

ATTACHMENT A – FEEDBACK FROM PANUKU – ON FUTURE OF MISSION BAY BOWLING CLUB – 2 JULY 2019

Dear David,

Thank you for the query regarding the former Mission Bay Bowls Club at 9 Tagalad Road/6A Nihill Crescent, Mission Bay.

Please accept my apologies for the delay in responding.

As you will be aware, following the Mission Bays Bowls Club surrendering its lease and closing its operations, Panuku was the Auckland Council controlled organisation tasked with managing the property and investigating future requirements.

The investigations include research into the property history, any encumbrances it may have on its use and consultation with the entire council group to ascertain if there is another current council use for the property or a future planned need that can be realistically funded.

You may recall that in September 2018 Panuku attended a workshop with the Orakei Local Board to discuss the rationalisation process undertaken and the results of the Parks, Sport and Recreation department service assessment completed in May 2018. The assessment identified the following constraints relating to a proposed multi sports facility located at the property:

- The property is land locked with no direct street frontage.
- There is no passive surveillance/visibility.
- No connections to other open space.
- The size limits the ability to accommodate other sporting needs.
- There are likely to be noise/artificial lights issues.
- Issues relating to height in relationship to boundary.
- Limited on-site parking capacity.

Other uses were also investigated, but were also limited again due to the size and configuration of the property. Of note is the conversion into a proposed playground and the information below will hopefully provide the answer to the first part of your question.

- **Conversion into a local park/playground**
 - **would likely require purchase of neighbouring property/properties to achieve road frontage visibility in accordance with open space policy and crime prevention through environmental design (CPTED) principles**
- Possible use as beach volleyball or futsal grounds
 - lighting and noise constraints
- Multipurpose artificial area for recreation or junior training
 - limited by noise, proximity to residential properties
 - not identified or funded in the 10-year budget (LTP)

In summary, the Parks, Sport and Recreation department service assessment advised there is no demonstrable case or viable demand in its current configuration and size, and no requirement to retain the property for a recreation purpose.

In terms of next steps, please note that Panuku and Auckland Council will undertake public consultation regarding the future of the property in line with requirements in council's significance and engagement policy and the Local Government Act 2002.

The form and extent of this public consultation is still to be confirmed, however the consultation will occur after the October 2019 local body elections. Once more details are confirmed, Panuku will advise the local board.

The local Mission Bay community will be able to provide its views on the future of the property through this consultation and the feedback received will be reported to both the new 2019-2022 political term Orakei Local Board and to council's Governing Body for their respective consideration.

In the interim, the property is being maintained to ensure it does not become an eyesore or attract undesirable activity on the grounds. Noting that due to the age of the buildings, this is fast becoming an issue as the structures degrade.

Panuku is also continuing to seek a tenant for the property in accordance with its classification as a reserve subject to Reserves Act 1977.

Please feel free to contact myself if you have any further questions regarding the property or if you notice any on-site maintenance issues.

Kind regards,

Anthony

Anthony Lewis

Senior Advisor Portfolio Review
Portfolio Strategy