

---

**From:** Sandra North  
**Sent:** Monday, 25 September 2023 4:33 pm  
**To:** Samantha Rowley  
**Subject:** RE: Springfield Golf course

Ok- can do

I'll check with Thomas how long the extension should be for.

Regards

Sandra

---

**From:** Samantha Rowley <Samantha.Rowley@rotorualc.nz>  
**Sent:** Monday, 25 September 2023 3:43 pm  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** Springfield Golf course

Hi Sandra

Thomas would like the Springfield Golf course lease renewing/ extending. He has requested we engage an external lawyer for this due to the sensitive & political nature. Could you please enquire if TW have capacity to do this work us.

Thanks Sam

Samantha Rowley Manager – Property & Legal Services – *Corporate Services*  
P: 027 213 8752  
E: [Samantha.Rowley@rotorualc.nz](mailto:Samantha.Rowley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



**ROTORUA** LAKES  
COUNCIL

---

**From:** Sandra North  
**Sent:** Monday, 25 September 2023 4:35 pm  
**To:** Thomas Colle  
**Subject:** FW: Springfield Golf course

Hi, Thomas

Do you know how many years we want the extension for?

Thanks

Sandra

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Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

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---

**From:** Samantha Rowley <[Samantha.Rowley@rotorualc.nz](mailto:Samantha.Rowley@rotorualc.nz)>  
**Sent:** Monday, 25 September 2023 3:43 pm  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** Springfield Golf course

Hi Sandra

Thomas would like the Springfield Golf course lease renewing/ extending. He has requested we engage an external lawyer for this due to the sensitive & political nature. Could you please enquire if TW have capacity to do this work us.

Thanks Sam

Samantha Rowley Manager - Property & Legal Services - *Corporate Services*  
P: 027 213 8752  
E: [Samantha.Rowley@rotorualc.nz](mailto:Samantha.Rowley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



# ROTORUA LAKES COUNCIL

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**From:** Rob Pitkethley  
**Sent:** Tuesday, 26 September 2023 10:47 am  
**To:** Sandra North  
**Subject:** RE: Springfield Golf Club

Thanks Sandra. Steph is looking into some policy documents as well around how a new lease might be enacted. I'll include her too

---

**From:** Sandra North <Sandra.North@rotorualc.nz>  
**Sent:** Tuesday, 26 September 2023 10:18 am  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Subject:** FW: Springfield Golf Club

Hi, Rob

FY Info and for the meeting on Thursday.

Initially, I was asked to ask Jasmine to prepare an extension, however I then found the **attached** documents.

Essentially it is too early to prepare an extension.

Regards

Sandra

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Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

**p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)**

**W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)**

**A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046**

---

**From:** Sandra North  
**Sent:** Monday, 25 September 2023 6:02 pm  
**To:** Samantha Rowley <[Samantha.Rowley@rotorualc.nz](mailto:Samantha.Rowley@rotorualc.nz)>; Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Subject:** Springfield Golf Club

Hi, Sam and Thomas

I haven't been able to locate the Deed of Lease for the Club so far.

The **attached** documents, however indicate that the current Deed of Lease is due to expire on 30 September 2027- still 4 years to run.

Happy to discuss so I have more details.

Wonder at this stage whether RLC wishes to send a Letter of Intent advising that there is an intention to offer a new lease for XX years with effect from 1 October 2027?

If yes, I could ask **S7(2)(a)** at Tompkins Wake to draft- they will have a copy of the lease as **S7(2)(a)** letter- also **attached** provided advice in 2020.

33 years will have expired by 2027, so this is why a new lease would need to be negotiated.

We could check with **S7(2)(a)** about whether there is any material effect in relation to the 1994 lease apparently being signed 5 years before a new lease was due to be signed.

Schedule 1 of the Reserves Act 1977 provides that 33 years is the maximum term permitted for a lease on a Reserve.

Regards

Sandra

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Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

**W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)**

**A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046**

**From:** Sandra North <[sandra.north@rotorualc.nz](mailto:sandra.north@rotorualc.nz)>

**Sent:** Monday, 25 September 2023 5:32 pm

**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** Your scan (Scan to My Email)

---

**From:** Thomas Colle  
**Sent:** Tuesday, 3 October 2023 11:52 am  
**To:** Greg Manzano; Gina Rangi; Rob Pitkethley  
**Cc:** Stavros Michael  
**Subject:** RE: Springfield golf course

Thanks Greg, we are drafting a lease and will circulate the provisions around the team before having a discussion with the Golf Course Committee on the new lease.

Cheers T

---

**Thomas Collé** *Group Manager – Corporate Services*

**P:** 07 348 4199

**E:** [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | **W:** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**A:** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



---

**From:** Greg Manzano <[Greg.Manzano@rotorualc.nz](mailto:Greg.Manzano@rotorualc.nz)>  
**Sent:** Tuesday, October 3, 2023 11:44 AM  
**To:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>; Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>; Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Cc:** Stavros Michael <[Stavros.Michael@rotorualc.nz](mailto:Stavros.Michael@rotorualc.nz)>  
**Subject:** Re: Springfield golf course

Hi All

The proposed stormwater detention pond within the Springfield Golf Course (which is included in the IAF subsidised project) was intended to mitigate the additional stormwater run off resulting from the proposed development of the Springfield Golf Course and provide for potential flood risk mitigation of the downstream catchment.

Given that the proposed Springfield Golf course is not proceeding the feasibility and quantum of the flood risk mitigation work (within the Springfield Golf Course ) to provide for flood risk mitigation work of the downstream catchment has to be assessed.

In terms of updating and or amending the lease I suggest that we include conditions to enable RLC to be able to use appropriate areas within the golf course for Stormwater Flood Risk mitigation works in the future.

Best regards  
Greg

---

**From:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>  
**Sent:** Monday, September 25, 2023 4:41 PM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>; Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>; Greg Manzano <[Greg.Manzano@rotorualc.nz](mailto:Greg.Manzano@rotorualc.nz)>  
**Cc:** Stavros Michael <[Stavros.Michael@rotorualc.nz](mailto:Stavros.Michael@rotorualc.nz)>  
**Subject:** Springfield golf course

Kia ora tātou

Thomas, can you please direct someone in your team to prepare a potential lease renewal for Springfield.

It will need to address:

- Review the appropriateness of all clauses (modernising the lease). This includes reviewing the amount of rent (noting that for such a large area of strategic land, a market rent would appear to be appropriate).
- Provide for cancellation/amendment of the lease if the land is required for stormwater/sports purposes. I think the key point is to preserve the Council's ability to make decisions. At the same time Council should give some clear indicative timeframes for those decisions (eg as I understand it 2 to 3 years for detailed design on any stormwater solution etc). In that regard, Rob and Greg you will need to have a view about what is needed and work with Thomas' team to ensure the lease meets your needs.
- Any other matters you/Rob/Greg think necessary.

I would like this finalised by end of October. Please update me regularly on progress and any issues, thank you.



**Gina Rangi** Manahautū Māori / DCE Te Arawa Partnerships

(She/her/ia)

**Waea:** 021 45 45 23

**Wāhi Mahi:** 1106 Arawa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

*Kōrerohia te reo!*



---

**From:** Sandra North  
**Sent:** Monday, 9 October 2023 4:46 pm  
**To:** Rob Pitkethley; Thomas Colle  
**Subject:** RE: Springfield Golf Club- Tompkins Wake or Holland Beckett?

Thanks, Rob

Could we catch up briefly tomorrow.

Regards

Sandra

---

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Monday, 9 October 2023 4:33 pm  
**To:** Sandra North <Sandra.North@rotorualc.nz>; Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Subject:** RE: Springfield Golf Club- Tompkins Wake or Holland Beckett?

I just called Robyn from TCC

They used Holland Beckett and started changing their leases about 4 years back.

They re-did their Use of Council Land Policy which introduced alternative land use need clauses to all their open space leases. They also have some specific infrastructure need clauses in some of their recent leases on golf/racing areas. They also have a lot of 12 month termination clauses in leases as well – bowling clubs etc.

S7(2)(g)



Ngā mihi  
Rob

---

**From:** Sandra North <Sandra.North@rotorualc.nz>  
**Sent:** Monday, 9 October 2023 4:20 pm  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>; Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Subject:** Springfield Golf Club- Tompkins Wake or Holland Beckett?

Hi, Thomas and Rob

I'm getting ready to send instructions about the new lease.

Could you please advise which firm I should contact?

Rob- did your contacts at TCC provide an indication of the firm they had used?

Thanks



Sandra

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Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

**p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)**

**W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)**

**A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046**

---

**From:** Sandra North  
**Sent:** Monday, 9 October 2023 3:08 pm  
**To:** Rob Pitkethley  
**Subject:** RE: Lease/Agreements between TCC and Golf Club and Tauranga Racing Club- next step

Thanks, Rob

I'll get that underway.

Sandra

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Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

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**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Monday, 9 October 2023 2:59 pm  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** RE: Lease/Agreements between TCC and Golf Club and Tauranga Racing Club- next step

S7(2)(g)



---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Monday, 9 October 2023 2:19 pm  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** RE: Lease/Agreements between TCC and Golf Club and Tauranga Racing Club- next step

Hi, again, Rob

Just refreshing my memory- should I now instruct **S7(2)(a)** at Tompkins Wake to start drafting a fresh lease incorporating this or a similar clause?

