



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

1. Purpose of report

To obtain the Tawa Community Board's endorsement and feedback (if any) on officers' recommendation to Council to grant a new lease of 206 square metres to Tawa Linden Wrestling and Sports Club Incorporated (the Lessee) at Linden Park, Tawa.

This matter is to be considered by the Community, Sport and Recreation Committee at its meeting on 7 August 2014 (see appendix 2 for draft report).

2. Executive summary

This report recommends the Lessee is granted a new lease consistent with the *Leases Policy for Community and Recreation Groups*.

The Lessee is currently occupying the land at Linden Park on a month-to-month basis from a lease that expired in 2003.

3. Recommendations

Officers recommend 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 Recreations Committee at the meeting of 7 August 2014, and provide feedback to be included in the report if necessary.*

4 Discussion

A map showing the lease area and location is attached as appendix 1. The land is located at Linden Park, Tawa and has been occupied by the Lessee since 1961. Their lease has expired and they are holding over on a month-to-basis.

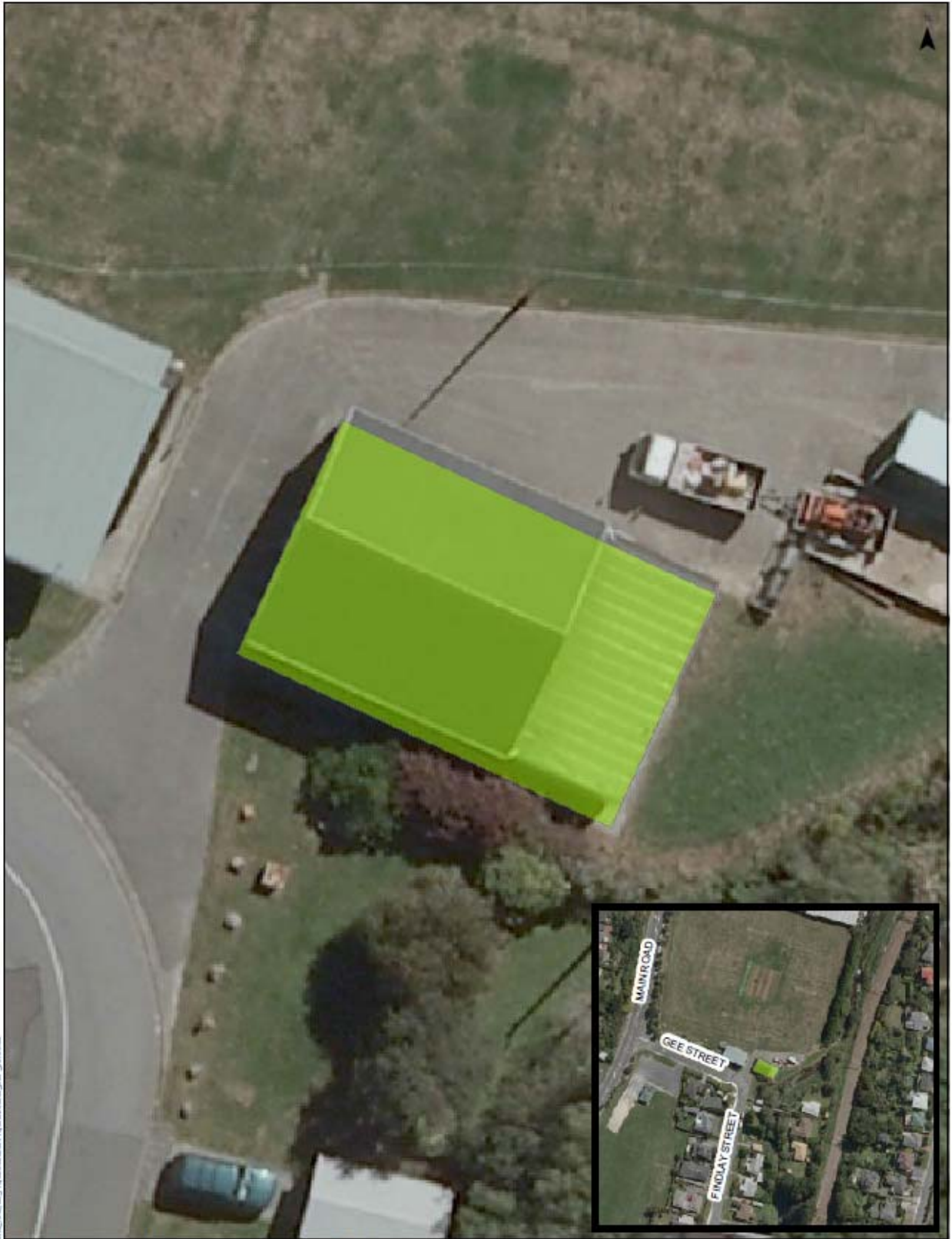
The terms of the proposed lease are as follows:

Term: 10 + 10 years
Type: Ground
Rental: \$330.08 + GST per annum

5. Conclusion

Council officers are seeking support from the Tawa Community Board for the proposal and will include the Board's feedback in their report to the Community, Sport and Recreation Committee as necessary.

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

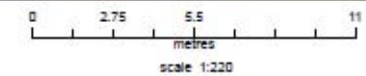


**Tawa Linden Wrestling & Sports Club Incorporated,
1797-TLWC - 206.3sq m**

Linden Park

Property boundaries, 20m Contours, road names, rail line, address & 80a 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: prestozj
DATE: 8/11/2013
REFERENCE:



**COMMUNITY, SPORT AND
RECREATION
COMMITTEE**
7 August 2014



CA INSERT REPORT NO
CA INSERT FILE NO

**New Leases under Reserves Act 1977 (Existing Tenants): Other
Reserve Land**

1. Purpose of report

To recommend the Committee approves a new lease to the following existing tenant:

1. Tawa Linden Wrestling and Sports Club Incorporated, Linden Park, Tawa

2. Executive summary

This report recommends the above group is granted a new lease consistent with the *Leases Policy for Community and Recreation Groups*.

The tenant is currently occupying the property by holding over on a month-to-month basis under an expired lease.

The Tawa Community board was notified of the proposed tenant (Tawa Linden Wrestling and Sports Club Incorporated) at their meeting on June 12 2014. See Appendix 3 for the report and resolution made.

3. Recommendations

Officers recommend that the Community, Sport and Recreation Committee members:

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)*

4. Background

A schedule summarising the tenancy is attached as appendix 1. A map showing the lease area and location is attached as appendix 2.

The group has been in occupation of the site since 1961 and are currently holding over under existing lease arrangements. They continue to satisfy the assessment criteria under section 7 of the *Leases Policy for Community and Recreation Groups*.

The proposed new lease terms and conditions are to be consistent with the *Leases Policy for Community and Recreation Groups*.

5. Conclusion

Officers recommend that the Community, Sport and Recreation Committee approve the lease to Tawa Linden Wrestling and Sports Club Incorporated.

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

SUPPORTING INFORMATION

1) Strategic fit / Strategic outcome

The proposed leases/licences 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 proposed leases/licences 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 Leases/Licences will be subject to the provisions of the Reserves Act 1977 and the Town Belt Management Plan (where applicable)

7) Consistency with existing policy

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

Tawa Linden Wrestling and Sports Club Inc

1. Lease Type: *Ground Lease*
2. Lease Term: *10 + 10 years*
3. Final expiry date: *30 September 2019*
4. Activity: *Wrestling*
5. Rent: *\$330.08 + GST per annum*

DRAFT