

## PROPOSAL TO GRANT A NEW LEASE OF RECREATION RESERVE TO

### Martinborough Golf Club Incorporated

The land occupied by the Martinborough Golf Club, located on Todds Road, Martinborough is owned by South Wairarapa District Council and is a Recreation Reserve subject to the Reserves Act 1977 (the Act), see Appendix One. This land was historically owned by the Martin family and was gifted to a Trust for the purposes of a reserve in 1911 and subsequently vested in Featherston County Council. The Martinborough Golf Club has been operating on the Reserve since 1948. A proposed lease on recreation reserve land must be considered under section 54(1) of the Act.

Council has the authority to consider leases on recreation reserves as a delegate of the Minister of Conservation through the 12 June 2013 Delegation of Powers under the Reserves Act 1977. As there is no adopted Management Plan for this reserve, under the Act members of the public must be given the opportunity to object or make a submission on the lease proposal.

The current lease with the Martinborough Golf Club ("MGC") commenced on 1 November 2002 for a term of 21 years with no rights of renewal. This lease expires 31 October 2023. A new 30 year lease is sought, with a proposed commencement date of 1 May 2022.

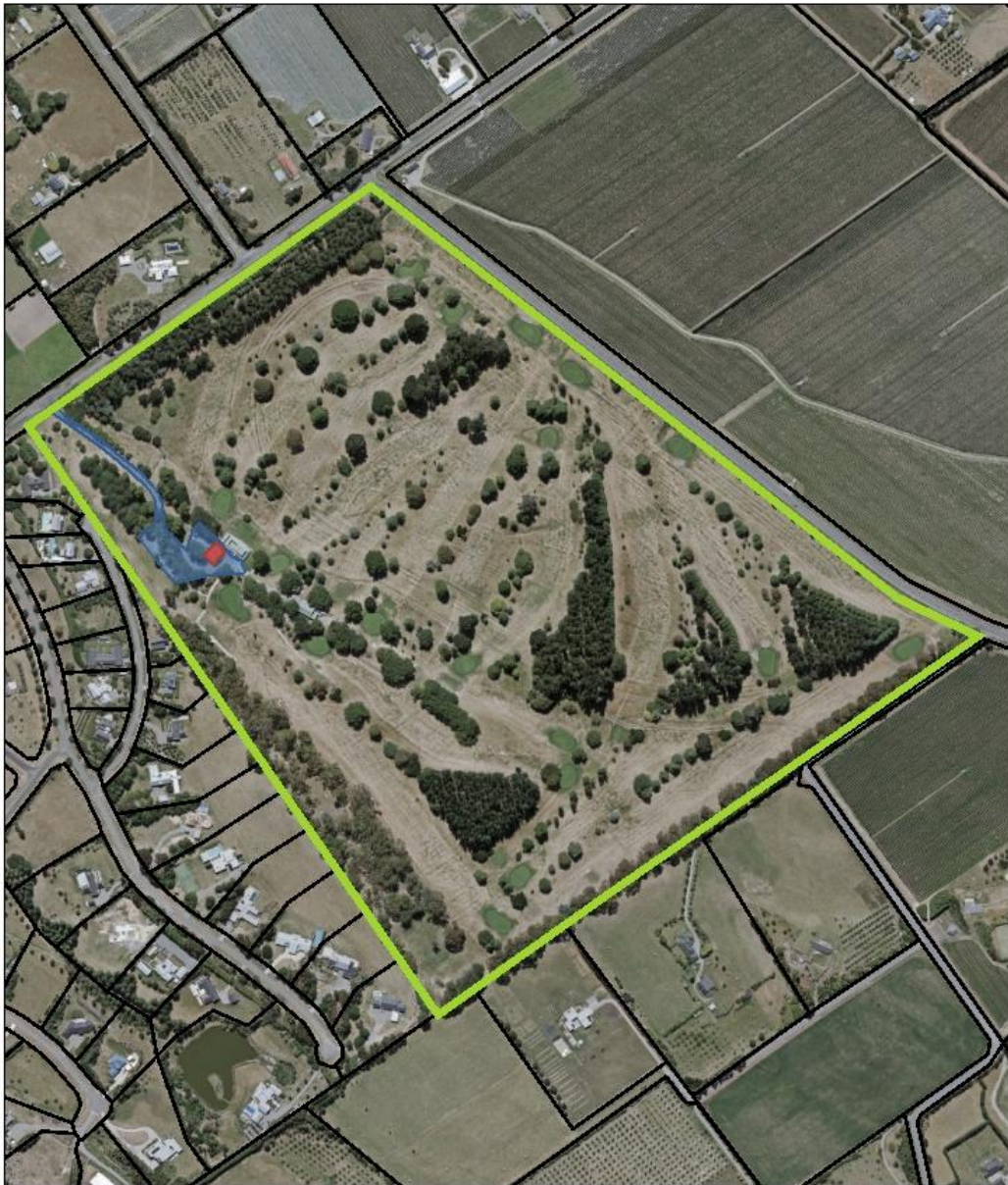
The golf course and Club is an asset to Martinborough, providing an attractive recreational facility for local and visiting golfers. The Martinborough golf course features mature trees, well-kept greens and fairways, and is a full 18-hole, par 72 course, and 5,546 metres in length. The clubhouse feature bar facilities, catering and changing rooms.

MGC is actively looking at redeveloping the clubhouse. The clubhouse is no longer considered fit for purpose and is earthquake-prone. While the Council own the golf course land, the MGC own the improvements on the land (excluding the squash courts building). The MGC would like to enter into a new lease with the Council to provide the Club with longer lease term certainty before making the long-term commitment of redeveloping the clubhouse.

There has been no request or concern from ratepayers received that the golf course land would be better put to another use. Accordingly, Council support the ongoing lease of the land to the MGC at a lease rate that facilitates the provision of recreation to the community while at the same time recognising that the Club maintains the reserve and has a larger membership base and revenue than other clubs occupying reserve land. An annual lease fee of \$2,500 plus GST has been proposed with lease provisions included that allow for three yearly reviews.

# Appendix One

## Leased Land



April 20, 2021

1:5,500

- ☐ Masterton Property
- ☐ Carterton Property
- ☐ South Wairarapa Property

0 62.5 125 250 Metres

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## Martinborough Golf Club - Squash Court and Shared Access



May 28, 2020

1:1,500

0 15 30 60 Metres

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