Thanks

Sandra

---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

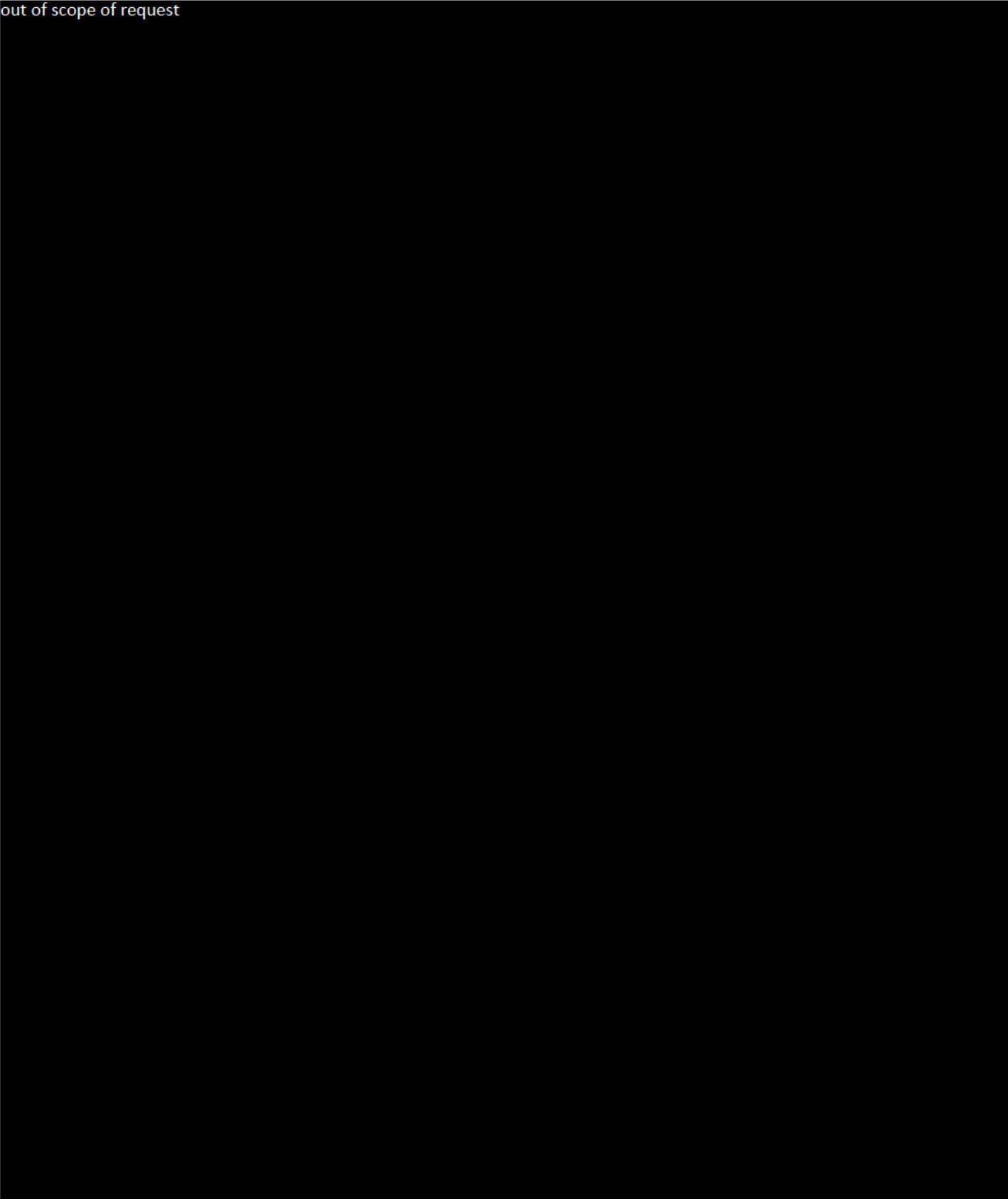
**Sent:** Monday, 9 October 2023 11:55 am

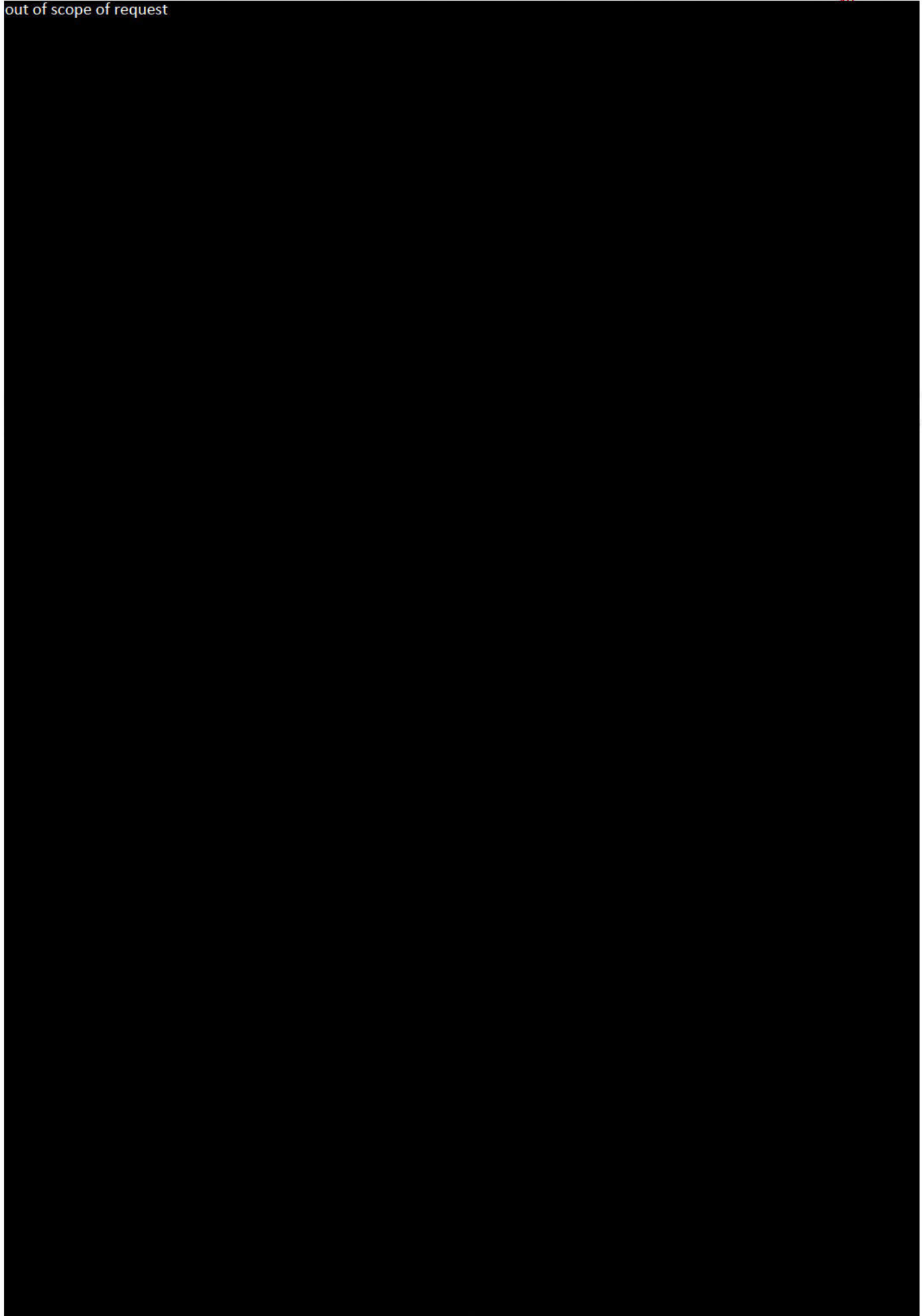
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Lease/Agreements between TCC and Golf Club and Tauranga Racing Club

Kia ora Sandra – see below re the Tauranga Golf lease clause

out of scope of request





out of scope of request



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**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

P: [07 351 8202](tel:073518202). | M: 027 8072033

E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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---

**From:** Sandra North  
**Sent:** Thursday, 19 October 2023 12:12 pm  
**To:** Rob Pitkethley; Thomas Colle  
**Subject:** FW: Springfield Golf Course- Deed of Lease

Hi, Thomas and Rob,

I'll send the document in the next email.

Happy to receive your comments and/or co-ordinate a meeting with s7(2)(a)

Regards

Sandra

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Thank you  
Sandra North

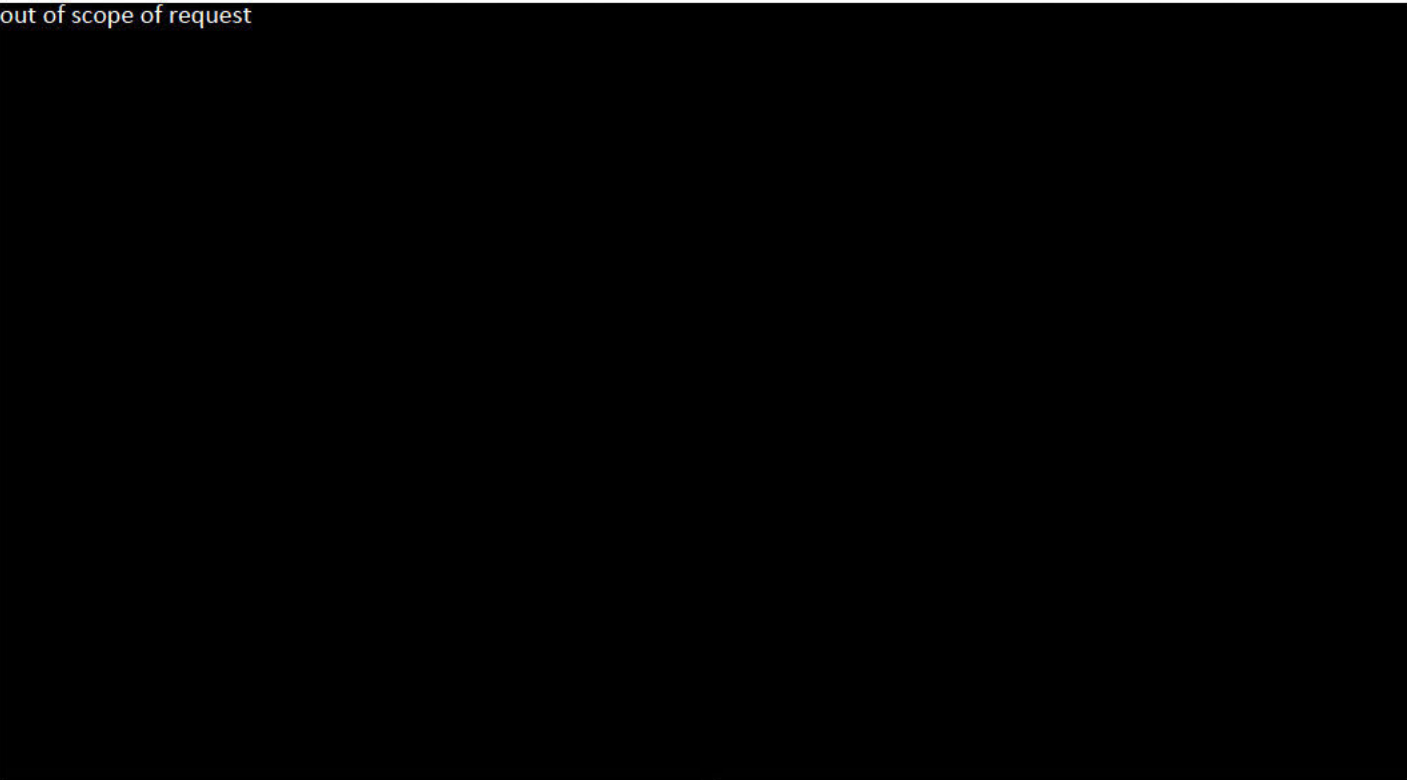
**Legal and Property Advisor** Kaitohu Rawa

