sport.
- *Bowls3Five* - Working with the EPBC, we organised a bowls competition for the local community and those beyond. The seven week competition attracted around 50 people each evening, many of whom are not members of our constituent clubs. The competition generated revenue and new members for the EPBC.
- *Alternative sports growth* – TEC is working with alternative sports to foster growth. These sports include handball, ultimate frisbee and floorball. TEC recently hosted the New Zealand handball championship on the Urban Beach.

The Elmwood Club's Development Plans

In order to better meet the needs of constituent clubs and the broader community, TEC plans to develop a 'sports hub' indoor multi-purpose community recreation facility at Elmwood Park.

Given the constraints at Elmwood Park, and in order to take the opportunity to meet the needs of constituent clubs and the broader community, the Elmwood Club has been in dialogue with Heaton Intermediate School and the Ministry of Education (“MOE”) over a number of years with a view to developing a facility (entirely funded by TEC) that would be shared with Heaton Intermediate School in exchange for the proposed facility being located partially on the school site and straddling the boundary with Elmwood Park. Contrary to the assumption made in Christchurch City Council’s (“CCC”) resource consent decision for the EPBC proposal, the EPBC facility does not supersede TEC’s sports hub facility aspiration. In this regard, a lease with MOE is currently being finalised.

In reaching this point, the Elmwood Club has undertaken site investigations and baseline traffic surveys and has also engaged with neighbours, constituent clubs and users of the existing facilities, Sport New Zealand, Sport Canterbury, regional sporting bodies, the Council (and community boards) and other local schools. This has been to ensure that any facility is consistent with the needs of the local community, along with the broader approach to sport and recreation facilities in Christchurch.

If approved, the EPBC rebuild will necessitate a reconsideration of the ‘sports hub’ facility’s design brief and some reconfiguration of TEC’s facilities more generally, including the need to relocate the urban beach and accommodate TEC staff.

The Elmwood Club’s Submission

TEC’s submission is intended to assist CCC’s understanding of TEC, including its constituent clubs, stakeholders and wider community users. In this regard, TEC’s objectives and activities and aspirations are set out above.

TEC supports EBPC’s proposed rebuild and considers that the new building provides improved facilities to support sport in the Elmwood community. TEC similarly supports the formalisation of the lease over the number 2 bowling green area on the basis that the lease facilitates the ongoing use of that area of Elmwood Park by one of our member clubs.

TEC notes the statement in the consultation material that “*the new building is solely for the use of the Bowling Club and its members*”. As such, TEC is concerned that its existing ability be based out of the EPBC facility or located at the 86D Heaton Street may be constrained. TEC seeks that this is clarified as part of the current process.

As set out above, the proposed rebuild will also necessitate the removal and (hopefully) relocation of the urban beach. TEC considers the urban beach to be a significant community asset and is working with EBPC to retain the Beach at its current site for as long as possible (pre-rebuild) while the TEC Board develop options for its relocation. The recent Volleyball New Zealand Christchurch Super Slam in Cathedral Square demonstrates further potential for such a facility. In this regard, TEC seeks any assistance available from CCC in respect of the retention of, and feasible alternate locations for, the urban beach.

TEC would like to speak to a Hearing Panel and be available to respond to any questions. Contact details are as follows:

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Yours sincerely



Ainsley McLeod authorised to sign on
Andrew Hopping

Chairperson

The Elmwood Club

SUBMISSION: 40334 – GORDON STAMPER

28th May 2021

Elmwood Park Bowling Club Notification of Clubrooms rebuild and New Lease for Number 2 Bowling Green.

We live at [REDACTED] and have done for ¼ of the history of the Elmwood Bowling club's existence. Our northern boundary and outdoor living is directly effected by any changes to the Bowling Club building and operation.

I appreciate the Earthquake dilapidated Elmwood Bowling Club Building requires resolution. However, I have serious legal questions over the current & future intended use and the way this council process has been run.

I refer to the current License to occupy that is between the Elmwood Bowling Club Incorporated and the Mayor and Citizens of Christchurch of 1949.

The intention for the lease/license to occupy is clearly for the purpose of allowing bowling facilities to the local community for the purpose and use of bowling.

The new proposal is for a 200 seat commercial bar and kitchen, replacing the old bowling clubroom hall. And the way the Elmwood Bowling Club is now structured this will be available to just about anyone, so you don't have to be into Bowling to go and have a drink at the bar.

I therefore can not see how the council can legally grant a resource consent for a building that has a different intended purpose, without firstly notifying the citizens of Christchurch.

This 'Have your Say' notice has misled the public.

Under the Notification of Elmwood Park Bowling Club clubrooms rebuild. It states that the Council has already issued a resource consent for the building. The community are therefore led to believe there is nothing to have your say about, in respect to the clubroom rebuild, as it is already approved.

It also states that the Bowling Club purchased the property. This is clearly not true, the council purchased this property and gave the bowling club a licence to occupy. The land is public parkland.

This 'Have your say' document also states that the new building is "solely for the purpose of the bowling club and it's members". However, the current Liquor licence that was given to the Elmwood Bowling Club in July 2019, states that the licensee is authorised to sell alcohol to any person who: "Is a member of some other club with which the club has an arrangement for reciprocal visiting rights for members" or, "is on the

premises at the invitation of, and is accompanied by a member of the club” – Therefore basically anyone.

I also question the validity of the current alcohol license as it refers to selling alcohol at a different address at the St Albans Bowling Club at 5 Donald Place.

