

**SUBMISSION  
NUMBER**

12

**Nigel Taptiklis**

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**From:** alan.orpin@clear.net.nz  
**Sent:** Friday, 27 July 2012 2:23 p.m.  
**To:** BUS: Policy Submission  
**Subject:** Draft Leases Policy for Community & Recreation Groups

The following details have been submitted from the Draft Leases Policy for Community & Recreation Groups form on the [www.Wellington.govt.nz](http://www.Wellington.govt.nz) website:

First Name: Alan  
Last Name: Orpin  
Street Address: 21 Forunatus St  
Suburb: Brooklyn  
City: Wellington  
Phone: (04) 386 0356  
Email: alan.orpin@clear.net.nz

I would like to make an oral submission: Yes

I am making this submission: on behalf of an organisation

Organisation Name: Wellington Collegians Cricket Club

Do you agree with the guiding principles being proposed: Yes

Comments: In concept The Wellington Collegians Cricket Club (WCCC) agrees with the underling intent of the guiding principles and would welcome more meaningful and collaborative engagement with the council. This should provide an opportunity for the WCCC to articulate its concerns and demonstrate it capacity to manage the Anderson Park pavilion. Should other users of the pavilion wish to better utilise the facilities they should also carry additional financial burden.

Do you think the introduction of guiding principles will help the Council grant and manage leases? Why: Yes

Comments: Perhaps. Well run facilities are beneficial to a greater number and range of users. However, this does not necessarily lessen the council's role to facilitate equitable sharing of costs and opportunities for Clubs

and their members to generate income to maintain their facilities. The council has a vested interest in the success of Clubs.

Do you think the assessment criteria being proposed are fair and reasonable:  
No

Comments: The assessment criteria are clearly outlined. The WCCC strongly believes that it can meet all of those criteria as they currently stand. A measure of being fair and reasonable might only be assessed through ongoing dialogue with the council. We are aware of the dual pressures managing Anderson Park and the Botanic Gardens. Earlier (failed) public submissions (e.g. 2hr metered parking) have not always reflected a popular and balanced view of the best use of facilities by the council.

Do you think the rental model being proposed is clear and easy to understand:  
No

Comments: The WCCC is not aware of the detailed cost breakdown of its lease agreement with the council (is this information detailed explicitly on the annual invoices?). Therefore, we are unable to estimate the potential impact of the proposed changes to the rental model. This is an area requiring further discussion before our opinion can be established.

Do you think the rental model is equitable for groups which lease land and/or buildings from the Council: No

Comments: As above.

Do you think moving to 100% cost recovery (zero subsidy) for building maintenance for those with premises leases is equitable: Yes

Comments: But, provided any cost increase is reasonably attainable for the Club and balanced against a net decrease in rental costs. Again, as the owner of the building and surrounds, the council has a vested interest in the success and sustainability of the Club.

Do you agree that groups should share land and buildings, or amalgamate resources where appropriate: Yes

Comments: Yes, where appropriate, and equitable sharing of financial the logistical costs can be demonstrated by parties wishing to share facilities.

Do you have any additional comments about the proposed policy: Yes

Comments: The proposed changes would be made more palatable if the WCCC saw a change in attitude from the council that might allow us to earn more revenue from our pavilion, e.g. more than just 6 special liquor licences per year, discussion around planned upgrades to the building and grounds,

more dialogue around sharing of space with the Botanic Gardens.  
Unquestionably, the Anderson Park sports ground is a jewel for Wellington.  
With so few high quality cricket grounds in the CBD we want it to succeed for  
generations of cricketers to come.

Are the down-stairs toilets and changing rooms at the Anderson Park pavilion  
are for public use during the week. Are these considered to be part of the  
WCCC lease or not?