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

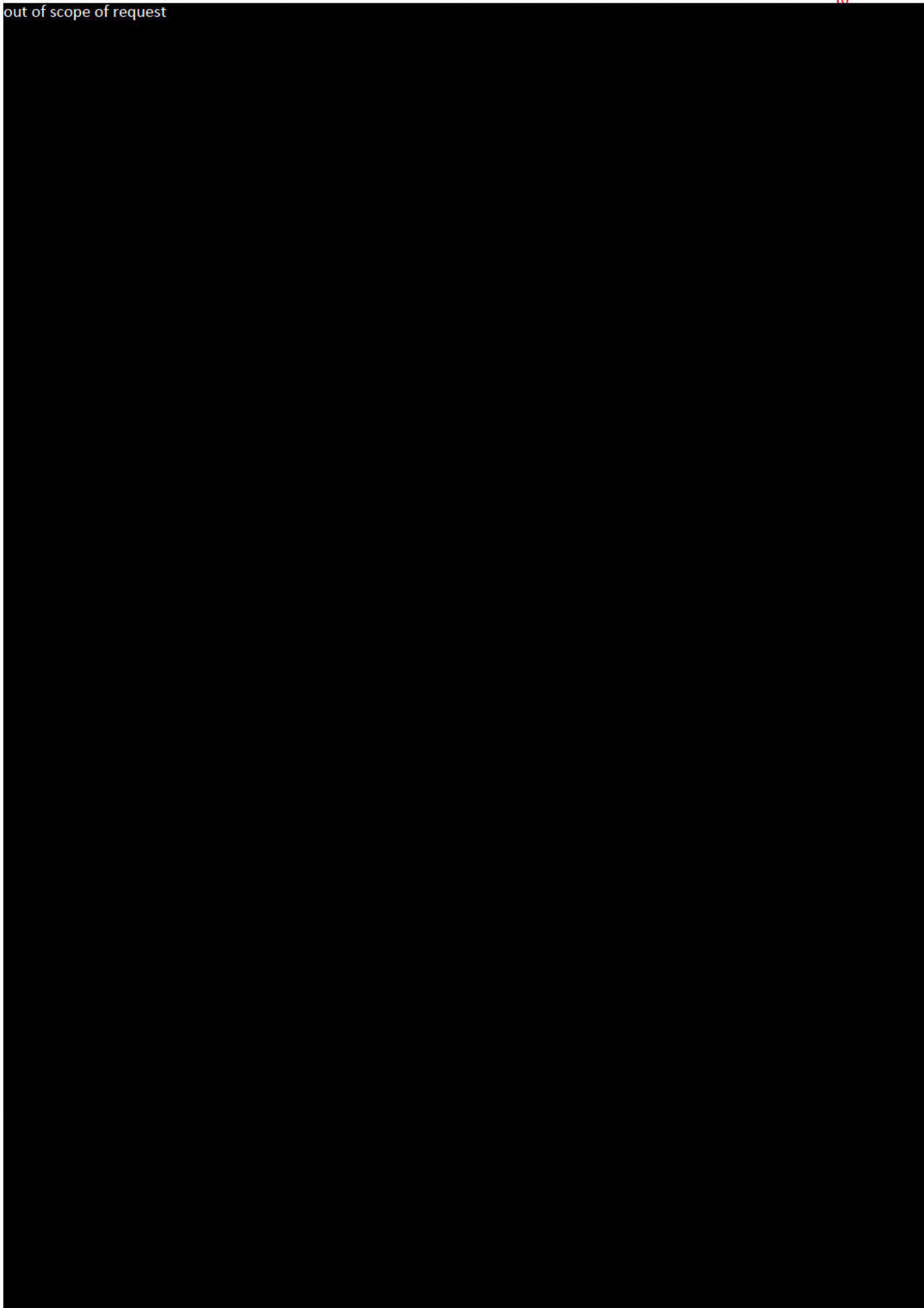
W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

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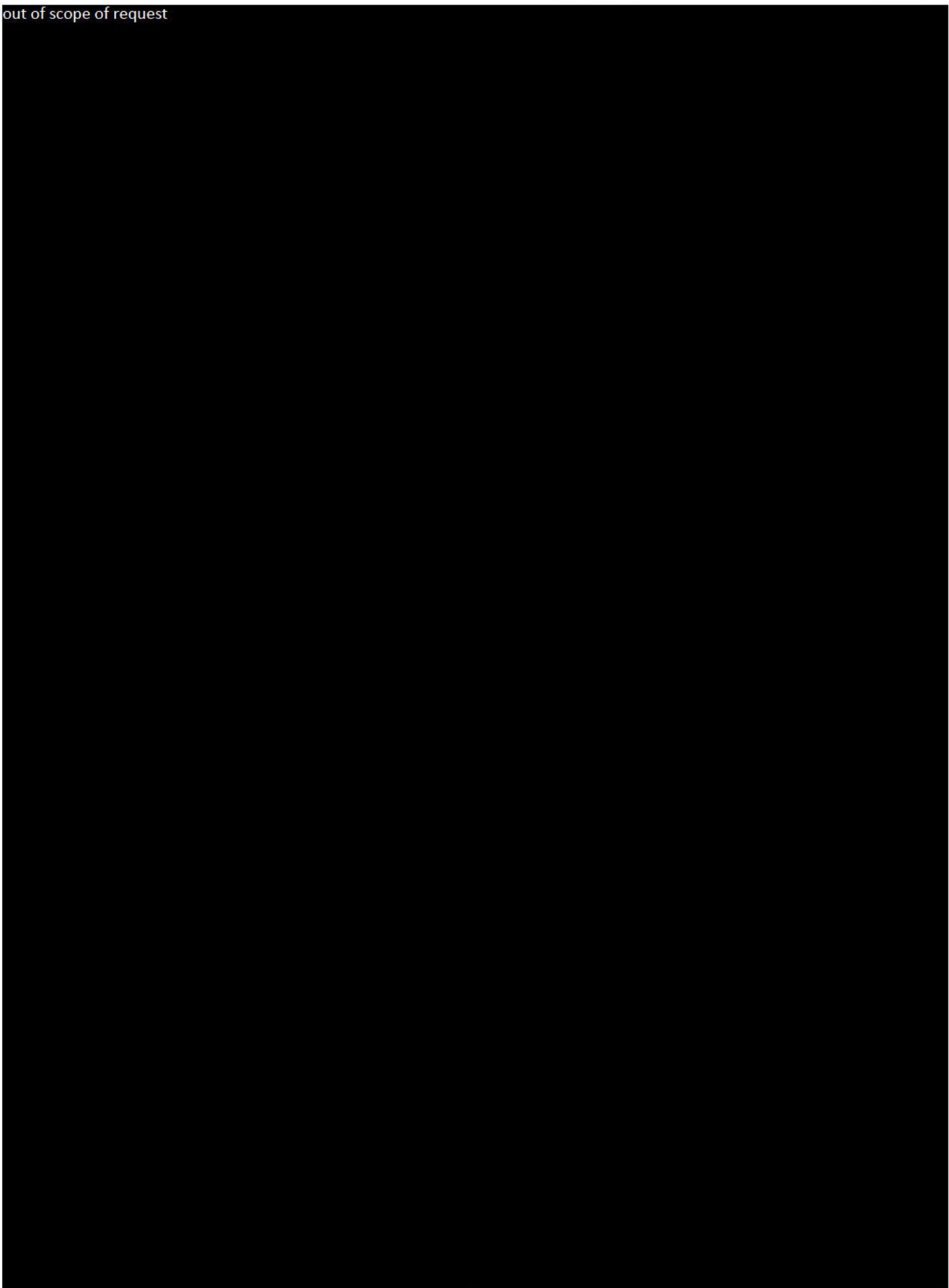


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out of scope of request



out of scope of request



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**From:** Sandra North  
**Sent:** Thursday, 19 October 2023 12:14 pm  
**To:** Thomas Colle; Rob Pitkethley  
**Subject:** FW: Springfield Golf Course- Deed of Lease  
**Attachments:** NJV-156841-102-14-2-Reserve Lease - Springfield Golf Club.docx

Please see **attached** for the first draft document.

