

# STAFF REPORT

**TO:** Community Services Committee  
**FROM:** Community Services Manager  
**DATE:** 6 July 2010  
**SUBJECT:** Richmond Bowling Club –RCS10-07-05

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## PURPOSE

To advise Council that the Richmond Bowling Club are proposing to shift from their current site and have asked whether Council would be interested in purchasing further land for community use. This report outlines the details of the proposal and makes an appropriate recommendation.

## BACKGROUND

The Richmond Bowling Club own 5,786 m<sup>2</sup> of land in Lower Queen Street opposite the Nelson A&P Association grounds. In the attached aerial photograph it shows the layout of their land with two bowling greens, a clubhouse and a carpark with an accessway out onto Lower Queen Street.

The Club is investigating the possibility of shifting to the Waimea Town and Country Club and if this does happen, they will be putting their property on the market.

## DISCUSSION

The Club have suggested that the land would be suitable for pensioner housing or other Council reserve purposes and are quite keen to discuss the matter further with Council.

Staff have looked at the possibility of using this land for reserve purposes but consider the shape and location of the land unsuitable. Queen Street is going to become a very busy arterial road and the visibility of this area from other public places ie roads, is very limited. There are also no existing natural features which would contribute to its amenity values.

The site is zoned deferred residential so the expectation is that the open space zoning will not remain.

Should the Council be looking for land for more pensioner housing, it would be necessary to find something that was not going to be so expensive. As previously pointed out to Council, the option of buying land by boundary adjustments adjacent to

existing housing blocks is far more economical than buying land to build new units on. By the time the value of the land is added to the building costs, the rents required are normally a lot higher than would be expected for this type of housing.

Staff have indicated to the Bowling Club that the land is not really suitable for Council use but they have asked that the matter be referred to Council for such a decision.

## **OPTIONS**

Council has two options in this case, one being to decline the offer to purchase the land and the other to consider negotiating with the Richmond Bowling Club over the purchase of the land for some Council use.

The current government valuation of the site is \$510,000.00, however the Club is asking significantly more than this for the property.

## **RECOMMENDATION**

THAT the Community Services Committee, Tasman District Council decline the offer from the Richmond Bowling Club for Tasman District Council to negotiate purchasing of their land in Lower Queen Street as the Tasman District Council does not believe it has the need for such an area of land in this location.

L L Kennedy  
Community Services Manager

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