
REPORT 2
(1215/53/IM)

GRANTING OF GROUND LEASE TO NEWLANDS PAPARANGI TENNIS CLUB INCORPORATED AND NORTHERN UNITED HOCKEY CLUB INCORPORATED

1. Purpose of Report

To recommend the committee approves a ground lease to Newlands Paparangi Tennis Club Incorporated and Northern United Hockey Club Incorporated who would jointly share the responsibility for land and buildings on Lyndfield Lane Play Area, Black Rock Road, Newlands.

2. Executive Summary

Newlands Paparangi Tennis Club Incorporated has held a ground lease for land at Lyndfield Lane Play Area, from Wellington City Council, for more than 40 years. Over the past seven years they have subleased their facility to the Northern United Hockey Club Incorporated. The tennis club uses the facilities in the summer months; the hockey club uses the facility in the winter months. The clubs would both be tenants, jointly responsible for the repair and maintenance of the land and buildings.

The leased area includes three tennis courts, with an all weather surface which is used as a children's hockey pitch/training facility in the winter months.

The proposed lease is on part of the Lyndfield Lane Play Area; this land is classified as recreation reserve under the Reserves Act 1977 and managed under the Northern Reserves Management Plan.

3. Recommendations

Officers recommend that the Committee:

- 1. Receive the information.*

2. *Agree, subject to the terms and conditions noted below, the granting of a new lease to the Newlands Paparangi Tennis Club and Northern United Hockey Club Incorporated in accordance with the Reserves Act 1977 and Northern Reserves Management Plan.*
3. *Note that the terms of the lease are:*
 - Location:** *Part of the Lyndfield Lane Play Area, Blackrock Road, Newlands*
 - Term:** *Ten years, with a right of renewal for a further ten years.*
 - Annual Rent:** *\$727 per annum plus GST.*
4. *Note that any approval to grant the lease is conditional on:*
 - (a) *appropriate consultation with Iwi being completed;*
 - (b) *The lease being publicly notified in accordance with section 119 and 120 of the Reserves Act 1977;*
 - (c) *There being no sustained objections resulting from the abovementioned consultation or notification;*
 - (d) *The legal and advertising costs associated with preparing the lease are met by the Lessee.*

4. Background

The Council leases land and buildings to a wide range of Lessees undertaking various activities. Leases are important to provide certainty for the Council and Lessees in regard to their property obligations and to provide a framework for asset management.

4.1 The Site

The lease for the tennis and hockey clubs is on land forming part of the Lyndfield Lane Play Area. The leased area is marked in red on the aerial photograph below and a larger scale plan is attached as Appendix 1.



Lyndfield Lane Play Area is designated as Open Space A and managed under the Northern Reserves Management Plan (Management Plan). The land is classified as a recreational reserve and is subject to the Reserves Act 1977 (Reserves Act). The use, for recreational activity, is therefore consistent with the Management Plan and the Reserves Act.

In 2003 the Council gave a Community Grant to the clubs for the installation of a new Astroturf surface across the three courts.

The tennis courts are fenced and floodlit which enables extended hours of play, especially in the winter months.

4.2 *The Lessees*

Newlands-Paparangi Tennis Club has been an incorporated society since 1954 and has held a formal lease from the Council, on this site, since 1968. The original lease allowed for the construction of club rooms and three tennis courts.

Northern United Hockey Club has been incorporated since 1971 and is based in the Johnsonville/Newlands area.

In 2002 the two clubs sought agreement from the Council to be able to share the facilities, so that tennis could be played in the summer months and hockey in the winter months. A sub lease was approved by Council in 2003 and the clubs have been sharing the courts and clubroom since that time.

The tennis and hockey club operate in different seasons and therefore this sharing arrangement works particularly well with high ongoing use throughout the year.

5. Considerations when assessing a new lease

5.1 *Leases Policy for Community and Recreation Groups*

An application for a new lease is made under the Council's Leases Policy for Community and Recreation Groups 2001 (Leases Policy) and is subject to assessment under its criteria.

