

Notice is given that an ordinary meeting of the Golden Bay Rec Park Committee will be held on:

Date: Tuesday 9 September 2025
Time: 9.30am
Meeting Room: Rec Park Centre
Venue: 2032 Takaka Valley Highway, Takaka
Zoom conference link: <https://us02web.zoom.us/j/83795124011?pwd=bWLIZcBcqAEZuN0iAXIdaPbSQZWSwl.1>
Meeting ID: 837 9512 4011
Meeting Passcode: 879963

Golden Bay Rec Park Management Committee

Komiti iti Whakahaere Paka Whakarei ki Mohua

AGENDA

MEMBERSHIP

Chairperson	Cr C Hill	
Deputy Chairperson	Cr C Butler	
Members	Duncan McKenzie	A & P Association
	Clarissa Brunning	Netball Association
	Wayne Packard	User Group
	Jenna Bowden	Football Association
	Anthony Tait	Rugby Association

(Quorum 4 members)

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Website: www.tasman.govt.nz

AGENDA

1 OPENING, WELCOME, KARAKIA

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That the apologies be accepted from the Chair, Councillor Hill, for absence.

3 PUBLIC FORUM

Nil

4 DECLARATIONS OF INTEREST

5 LATE ITEMS

6 CONFIRMATION OF [MINUTES](#)

That the minutes of the Golden Bay Rec Park Management Committee meeting held on Wednesday, 19 March 2025, be confirmed as a true and correct record of the meeting.

7 REPORTS

- 7.1 New Lease at Golden Bay Recreation Park for Golden Bay Tennis Club
Incorporated 4
- 7.2 Golden Bay Rec Park Activity Report..... 9
- 7.3 Golden Bay Association Football Club Improvements Report (to be provided
separately)

8 CONFIDENTIAL SESSION

Nil

9 CLOSING KARAKIA

7 REPORTS

7.1 NEW LEASE AT GOLDEN BAY RECREATION PARK FOR GOLDEN BAY TENNIS CLUB INCORPORATED

Decision Required

Report To:	Golden Bay Rec Park Management Committee
Meeting Date:	9 September 2025
Report Author:	Margot Wilson, Property Officer
Report Authorisers:	Robert Cant, Programme Leader - Land & Leases; Tony Strange, Reserves Officer - Contracts and Projects
Report Number:	RGBRPM25-09-1

1. Purpose of the Report / Te Take mō te Pūrongo

- 1.1 To update the Golden Bay Recreation Park Committee on the expired lease of Golden Bay Tennis Club Inc and to ask for the Committee's recommendation to Council for a new 5-year lease for this club.

2. Summary / Te Tuhinga Whakarāpoto

- 2.1 Golden Bay Tennis Club Inc notified Council that they folded in roughly 2005.
- 2.2 The Club has since re-formed and requires a new lease for its site.
- 2.3 Council staff now wish to get approval to offer and finalise this new lease.

3. Recommendation/s / Ngā Tūtohunga

That the Golden Bay Rec Park Management Committee

1. **receives the New Lease at Golden Bay Recreation Park for Golden Bay Tennis Club Incorporated Report RGBRPM25-09-1; and**
2. **approves the request to Full Council to grant a 5-year lease under section 54(1)(b) of the Reserves Act 1977; and**

Recommendation to Tasman District Council

That the Tasman District Council

1. **grants the lease, under section 54(1)(b) of the Reserves Act 1977, to Golden Bay Tennis Club Inc for a period of 5-years.**

4. Background / Horopaki

- 4.1 Golden Bay Tennis Club notified Council that they folded in roughly 2005.
- 4.2 Staff received a query in 2019 from someone stating that the club had re-formed some years prior and they were active again and needed to check regarding building insurance.

- 4.3 Staff informed them that the building belonged to the club and the club needed to insure it and also informed them that a new lease needed to be signed.
- 4.4 A draft for a new lease was created in early 2020 but due to club concerns on several lease details and then Covid complications, the work on the new lease was set aside.

5. Analysis and Advice / Tātāritanga me ngā tohutohu

- 5.1 The Golden Bay Recreation Park Management Committee needs to consider the granting of a new Golden Bay Tennis Club Inc lease – in conjunction with their own long-term plans for the park.
- 5.2 The Club has been active on this site on and off for well over twenty years – offering a popular sport activity as well as social amenity to the local community.
- 5.3 Council staff recommend that the Golden Bay Recreation Park Management Committee recommend to Council that this lease be granted.

6. Financial or Budgetary Implications / Ngā Ritenga ā-Pūtea

- 6.1 This lease, if granted, will incur an annual rental fee of \$380 including GST.
- 6.2 Having existing buildings and sports facilities on Council land leased and used by active clubs doesn't only benefit the local community it also benefits the Council and the Rec Park Committee. The Clubs are responsible for the care and maintenance and related outgoings of their buildings and grounds offering some minor financial benefits to Council as a by-product.
- 6.3 It should also be noted that the modest standard annual rental is not intended to contribute to Council's finances but rather recognises the benefits community groups provide to the wider community. The rental partially offsets the cost of administering these community leases.

