

REPORT 3

TWO NEW LEASES, ONE LICENCE AND ONE SUB-SUBLEASE UNDER RESERVES ACT 1977: NEW AND EXISTING TENANTS

1. Purpose of Report

To recommend that the Committee approves the following:

1. New ground lease to Tawa Linden Wrestling and Sports Club Incorporated (existing tenant)
2. New ground lease to Kae Miller Trust (existing tenant)
3. New occupation licence (of a new location at Macalister Park) to an existing Council tenant: Island Bay and Berhampore Community Orchard Trust
4. A sub-sublease of the café area at the Renouf Tennis Centre (subleased to Tennis Central Region Incorporated) to Sugar Sisters Limited.

2. Executive Summary

A schedule summarising the proposed tenancies is attached as appendix 1. Maps showing the areas and locations are attached as appendix 4.

The proposed leases/licences to Tawa Linden Wrestling and Sports Club Incorporated, Kae Miller Trust, and Island Bay and Berhampore Community Orchard Trust satisfy the assessment criteria laid out in Section 7 of the *Leases Policy for Community and Recreation Groups*.

The proposed sub-sublease to Sugar Sisters Limited satisfies the conditions described in Section 8.8 of the *Leases Policy for Community and Recreation Groups* and the criteria required under the *Wellington Town Belt Management Plan*.

3. Recommendations

Officers recommend that the Community, Sport and Recreation Committee:

1. *Receives the information.*
2. *Agrees to grant new leases/licences to Tawa Linden Wrestling and Sports Club Incorporated, Kae Miller Trust and Island Bay and Berhampore Community Orchard Trust under the Reserves Act 1977 (subject to the usual terms and conditions noted below).*

3. *Agrees to support a sub-sublease to Sugar Sisters Limited (subject to the usual terms and conditions below).*
4. *Notes that any approval to grant the lease/licence/sublease (referred to above) are conditional on:*
 - (a) *appropriate Iwi consultation*
 - (b) *public notification under s119 and s120 Reserves Act 1977*
 - (c) *no sustained objections resulting from the above consultation and notification; and*
 - (d) *legal and advertising costs being met by the respective lessee / licensee (where applicable).*

4. Discussion

This report recommends that the above groups are granted new leases/licences/sub subleases consistent with the *Leases Policy for Community and Recreation Groups* and the *Town Belt Management Plan* (where appropriate).

New Ground Lease: Tawa Linden Wrestling and Sports Club Incorporated

Tawa Linden Wrestling and Sports Club Incorporated are currently occupying their premises at Linden Park, Tawa on a month-to-month basis (on an expired ground lease).

The Club has been performing well and has a long term maintenance plan in place. The group continues to satisfy the criteria required under Section 7 of the *Leases Policy for Community and Recreation Groups*.

It is proposed they are granted another ground lease for a term of 10 + 10 years. Tawa Community Board gave their support for a new lease at its 12 June 2014 meeting (the minutes are attached as appendix 2).

New Ground Lease: Kae Miller Trust

The Kae Miller Trust owns the Alice Krieb Lodge situated in Te Raekaihau Reserve (Houghton Bay). The Trust was established to promote conservation and restoration of the park and to maintain the lodge for use by the general community.

The 30 sqm lodge (which is more of a bach) was built in 1985 and is used variously as; a meeting house, caretaker's lodge and a "retreat for those seeking quiet contemplation".

Te Raekaihau Reserve is classified as Scenic Reserve but the footprint of the proposed lease has been recently reclassified as Local Purpose Reserve for the purpose of supporting the activities and future of Kae Miller Trust.

The current arrangement is a month-to-month lease (carried over from an expired ground lease). It is proposed the Trust is granted a ground lease, for the building footprint only, for a term of 10 + 10 years.

New Occupation Licence: Island Bay and Berhampore Community Orchard Trust

The Island Bay and Berhampore Community Orchard Trust has licenced part of Martin Luckie Park (opposite Wakefield Park) since 2011. It now proposes to establish a new community garden on another part of Wellington Town Belt, at nearby Macalister Park, Berhampore.

Officers recommend an occupation licence for a term of 5 + 5 years.

There is an electricity easement going through the proposed site and the licence will include the below conditions (as advised by Wellington Electricity):

1. No digging, whatsoever, over or 1 metre either side of the easement (which will be marked out by Wellington Electrical)
2. No waratahs are to be used
3. All digging over the entire site should be done with caution
4. Raised beds are preferable

New Sub-Sublease: Sugar Sisters Limited

The Council leases land to Wellington Tennis Incorporated at the Renouf Tennis Centre, Central Park, Wellington Town Belt (Brooklyn). Tennis Central Region Incorporated (via a sublease) is in charge of operational matters in relation to the land and buildings. It previously sub-sublet the café to Ben Roe Catering (also at the National Hockey Stadium).