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# SUBMISSION FORM – DRAFT LEASES POLICY FOR COMMUNITY AND RECREATION GROUPS

**SUBMISSION  
NUMBER**

30

We are keen to get your thoughts on the Council's draft Leases Policy for Community and Recreation Groups

YOU CAN HAVE YOUR SAY
By making a submission on this form or in writing and send it in to us by:
Post – Freepost 2199, Draft Leases Policy for Community and Recreation Groups, Wellington City Council, PO Box 2199, Wellington 6140
Fax – 801 3231 ATTN: Leases Policy
By making a submission online at Wellington.govt.nz
By sending an email to: policy.submission@wcc.govt.nz
Please contact the Wellington City Council on 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS
* Mandatory fields
<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr
*First name/last name: Douglas Lynn
*Street address: 5 B Doctors Corner, Mt Victoria, Wellington 6011
Phone:      Mobile: 021 042 4176
Email: douglas.lynn@adrixico.nz

I AM MAKING A SUBMISSION	
<input type="checkbox"/> As an individual <input checked="" type="checkbox"/> On behalf of an organisation	
Name of organisation: Vogelmoor Tennis Club	
I would like to make an oral submission to the City Councillors. (If yes, provide a phone number above so that a submission time can be arranged).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**SUBMISSIONS CLOSE 5PM ON 3 AUGUST 2012.**

#### Privacy Statement

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for the administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. All submitters have the right to access and correct personal information.

**YOUR SAY**

**Guiding principles**

Q1. Do you agree with the guiding principles being proposed?

- Yes    Comments: These are fine ideals. But some critical detail lies as yet unrevealed below the surface. E.g. "Maintaining buildings" to the standard required under the lease.
- No

Q2. Do you think the introduction of guiding principles will help the Council grant and manage leases? Why?

- Yes    Comments: They will help the Council decide who to support. But, as above, potentially vexatious matters are not ~~not~~ resolved by reference to the principles and require some further definition.
- No

**Assessment criteria**

Q3. Do you think the assessment criteria being proposed are fair and reasonable?

- Yes    Comments: Some of the language used reflects a well resourced corporate view of the world and is reflective of the small-scale voluntary nature of sports clubs such as ours. See exemplar overleaf.
- No

**The new rental model**

Q4. Do you think the rental model being proposed is clear and easy to understand?

- Yes    Comments: It is clear and easy to understand. But the underlying logic or rationale is not apparent. Nor is there any financial impact analysis, neither for the Council nor for lessees.
- No

Q5. Do you think the rental model is equitable for groups which lease land and/or buildings from the Council?

- Yes    Comments: We cannot answer this question without being informed by analysis of the financial impact, as noted under Q4 above.
- No

**Maintenance fee on premises leases**

Q6. Do you think moving to 100% cost recovery (zero subsidy) for building maintenance for those with premises leases is equitable?

- Yes    Comments: As we own our own building and facilities, we do not have an informed view on this question.
- No

**Encouraging amalgamation and/or the sharing of facilities**

Q7. Do you agree that groups should share land and buildings, or amalgamate resources where appropriate?

- Yes    Comments: How could anyone say 'No' to this question. The real question is, what does "where appropriate" mean?
- No

Do you have any additional comments about the proposed policy? (Please turn over and add extra pages if you need to).

- Yes    Comments: The proposed principles are generally fair and reasonable.
- No    The fundamental shortcoming is that the proposed policy is not informed by analysis of its financial impact on the Council and on existing lessees. One of the guiding principles is to "work collectively in a transparent manner". Transparency requires understanding of the financial impact. Our club has

bers and, when setting annual subscriptions, iful of the current difficult economic climate in the families of our local community. An increase over 50% or \$700 per. rurs counts to maintain affordable subscriptions while at the by our facilities to a good standard. We would i Council to better understand the financial impact our activities.  
rate language: "clear distinction between governed i "Scheduled maintenance programme" i

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# SUBMISSION FORM – DRAFT LEASES POLICY FOR COMMUNITY AND RECREATION GROUPS

02 AUG 2012

Absolutely

POSITIVELY

WELLINGTON CITY COUNCIL

Wellington

SUBMISSION  
NUMBER

21

We are keen to get your thoughts on the Council's draft Leases Policy for Community and Recreation Groups.

## YOU CAN HAVE YOUR SAY

By making a submission on this form or in writing and send it in to us by;

Post – Freepost 2199, Draft Leases Policy for Community and Recreation Groups,  
Wellington City Council, PO Box 2199, Wellington 6140

Fax – 801 3231 ATTN: Leases Policy

By making a submission online at [Wellington.govt.nz](http://Wellington.govt.nz)

By sending an email to: [policy.submission@wcc.govt.nz](mailto:policy.submission@wcc.govt.nz)

Please contact the Wellington City Council on 499 4444 for more information.