Regards

Sandra

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Thank you  
Sandra North

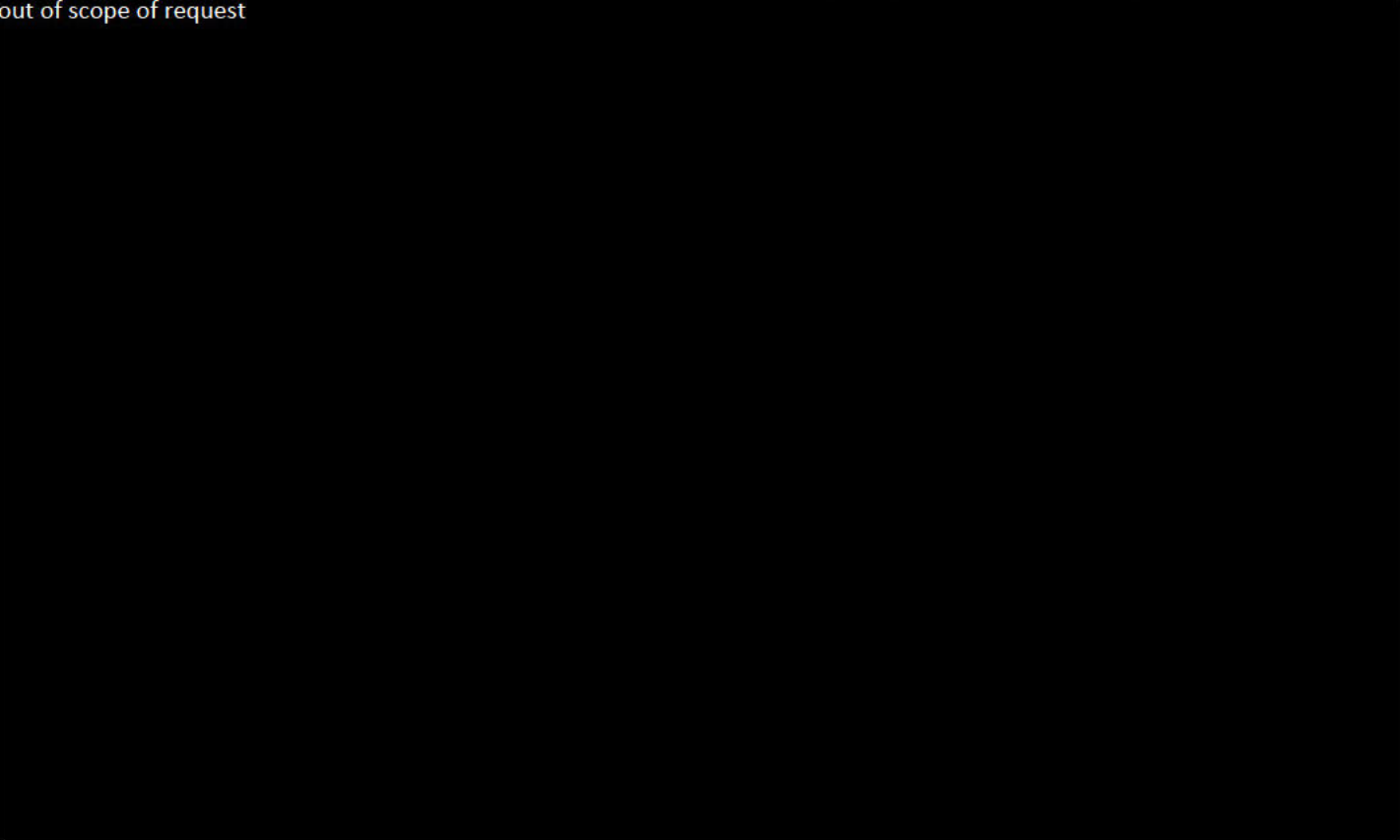
**Legal and Property Advisor Kaitohu Rawa**

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

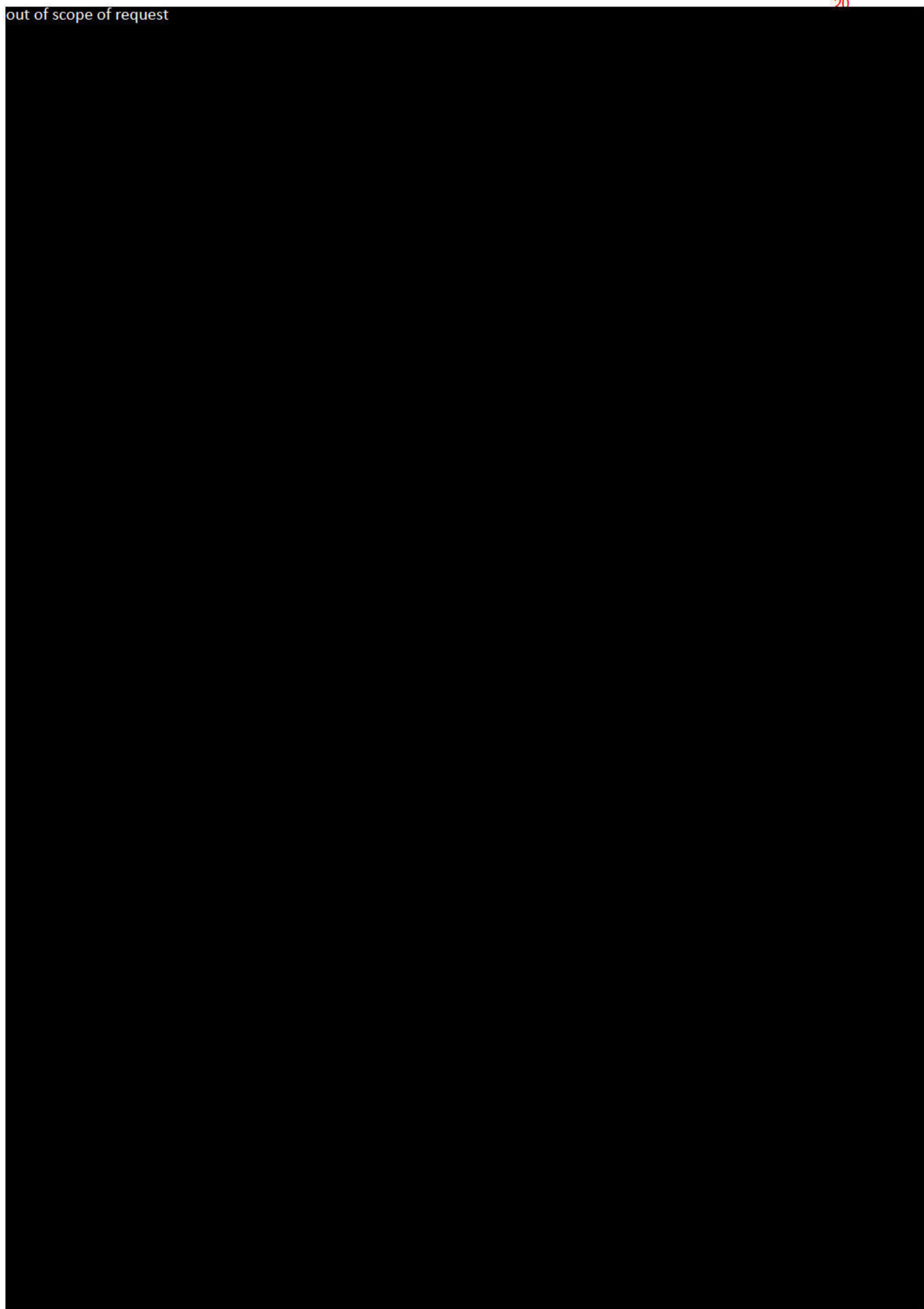
**W rotorualakescouncil.nz**

**A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046**

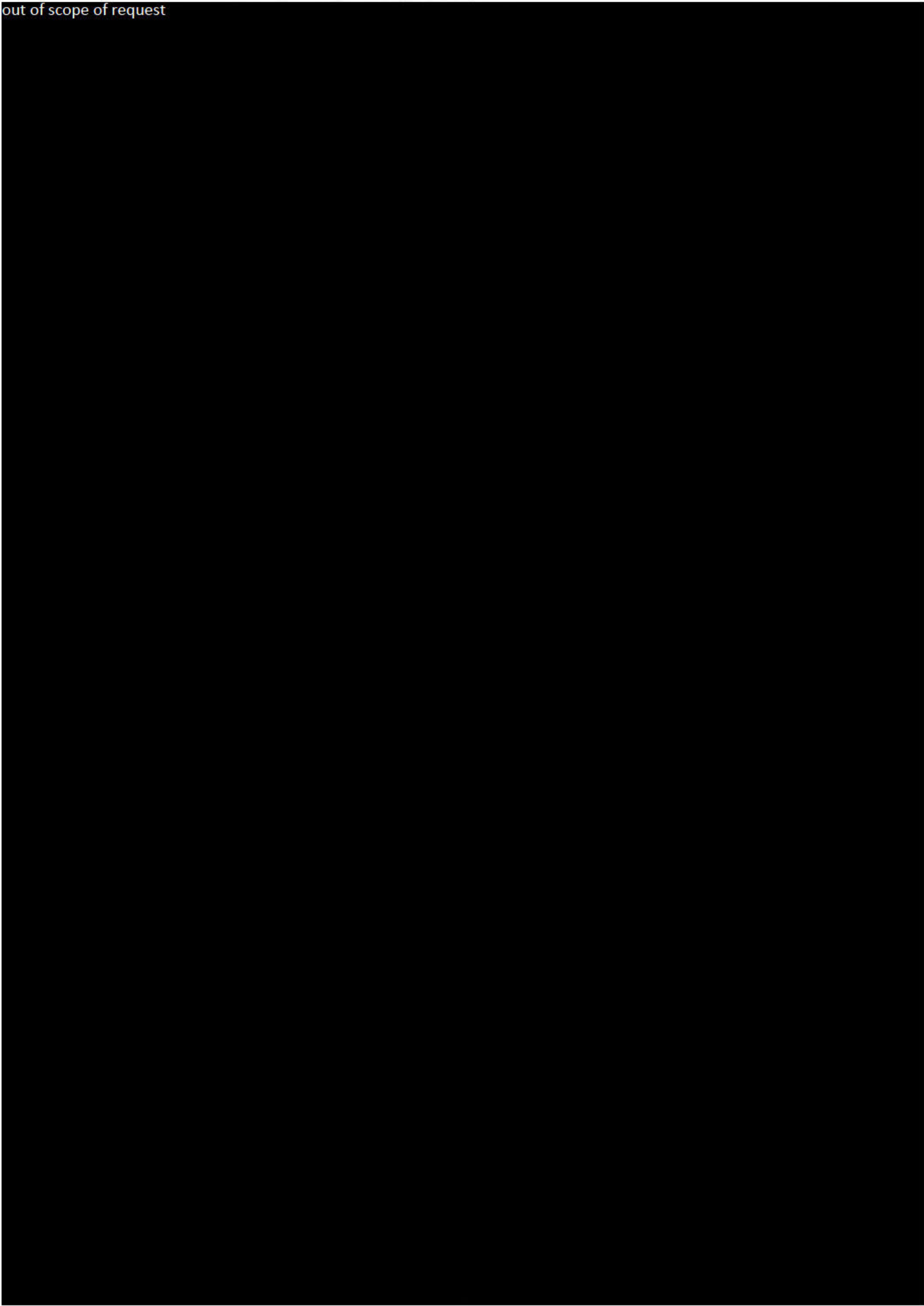
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out of scope of request



out of scope of request



out of scope of request



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**From:** Sandra North  
**Sent:** Tuesday, 24 October 2023 1:04 pm  
**To:** Rob Pitkethley  
**Subject:** Re: Springfield Golf Course- Deed of Lease

Hi, Rob

I'll have a look.

