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**REPORT 1**  
*(1215/53/IM)*

## **GRANTING OF FRESH LEASES TO VARIOUS GROUPS OCCUPYING COUNCIL RECREATION RESERVE (WELLINGTON TOWN BELT).**

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### **1. Purpose of Report**

The purpose of this report is to obtain Committee approval in principle to the granting of fresh leases over Recreation Reserve (Wellington Town Belt) to the seven groups listed in this report.

It also provides the Committee with clarification of the maintenance fee and reasonableness clauses in the standard lease raised by the Committee in August 2005.

### **2. Executive Summary**

The Council provides leases to a wide range of groups undertaking a diverse range of activities. There are currently 147 leases with sports, recreation and community groups. Eighty-nine of these leases are current, while 58 are up for renewal and are part of the lease assessment process.

The Leases Policy for Community & Recreation Groups 2001 (the Leases Policy) provides guidance for assessing lease renewals (termed a fresh lease in the Leases Policy). Part of this renewal process includes assessing the groups strategic fit and level of sustainability.

This report presents seven leases due for renewal on the Wellington Town Belt. It is the first of a series of reports that will be presented to Committee over the following year as officers continue to negotiate the other 51 leases due for renewal. The report outlines Council's strategic direction and priorities. It describes the leases renewal process, demographic and recreational trends, and provides a description and assessment of the seven groups requesting a fresh lease and officer's recommendation.

### **3. Recommendations**

It is recommended that the Committee:

- 1. Receive the information.*
- 2. Approve in principle the granting of new leases to the following groups pursuant to Section 54 of the Reserve Act 1977, and in accordance with Council's Leases Policy for Community and Recreation Groups 2001 and Town Belt Management Plan 1995:*

<b>Group</b>	<b>Type of Lease</b>	<b>Location</b>	<b>Term (years)</b>	<b>Annual Rent</b>
<i>Wellington Pistol Club</i>	<i>Ground</i>	<i>Mount Albert Park, Newtown (Town Belt)</i>	<i>10</i>	<i>\$766.00 plus GST No maintenance fee</i>
<i>Wade Street Community Tennis</i>	<i>Ground</i>	<i>Weld Street, Tinakori Hill (Town Belt)</i>	<i>10</i>	<i>\$322.00 plus GST No maintenance fee</i>
<i>Wellington Badminton Association</i>	<i>Ground</i>	<i>Alexandra Road, Mount Victoria (Town Belt)</i>	<i>10</i>	<i>\$1065.00 plus GST No maintenance fee</i>
<i>Marist St Pats Rugby Football Club</i>	<i>Ground</i>	<i>Alexandra Road, Mount Victoria (Town Belt)</i>	<i>10</i>	<i>\$177.00 plus GST No maintenance fee</i>
<i>Scout Association, Island Bay</i>	<i>Ground</i>	<i>Martin Luckie Park, Island Bay (Town Belt)</i>	<i>5</i>	<i>\$120.00 plus GST No maintenance fee</i>
<i>Mornington Golf Club</i>	<i>Premises</i>	<i>Wakefield Park, Berhampore (Town Belt)</i>	<i>10</i>	<i>\$325.00 plus GST and Maintenance fee</i>
<i>Berhampore Bowling Club</i>	<i>Ground</i>	<i>Municipal Golf Links, Duppa and Stanley Streets, Berhampore (Town Belt)</i>	<i>5 +5</i>	<i>\$1,247.00 plus GST No maintenance fee</i>

*Note that approval to grant a fresh lease will be conditional on:*

- (a) the consent of Iwi being obtained;*
- (b) each proposed lease being publicly notified in accordance with sections 119 and 120 of the Reserves Act 1977 together with any conditions set out in any approved Management Plans (e.g. Town Belt Management Plan) and no objections being sustained;*
- (c) each Group reimbursing Council for any costs incurred in advertising.*

*Please note that Ministerial Consent is not required for these leases as the buildings are located on Town Belt land and Ministerial approval has already been given through the Town Belt Management Plan.*

## **4. Background**

### **4.1 Overview of the Community & Recreation Leases**

Wellington City Council manages over 3000ha of open space land, most of which is ridgelines, hilltops and stream catchments. Within our open space estate, there are different areas reflecting different open space values such as landscape, ecological and recreational values.