Ben Roe Catering has since left and Sugar Sisters Limited has proposed to take its place. Although commercially focussed, the proposed sub-sublessee's activities seek to enhance the primary purpose of the land – that is, providing food and beverages to park and club users. See Appendix 3 for their detailed proposal.

The main purpose of the proposed sub-sublease between Sugar Sisters Limited and Tennis Central Region Incorporated is to cater for the Renouf Tennis Centre and the Wellington tennis community. They meet the conditions required under Section 8.8 of *Leases Policy for Community and Recreation Groups* and the *Wellington Town Belt Management Plan*.

6. Conclusion

Officers recommend that the Community, Sport and Recreation Committee approve the proposed leases/licences/subleases.

Contact Officers: *Grace Clapperton-Rees (Property Advisor) and Amber Bill (Open Space Parks Manager)*

SUPPORTING INFORMATION

1) Strategic fit / Strategic outcome

The proposed leases, sub-sublease and licence will be consistent with the objectives of the “Leases Policy for Community and Recreation Groups” which are:

- *ensure maximum community benefit is derived from Council-owned land and buildings;*
- *strengthen participation and engagement in community and recreational activities; and*
- *ensure leases are managed fairly, processes are transparent and Council officers have the flexibility to respond to community needs.*

2) LTP/Annual Plan reference and long term financial impact

The proposals outlined in this paper will have no substantial long term financial impact.

3) Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations

4) Decision-making

This is not a significant decision

5) Consultation

a) General consultation

Public consultation will be undertaken as required under the Reserves Act 1977

b) Consultation with Maori

Iwi will be consulted

6) Legal implications

The proposals will be subject to the provisions of the Reserves Act 1977

7) Consistency with existing policy

The proposed leases will be consistent with the “Leases Policy for Community and Recreations Groups”.

Appendix 1

| Group | Location | Area (m ²) | Activity | Type | Legal Description | CFR | Term (years) | Expiry Date | Rent (per annum) | Reserve Type | Since |
|--|------------------------------|------------------------|-------------------------|--------------------|--|-------------------------|--------------|--------------|------------------|-----------------------|-------|
| Tawa Linden Wrestling and Sports Club Incorporated | Linden Park, Tawa | 206.3 | Wrestling | Ground Lease | <i>Part of Lot 37, DP 18576 and part of Part Section 53 Porirua District and Defined on Big Application Plan 232 and Defined on Survey Office Plan 23105</i> | WN800/88 and WN615/99 | 10 + 10 | 30 Sept 2034 | \$330.08 + GST | Recreation Reserve | 1961 |
| Kae Miller Trust | View Road Park, Houghton Bay | 64.5 | Conservation activities | Ground Lease | Section 1 Survey Office Plan 431792 | 640567 | 10 + 10 | 30 Sept 2034 | \$103.30 + GST | Local Purpose Reserve | 1981 |
| Island Bay and Berhampore Orchard Trust | Macalister Park, Berhampore | 513 | Community garden | Occupation Licence | <i>Part of Lot 2, DP 80322 and Part of Part Lot 1-2, DP 10397</i> | WN47A/235 and WN505/194 | 5 + 5 | 30 Sept 2024 | \$1 + GST | Wellington Town Belt | n/a |
| Sugar Sisters Limited | Central Park, Brooklyn | 40 (approx) | Commercial cafe | Sub-sublease | <i>Part of Lot 3, Lot 5-8, Part Lot 1-2, Part Lot 4, Part Lot 9 and Part Lot 11, DP 10508</i> | WN12D/1438 | n/a | n/a | n/a | Town Belt | n/a |

TAWA COMMUNITY BOARD



UNCONFIRMED MINUTES

THURSDAY 12 JUNE 2014

7.00pm – 9.26pm

The Boardroom
Tawa Community Centre
5 Cambridge Street
Tawa

PRESENT:

Robert Tredger (Chair)
Councillor Justin Lester
Richard Herbert
Jack Marshall
Alistair Sutton
Margaret Lucas
Councillor Malcolm Sparrow

APOLOGIES:

Graeme Hansen

APOLOGIES

Moved Robert Tredger, seconded Margaret Lucas, the motion that the Tawa Community Board receive an apology from Graeme Hansen for absence and Richard Herbert for early departure.

The motion was put and declared CARRIED.

RESOLVED:

THAT the Tawa Community Board:

1. *Receive an apology from Graeme Hansen for absence*
2. *Receive an apology from Richard Herbert for early departure.*

(Alistair Sutton arrived at the meeting at 7.02pm).