## ENTER YOUR NAME AND CONTACT DETAILS

\* Mandatory fields

Mr     Mrs     Ms     Miss     Dr

\*First name/last name: JODY SEABRIGHT

\*Street address: PO BOX 6400 MARION SQ, WELLINGTON

Phone: WORK 9162204

Mobile: 021 717676

Email: [wcc@seabrightmotorsport.co.nz](mailto:wcc@seabrightmotorsport.co.nz)

## I AM MAKING A SUBMISSION

As an individual     On behalf of an organisation

Name of organisation: WELLINGTON CAR CLUB INC

I would like to make an oral submission to the City Councillors.

(If yes, provide a phone number above so that a submission time can be arranged).

Yes

No

**SUBMISSIONS CLOSE 5PM ON 3 AUGUST 2012.**

### Privacy Statement

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for the administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. All submitters have the right to access and correct personal information.

**YOUR SAY**

**Guiding principles**

Q1. Do you agree with the guiding principles being proposed?

- Yes
  - No
- Comments: *MANY OF THEM, BUT NOT ALL  
PLEASE SEE THE ATTACHED LETTER*

Q2. Do you think the introduction of guiding principles will help the Council grant and manage leases? Why?

- Yes
  - No
- Comments: *THERE NEEDS TO BE A KNOWN FRAMEWORK OF  
PROCESS, SEE OUR ATTACHED LETTER*

**Assessment criteria**

Q3. Do you think the assessment criteria being proposed are fair and reasonable?

- Yes
  - No
- Comments: *MANY OF THE TERMS USED IN THE CRITERIA  
ARE NOT DEFINED OR REFERS TO FURTHER POLICY THAT  
HAS NOT BEEN PROVIDED*

**The new rental model**

Q4. Do you think the rental model being proposed is clear and easy to understand?

- Yes
  - No
- Comments: *YES IT IS CLEAR*

Q5. Do you think the rental model is equitable for groups which lease land and/or buildings from the Council?

- Yes
  - No
- Comments: *INCREASED COSTS FOR CLUBS IS NOT  
WELCOMED.*

**Maintenance fee on premises leases**

Q6. Do you think moving to 100% cost recovery (zero subsidy) for building maintenance for those with premises leases is equitable?

- Yes
  - No
- Comments: *N/A TO OUR CLUB*

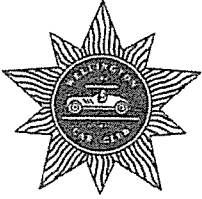
**Encouraging amalgamation and/or the sharing of facilities**

Q7. Do you agree that groups should share land and buildings, or amalgamate resources where appropriate?

- Yes
  - No
- Comments: *YES, THIS IS GOOD BUT NEEDS TO BE WELL MANAGED  
SO ALL PARTIES ARE ABLE TO GET A GOOD RESOLUTION.*

Do you have any additional comments about the proposed policy? (Please turn over and add extra pages if you need to).

- Yes
  - No
- Comments: *PLEASE SEE OUR LETTER ATTACHED.*



# WELLINGTON CAR CLUB (INC.)

P O Box 9072  
WELLINGTON  
Phone (04) 389 2309

Clubrooms  
Russell Terrace  
Newtown

26 July 2012

Nigel Taptiklis  
Policy Advisor  
Wellington City Council  
PO Box 2199  
Wellington

Re: Draft Leases Policy for Community and Recreation Groups 2012

Dear Sir,

Our club committee has read and considered the draft policy documents. In response we provide our comments below.

The members of our club, as individuals and as a club recognise and agree that the council has a duty to manage the city's recreation resources in a financially responsible way, that provides for the long term enjoyment of these facilities by the citizens. As such our club agrees that there needs to be a policy that identifies how these resources are to be managed.

We also understand that the wide variety of recreation buildings within the city presents a potential liability to the council, and thus the ratepayers as a whole, especially in terms of maintenance or dereliction.

However, our club has serious concerns about how these risks and financial costs are being given consideration and how it is intended that they may be mitigated or managed. Some aspects of the policies appear to place significant risks onto lease holding clubs, thereby having the unintended consequence of potentially causing the very effects that the council is seeking to avoid.