Due to Wellington's steep topography, flat useable areas accessible for sport and recreation are limited. The Council as guardian of public land needs to ensure with some degree of certainty that the land available to sport and recreation is being fully utilised and put to the best possible use to meet our social and recreation strategies.

Land can be used for sport and recreation in a variety of ways, including leasing land and/or buildings out to sports and recreation groups.

Council provides leases to a wide range of groups undertaking a wide range of activities. There are currently 147 leases with sports, recreation and community groups. 89 of these leases are current while 58 are up for renewal and are part of the lease assessment process, which includes assessing the group's strategic fit and activity sustainability.

This report presents seven leases up for renewal on the Wellington Town Belt. It is the first of a series of reports that will be presented to Committee over the following year as officers continue to assess and negotiate the other 51 leases up for renewal.

#### **4.2 The Sports & Recreation Forum**

In July 2006, the Council hosted the first Sports & Recreation Forum. Over 200 representatives from various sporting and recreation groups that have a connection with Council, came together to engage, hear about key recreation projects and share with us their issues and opportunities.

This inaugural forum is the beginning of regular forums to strengthen our relationships and grow our knowledge of issues facing the sports & recreation community. Establishing and maintaining strong partnerships with these groups, together with demographic and market research, guides decision making especially with regard to future leases, resources and community needs.

#### **4.3 Strategic Context and Direction**

The lease renewal process provides the Council with an opportunity to evaluate each group's community value and contribution to the various Council strategies and policies relevant to recreation and community groups. These strategies and policies include:

- LTCCP
- Recreation Strategy
- Leases Policy for Community and Recreation Groups
- Reserve Cluster Management Plans such as the Town Belt Management Plan.

#### **LTCCP**

In 2005 the Council developed seven strategies that covered all Council activities to enable planning for the development of a 2006 – 2016 Long Term Council Community Plan (LTCCP) and set strategic priorities. These strategies included Urban Development, Transport, Economic Development, Environmental, Cultural and Well

Being, Social and Recreation and Governance. The full LTCCP and these seven strategies were consulted on in early 2006 and took effect from 1 July 2006.

Sport, recreation and community group leases fits under the Social and Recreation Strategy. This Strategy aims to build strong, safe and healthy communities for a better quality of life. The Council will provide greater leadership to promote a high level of social cohesion and participation. High levels of participation in the community including sports and recreation groups are critical to resilient communities.

The Social and Recreation Strategy encourages collaborative partnerships with our sports and recreation groups to ensure the best delivery of services and programmes and the maximum use of amenities and resources. Such partnerships need to contribute to making Wellington:

- More liveable – increasing lifestyle choices and providing more sustainable facilities and services appropriate to community needs.
- More inclusive – addressing barriers to participation and recognising social diversity.
- More actively engaged – encouraging local residents to get involved with and support their local groups, including volunteering and greater youth participation.
- Better connected – increasing the flow of information and building capacity and capabilities of groups.
- Healthier – continuing to enhance the provision of recreation facilities and programmes.

Council's three year social and recreation strategic priorities are:

- *The Council will work harder to increase the value of community facilities to their communities.*
- *The Council will build capability and capacity within the community to promote social cohesion and sound social infrastructure.*
- *The Council will increase its efforts to promote participation in sport and recreation particularly for youth.*

## **Recreation Strategy**

The Recreation Strategy 2003 identifies that quality recreation and leisure opportunities enhance the city as a place to live and visit, and contributes to community well-being. It aims to offer a diverse range of accessible and affordable recreation activities, enhance the contribution of recreation events to the city's economy, and encourage an increase in participation.

The Council understands that the provision of recreation is provided for across a wide variety of organisations including sports and recreation groups. The Council plays a pivotal leadership role and aims to establish strong partnerships with these organisation and groups to ensure effective and sustainable recreation opportunities for the city.