Regards,  
Sandra

[Get Outlook for Android](#)

---

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Tuesday, October 24, 2023 12:50:17 PM  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Springfield Golf Course- Deed of Lease


Hi Sandra

I had a quick look for the bit on how the wording might be for the Council's right to terminate if an alternative city need was identified. Didn't see this anywhere?

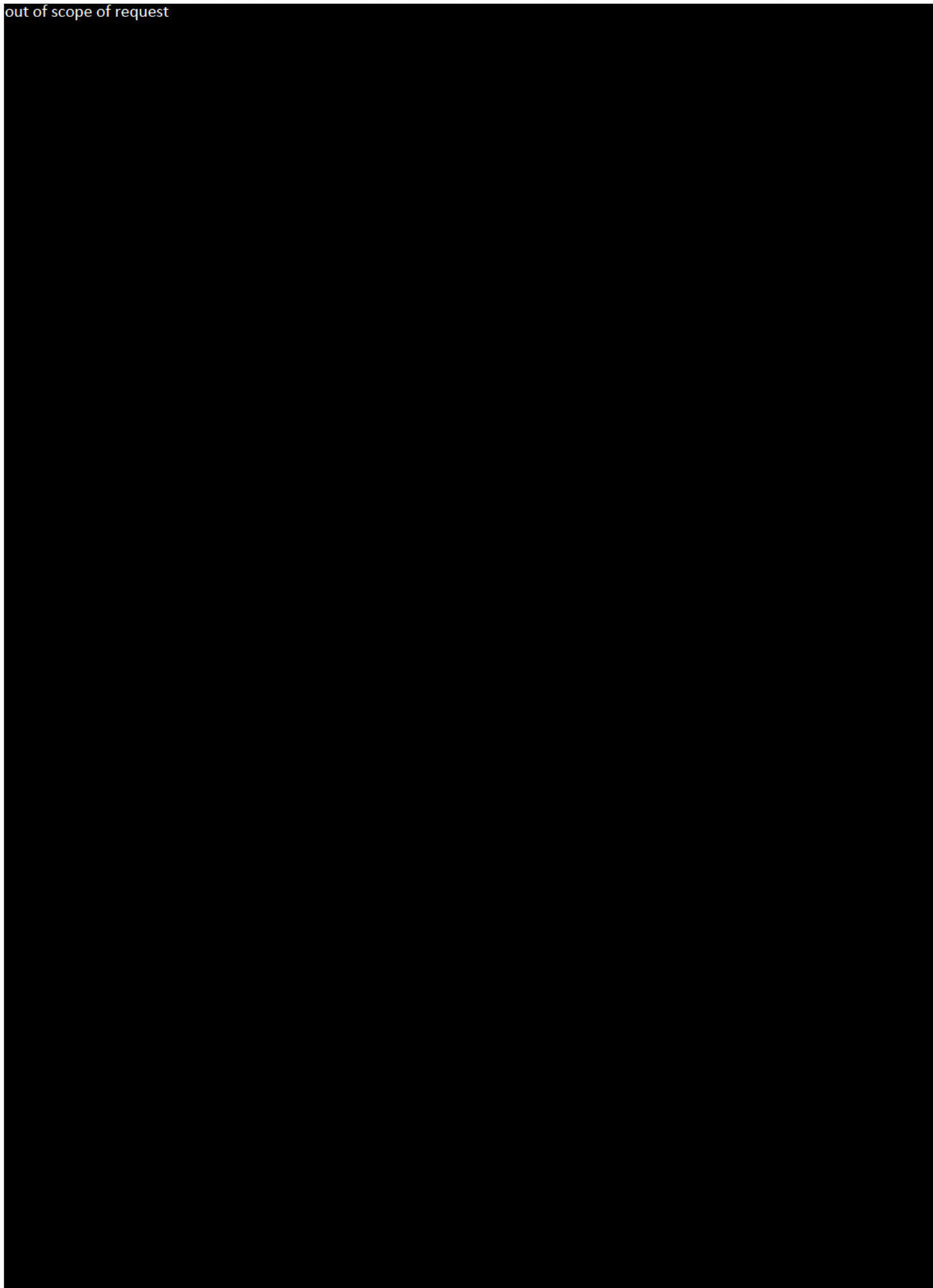
Thanks

Rob

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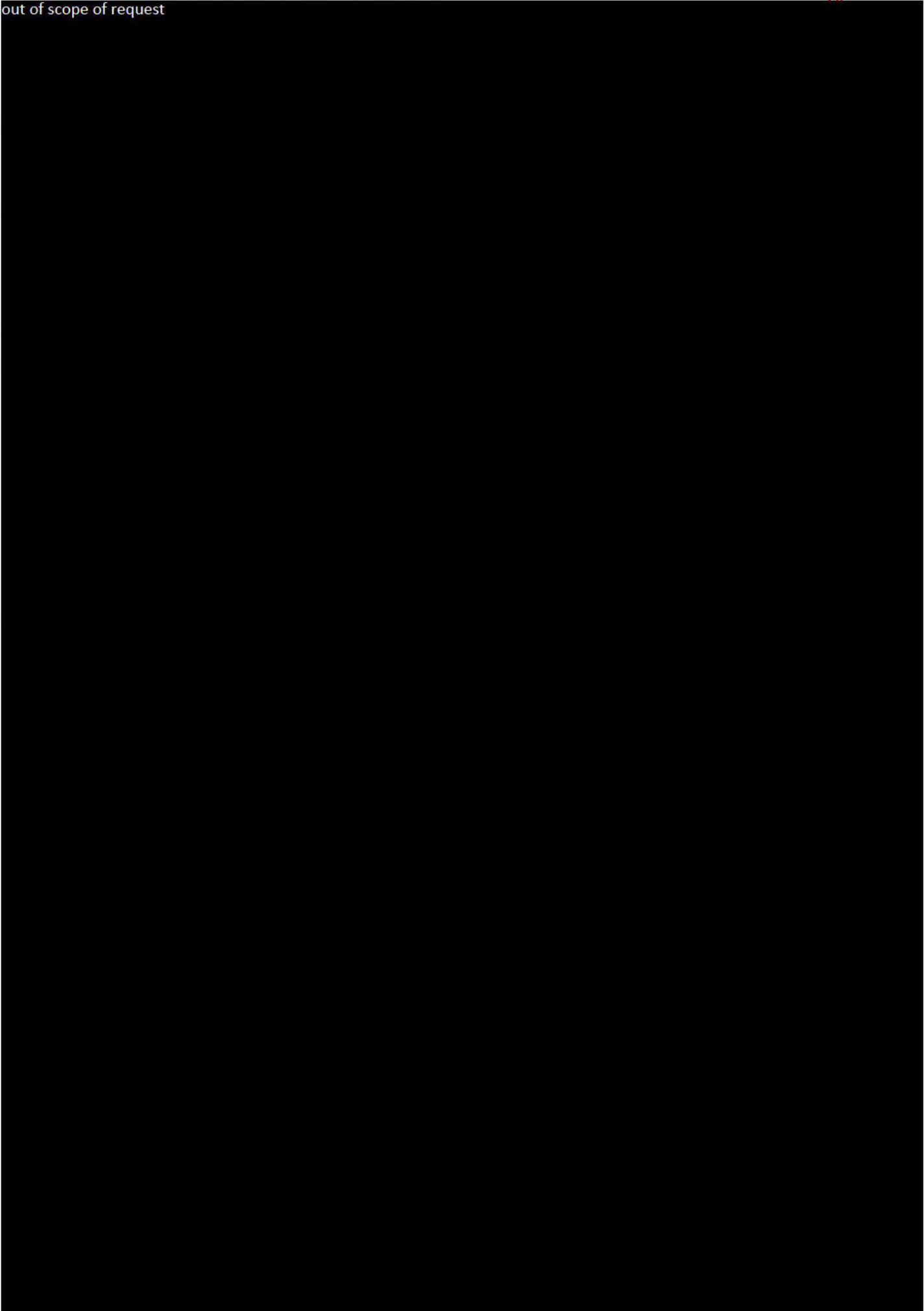