Appendix One of the Leases Policy requires that the assessment of a new lease or licence is considered against the following criteria:

- strategic fit
- activity sustainability
- optimal use of resources
- environmental impact
- a demonstrated need from the community, and

- the need for a lease

An assessment of the two clubs and how they fit within these criteria is outline in section 6.

This lease is consistent with the provisions of the Social and Recreation Strategy.

5.2 Legislation

The land at Lyndfield Park Play Area is held subject to and managed in accordance with the Reserves Act 1977 and therefore the lease will be governed by this piece of legislation.

A lease is appropriate for these two clubs as they have exclusive right to use the land. Both clubs have an open membership policy where the general public may join the club on the payment of a subscription.

The Leases Policy for Community and Recreation Groups allows for leases of ten years with a ten year right of renewal. The tennis club has held previous leases from the Council and has been an excellent tenant, maintaining the land and buildings in a good state of repair.

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

6. Discussion

6.1 Assessment

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

Criteria		Assessment
1. Strategic Fit	Social and Recreation Strategy	The clubs activities of tennis and hockey provide recreational opportunities for the local community. These activities are consistent with the Social and Recreation Strategy which aims to build strong, safe and healthy communities for a better quality of life.
	Membership	There are approximately 100 tennis club members and 250 hockey club members; numbers have increased by about 4% over the past 12 month.
2. Activity Sustainability	Financial Position	Both clubs are in a good financial position and between them have funds available to

		fulfil their lease obligations of maintenance, repair and insurance.
3. Use of Resources	Land Utilisation	The facilities are used at least 40 hours a week through out the year.
4. Environmental Impact	Location	The land has been used as tennis courts for many years and more recently as a hockey pitch; the courts are Astroturf. The environmental impact will not change from the previous lease.
5. Demonstrated Need and Support from the Community	People	Both clubs draw the majority of their members from the Newlands/Johnsonville area and have a combined membership of 350 and regular ongoing use of the facilities throughout the year indicates that there is a high level of support for these activities in this area.
6. Need for a Lease	Capability	A lease is appropriate as the clubs have exclusive use of part of Lyndfield Lane Play Area.

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 as \$727 per annum excluding GST per annum.

6.3 Lease Tenure

The Leases Policy for Community and Recreation Groups allows for leases of ten years with a ten year right of renewal. The tennis club has held previous leases from the Council and has been a good tenant; the land and buildings are well maintained. The lease will be granted jointly to the two clubs and this will strengthen the quality of lease covenant to the Council.

Officers consider that the standard ten year term, with a ten year right of renewal is suitable given the current lessee has a long history of being an excellent tenant for many years, both clubs are in a sound financial position and both clubs have a strong membership base.

7. Conclusion

Newlands Paparangi Tennis Club Incorporated and Northern United Hockey Club Incorporated have demonstrated a good fit with the Council's strategic direction and existing policies as well as a community need for its activities. The combined membership and financial positions of both clubs show they are in a strong sustainable position. Therefore a standard lease is considered appropriate.

Contact Officer: *Lucy Ross (Team Leader, Property Management and Amber Bill (Manager, Community Engagement and Reserves)*

Supporting Information

1) Strategic Fit / Strategic Outcome

The provision of this lease is consistent with the Council's Social and Recreation Strategy which aims to build strong, safe and health communities by supporting agencies which contribute to the resident's health and safety and community strength

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

There is no impact as the tenants will jointly be responsible for all repairs, maintenance, insurance and utility costs.

3) Treaty of Waitangi considerations

There are no known considerations

4) Decision-Making

This is not a significant decision.

5) Consultation

a) General Consultation

Public consultation will be undertaken as required by the Reserves Act 1977.

b) Consultation with Maori

Iwi will be consulted

6) Legal Implications

The lease will be subject to the provisions of the Reserves Act 1977. Legal advice will be sought in the preparation of the lease.

7) Consistency with existing policy

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

Appendix One

Newlands-Paparangi Tennis Club Incorporated and Northern United Hockey Club Incorporated



Disclaimer

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
±1-30m in rural areas

Census data - Statistics NZ.
Postcodes - 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.

Absolutely
POSITIVELY
My View of PŌWHŪ
WELLINGTON CITY COUNCIL **Wellington**



Scale 1:500