

2026 Tainui Croquet Clubhouse Proposal on part Chisholm Park Recreation Reserve situated at 24 Tahuna Road, Dunedin.

Proposal

The Tainui Croquet Club Inc. is proposing to build a clubhouse for its members on part of the Chisholm Park Recreation Reserve, at 24 Tahuna Road, Dunedin beside the existing Dunedin Lawn Bowls Stadium outdoor greens. The Tainui croquet Club Inc. is a long-established user of the reserve and has three croquet lawns.

The development will complement the neighbouring Dunedin Lawn Bowls Stadium Inc. which leases adjacent land for its artificial outdoor greens, and on part of which there is a new shared (bowls/croquet) toilet facility.

Croquet Clubhouse

The proposal is to build a modern relocatable modular clubhouse designed by Mountain Mods being approximately 6.3m wide x 7.7m long (including a sheltered veranda). Foundations will be a standard pile type or similar, not requiring pile driving. Colour tones will be a natural palette complementary to the neighbouring Bowls facility.

The clubhouse will be located near the entrance to the Tainui Croquet Club from the adjacent carpark on vacant land between the new bowling green and the existing croquet club lawns. It will have a basic kitchen and sink arrangement to allow for simple food and beverage provision, for members and visitors. Toilet facilities will not be included as these are provided separately close by, and available for use by both bowls and croquet members.

Some minor land shaping and pathway development, for ease of access to the clubhouse, may be needed given the sloping ground surface.

Funding

The Tainui Croquet Club Inc. has been actively seeking funding support and raising funds itself to finance the new clubhouse development, and is well advanced with that. Development would only commence once the Club determines that it has sufficient resources to undertake the development successfully.

Benefits

The development of a new croquet clubhouse will provide the Tainui Croquet Club members with a facility it has not had since 2018, replacing the former Tainui Sports Society clubrooms.

The clubhouse will provide a much-needed venue for club and visiting croquet players. It will afford shelter from sun and rain for members and club visitors alike, who will benefit from facilities including electricity, running hot and cold water, indoor seating and simple kitchen facilities, which the club presently does not have.

The new clubhouse will also enhance the Tainui Club's standing as host to visiting clubs and players and in its efforts to encourage greater participation in the sport.

The clubhouse location has been carefully selected, being slightly raised above the clubs three croquet lawns, to minimise the challenges that steeper access would present for members and visitors and is also just a short distance from the newly completed shared (bowls/croquet) toilet facilities.

There is a private wastewater pipeline for the toilets that passes through a 'No build' area the Council has identified between the proposed clubhouse site and the existing Bowls fence. This is shown hatched blue below.

Lease

Tainui Croquet Club Inc. has applied to the Council for a new lease for the land it already occupies (Area 'A') and to incorporate the additional vacant land on which the new clubhouse will be built (part Area 'B') and Area 'C' which is now fenced into the croquet area, as shown outlined in red below.

The Council has identified a 'No build' area located between the croquet clubhouse site and the fenced boundary of the Dunedin Indoor Bowls Stadium Inc. (shown outlined and hatched blue below) which contains a private wastewater pipeline (lime line) from the shared bowls/croquet toilets.

No structures including fences or earthwork activities will be permitted to be built or undertaken on the 'No build' area to protect the private sewer pipeline from potential damage.

The Dunedin Indoor Bowls Stadium Inc. which owns the sewer pipeline will have access to the sewer pipeline for maintenance and repair and renewal works in the future, on not less than five (5) working days prior written notice from the Bowls Stadium to the Council and Tainui Croquet Club Inc.

At or near the conclusion of the clubhouse development, the Council intends to grant a new lease to Tainui Croquet Club Inc. for a 10-year term for the full extent of the land it occupies, on which the clubhouse and the existing playing lawns and associated facilities are located.