The key objectives in the Recreation Strategy that relate to lease renewals of groups include;

- Objective 1.1 *To ensure the availability of a diverse range of recreation opportunities that satisfies the needs of Wellington citizens and visitors.*
- Objective 1.2 *To increase the number of quality recreation opportunities that enhance the health and well-being of Wellington citizens and visitors.*
- Objective 1.3 *To improve the access for all citizens to sport, recreation and leisure facilities and activities.*
- Objective 1.4 *To ensure equitable distribution and physical location of the different types of recreation facilities across the city.*
- Objective 1.5. *Make more intensive use of and improve the linkages between recreation facilities in the city.*
- Objective 2.1. *To increase participation in all forms of recreation activity in Wellington.*

### **Leases Policy for Community and Recreation Groups (the Leases Policy).**

The Leases Policy also reinforces Council’s significant role in fostering the well-being and strength of communities by facilitating networks, providing recreation opportunities and supporting community facilities. The objectives of the Leases Policy are:

- To strengthen communities through leasing land and buildings to groups.*
- To ensure that the provision of leases is fair, equitable and responsive to community needs.*
- To formally standardise the requirements of the lease.*

The Leases Policy outlines the process for a new lease and lease renewal. It calls renewing a lease a fresh lease. The process is outlined in Section 4.4.

### **Town Belt Management Plan**

The Town Belt Management Plan supports leasing land to groups provided their activity is primarily concerned with public outdoor recreation, is open to public participation, does not restrict public access, and is not detrimental to any of the other values of the Town Belt. The term of the lease shall be no more than 10 years, with no automatic right of renewal.

#### **4.4 Assessment of Fresh Leases**

Fresh leases are those where the current lessee is seeking to renew the existing lease. The Council recognises that most groups have made investments in assets and this is a key consideration in the evaluation of a fresh lease. The process for a fresh lease is as follows.

- Step 1. Applicant provides Council officers with relevant information including, financial information, historical patterns of use and future prospects.
- Step 2. Officers evaluate information, including assessing whether the group will be sustainable (membership and financial), their activities are consistent with Council’s strategic direction and objectives, and consider their previous

lease performance. It's noteworthy that unless there is evidence that these criteria are not met to a significant extent a fresh lease will be available to the lessee.

- Step 3. Communicate officers' decision to the applicant. If a fresh lease is recommended then negotiate draft lease tenure, rental and terms & conditions.
- Step 4. Seek approval in principle from Regulatory Committee.
- Step 5. Public notification following the Reserves Act process.
- Step 6. If all approvals are granted and no objections are sustained, then lease documents will be prepared.

#### **4.5 Lease Agreement and Documentation**

The Council offers ground leases and premises leases to community groups. Some groups own their own building and are responsible for its maintenance and insurance. In these cases the Council can offer a ground lease, which is a lease for the land only.

Groups that lease Council owned buildings are granted a premises lease. These groups lease both the land and the Council owned buildings on the land. They pay a maintenance fee to the Council for their share of the external maintenance costs.

The Council uses standard lease formats. The standard leases cover the following terms and conditions and are in accordance with the Leases Policy.

- Reporting requirements
- Allocation of responsibilities between lessee and lessor
- Payment of rates, water and other utilities
- Maintenance of buildings, structures, vegetation and land
- Insurance
- Subleasing
- Granting security against a lease
- Termination of leases
- External signs
- External commercial advertising within leased areas

##### **4.5.1 Term of Lease**

In accordance with the Leases Policy the standard tenure for leases is ten years plus one further term of ten years. (As noted in Section 4.3 the standard term for a lease on Town Belt is 10 years with no automatic right of renewal).

However, there are occasions where it is appropriate to use a degree of flexibility in the term of a lease. This flexibility is at the Council's discretion and is designed to allow Council to respond to changing community needs and asset management issues. The

reasons a shorter or longer term may be offered are limited to the following circumstances:

*Table 1: Reasons for a shorter or longer term may be offered.*

<b>Shorter Tenure:</b>	<b>Longer Tenure</b>
Declining trends in an activity	Recognition of past asset investment
Evolution of activities that will compete for assets	Proposed asset investment
Alternative uses are planned by the Council for the lease asset (for example, demolition of the buildings in X years)	To provide certainty for external funding purposes
Life expectancy of facility/ assets is less than lease tenure	Dependence by community or membership on continuity of a key activity
Group asks for a shorter tenure	

#### **4.5.2 Reasonableness Clause**

In Regulatory Committee Meeting of 2 August 2005 Councillors expressed concerns about the ‘Reasonableness’ clause in the standard lease format, which stipulates that the Council has an obligation to be reasonable when deciding whether to consent to any proposed alterations or improvements. Specifically Councillors were concerned that, due to the clause in the standard leases, the Council could not unreasonably withhold its consent to alterations or improvements to leased buildings and land.