CONFIRMATION OF MINUTES

Moved Robert Tredger, seconded Richard Herbert, the motion that the Tawa Community Board approve the minutes of the meeting held on Thursday 08 May 2014 which, having been circulated, be taken as read and confirmed as an accurate record of that meeting.

The motion was put and declared CARRIED.

RESOLVED:

THAT the Tawa Community Board:

1. *Approve the minutes of the meeting held on Thursday 08 May 2014 which, having been circulated, be taken as read and confirmed as an accurate record of that meeting.*

CONFLICT OF INTEREST DECLARATIONS

There were no conflict of interest declarations.

PUBLIC PARTICIPATION

1. Ms A Duncan presented her concerns to the Tawa Community Board regarding the Tawa Bush Reserve. The land was donated by her family to create an amenity for the community which is now no longer accessible and has had no work done to it. The Board was requested to look into the matter and work with Council officers to investigate.
2. Mrs B Vernon presented her concerns to the Tawa Community Board regarding the pine trees off Bishop's Glen which are considered by the residents there to be dangerous and unsafe. The Board was requested to work with Wellington City Council officers to arrange a meeting between residents and officers.

3. Mrs Luck of Turriff Crescent also presented her concerns to the Tawa Community Board regarding the pine trees at Turriff Crescent. She provided the Board with photographic evidence of the size of the trees and which also show evidence of soil erosion. She requested the Board to investigate the matter and work with Council officers for a resolution.
4. Representatives from Wellington Gateway Partnership and NZTA were present to update the Board on the timeframes and work that will be done by the Wellington Gateway Partnership on the Transmission Gully route.

The Chair thanked the public participants for their attendance.

POLICING IN TAWA

(ORAL REPORT 1)

Tawa Community Constable - Constable Mel Clancey was in attendance for this item. She updated the Board on policing in Tawa.

TAWA VOLUNTEER FIRE BRIGADE UPDATE

(ORAL REPORT 2)

Chief Fire Officer Mike Farrand was in attendance for this item. He updated the Board on the Brigades activities.

TRANSFER OF LAND FOR ANOTHER PUBLIC WORK – 110 TREMEWAN STREET, TAWA

Report of Paul Davidson, Property Advisor and Amber Bill, Open Space and Parks Manager (REPORT 3)

Paul Davidson spoke to the Board regarding this report which seeks the Board's endorsement of the recommendations to transfer 2,8494m² of land from 110 Tremewan Street, Tawa which is required for the Transmission Gully Motorway project.

Representatives from Boffa Miskell and the New Zealand Transport Agency (NZTA) presented the Board with an overview of the park and the ecological assessment done of the site. The Board asked what benefits and compensation the Tawa community would gain (if any) from losing this amount of green space.

Officers advised that there is a mitigation plan to improve the quality of the remaining parcel of land. Monetary compensation will be paid to Wellington City Council by NZTA.

The Board had no feedback to be included in the report to be considered at the meeting of the Environment Committee scheduled for 06 August 2014.

Moved Robert Tredger, seconded Councillor Sparrow, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*
2. *Endorse the recommendations contained in the report to be considered by the Environment Committee at their meeting of 06 August 2014 which are as follows:*

3. Recommendations

Officers recommend that the Environment Committee:

1. *Receives the information.*
2. *Recommends that the Council:*
 - (a) *Agrees to transfer approximately 2,849m² being Part Lot 1 DP 7001 CFR WN6A/1049 to the New Zealand Transport Agency for another public work (road) pursuant to Section 52 of the Public Works Act 1981.*
 - (b) *Authorises the Chief Executive Officer to carry out all necessary steps to transfer the land to the New Zealand Transport Agency for the purposes of construction of the Kenepuru Interchange.*
3. *Notes that transfer of this land for another public work pursuant to Section 52 of the Public Works Act 1981 will simultaneously deal with the recreation reserve status.*
3. *Note that there is no feedback from the Tawa Community Board to be included in the report.*

PLANTING PLAN FOR TAWA SHARED PATHWAY – ARA TAWA

Oral Report of Amber Bill, Open Space and Parks Manager

(ORAL REPORT 4)

The Board was provided with an update on the planting that has been completed in Findlay Street and at the Linden/Beauchamp area. Planting at Duncan Street has not been completed as approval from Kiwi Rail is required.

LAND ACQUISITION FOR TAWA SHARED PATHWAY

Report of John Vriens, Senior Property Advisor and Stephen Harte, Transport Network Development Planner (REPORT 5)

Stephen Harte spoke to the Board regarding this report which seeks the Board's endorsement of the recommendation that Council acquire approximately 58m² of land situated at 46 Findlay Street from Greater Wellington Regional Council for the Tawa Shared Pathway.