**Croquet clubhouse development proposal made by:
Tainui Croquet Club Inc.**

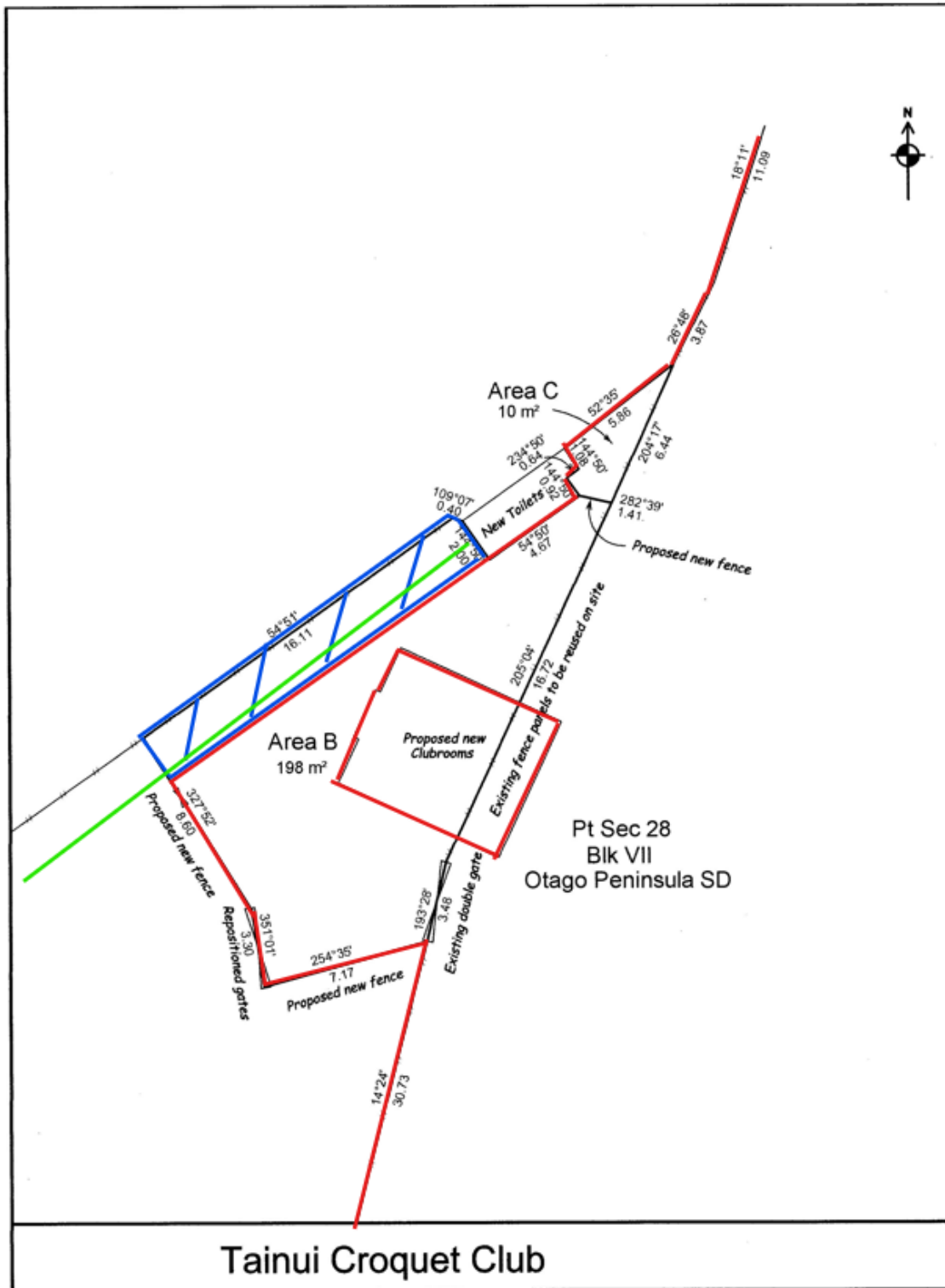
Aerial photo showing proposed Tainui Croquet Club Inc. leased area and clubhouse site outlined in red.

'No build' area is shown outlined and hatched blue and contains the wastewater pipeline (lime line) from the shared bowls/croquet toilets.



Plan showing proposed Tainui Croquet Club Inc. leased area and clubhouse site outlined in red.

The 'No build' area is shown outlined and hatched blue which contains the wastewater pipeline (lime line) from the shared bowls/croquet toilets.



Tainui Croquet clubhouse concept photo showing approx. size and style of the proposed relocatable modular building and layout floor plan.