Pursuant to the Sale and Supply of Alcohol Act (the Act), **ELMWOOD PARK BOWLING CLUB INCORPORATED** (the licensee) is authorised to sell and supply alcohol, on the premises situated at 5 Donald Place, Christchurch, and known as “ELMWOOD

There was a post earthquake formation of the Elmwood Club (amalgamated clubs) that have operated out of the bowling club building since. The paid club representative that operates out of the bowling club was at the meeting on the 13th May. This fact, and the way the current alcohol license is worded, along with the fact that non-bowling related activities have been operating from this club, including a recently installed illegal commercial gym, are a clear indication that the actual full intended purpose of this facility are only partially bowling related and against the intended agreed use.

A Question specifically asked of the current president of the Elmwood Bowling Club Inc was ‘are the amalgamated cricket club members (of 850 members) allowed to utilise this facility’, and the answer was YES.

The Sign post notices erected by the council were also poorly displayed and only displayed for a short period of the consultation period. It appears some residents were not notified, so I would like the council to state how many people actually received the notice? Were the colour brochure notices and the email notices sent to everyone in the surrounding community, or selected groups? If so, who were these groups?

The new building also breaches recession planes and has external walls being proposed to be built right on a residential boundary, with no prior consultation or approval of neighbours.

Service areas for the commercial kitchen and bar are also now proposed to be built on this residential boundary, along with noisy commercial heatpumps. Food extraction smells, smashing of bottles from trading, kegs being dragged in and out amongst other deliveries, kitchen and bar staff congregating on the boundary (also a place where some will go to smoke away from patrons) are all of concern to direct neighbours. When questioned at the meeting, there was no compromise for a buffer, only suggestion to restrict hours. Non of which are acceptable to neighbours.

Then there will no doubt be the addition of light pollution required for security around the back of this property.

Post earthquake activities from the current operators in this bowling club building have led to numerous noise and other complaints from local residents, even when as low as 30 odd people had functions on this property, such as the Lincoln Rugby Club. Now the proposal is for 200 seated commercial bar/dinning facility.

The associated clubs that will be utilising this new facility will be driving as they are not in walking distance from it, and they will be promoting alcohol sales to fund their

operation. This drinking culture from the amalgamated clubs, which is already evidenced with the numerous complaints during post earthquake activities in the current building, and the rest of Elmwood Park, will in conjunction with already dangerous congested road conditions on Heaton St, amount to very vulnerable and high risk situations where severe accidents will occur. There must also be consideration to the high number of children from sports at the park and school that are also exposed to this danger.

Several questions have been asked of the council in reply to the meeting that was held on the 13th May, and as of writing this submission non of these questions have been answered. The lawyer for the bowling club rang on Friday the 28th May to say a letter was coming sometime on Monday (close of submission)

The 'have your say' document refers to a new lease for the Number 2 green. It does not state what the new lease will ultimately give right to the bowling club for.

Will the bowling club have right to assign?

Will the bowling club be able to build on this site?

It appears the current Elmwood Bowling Club Incorporated has already given access to other clubs that are not from the Elmwood area (some not even from Christchurch) and for activities that are not bowling related.

It is quite clear that the council parks unit allow bowls on this portion of land, so for transparency, what future rights will a formal lease grant this club? A new building not bowling related? a carpark for the bar? Ie. more loss of greenspace?

Are there more resource consents required for these two applications? Such as alcohol licensing? If so, why are they not part of the same consultation?

What are the intended hours of operation? How can noise be guaranteed not to disturb neighbours to avoid the painful situation of neighbours being continually disturbed and having to ring noise control.

Other questions regarding the actual building that council has already issued resource consent to:

Where is the large mono-pitch roof draining to?

There is no legal easement to the drain that runs on any of the neighbouring properties. What is the height of this large monopitch roof? Scaling from the drawing it is much higher, as it is one huge continuous and elevated plane, as opposed to the existing gable roof and will block light and be a large imposing structure directly effecting our neighbouring property.

The amalgamation of clubs creating a regional facility simply adds to the traffic problem. There has been no consideration for parking for the amalgamation of cricket clubs. The organisation that operates out of the Elmwood bowling club allowed a Harcourts cricket event to park their cars on the roots of the protected Historic trees on the park itself.

In my view the bowling club has out lived it's viable purpose, and the remaining bowlers should head over to Donald Place in which the bowling club own with no effected

neighbours. The green should become a lake as originally intended to take the water from this low lying ground, and the remaining area should be utilised to relieve parking for cricket and tennis and add back some of the greenspace for the community to use that has been lost to the recent cricket changes. Trying to prop the current club up with alcohol sales and other commercial activities is not fair on the local community. Alcohol should not be pushed with sports, particularly with so many children involved using this park and adjacent school.

It is clear that there has not been transparency between the Elmwood Bowling Club Inc and the Council, and the Council and the public. Council board need to advise the public of any conflict of interest it's members may have on any decision and restructure so this conflict can not influence the outcome, as it has in previous consultations. In that case, with the current board, this decision may not be able to be heard, in full fairness to the local Elmwood community until a newly elected board is in office.

The council board need to seriously consider the legal implications before allowing this to proceed without due and proper procedure. The public deserve full disclosure and transparency with all dealings on public land.



Cars Parked on Elmwood Park - Event organised from Elmwood Bowling Club building by Elmwood Club – Harcourts Cricket (see EC Website) Photo 29th January 2021



Commercial gym in Elmwood Bowling Club Hall. Where new 200 seat commercial bar/kitchen facility has been granted consent without public consultation. Photo-20th May2021

Below are photos taken on 27th May of the notification signs that had been removed and place behind bowling club carpark area lamppost out of public view.