Moved Robert Tredger, seconded Alistair Sutton, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*
2. *Endorse the recommendations contained in the report to be considered by the Transport and Urban Development Committee at their meeting of 26 June 2014 which are as follows:*

3. Recommendations

Officers recommend that the Transport and Urban Development Committee:

1. *Receive the information.*
2. *Recommends that the Council:*
 - (a) *Acquire approximately 58m² of land subject to final survey (**the Land**) being part of 46 Findlay Street, Tawa (legally described as Lot 20 DP 2054 on CFR WN648/53) for the Tawa Shared Pathway from Greater Wellington Regional Council (**GWRC**).*
 - (b) *Authorise the Chief Executive Officer to take all steps necessary to conclude the transfer of the Land from GWRC pursuant to section 50 of the Public Works Act 1981, for no more than its current market value, including finalising and signing the agreement for sale and purchase, with provision for payment of GWRC's reasonable costs associated with the acquisition and requiring the Land to be classified as local purpose reserve (cycleway and access).*
 - (c) *Classify the Land as local purpose reserve (cycleway and access) under Section 16 (2A) of the Reserves Act 1977 immediately upon its vesting in the Council.*
 - (d) *Note that public notification of reserve classification is not necessary under section 16 (5)(c) of the Reserves Act 1977, as the terms of agreement with GWRC will provide that the classification proposed is a condition subject to which the Land was acquired.*

Note that the transfer of this land from GWRC is from one acquiring authority to another pursuant to Section 50 of the Public Works Act 1981.

3. *Note that there is no feedback from the Tawa Community Board to be included in the report.*

The substantive motion was put and declared CARRIED.

Richard Herbert left the meeting at 8.30pm.

NEW LEASE UNDER RESERVES ACT 1977 (EXISTING TENANT): TAWA LINDEN WRESTLING AND SPORTS CLUB INCORPORATED

Report of Grace Clapperton-Rees, Property Advisor and Amber Bill, Open Space Parks Manager
(REPORT 6)

Amber Bill spoke to the Board regarding this report which seeks the Board's endorsement of the recommendation that Council grant a new lease of 206 square metres to the Tawa Linden Wrestling and Sports Club Incorporated at Linden.

Moved Robert Tredger, seconded Jack Marshall, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*
2. *Endorse the recommendations contained in the report to be considered by the Community, Sport and Recreation Committee at their meeting of 07 August 2014 which are as follows:*

3. Recommendations

Officers recommend that the Community, Sport and Recreation Committee:

1. *Receive the information.*
 2. *Agree to grant new leases/licences under the Reserves Act 1977 (subject to the usual terms and conditions noted below).*
 3. *Note that the terms of the leases/licences are proposed to be consistent with the Council's "Leases Policy for Community and Recreation Groups".*
 4. *Notes that any approval to grant the leases/licences is conditional on:*
 - (a) *appropriate Iwi consultation*
 - (b) *public notification under s119 and s120 Reserves Act 1977*
 - (c) *no sustained objections resulting from the above consultation and notification; and*
 - (d) *legal and advertising costs being met by the respective lessee / licensee (where applicable)*
3. *Note that there is no feedback from the Tawa Community Board to be included in the report.*

PARKS, SPORT AND RECREATION – UPDATE ON ACTIVITIES FOR THE THIRD QUARTER 2013/2014 AND PROJECTS NEARING COMPLETION IN THE FOURTH QUARTER.

Report of Julian Todd, Recreation Facilities Manager

(REPORT 7)

The Board was provided with an update on the activities of the parks, sport and recreation facilities in the third quarter.

Moved Robert Tredger, seconded Jack Marshall, the substantive motion.

The substantive motion was put and declared CARRIED

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*

TAWA COMMUNITY BOARD DISCRETIONARY FUND - UPDATE

(ORAL REPORT 8)

The financial statements for the Tawa Community Board Discretionary Fund as at the 31 May 2014 were circulated to the Board members and discussed. It was noted that there was still an accrual for the provision of a park bench. The Board requested that it be ascertained whether or not the bench had been purchased. The Board discussed the various expenses relating to the Tawa Civic Awards to be processed through the fund. With the financial year ending on 30 June 2014, the Board discussed how the remaining funds would be distributed after all expenditure had been processed through the fund.