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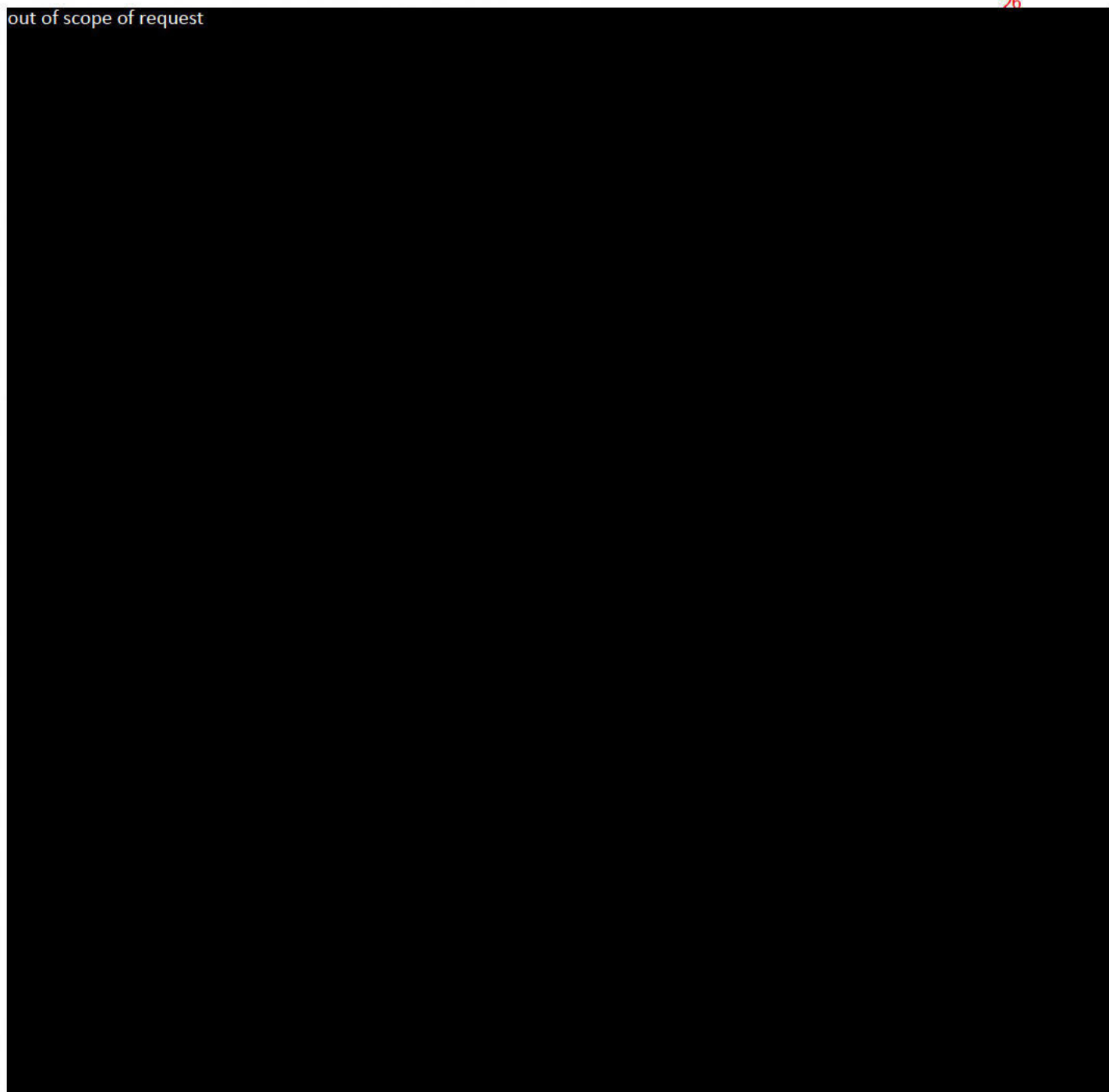




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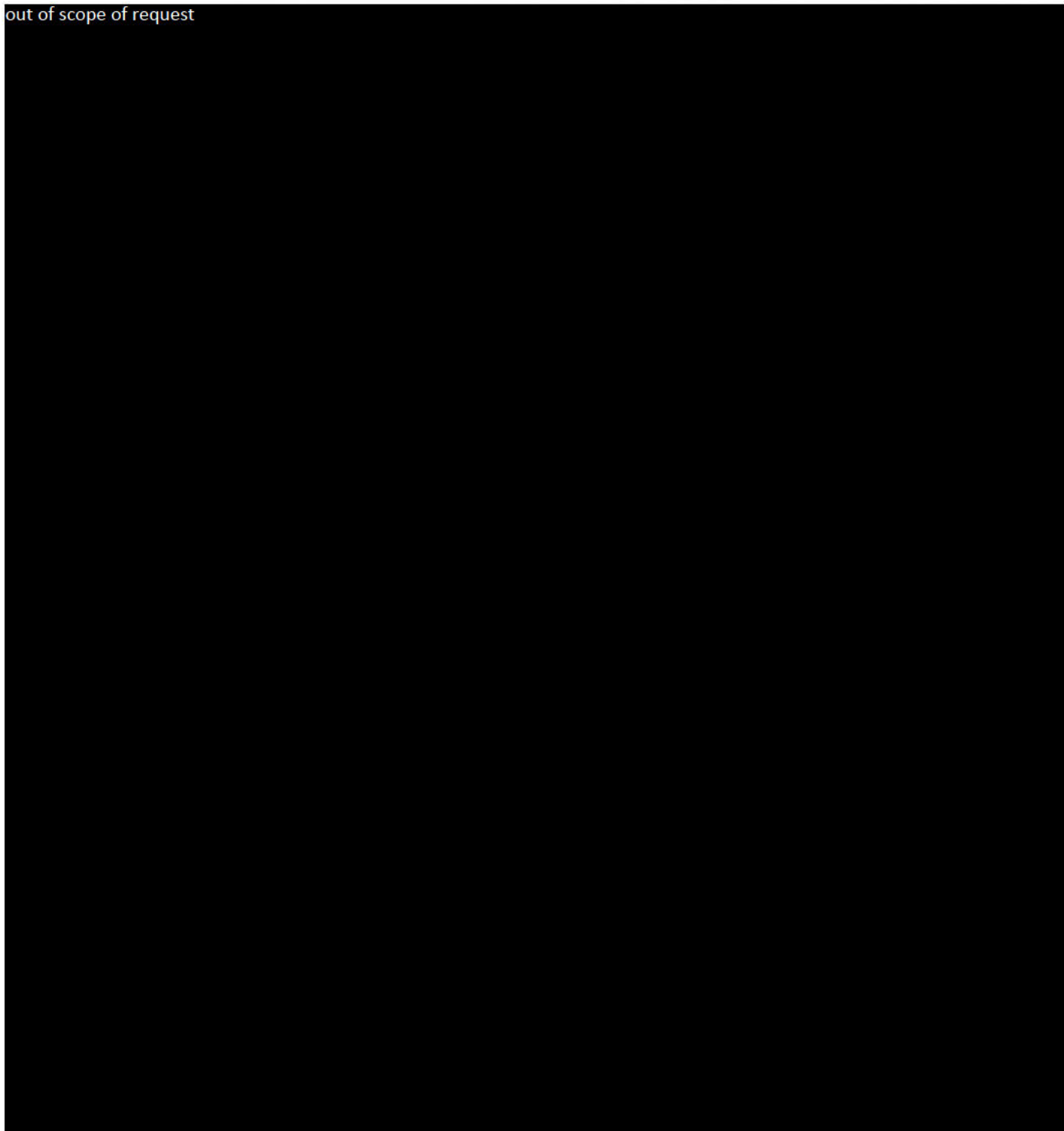
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**From:** Rob Pitkethley  
**Sent:** Monday, 30 October 2023 12:57 pm  
**To:** Sandra North; Anne-Marie Gale  
**Subject:** RE: Springfield Golf course- more information

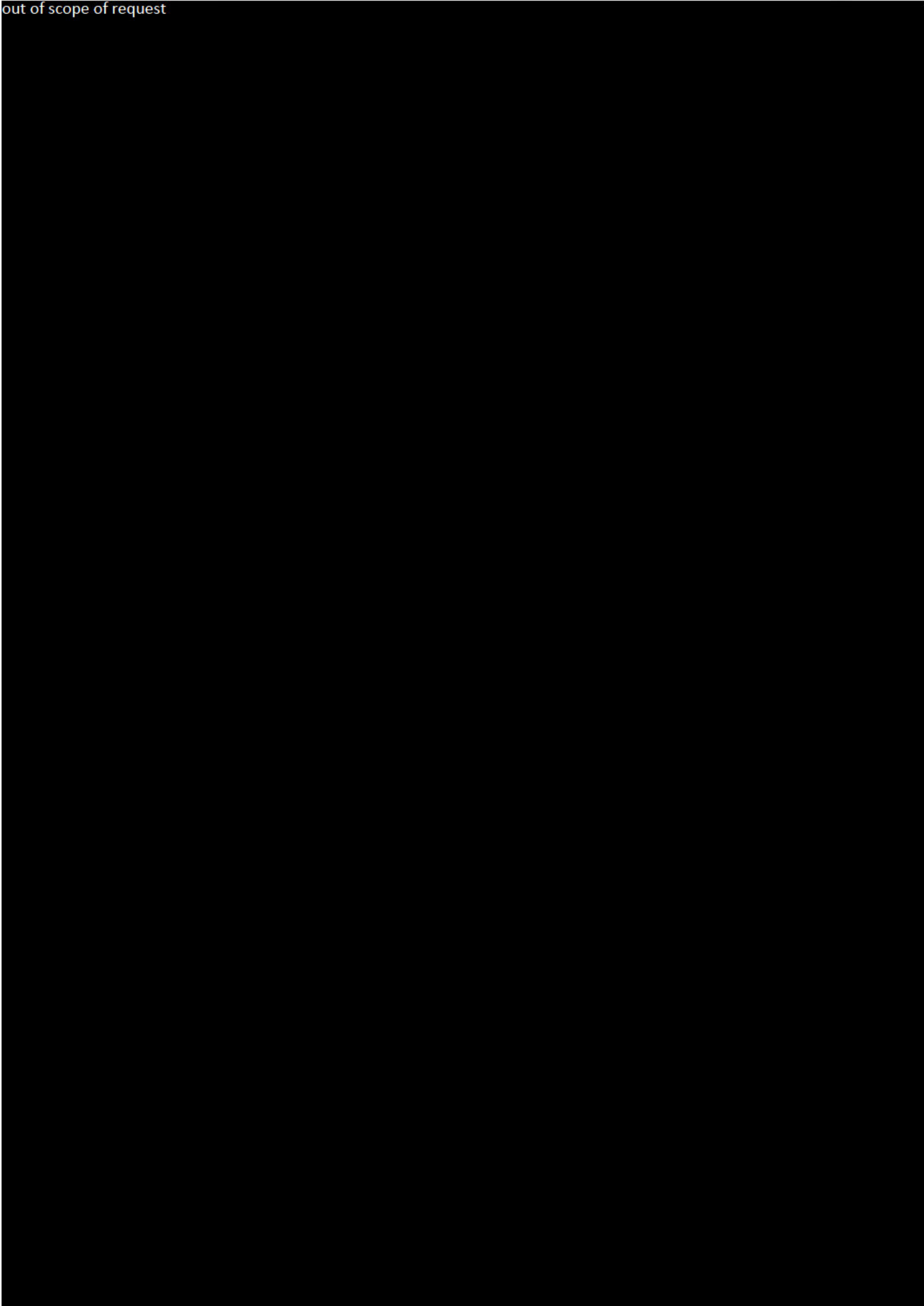
Hi Sandra  
s7(2)(g)

A large black rectangular redaction box covers the majority of the email body text.

