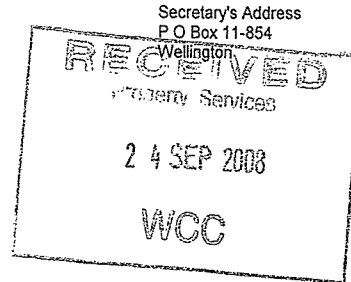


## APPENDIX 4

*The Vogelmorn Municipal Tennis Club (Inc)*

(Founded 1929)

Courts: Vennell Street  
Morningside  
Wellington  
Club House: 389 9757  
Colours: Sapphire Blue and Gold.



22 September 2008

Hanita Shantilal  
Property Advisor  
Wellington City Council  
PO Box 2198  
WELLINGTON

Dear Ms Shantilal

Thank you for your letter regarding the land at 11 Vennell Street.

The club notes that the land forms part of a precinct that has long been used for recreational purposes in the community. That precinct includes the Vogelmorn Municipal Tennis Club, the Vogelmorn Hall and the Vogelmorn Bowling Club.

The club's position, which was affirmed at its annual general meeting on 10 August 2008, is that the land at 11 Vennell Street should be retained as a community asset to enhance the existing precinct, and that it should retain its present zoning status, which provides for active and passive recreational activities only.

Before the council takes any further action, the club seeks a meeting with it to discuss the matter.

Yours sincerely

**Geoffrey Melvin**  
President



2008-09-11 – 11 Vennell Street (Reply)

93 Mornington Road  
Brooklyn

Ms Hanita Shantilal  
Property Advisor – Property Projects  
Wellington City Council  
P O Box 2199  
WELLINGTON 6140

Dear Ms Shantila

**POSSIBLE DISPOSAL OF PART OF THE LAND AT 11 VENNELL STREET, BROOKLYN**

I refer to your letter of 21 August 2008 and wish to thank you for the copy of the Strategy and Policy Committee report of 7 August 2008 on that subject that you emailed me.

Let me start by saying that your letter, addressed to the club at 6 Vennell Street was incorrectly addressed and was not received by the club until much later. The only structure at that address is the club's gardening shed. The club's correct mailing address is as shown on this letterhead i.e. 93 Mornington Road. This is known to the Council as other correspondence from it has been correctly addressed and received promptly.

It is with some disappointment that we note that this club, the immediate neighbour to the property in question, and with the Council the only party to have utilised the property (see below) is not among the parties designated by the committee to be consulted about this matter. The two parties designated for consultation by the committee being the Vogelmorn Tennis Club and local residents association. The Vogelmorn Bowling Club hereby requests to be included in the parties that the council is formally required to consult.

Secondly, The Vogelmorn Bowling Club formally stresses that it objects to the proposal to rezone and ultimately sell the land in question, Area C on Appendix 1 of the 7 August report. The grounds for this objection are as follows:

- (a) The property does provide alternative access to the club, but, more importantly it serves as an alternative emergency exit route for the club and its patrons. In the event of a fire blocking the stairway to the ground floor such a fire will also likely block access to the doorway on the south side of the top floor making the only viable exit that which goes through the proposed property.

(b) The property has, in the past, up to the point when the CitiOps Business Unit of the council used the site to store vehicles and other equipment, been used by the club as a parking area thus avoiding congestion through cars that would otherwise be parked in Vennell and/or Mornington Road when bowling tournaments were held.

(c) The property is currently zoned 'Open Space A' restricting use to "passive and active recreational activities only" to change this to 'Open Residential' would make the use of this land for recreational activities impossible. Previous suggestions by the club for the development of a squash centre were rejected by the Council.

(d) It is currently a community asset specifically dedicated to recreation. Consequently it would seem it should be utilised for such. By way of example, Ridgeway School has lost the use of its basketball/netball court. The area in question could be tar sealed and then used by either Ridgeway School for basketball/netball, the Tennis Club, the Hall and the Bowling Club for parking when not otherwise used (the Tennis Club has at its junior tennis coaching sessions in excess of 100 children), while the bowling club conducts monthly community quiz nights and has been doing so for over 20 years as well as for its bowling tournaments. The Bowling Club would wish to discuss these options with the Council and the other local organisations affected.

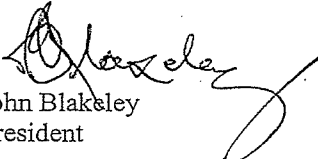
(e) It is also of some relevance when Bowling Club members approached the Council to acquire the land, in the mid to late 1990s the proposition was declined, on the basis of its zoning.