Moved Jack Marshall, seconded Margaret Lucas, the substantive motion that after all expenditure has been allocated through the Tawa Community Board Discretionary Fund for the current financial year, the remaining funds are to be allocated as follows:

- 70% of the remainder to the Tawa Memorial Society
- 30% of the remainder to the Tawa Intermediate School towards the purchase of the artificial turf.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Distributes, after all expenditure has been allocated through the Tawa Community Board Discretionary Fund for the current financial year, the remaining funds as follows:*
 - 70% of the remainder to the Tawa Memorial Society
 - 30% of the remainder to the Tawa Intermediate School towards the purchase of the artificial turf.

TAWA COMMUNITY BOARD DISCRETIONARY FUND – APPROVAL REQUIRED FOR NEW EXPENDITURE – TAWA CHALLENGE CUP (ORAL REPORT 9)

Agreement was sought from the Board for the purchasing and engraving of this cup.

Moved Robert Tredger, seconded Councillor Sparrow, the substantive motion that the Board approve the expenditure of \$150 from the Tawa Community Board Discretionary Fund for the purchase and engraving of the Tawa Challenge Cup.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

- 1. Approve the expenditure of \$150 from the Tawa Community Board Discretionary Fund for the purchase and engraving of the Tawa Challenge Cup.*

RESOURCE CONSENT APPROVALS AND APPLICATIONS – 29 APRIL 2014 TO 29 MAY Report of Bill Stevens – Team Leader Resource Consents, North and West (REPORT 10)

Moved Robert Tredger, seconded Alistair Sutton, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

- 1. Receive the information.*

MERVYN KEMP LIBRARY AND TAWA COMMUNITY CENTRE QUARTERLY REPORT: JANUARY – MARCH 2014 Report of Karl Gaskin, Team Leader Wellington City Libraries and Community Spaces. (REPORT 11)

Moved Robert Tredger, seconded Margaret Lucas, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

- 1. Receive the information.*

SUBMISSIONS MADE IN MAY 2014 TO GREATER WELLINGTON REGIONAL COUNCIL

(REPORT 12)

Moved Robert Tredger, seconded Councillor Lester, the substantive motion.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*
2. *Retrospectively approve the submissions made to the Greater Wellington Regional Council's (GWRC) Draft 2014/2015 Annual Plan and Draft Regional Transport Plan.*

REPORTS BACK FROM COMMITTEES AND COMMUNITY INVOLVEMENT (ORAL REPORT 13)

Margaret Lucas provided the Board with an update regarding the work that has progressed to date with the Tawa Memorial.

Councillor Justin Lester advised that he has been working with the Tawa Intermediate School.

Jack Marshall provided the Board with an update on the work that has been done to date to prepare for the 2014 Tawa Civic Awards. He also advised that the Grasslees Park opening and celebrations held on the afternoon of Sunday 18 May 2014 were well attended and the park is being well-used by the community.

Councillor Malcolm Sparrow advised that he has attended the Grasslees Park opening and also noted that the day was a success. He has also been working on the issues raised by the public participants around the Tawa Bush Reserve and has been working on preparations for the 2014 Tawa Civic Awards to be held on Friday, 20 June 2014.

The Chair, Robert Tredger advised that the Board thanked Brett Gillies and the Tawa Valley Pathway Committee for the work done regarding the Grasslees Park. He also advised that preparations for the 2014 Tawa Civic Awards were going well.

TAWA COMMUNITY CIVIC AWARDS

(ORAL REPORT 14)

Councillor Malcolm Sparrow provided the Board with an update on the 2014 Tawa Civic Awards. Sixty nominations had been received. Councillor Lester would also be attending the event. The preparations were going well. Help was requested to finalise the arrangements for the event and also for the evening.

FORWARD PROGRAMME

Report of Helga Sheppard – Governance Advisor

(REPORT 15)

The Board discussed the forward programme for July, noting that there was unlikely to be quorum for the July meeting due to a number of Board members being away over the July. Accordingly, it was agreed to cancel the July meeting and move the items scheduled for July to August.

Moved Margaret Lucas, seconded Councillor Sparrow, the substantive motion that the Board amend the August 2014 work programme to include the item that would not be considered at the July meeting, and to cancel the scheduled July meeting.

The substantive motion was put and declared CARRIED.

RESOLVED

THAT the Tawa Community Board:

1. *Receive the information.*
2. *Amend the work programme for the August 2014 with the following addition:*
Tawa Community Response Plan
3. *Cancel the meeting scheduled for Thursday, 10 July 2014.*

The meeting concluded at 9.26pm.

Confirmed: _____

Chair

/ /



Sugar Sisters
Boutique Bakery & Catering



1 July 2014

Proposal of partnership between Tennis Central (Renouf Tennis Centre) and Sugar Sisters.

This document outlines the intended partnership proposal between Tennis Central and Sugar Sisters Catering to provide quality on-site catering services at the Wellington Renouf Tennis Centre for the benefit of all visitors of the Tennis Community to the centre.