7. Options / Kōwhiringa

- 7.1 The options are outlined in the following table:

Option		Advantage	Disadvantage
1.	Recommend to Council to approve the lease to Golden Bay Tennis Club Inc	Allows an active well-liked group continued & uninterrupted operation & use of this site.	No obvious disadvantage. Could offer this site to another group – but the wider community would likely oppose.
2.	Recommend to Council to decline the lease to Golden Bay Tennis Club Inc	No obvious advantage or community benefit.	The Tennis Club would need to find other premises and membership would likely suffer in the meantime.

- 7.2 Option one is recommended.

8. Legal / Ngā ture

8.1 The parcel of land at Golden Bay Recreation Park where the Tennis Club building and courts are located is approximately 1.9298 hectares in area; being Pt Lot 1A DP 2371, all Record of Title NL75/221. The land is located at 2032 Tākaka Valley Highway, Tākaka and the land is classified as: Recreation Reserve under the Reserves Act 1977.

8.2 The Reserves Act 1977 requires (s.54 (2)) that a lease of part of a recreation reserve is to be publicly notified unless the lease is contemplated in an approved management plan. The Golden Bay Ward Reserves Management Plan 2003 makes mention on page 69 of the Tennis Club's occupation here:

*"The reserve is at two levels. The upper terrace has several playing fields for rugby and soccer and clubrooms for a number of sports. The lower level has **fenced tennis courts and clubrooms for tennis** and other clubs. Clubs and activities that are based at the reserve include: rugby, touch rugby, soccer, **tennis**, squash, St Johns ambulance, Scouts, Brownies and drama. Most clubs occupy buildings on the reserve."*

Leases:

- Takaka Scout Group: 5-year lease; expires June 2003
- Takaka Rugby Club: 5-year lease; expires December 2003
- **Golden Bay Tennis Club: 5-year lease; expires December 2002**
- Takaka Drama Society: 5-year lease; expires February 2003
- St Johns Golden Bay: 5-year lease; expires February 2003

8.3 As the Tennis Club is mentioned in the Golden Bay Ward Management Plan 2003, there is no intention to publicly notify the granting of this lease.

9. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori

9.1 As this lease is intended to be offered for the standard 5-year term, Iwi are not required to be notified. However, out of respect, an email is to be sent to both Wakatū Inc and Manawhenua Ki Mohua to notify them of this renewal.

10. Significance and Engagement / Hiranga me te Whakawhitiwhiti ā-Hapori Whānui

	Issue	Level of Significance	Explanation of Assessment
1.	Is there a high level of public interest, or is decision likely to be controversial?	Low	There is a minor level of overall community interest by way of support to a lease being granted.
2.	Are there impacts on the social, economic, environmental or cultural aspects of well-being of the community in the present or future?	Low	The group's activities provide recreational and social benefits to participants.
3.	Is there a significant impact arising from duration of the effects from the decision?	No	This lease is only for 5 years, however this group has been at

	Issue	Level of Significance	Explanation of Assessment
			this site on and off for over 20 years with no negative effects.
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	Council's Reserves and Facilities as a whole are a strategic asset, but this proposal only involves a lease of a small area of reserve for a community use.
5.	Does the decision create a substantial change in the level of service provided by Council?	No	No change to level of service provided by this activity.
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	No real impact on rates, lease will be subject to a community lease rental.
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	
9.	Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to freshwater or particular consideration of current legislation relating to water supply, wastewater and stormwater infrastructure and services?	No	The Tennis Club building has existing connections to water and wastewater services, which already consider TMOTW.

11. Communication / Whakawhitiwhiti Kōrero

11.1 As mentioned in 8.2 above – there is no requirement for public notification here.

11.2 Council Staff have been in recent communication with the Tennis Club board members.

12. Risks / Ngā Tūraru

- 12.1 This is a low-risk decision for the Management Committee. It is recommended that Council give consideration to supporting the use of an existing building located on a Council reserve by a community group that has intermittently operated from this site for over twenty years.

13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi

- 13.1 A new lease to the Golden Bay Tennis Club Inc will not impact on the Council's carbon footprint or increase production of greenhouse gases. The building and site's uses will remain as they have been for the past several decades and for the foreseeable future.
- 13.2 Providing small local facilities for community recreation is preferable and more ecologically sound than having people travel further afield.

14. Alignment with Policy and Strategic Plans / Te Hangai ki ngā aupapa Here me ngā Mahere Rautaki Tūraru

- 14.1 The proposed lease aligns with the Council's Reserves General Policies document.
- 14.2 The Golden Bay Ward Reserves Management Plan 2003 specifically mentions the Tennis Club and a former lease.