(f) While the report to the Strategy and Policy Committee states that "the Vogelmorn Bowling Club and Vogelmorn Hall have been consulted in regards to the future subdivision and disposal of the vacant land and have no objections to the proposal". The club wishes to stress that it has no record of any such consultations nor of having made any statement that it has no objections to it. On the contrary the club has strong objections to the proposal.

As stated earlier the Vogelmorn Bowling Club requests that the Council now includes it in parties that the council is obliged to consult in this matter. Finally this consultation would perhaps best be undertaken by a joint Vogelmorn Bowling, Vogelmorn Tennis Club and the local residents association meeting with representatives of the council at the site. The bowling club would be happy to host such a meeting.

I look forward to a reply.

Yours sincerely

  
John Blakeley  
President

## Hanita Shantilal

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**From:** Helene Ritchie [helene.ritchie@wcc.govt.nz]  
**Sent:** Wednesday, 20 August 2008 6:01 a.m.  
**To:** Bernie Harris  
**Subject:** RE: 11 Vennell St

Thanks  
H.

-----Original Message-----

**From:** Bernie Harris [mailto:btharri@clear.net.nz]  
**Sent:** Wednesday, 20 August 2008 12:45 a.m.  
**To:** Alan Hart; Craig Simonsen; David Carmine; David Fowler; David Martin; Faye & Jack Schaeff; Geoff Melvin; Gerard Fitzgerald; Glenn Bush; Ian Shearer; John Nixon; Phil Bolton; Rodney Murphy; Sylvia; Tenny Coronno; Vivienne Pincott  
**Cc:** Andy Foster; Bryan Pepperell; Celia Wade-Brown; Hayley Wain; Helene Ritchie; Ian McKinnon; Iona Pannett; Jo Coughlan; John Morrison; Leonie Gill; Ngaire Best; Ray Ahipene-Mercer; Rob Goulden; Stephanie Cook  
**Subject:** 11 Vennell St

FYI the property at 11 Vennell St. is currently used by the WCC as their yard for storing material etc. in the suburb. It was proposed to a Council committee on 7 August that the land be disposed of after rezoning to Residential from Open Space.

As the land had originally been taken under the Public Works Act in the 19th century for Education and recreation purposes, the Brooklyn School was sited nearby before its relocation to its present position in Washington Avenue. Over 75 years ago an exchange of land took place between WCC allowing Ridgway School to be built in its present position. It appears that this is the history of WCC's ownership of the property. Before disposal however WCC is required to offer the property back to the original owners, prior to its having been taken under the Public Works Act.

I attended the Council committee meeting on 7 August objecting to the proposed rezoning as the Tennis Club and Residents Association had not been consulted. The decision of the Council committee was that a decision would be deferred for 6 months until that consultation had taken place. I inspected the site on Friday 8 August and it appeared ideal as a community asset for its original purpose as a recreational site intended when taken under the Public Works Act.

On Saturday 8 August when walking down Vennell St., I was astounded to find that the building/hut on the site had been demolished despite the decision of the Council committee to defer a decision for 6 months.

At the AGM of the Vogelmorn Tennis Club on Sunday 9 August, the above information was conveyed to the meeting under General Business and a formal motion was moved and passed unanimously that the property be retained as a community asset for its original purpose and current zoning as Open Space. All information as presented in the Report to the Council committee on 7 August was passed to the legal representatives of the tennis club for their attention. Discussions will be undertaken with the Bowling Club and Ridgway School seeking

their support.

On Monday 10 August a formal complaint was made to the Director in WCC responsible for the site, seeking an explanation for the demolition of the building/hut, as he had been present at the Council committee meeting on the 7th August. As he was unaware that the demolition had occurred, he arranged for the Manager of the Property Division to contact me. I was advised that a contract for the demolition had been let some time beforehand and it was coincidental that it had taken place after the decision by the Council committee. No explanation was given as to why the contract could not be delayed for the 6 months allowed by the committee.

My concern was drawn to the attention of the Chair of the Council committee on Thursday 14 August prior to the incident being used during submissions by members of another Residents Association to avoid a repetition in their area. It hit the fan as a consequence and was recorded by the press at the time. Your attention is therefore drawn to the following link so that you can view it for yourselves - <http://www.stuff.co.nz/dominionpost/4660164a23918.html>

Draw your own conclusions. You may care to onforward to others who may be interested.

best regards

Bernie  
Secretary, VKRA

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