Tennis Central seek approval from the Wellington City Council for the sub-lease of the Renouf Tennis Centre's kitchen/café/bar area to Sugar Sisters Catering.

Proposal:

It is intended that "Sugar Sisters Boutique Bakery & Catering" will be solely based at the Renouf Tennis Centre (RTC) to provide quality fresh food and beverages to the Tennis Community and all other visitors to the centre, on a daily basis which will be their main business focus.

The Kitchen, Café and Bar area at Tennis Central will be used by Sugar Sisters to provide these services (during the hours the Centre is open), under a contract between Tennis Central and Sugar Sisters, under approval from Wellington City Council.

It is essential that Tennis Central provide catering for all tennis related events, competitions and functions held at the Renouf Tennis Centre including International, National and Regional tournaments, local competitions, representative matches and prize-givings.

**Tennis Central, Renouf Tennis Centre, 60 Brooklyn Road 6011, Wellington
phone (04) 385 9709 email: admintcr@tenniscentral.co.nz**

Why having catering at the Renouf Tennis Centre is essential?

As the kitchen is the heart of every home, our café is at the heart of our facility.

The sport of Tennis is that of a very social nature, it is gender neutral and caters for players and supporters of a wide age range. Not only can the centre offer its customers a game of tennis, but it is vital that the centre also offer a place for people within the Tennis Community to come together, in a social environment. Tennis Central and Sugar Sisters will offer participants the opportunity to relax onsite, in a cosy café, that retails fresh food, drinks and good coffee! Being able to provide this service on a daily basis is a priority for the centre and benefits the overall game of tennis in our region.

Sugar Sisters will ensure a high quality level of catering is provided at the Renouf Tennis Centre at all times.

The Renouf Tennis Centre is considered one of the country's leading facilities for major Tennis Tournaments. It's important to note that Tennis Central host a number of these Tournaments for both Seniors and Juniors from around the Country, attracting to Wellington over 200 players plus parents, coaches, supporters to each event. These recognised and popular Tournaments may run for up to 5 days and it's absolutely imperative that an excellent standard of catering is provided, onsite for these visitors. Sugar Sisters will be dedicated to providing these services.

In addition, Tennis Central have been allocated the hosting rights of a number of high profile National and International Competitions from Tennis New Zealand and the ITF (International Tennis Federation) which, as a requirement of hosting these events, the facility must provide an excellent standard of onsite catering as part of the hosting agreements.

Annually, these events include;

Tecnifibre Wellington Junior ITF Championships – February

Our top Local and National Juniors compete against other top Juniors from around the world in a 4 day event.

National Junior Teams Events - January

The Renouf Tennis Centre and Tennis Central host this exciting Junior event where Tennis Central Region battle it out against the other regions in New Zealand for the prestigious title of "Region of the Year".

Tennis New Zealand Masters

The top 8 players in each age group/gender are playing each other in order to win this prestigious national title.

The Centre would not be selected to host events such as these and others if onsite catering was not adequately provided for large numbers of people.

Delivering these types of competitions is vital for Tennis Central and for Wellington, not only do they bring exposure to the centre, our sport and the whole tennis community, but it also enables Wellington to witness some world class tennis, which is tremendous in terms of motivating and inspiring our young Juniors playing in the hundreds of tennis clubs around the Central Region.

**Tennis Central, Renouf Tennis Centre, 60 Brooklyn Road 6011, Wellington
phone (04) 385 9709 email: admintcr@tenniscentral.co.nz**

A further benefit of having onsite catering is that it allows for an enhanced customer experience at the Renouf Centre by being able to offer an exciting range of “products”. For example, joint promotions between Tennis Central and Sugar Sisters for the benefit of Midweek and Business House competition participants might include;

“For any new team entering the Summer Business House competition, receive 4 free welcome drinks from the Sugar Sisters Café to share with your team mates after your game”, or “Grab a muffin, smoothie or coffee for breakfast from the Sugar Sisters Café before your Midweek morning game”.

Products such as these and other ideas such as “birthday packages” or “staff Christmas functions” are also only possible if there is an existing partnership between an onsite catering company and Tennis Central at the Renouf Tennis Centre.