In light of Councillors’ concerns, Council officers sought legal advice and were advised that the Council cannot have unfettered discretion when deciding whether to give consent to a lessee’s request to erect or alter buildings or improvements on leased land.

Section 110 of the Property Law Act 1952 and case law require the Lessor’s discretion to be exercised in a reasonable manner. This requirement applies regardless of whether it is specifically included in the terms of the lease or not.

When exercising its discretion to withhold or grant its consent, the Council must act reasonably, and within the context of the lease and the request being made. As this clause does not diminish any rights the Council might have, and represents standard legal and commercial practice, it remains in the Council’s standard leases.

#### **4.5.3 Maintenance fee and Compliance costs**

In accordance with the Leases Policy the Council is responsible for exterior maintenance of Council owned buildings and will recover a proportion of the cost of maintenance from lessees who have premise leases.

In the 2005/06 financial year approximately \$100,000 was spent on the maintenance of the Council owned buildings leased for recreation purposes. Council officers have derived a formula that shares the maintenance costs equitably across the recreational leased buildings portfolio.

The formula identifies the proportion of maintenance costs relating to each building on the basis of the building area leased. In order to be consistent with the Leases Policy, groups are only charged 20% of the maintenance costs determined by the formula for their building. This is in line with the recreation reserve annual rentals that are 80% subsidised by the Council.

Some premises have certain systems such as air conditioning and fire alarms requiring ongoing maintenance and monitoring. In accordance with the Building Act 2004 these premises trigger the need for a building warrant of fitness. Compliance costs relating to a building warrant of fitness are on-charged to the lessee in full. There are currently a total of 31 premises leases, 15 of these will incur compliance costs.

#### **4.5.4 Monitoring and Reporting Requirements**

The Council is interested in the ongoing performance of community and recreation groups so it can monitor the achievement of strategic objectives for the city. The reporting requirements in the lease are not intended to be a control mechanism, rather a means of communication between the Council and the groups.

Reporting generally includes the requirement for:

- Membership numbers and usage rates;
- Community events run through the leases;
- Financial information.

#### **4.6 Relevant Demographic trends**

This section outlines some of the demographic changes and relevant trends that have occurred or are projected city-wide. This information assists in portraying what is happening at the community, regional and national level and can be used to make informed decisions.

The proportion of young people who live in Wellington and are sedentary has increased significantly. In 1997 7% of young people living in this region were sedentary, but by 2001 this figure had risen to 31%.

It is predicted that by 2026 there will be:

- 2,000 fewer children aged 0-14
- 20,000 more people aged 40-64
- 14,000 more people aged 65 plus.

**Tennis** - is strong in the Wellington area. Adult membership is stable with Wellington Tennis Inc. membership around 1,100. Junior tennis is growing with Wellington Tennis Inc. membership increasing from 1,445 in 2005 to 1,674 in 2006.

**Badminton** – Nationally, membership is steadily increasing to 11,200 members. The Wellington Badminton Centre has experienced a significant increase in both junior and senior members.

**Rugby-** Wellington Rugby Football Union has experienced on average 2% growth of senior adult members and 7% growth in juniors over the last 4 years. The total membership number for Wellington based clubs is 11109. The Wellington Rugby Union has appointed a Club Liaison Officer to work alongside the 18 clubs to identify the key issues and challenges.

**Scouts** - Nationally membership has consistently declined over the past decade. In the 1980s there were over 50,000. In 2005 there were 12,436 youth members, following a 24% loss over the past 5 years. Numbers have been declining in Wellington with at least two clubs closing recently, however there are still strong clubs like the Ngaio Scouts. This year, Scouting NZ has launched a new strategic direction which hopes to see growth or at least stabilisation of membership numbers in the next few years.

**Golf** – Nationally, the interest in golf has increased over the last decade with membership numbers exceeding 160,000.

**Bowls** - Bowls NZ has recognised through their Strategic Plan 2004 -2008, the importance of changing the image of the sport and aim to get more people to play and utilise existing facilities. Nationally, the membership in the 2005/06 season enjoyed growth associated with casual players. Full membership continues to be static at around 61,000 over the last five years. There are 19 clubs in Wellington, the strongest club has 125 full members.