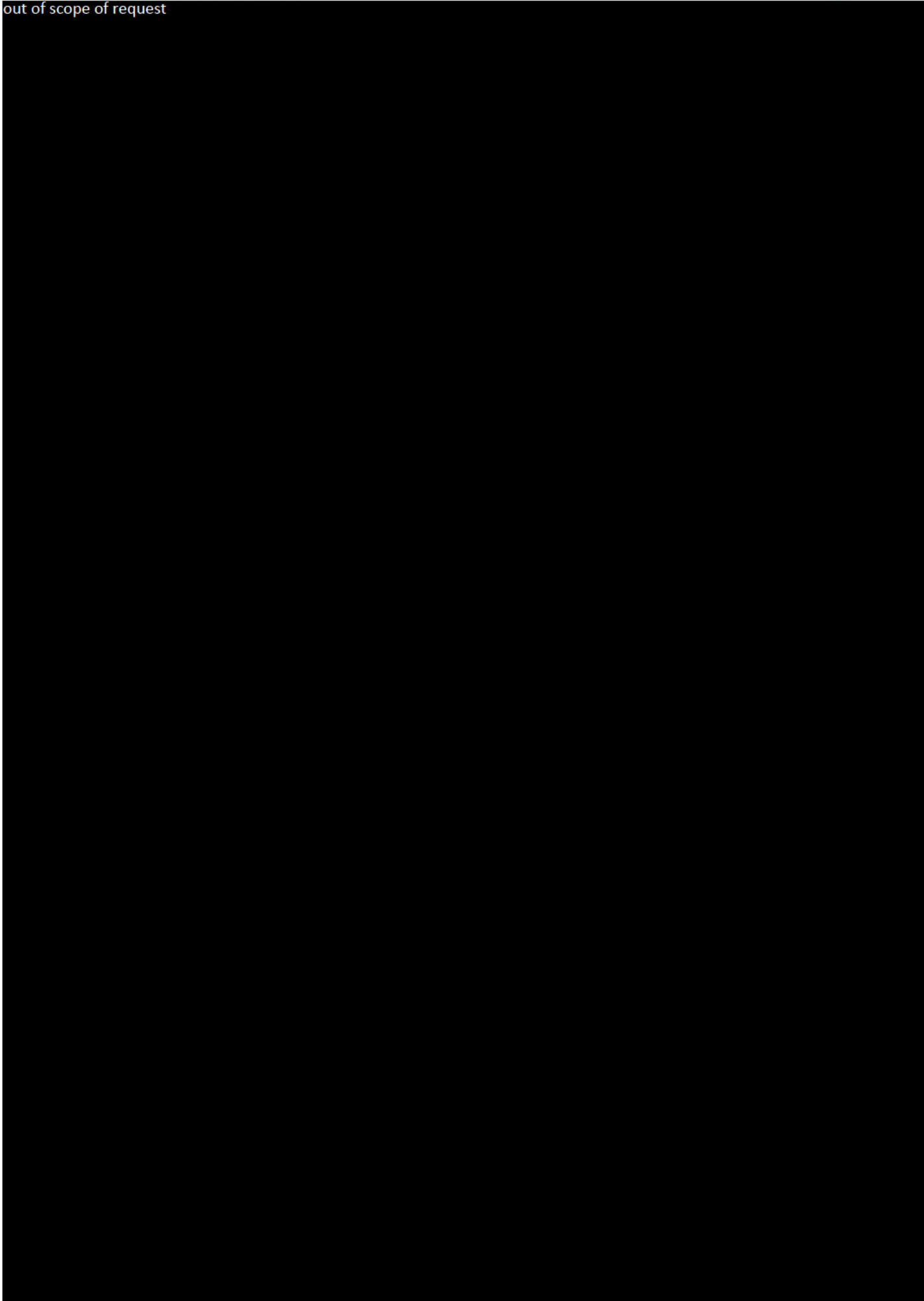
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A very large black rectangular redaction box covers the entire main body of the email, starting from the text 'out of scope of request' and extending to the bottom of the page.

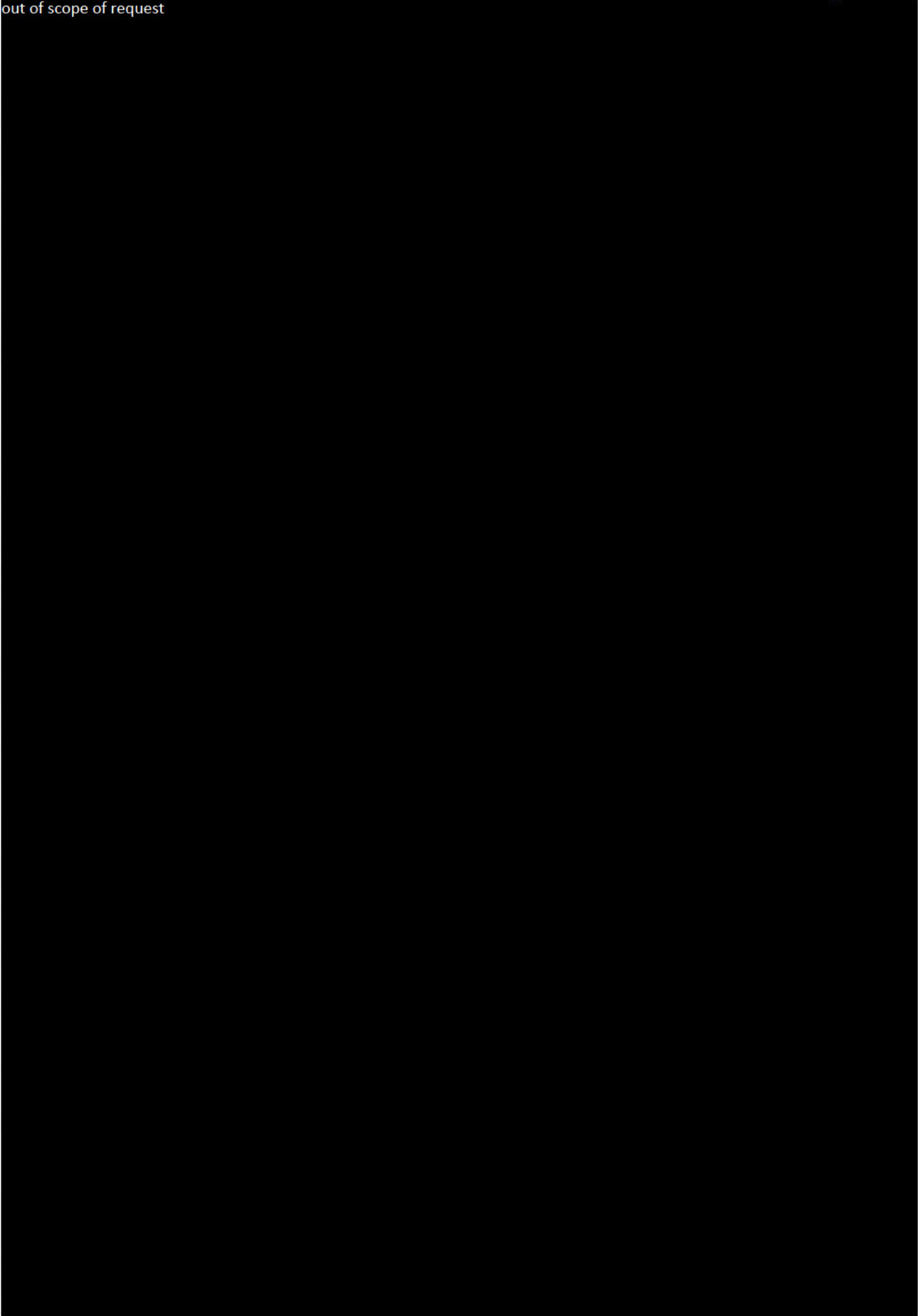
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out of scope of request



out of scope of request





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**From:** Sandra North  
**Sent:** Friday, 17 November 2023 11:25 am  
**To:** Rob Pitkethley  
**Subject:** FW: Springfield Golf Club- draft lease  
**Attachments:** NJV-156841-102-43-V2-Reserve Lease - Springfield Golf Club - 17 11.docx

Hi, Rob

Please see the updated version from s7(2)(a)

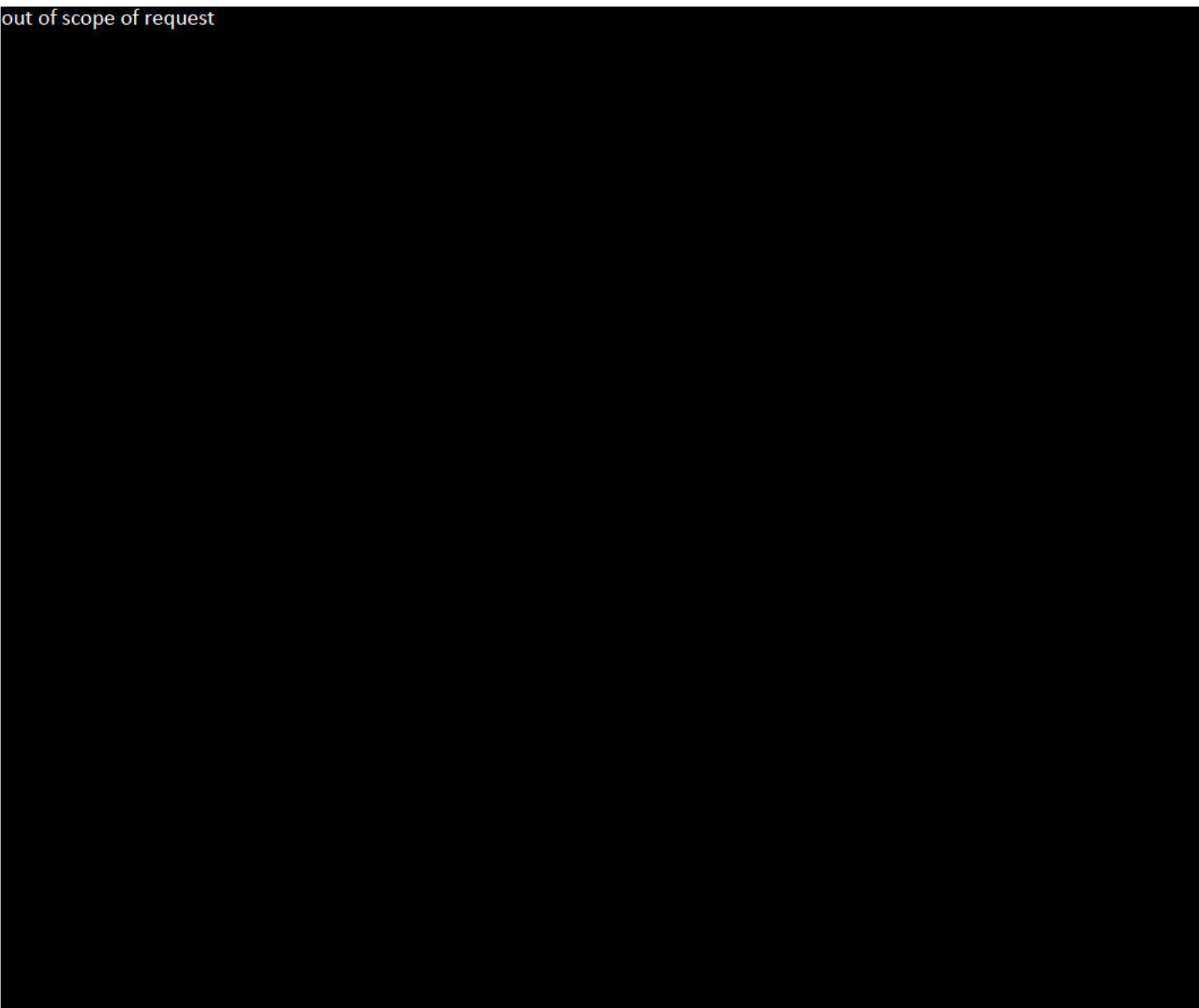
I have just received.