Intended Sugar Sisters Café Opening hours (including, but not limited to):

Winter Midweek Competition

Monday Competition 9am-12.00pm

Tuesday Competition 9am-3.00pm

Wednesday Competition 9am-12pm

Friday Competition 9am-12pm

Summer Midweek Competition

Monday Competition 9.30pm-12.30pm

Friday Competition 9.30pm-12.30pm

Winter Business House Competition

Monday, Wednesday 6pm-10pm (May-August)

Summer Business House Competition

Tuesday, Wednesday 6pm-10pm (February-April)

Spring Business House Competition,

Monday, Wednesday 6pm-10pm (August-December)

Premier Interclub – Saturday afternoon Term 4 & Term 1

Junior Event Calendar for Tournaments and Events

Sugar Sisters Café location:

The Kitchen, bar and café area are located on the first floor at the Renouf Tennis Centre, 60 Brooklyn Rd, Brooklyn, Wellington 6011. As per the agreement, the Sugar Sisters will also be offered the use of a small office space and a storage room.



RENOUF TENNIS CENTRE



KITCHEN

**Tennis Central, Renouf Tennis Centre, 60 Brooklyn Road 6011, Wellington
phone (04) 385 9709 email: admintcr@tenniscentral.co.nz**



BAR AREA

CAFÉ LOUNGE



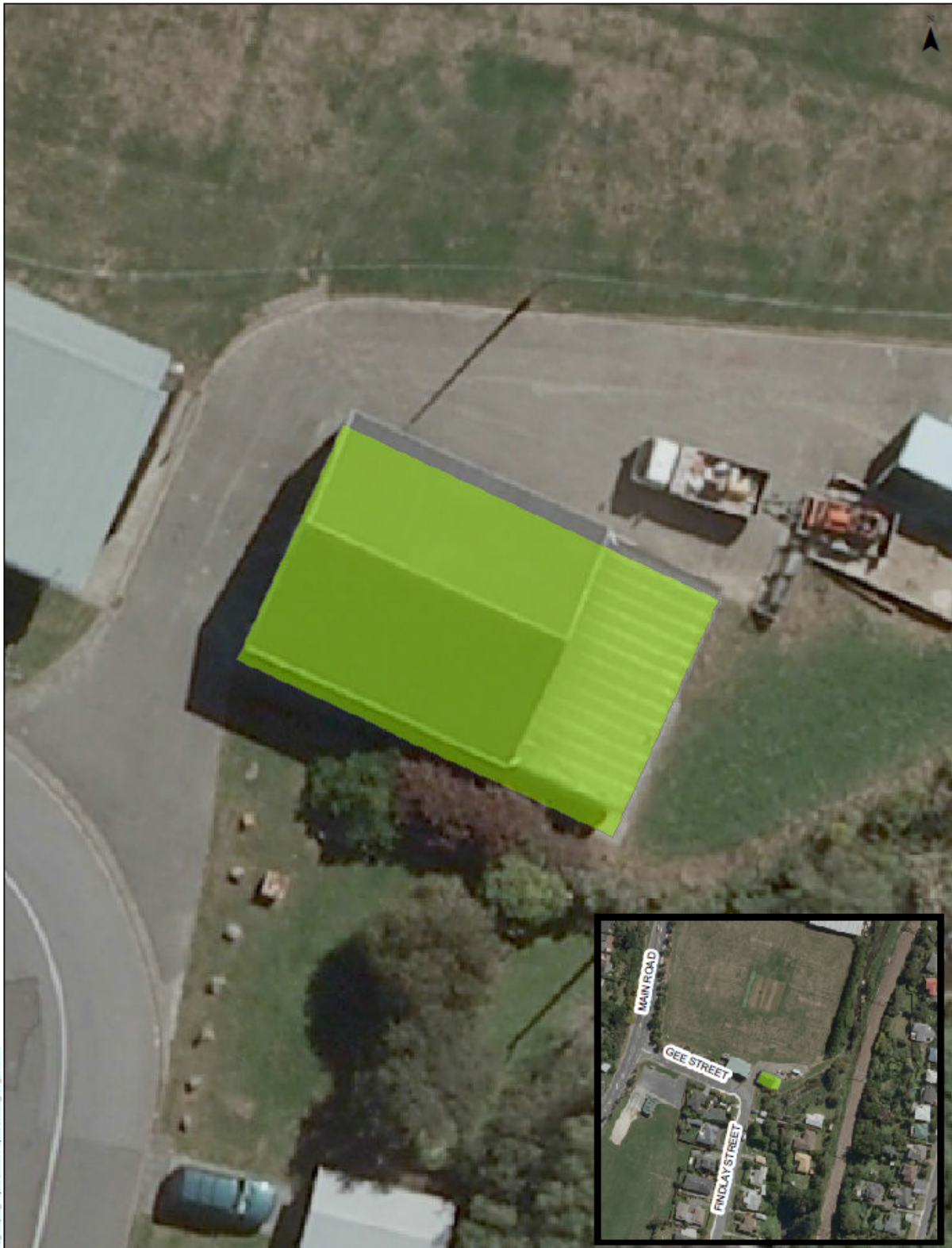
STORAGE

OFFICE

We look forward to a favourable response from Wellington City Council regarding this approval. Please don't hesitate to contact us if you need further information or clarification.