## 5. Discussion

### 5.1 Club Information

The following information briefly describes the seven clubs requesting fresh leases, and includes their strategic fit and level of sustainability. All groups are located on the Wellington Town Belt.

#### Wellington Pistol Club (Ground Lease)

History	The Club was established in 1970 and the first lease was granted for the range at the Mt Albert site in 1973.	
Background	Current membership is around 50 and the facility is used 20 hours per week. The Club also share the range with the Small Bore Rifle Club.	
Strategic Fit	Contributes to the More Liveable, More actively Engaged, Better Connected and Healthier outcomes. Adds to the variety of recreational opportunities and encourages participation of new members. Has a website.	
Club Sustainability	Membership	51
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### Wade Street Community Tennis (Ground Lease)

History	The Club began in 1963 when it first became an Incorporated Society	
Background	The Club is used mainly in the summer by approximately 45 local families.	
Strategic Fit	Contributes to More Liveable and Healthier outcomes. Strong local family focused club.	
Club Sustainability	Membership	45
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### Wellington Badminton Association (Ground Lease)

History	The Association has had a Lease Agreement with the Council at Ruahine Street since 1957 when the hall was first built.	
Background	Current membership is approximately 800, with approximately 260 junior players. The facility is used 55 hours per week March to September and 27 hours per week during October to February.	
Strategic Fit	Contributes to More Liveable, More Actively Engaged, Better Connected and Healthier outcomes. Strong relationship with national body. Strong youth focus.	
Club Sustainability	Membership	800
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### Marist St Pats Rugby Football Club

History	The Club was formed in 1971 when Old St Pats and Marist Clubs amalgamated into one Rugby Football Club. The Club has occupied the current site at Hataitai Park since that time.	
Background	The Club has a total of 679 members comprising 329 seniors and 350 juniors. Since 1971 the Club has been a vital feeder of players into Wellington representative rugby and has won Wellington's Rugby Premier trophy, the Jubilee Cup 11 times.	
Strategic Fit	Contribution to More Liveable, More Actively Engaged, Better Connected and Healthier outcomes. Strong junior membership.	
Club Sustainability	Membership	679
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### Scout Association, Island Bay (Ground Lease)

History	First established approximately 50 years ago. The Club moved to its current location 25 years ago after traffic dangers were identified at the original	
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	location.	
Background	The Scout Group has a current membership of 44, comprised of 18 Keas, 2 Scouts and 24 Cubs. The facility is used seven hours a week by the group.	
Strategic Fit	<ul style="list-style-type: none"> <li>▪ Contribution to More Liveable and Healthier outcomes.</li> <li>▪ Youth focus.</li> </ul>	
Club Sustainability	Membership	44
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### **Mornington Golf Club (Premises Lease)**

History	The Club was established in 1916	
Background	The Club currently has 140 members comprising 137 seniors and 3 juniors and uses the premises 43 hours per week on average.	
Strategic Fit	Contribution to More Liveable, More Inclusive and Healthier outcomes.	
Club Sustainability	Membership	140
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

### **Berhampore Bowling Club (Ground Lease)**

History	The Club was established in 1945 and has been in the current location ever since.	
Background	There are approximately 40 club members and the Club is used mainly in the bowling season around 20 hours per week. The Club regularly hires the premises to Wellington Special Olympics and the Catholic Indoor Bowls Association.	
Strategic Fit	Contribution to More Liveable, More Inclusive and Healthier outcomes. Encourages other groups to use facilities.	
Club Sustainability	Membership	40
	Financially viable	Yes
Terms & Conditions of Previous Lease Met?	Yes	

## **5.2 Officer Recommendation**

The seven clubs requesting a fresh lease on Wellington Town Belt have provided sufficient evidence to demonstrate their strategic fit and are sustainable for the proposed term of their lease.

It is recommended to the Committee that the *Wellington Pistol Club, Wade Street Community Tennis, Wellington Badminton Association, Marist St Pats Rugby Football Club and the Mornington Golf Club* are offered a 10 year lease. These clubs are all in agreement to this proposed 10 year term.

