



REPORT 2
(1215/53/IM)

**GRANTING OF A PREMISES LEASE TO WELLINGTON
OLYMPIC AFC OVER TOWN BELT LAND AT 572 ADELAIDE
ROAD, BERHAMPORE**

1. Purpose of report

To recommend the Committee approves the granting of a premises lease to Wellington Olympic AFC over the building situated on Town Belt land known as 572 Adelaide Road, Berhampore (outlined in red on Appendix 1).

2. Executive summary

Wellington Olympic AFC is one of the premier football clubs in Wellington and has been operating since 1959. After having lost their home which was at the Apollon clubrooms on Adelaide Road, Newtown at end of 2010, the Club has not had a base since and have been actively looking for new clubrooms.

In 2012 Wellington Olympic AFC entered into an arrangement with the Mornington Golf Club Incorporated which allowed Wellington Olympic AFC to utilise the building situated on part of the land known as 572 Adelaide Road, Berhampore. The building became available to lease to another recreation group when the Mornington Golf Club Incorporated moved to the Council owned land known as 80 Stanley Street, Berhampore in late 2012.

The land on which the building is situated forms part of the Town Belt and a premises lease would be granted under section 54(1)(b) of the Reserves Act 1977 (Reserves Act) and in accordance with the Town Belt Deed.

This report recommends the Committee grants a premises lease for a five year term with a five year right of renewal.

3. Recommendations

Officers recommend that the Regulatory Processes Committee:

- 1. Receive the information.*
- 2. Agree subject to the terms and conditions noted below, the granting of a premises lease to Wellington Olympic AFC in accordance with the Reserves Act 1977.*

3. *Note that the terms of the lease are as follows:
Location: Part of the land known as 572 Adelaide Road, Berhampore (outlined in red on Appendix 1). Note that the public toilets in the building are excluded from the area to be leased.
Term: Five years with a five year right of renewal
Annual Rental: \$620.80 per annum plus GST
Maintenance Fee: The maintenance fee will be applied as stipulated in the Leases Policy for Community and Recreation Groups.*
4. *Note that any approval to grant the lease is conditional on:
(i) appropriate consultation with Iwi, Friends of the Town Belt and Action for the Environment being completed;
(ii) the lease being publicly notified in accordance with section 119 and 120 of the Reserves Act 1977;
(iii) there being no sustained objections resulting from the abovementioned consultation or notification; and
(iv) the legal and advertising costs associated with preparing the lease is met by the Lessee.*
5. *Agree that Council officers will finalise and negotiate the lease details.*

4. Background

Wellington Olympic AFC (Club) is one of the Premier football clubs in Wellington and operates under the Greek Youth Association of New Zealand. The Club was formed in 1959 by the Greek community and was initially named Christian Youth Football Club. The Club has been managed by Greek decedents for over 50 years. This ethnic identity has enabled the Club to attract a wide range of cultures which it welcomes. The Club has a total of 196 members which are made up of 66 juniors and 130 seniors. There are ten senior teams and eight junior teams.

The Club lost their home at the Apollon clubrooms on Adelaide Road, Newtown at the end of 2010. Since then the Club has not had a home base and have been actively looking for a new place to base the Club.

The Club is eager to grow their junior base and provide their juniors with every opportunity to progress their football career. It is important for the Club to ensure that they have adequate clubrooms to facilitate a good learning environment in order to further their sporting education. The Club engages with both secondary and primary schools and plans to run onsite clinics in order to attract juniors to the Club.

In 2012, the Club fostered a relationship with the Mornington Golf Club Incorporated who was operating from the building situated on part of the land known as 572 Adelaide Road, Berhampore (building) until late 2012. The Club has been using the building for pre-match strategy sessions, changing facilities and a home base for after the games. The Club has also used the building to host visiting clubs. The Club believes that the building will be perfect for their needs.

If the Club were granted a lease of the building, the Club would use the building to:

- Provide an administration office for the Club;
- Grow the Clubs membership base outside of the Greek status quo and involve the wider community;
- Host prize giving's and Club functions;
- Hold fortnightly Club meetings;
- Maintain uniforms for both the Club and other teams playing which will include washing, cleaning and storage;
- Expand the Club's junior endeavours in regards to providing a top facility for juniors to improve their football education. The building would enable the Club to provide activities such as presentations, classes and football seminars;
- Support existing Island Bay junior programmes; and
- Hold summer season junior football clinics.

The Club's main goal is to increase membership in a sustainable manner. The Club's strategic plan is focussed on the future for both senior and junior squads along with the Greek Youth Association of New Zealand and their endeavours. The building will help with driving these objectives through the provision of:

- Quality facilities for junior education and training, maintaining a sustainable senior player base and attracting and sustaining a quality coaching base;
- Providing a central hub for players in order to maintain and foster Club culture; and
- Increase the Club's profile and identity.

If the Club is granted a lease of the building, the building will be made available to other groups within Island Bay, Newtown and the greater Wellington region. The Club intends on opening the building to groups playing on Wakefield Park during the winter.