There are three aspects to this.

1. The proposed formula for increased cost recovery from clubs means that there is less money available for clubs to maintain their overall viability, and impairs their ability to provide the necessary services that their members require. This may mean that clubs will have to raise their fees in an attempt to cover any shortfall. Increased costs to members has the potential to reduce the numbers joining or renewing their membership, thereby placing additional financial strain on the remaining members. This potentially leads the club to a position where it is not able to meet the council's lease terms or assessment criteria for lease renewal.
2. The council has reserved the sole right to determine if facilities are being used appropriately, and where it is decided that a lease will not be renewed then no compensation will be paid for any building the council decides to

keep. Although it is recognised that both of the parties should act in good faith in reaching an agreement and it could be expected that the council would follow due processes, the lease wording as we understand it, means that there is no certainty of tenure for any club. There needs to be certainty, as club members are often reluctant to invest scarce resources to improve facilities where that investment could be unilaterally taken away. Essential maintenance is undertaken, but the current and proposed controls do not provide an environment that allows a club to plan with confidence, surety, and in a manner that will see it thrive well into the future.

3. Clubs aren't able to consider these proposed policies<sup>in</sup> isolation, as they need to be considered in the context of how all council policies impact on them. Including policies such as the Town Belt Management Plan (TBMP). We faced this situation ourselves when we were in discussions to share our rooms with another club. They needed more space to store their equipment and suggested we square off a back corner of the building to do so. However the TBMP restrictions on modifying the size of the rooms, even by this very minor amount in an area that is against a bank and isn't visible to anyone else, meant that the negotiations with that group stopped. The result being that (for that group) we weren't able to provide a key aspect of the draft policy, which is multiple use of facilities. Although we may have been able to get the required consents to do this work, the hurdles are so high that the cost in both time and money was greater than the reward, making it unviable for the club to even contemplate. The restrictions placed on extending or modifying the exterior of clubrooms combined with the lack of surety noted above, means that most clubrooms are effectively stuck in a time freeze that does not allow them to be modernised or altered to meet the requirements of current and future members. Placing a further restriction on a clubs' ability to thrive.

The proposed lease documents are not ones that would be acceptable in a commercial or residential situation for any other premises. Especially as it appears that there are clauses that allow the council to act unilaterally, without apparently any definition around how decisions are made. The Guiding Principles note that "The council will support groups whose activities contribute to the Council's priorities and long-term community outcomes". Does this mean that as the Council's priorities change, clubs who at one time met these priorities but now don't, will not have their lease renewed? How is a club able to assess if they continue to meet these priorities?

This lack of clarity and certainty means that clubs feel vulnerable to the proposed policy changes, especially where clubs have a long history and may be left with the results of council decisions from decades ago, that may, or may not, meet the current criteria.

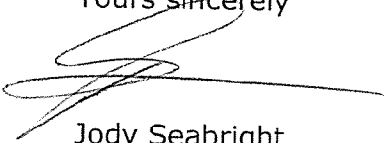
Our reading of the draft policy indicates that it may unintentionally favour larger clubs at the expense of smaller clubs. However these smaller clubs are the ones who add to the unique diversity and vitality our city is known for. As such we would ask who should provide the support and assistance needed to allow these clubs to survive and continue in a constructive manner, if not the Council?

Therefore we believe that a balance needs to be found, where the council is able to manage the recreation assets in an effective way and deal with specific issues when they arise. But also in a way that also allows the clubs to have certainty, and allows them to change with the times so that they can maintain their viability.

We are keen to present an oral submission as many of these issues have complexity and some of the subtleties around the proposed policies are not able to be easily conveyed in a written submission. There may also be points that Council can provide for clarification, that may be of some assistance.

If you have any questions on this, please do not hesitate to contact the writer in the first instance.

Yours sincerely



Jody Seabright  
Secretary  
Wellington Car Club Inc

Contact Details  
Phone 916 2204 (work) 021 717676 (mobile)  
Email [wcc@seabrightmotorsport.co.nz](mailto:wcc@seabrightmotorsport.co.nz)



**Nigel Taptiklis****SUBMISSION  
NUMBER**

16

**From:** Kate Purvis [kateandrob.purvis@clear.net.nz]  
**Sent:** Friday, 27 July 2012 2:56 p.m.  
**To:** BUS: Policy Submission  
**Subject:** Draft Leases Policy for Community and Recreational Groups 2012  
**Importance:** High

Hello

I wish to make a submission on behalf of the Northland Tennis Club Inc regarding the Draft Leases Policy for Community and Recreational Groups 2012.