Yours sincerely,

**Tennis Central, Renouf Tennis Centre, 60 Brooklyn Road 6011, Wellington
phone (04) 385 9709 email: admintcr@tenniscentral.co.nz**



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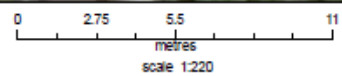
**Tawa Linden Wrestling & Sports Club Incorporated,
1797-TLWC - 206.3sq m**

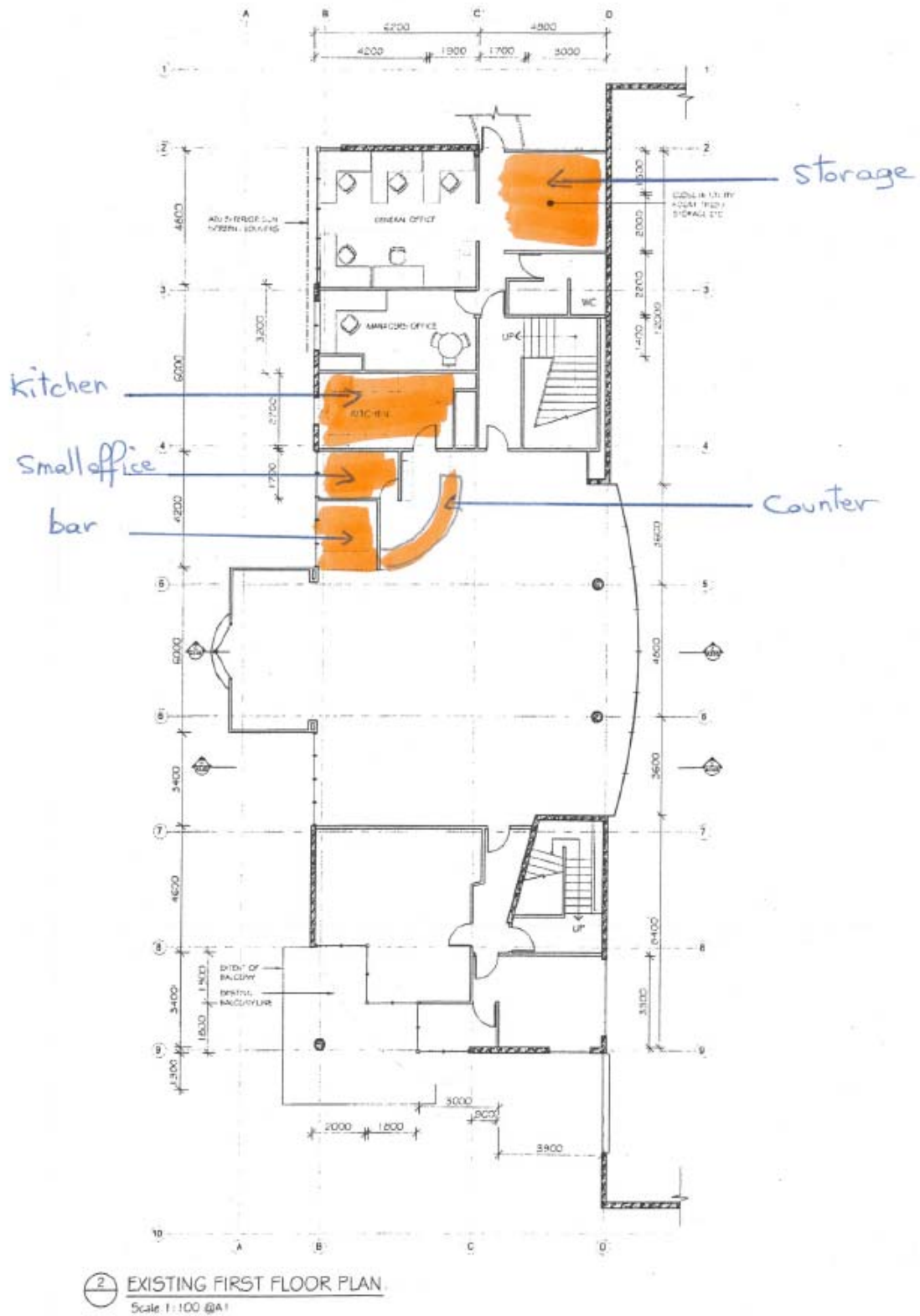
Linden Park

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: presto2j
DATE: 8/11/2013
REFERENCE:





Sugar Sisters Limited