The Club also intends on improving the building by upgrading the changing rooms which will include installing mirrors, improved showers, a new electrical fit out and painting the interior of the building.

The Club has obtained sponsorship from two private companies (New Zealand Data Limited and Observatory Crest Limited) who will provide a total of \$15,000 per annum for the initial three years of their tenure in the building. The Club has also secured a community grant for all senior coaching and equipment for both junior and senior members.

The land on which the building is situated forms part of the Town Belt and a premises lease would be granted under section 54(1)(b) of the Reserves Act 1977 (Reserves Act) and in accordance with the Town Belt Deed.

The leased area is 434m² and is legally described as Part Lot 1, Deposited Plan 10322 and is contained in Computer Freehold Register WN47B/388.

5. Considerations when assessing a new lease

5.1 Leases Policy for Community and Recreation Groups

An application for a lease is made under the Council's Leases Policy for Community and Recreation Groups (Leases Policy) and is subject to assessment under its criteria.

Appendix one of the Leases Policy requires officers to assess new lease applications against the following criteria:

- strategic fit;
- activity sustainability;
- financial sustainability;
- optimal use of resources;
- environmental impact;
- a demonstrated need from the community; and
- the need for a lease.

An assessment of the Club and how it fits within these criteria is outlined in section 6.

The granting of a lease to the Club is consistent with the provisions of the Council's Leases Policy.

5.2 Legislation

The land is held subject to the Town Belt Deed and Basin Reserve Deed of 1873 (Deed) and managed in accordance with the Reserves Act.

The Wellington Town Belt was vested in the Council by the Deed which remains the governing authority by which the Council controls the Town Belt. The Deed provided for the Town Belt land to be kept forever 'as a public recreation ground for the inhabitants of the city of Wellington'.

Sections 119 and 120 of the Reserves Act set out the requirement for public notification of any lease on reserve land. The granting of the lease is subject to there being no sustained objections from any party.

6. Discussion

6.1 Assessment

The proposed lease for the Club has been assessed against the criteria set out in the Leases Policy. Please see a summary of this assessment below:

Criteria		Assessment
Strategic Fit	Social & Recreation Strategy	The Club's activities are consistent with other permitted activities on Town Belt land and satisfy the criteria of recreational/community use.

Criteria		Assessment
Activity Sustainability	Membership	The Club has 196 members which consist of 66 juniors and 130 seniors.
	Financial Position	The Club's financial position is satisfactory.
Use of Resources	Land Utilisation	The Club intends on utilising the building 18 – 24 hours per week from mid January through to September of each year. The Club will make the building available to other community and recreation groups and is open to sharing the building with another group on a permanent basis if an appropriate group shows interest in sharing the building.
Environmental Impact	Location	The activity does not have the potential to adversely affect open space values.
Demonstrated Need & Support from the Community	People	The Club has been without a base since 2010 and has had to move from one temporary home to another since. The Club has been utilising the building since 2012 and feel the building meets all their requirements. The Club is also committed to providing the community with a suitable facility to support various recreational users in the community.
Need for a Lease	Capability	A lease is appropriate as the Club will have exclusive use of the land as outlined in red on Appendix 1.

6.2 Lease Rental

The lease rental has been assessed in accordance with the rental framework outlined in the Leases Policy. The annual rent has been assessed at \$620.80 per annum plus GST.

As the Club is subject to a premises lease, they will also be required to pay an annual maintenance fee as set out in the Leases Policy.

6.3 Lease Tenure

The Town Belt Management Plan allows for leases on Town Belt land for a term of up to 10 years. Officers propose granting an initial term of five years with a five year right of renewal to ensure that optional use and community benefit is derived from the Club having a lease over the building.

7. Conclusion

Wellington Olympic AFC has demonstrated that it is a good fit with the Council's strategic direction and existing policies. The Club's proposed utilisation levels of the land are satisfactory. The Club's financial position will enable it to fulfil its lease obligations.

Council officers recommend that the Regulatory Processes Committee approves the granting of a premises lease to Wellington Olympic AFC.

Contact Officer: *Hanita Shantilal, Senior Property Advisor, Property Management and Paul Andrews, Manager Parks & Gardens*

SUPPORTING INFORMATION

1) Strategic fit / Strategic outcome

The Leases Policy for Community and Recreation Groups supports Council's role as a facilitator of recreation partnerships and provider of recreation services. The recreational activities that will be provided by Wellington Olympic AFC will contribute to the outcome of 'offering a diverse range of quality recreation and leisure activities' (see outcome 7.1 Recreation Opportunities).

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

There is no financial impact.

3) Treaty of Waitangi considerations

No Treaty implications have been identified.

4) Decision-making

This is not considered a significant decision.

5) Consultation

a) General consultation

Public consultation will be undertaken in accordance with the Reserves Act 1977. Friends of the Town Belt and Action for the Environment will also be consulted.

b) Consultation with Maori

Iwi will be consulted.

6) Legal implications

The lease will be subject to the provisions of the Reserves Act 1977.

7) Consistency with existing policy

The provisions of the lease are consistent with the Leases Policy for Community and Recreation Groups.