15. Conclusion / Kupu Whakatepe

- 15.1 The Golden Bay Tennis Club Inc have been operating on their site for the past many years without a legal lease document in place.
- 15.2 It is important for both the Club and for Council that a lease be in place for the protection of both entities.
- 15.3 The Committee is asked to recommend that Council grant the lease.

16. Next Steps and Timeline / Ngā Mahi Whai Ake

- 16.1 The recommendation from the Committee to Council on whether to grant this lease will be included in the report going before Full Council at its meeting on 11 September 2025.
- 16.2 Should the Council decide to approve the new lease to Golden Bay Tennis Club Inc, then the draft lease will be finalised and given to the Group for signing.
- 16.3 Once the lessee has signed the document, the Council will sign and date it. It is expected this will all occur within several weeks following the 11 September 2025 Council meeting.

17. Attachments / Tuhinga tāpiri

Nil

7.2 GOLDEN BAY REC PARK ACTIVITY REPORT**Information Only - No Decision Required**

Report To:	Golden Bay Rec Park Management Committee
Meeting Date:	9 September 2025
Report Author:	Tony Strange, Reserves Officer - Contracts and Projects; Rob Coleman, Reserves Officer - Recreation and Systems
Report Authorisers:	Richard Kirby, Group Manager - Community Infrastructure
Report Number:	RGBRPM25-09-2

1. Summary / Te Tuhinga Whakarāpoto

- 1.1 This report provides an update to the Committee on activities at the Golden Bay Recreation Park since the last report 19 March 2025.

2. Recommendation/s / Ngā Tūtohunga**That the Golden Bay Rec Park Management Committee**

- 1. receives the Golden Bay Rec Park Activity Report RGBRPM25-09-2.**

3. Golden Bay Recreation Centre and Sportsfields

- 3.1 At the end of May 2025, an individual drove onto the football fields and performed skids, causing visible damage to the turf. Fortunately, due to favourable weather conditions, the grass recovered naturally without requiring remedial work or incurring any costs.
- 3.2 Nelmac is currently mowing the hockey paddock along with the rest of the sports fields as part of routine grounds maintenance. Planning for spring renovations is underway, with programming expected to commence from late September onwards.
- 3.3 On 18th and 19th July 2025, Takaka Rugby hosted the Tasman Makos at the Golden Bay Recreation Park for two community engagement events. These included an open training session followed by a meet and greet with players and coaching staff.
- 3.4 The events were well received by the local community, providing an opportunity for aspiring athletes and supporters to interact with professional players in an informal and inclusive setting. These sessions contributed positively to community spirit and local sporting engagement



3.5 Tasman Secondary School Sport Cross Country Competition

In August 2025, the Golden Bay Recreation Park hosted the New World Stoke Tasman Secondary School Sport Cross Country Competition. The event brought together students from across the region for a successful day of competitive running and community engagement.



3.6 The football fields and Number 1 rugby field are scheduled for treatment to remove Onehunga weed, as part of ongoing turf management and field maintenance.

3.7 In response to community feedback, Nelmac undertook the removal of undergrowth between the football and rugby fields during winter. This work has significantly improved sightlines and enhanced the visual amenity of the park. The football club has expressed strong support and appreciation for the improvements, noting the positive impact on the overall park experience.



3.8 Positive feedback below.



St John's Ambulance Building

3.9 The lease for the footprint of the St John's Ambulance building expired on 30 November 2023.

3.10 Clause 10.6 of the Lease states:

The lessee will, upon termination of this lease by either party, and if requested by the Lessor, remove the lessee's improvements and return the leased area and lessor's improvements to a clean and tidy condition to the satisfaction of the lessor.

If the lessee does not remove the lessee's improvements and leave the leased area in a clean and tidy condition when requested by the lessor, the lessor may undertake the work required and recover all reasonable costs from the lessee, or at the lessor's sole discretion allow the lessee's improvements to remain on the leased area.

If the lessee does not remove the lessee's improvements and they are not removed by the lessor, then ownership of the lessee's improvements will revert to the lessor without compensation payable to the lessee. The obligations under this clause shall survive until the termination of this lease.

3.11 This week, correspondence was sent to St John's reiterating the terms of the expired lease. In response, St John's promptly acknowledged the communication and advised they are

willing to vacate the building. They requested confirmation of a preferred date for handover, at which point they will remove their belongings from the premises.

- 3.12 A proposed handover date is to be confirmed, subject to logistical planning and coordination with relevant parties.

4. Tennis Court Line Marking

- 4.1 The tennis court line marking was programmed to be completed by Downer as part of scheduled maintenance works.
- 4.2 At present, we are awaiting an update from Downer regarding the confirmed timeframe for completion. Follow-up communication has been initiated to seek clarity on the expected delivery date.

5. Attachments / Tuhinga tāpiri
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Nil