According to your advice dated 26 June, if this draft policy is adopted, the rental for the land on which our tennis court is based will increase from \$331.20 (GST incl.) to \$804.31 (GST incl). (We are not required to submit tax returns, so from our point of view, the GST inclusive amount is what it costs us.)

Northland Tennis Club currently has reduced numbers and is running at a loss. We will not be able to afford the proposed rent level, which is an increase of well over 100%.

We are actively developing a junior membership as a way of trying to re-establish the Club. The organization running the coaching uses the council-owned single court for the coaching sessions, partly because it is a more contained area than the school courts, and also because they are not constrained by the times that the school has made its courts available to us.

The school has changed the terms of its rental of its courts - we are now no longer able to use the school courts as a club at the weekends over the winter months. We have appreciated having the use of the council-owned single court as it enables us to continue tennis in the weekends throughout the year as has been done for many years.

I wish to point out that if our rent increases to anywhere near the level you are proposing, I will have to recommend to our AGM (which will be held shortly) that we discontinue leasing this land. This may have the flow-on affect of limiting or eliminating the coaching able to be offered, and may also bring an end to our club. We think the loss of the club and the coaching for juniors would be a sad thing for the local community.

We therefore request that you reconsider this proposal or at least the rent increase that would apply for our club.

Yours sincerely

Kate Purvis  
Secretary and Treasurer  
Northland Tennis Club Inc.

7/08/2012





**Nigel Taptiklis**

**From:** Shelles [shelles@paradise.net.nz]  
**Sent:** Friday, 27 July 2012 9:50 a.m.  
**To:** BUS: Policy Submission  
**Subject:** Draft Leases Policy for Community and Recreation Groups - Consultation Feedback from Central Allbreeds Dog Training School...

**SUBMISSION  
NUMBER**

9

**Follow Up Flag:** Follow up

**Flag Status:** Completed

Central Allbreeds Dog Training School  
 PO Box 51375  
 Tawa  
 Wellington

July 27, 2012

Draft Leases Policy for Community and Recreational Groups 2012  
 Wellington City Council  
 Freepost 2199  
 PO Box 2199  
 Wellington 6140

Dear Sir,

I write to you in response to your invitation for feedback on the draft leases policy for community and recreational groups. I wish to object to the policy on the grounds that it does not meet any of its stated objectives.

Central Allbreeds Dog Training School has been in existence for 50 years and is run solely by a group of volunteers dedicated to the education of dog owners in the principle of canine good citizenship, and one of the few council-approved providers of dog training.

Under the proposals of the draft policy the rental of grounds used by the club will increase by 179% which represents a significant financial burden, and threatens the viability of a club that has successfully served Wellington rate payers for half a century. The objectives of maximizing community benefit through increased participation and engagement cannot be served by a club that has been forced into extinction, and there seems to be little fairness in a lease management process that penalizes a well-run group such as our own for the transgressions of others. We have recently undertaken the expensive task of laying an all-weather AstroTurf surface and also fully fencing the club grounds without financial assistance from the council, or any other benefactor. We are an active participant in the local canine community and are the only club in Wellington able and willing to run Canine Good Citizen assessments through our affiliation with the New Zealand Kennel Club.

The stated aim of the policy to encourage shared facilities is not realistic in the case of the club. We are geographically isolated from other dog clubs in the Wellington region and as such there is very little potential to consolidate facilities without significantly disadvantaging the membership of any club that is forced to relocate premises as part of any partnership. Indeed we have made attempts to share our facilities with other groups in the past but have been prevented by the very nature of the lease of the grounds from the council under which we currently operate.

This policy runs contrary to the vision of Wellington City Council as it will not meet the needs of ratepayers nor do anything to improve the quality of life for all Wellingtonians.

We are willing to elaborate further on any of the above points in further detail in written form or orally.

Sincerely,

*Shelley*

10/08/2012

Club Secretary  
Central Allbreeds Dog Training School