It is recommended that the *Island Bay Scout Association* is only offered a 5 year lease. The Association is in full agreement to the 5 year term due to the declining membership they are experiencing across the city. They currently have 3 vacant scout halls on Council land and are working with Council officers to determine the future of these vacant assets.

It is recommended that the *Berhampore Bowling Club* is offered a 5 year lease with a further 5 year right of renewal. The Club is in agreement to the 5 + 5 year term. The key reason a 5 + 5 year term has been agreed is due to the declining and aging membership with bowls locally and nationally. Further recreation planning is required to assess future bowling provisions and consider each club facility in a city wide context. Council officers have already started to engage with the Bowls NZ Regional Development Officer and interested clubs to address the challenges and future provisions of bowling clubs in Wellington City.

The table below outlines officers recommendations including lease type, term, rental and if the maintenance fee applies. Appendix A shows the aerial photographs for each groups' leased area.

*Table 3. Officers' recommendations*

<b>Group</b>	<b>Officer's Recommendation</b>	<b>Recommended Term (years)</b>	<b>Recommended Annual Rent</b>	<b>Recommended maintenance fee</b>
<i>Wellington Pistol Club</i>	<i>Grant a ground lease</i>	<i>10</i>	<i>\$766.00 plus GST</i>	<i>Not applicable</i>
<i>Wade Street Community Tennis</i>	<i>Grant a ground lease</i>	<i>10</i>	<i>\$322.00 plus GST</i>	<i>Not applicable</i>
<i>Wellington Badminton Association</i>	<i>Grant a ground lease</i>	<i>10</i>	<i>\$1,065.00 plus GST</i>	<i>Not applicable</i>
<i>Marist St Pats Rugby Football Club</i>	<i>Grant a ground lease</i>	<i>10</i>	<i>\$177.00 plus GST</i>	<i>Not applicable</i>
<i>Scout Association, Island Bay</i>	<i>Grant a ground lease</i>	<i>5</i>	<i>\$120.00 plus GST</i>	<i>Not applicable</i>
<i>Mornington Golf Club</i>	<i>Grant a premises lease</i>	<i>10</i>	<i>\$325.00 plus GST</i>	<i>\$1,337.00</i>
<i>Berhampore Bowling Club</i>	<i>Grant a ground lease</i>	<i>5+5</i>	<i>\$1,247.00 plus GST</i>	<i>Not applicable</i>

## **6. Conclusion**

Council officers have evaluated requests by seven clubs for fresh leases against the Council's strategic direction and priorities.

Officers recommend that the Committee exercise its delegated authority to approve in principle the granting of fresh leases to the seven groups listed in this report, subject to Iwi consent and officers publicly notifying each lease.

Contact Officer: *Joanna Gillanders; Manager Open Space & Recreation Planning and Jane Holloway- Jones; Team Leader Community Purpose Property*

## Supporting information

### a) Strategic fit

7.1 Recreation Opportunities – Wellington offers a diverse range and an abundance of quality recreation and leisure activities that are easily accessed and affordable.

7.2 Participation and Health – Increased participation in recreation and leisure activities enhances overall health and well-being

7.3 Events and Identity – Year-round recreation activities and event contribute to the economic prosperity and identity of Wellington.

### b) Annual Plan reference

There is no Annual Plan reference for this activity.

### c) Annual Plan and Long Term Financial Strategy implications

There is no Annual Plan measure for this activity.

### d) Treaty of Waitangi implications

This report is conditional upon obtaining Iwi consent.

### e) Consultation

Council's Parks & Gardens Business Unit has been consulted in all prior discussions regarding the proposed leases contained in this report.

Public Consultation will take place by way of two public notices in The Dominion Post and two in a local newspaper relevant to the location of the lease.

For leases over Town Belt land, a copy of the public notification will be sent to the Friends of the Town Belt, and leases will be publicly advertised in accordance with the Town Belt Management Plan 1995.

### f) Legal implications

Each lease is referred to Council solicitors to confirm that documentation is in order prior to either party signing the final lease documents. Council solicitors to provide certification to support this.

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Wellington Pistol Club

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Wade Street Community Tennis

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Wellington Badminton Association

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Marist St Pats Rugby Football Club

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Scout Association Island Bay

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Mornington Golf Club

# **APPENDIX A – AERIAL PHOTOGRAPHS SHOWING LEASED AREA**

Berhampore Bowling Club