Happy to meet with you early next week to discuss if you wish.

Regards

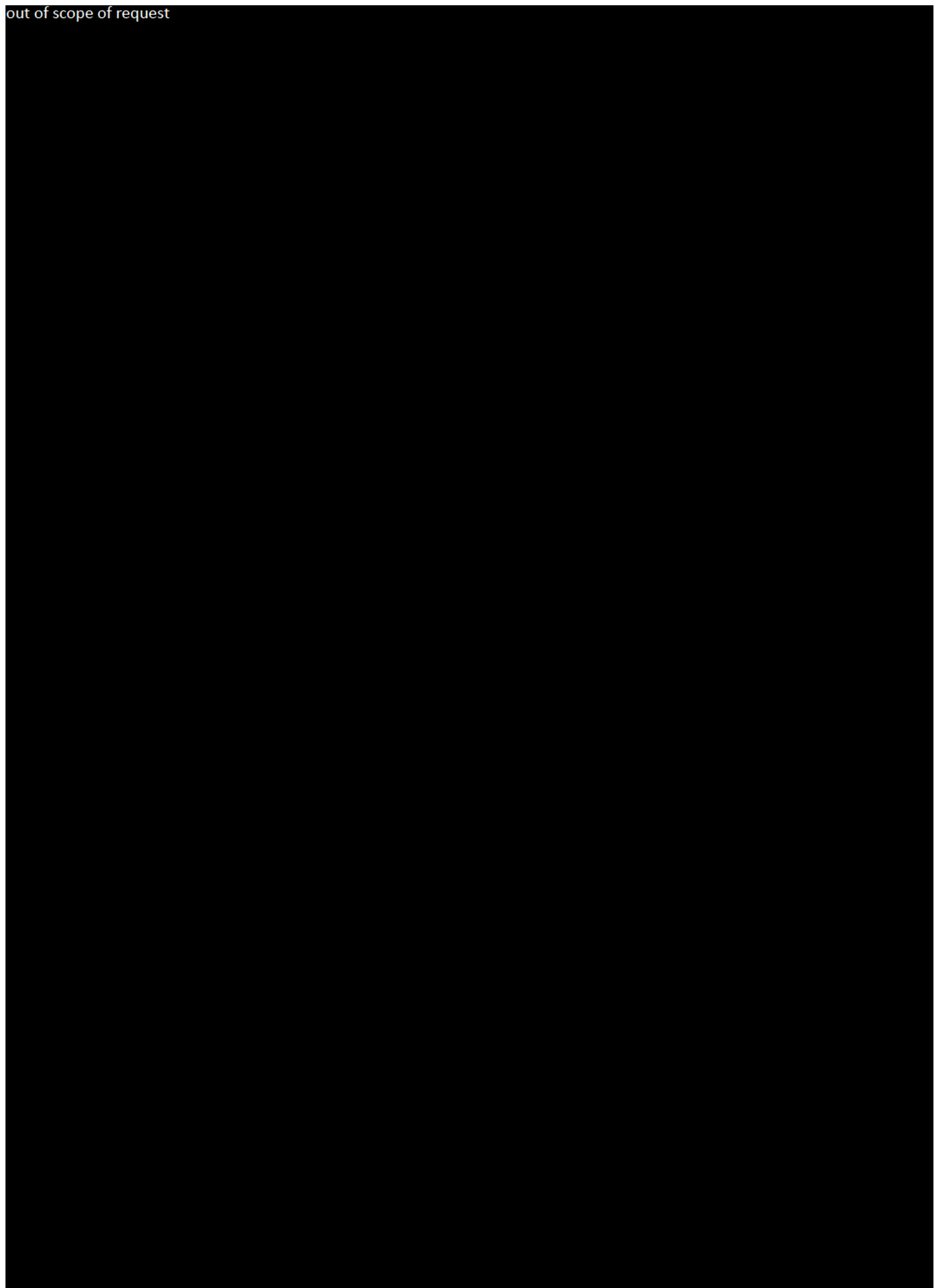
Sandra

out of scope of request






out of scope of request



out of scope of request



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**From:** Sandra North  
**Sent:** Tuesday, 5 December 2023 11:48 am  
**To:** Rob Pitkethley  
**Subject:** Springfield Golf Course- draft lease- clause 6  
**Attachments:** scan\_2023-12-05-11-42-28.pdf

Hi, Rob

Am working on an email to s7(2)(a) just now.

Have checked clause 6.1 against the old version and they are the same.

May delete the reference to telephones as landlines won't exist soon.

Will copy you into the email to Natasha.

Regards

Sandra

**From:** Sandra North <sandra.north@rotorualc.nz>  
**Sent:** Tuesday, 5 December 2023 11:43 am  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** Your scan (Scan to My Email)

---

**From:** Sandra North  
**Sent:** Wednesday, 10 January 2024 5:47 pm  
**To:** Gina Rangi; Rob Pitkethley  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Gina

I'll check with Finance about the s7(2)(b)(ii)

Regards

Sandra

---

**From:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Sent:** Wednesday, 10 January 2024 4:39 pm  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>; Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Yes, lets discuss next week when Stavros and Thomas are back.

s7(2)(b)(ii)

A few observations from me:

- **Early termination:** The ability for council to cancel the lease with 12 months' notice is appropriate given the stormwater work yet to be completed and any PARS requirements. I thought Stavros had indicated to the club that we would reimburse them for additional works though (in which case wed need a mechanism and the valuation would increase). This could be addressed by drawing their attention to the low valuation are the reasons for itis low because
- **Rent review** – I can see that having two options gives the RLC choices/options, however it is likely to create opportunity for disagreement. Given the relatively low rental, does this just overcomplicate things?

G

---

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Monday, 8 January 2024 12:08 pm  
**To:** Gina Rangi <Gina.Rangi@rotorualc.nz>; Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Gina

They haven't received the draft lease yet as we were waiting on the market valuation. We only received this market rental valuation on Wednesday morning (20 Dec).

Putting in the rent was the last piece needed for the draft lease. The recommended rent in the report is s7(2)(b)(ii) and the current rent is s7(2)(b)(ii)

As I noted below, we need to get some Exec comment on the rental recommended because I think it is low – it is the cheapest rent for any Rotorua Golf Course. The report notes that the right for the landlord to terminate the lease early is a detriment to the rental level.

(Other Rotorua courses average \$606/Ha, Springfield recommendation is s7(2)(b)(ii) discount off average Rotorua golf course rental charge/Ha with early lease termination right)

If Thomas is still away he may not have got this report from Sandra so it would be good to get some direction so we can complete the draft lease with an appropriate valuation.

s7(2)(b)(ii)

So there is a decision that needs to be made on the appropriate annual rent before we complete the draft and get it to them. Do you have any feeling for Council expectations on "appropriate" rent and discount for early termination provision.

Ngā mihi  
Rob

---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:26 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Rob

I will read now.

Regards

Sandra

---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:18 am  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)


---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 9:40 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Cc:** Anne-Marie Gale <[Anne-Marie.Gale@rotorualc.nz](mailto:Anne-Marie.Gale@rotorualc.nz)>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Just received- haven't read yet.

Sandra

out of scope of request



---

**From:** Rob Pitkethley  
**Sent:** Wednesday, 17 January 2024 9:55 am  
**To:** Sandra North; Thomas Colle  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi Sandra.

One you have it inserted let me know and I will give **s7(2)(a)** a call and may drop it off and have a talk about it at the same time.

Thanks

Rob

---

**From:** Sandra North <Sandra.North@rotorualc.nz>  
**Sent:** Wednesday, 17 January 2024 9:43 am  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>; Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi, Thomas

I can contact **s7(2)(a)** and ask her to insert the rental figure- won't take long.

We can then forward the draft lease to the Club.

Should be this week, I think.

Regards

Sandra

The information contained in this email is CONFIDENTIAL and may also be PRIVILEGED. If you are not the intended recipient, you may not use, review, or copy it for any purpose or disclose its contents to any person. If you have received this message in error, please immediately notify us by phoning **07 351 8660** and delete this message.

Thank you  
Sandra North

**Legal and Property Advisor Kaitohu Rawa**

**p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)**

**W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046**

---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Wednesday, 17 January 2024 9:40 am  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Cc:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi Rob

I have spoken to Gina and we are comfortable with the recommended rental of s7(2)(b)(ii) They will also be required to settle s7(2)(b)(ii)

Can you let me know when you expect to move forward and make contact and share this with the club.

Cheers T

---

**Thomas Collé** *Group Manager – Corporate Services*

P: 07 348 4199

E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Monday, January 15, 2024 12:17 PM

**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>

**Cc:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Thomas

Here is the last information sent to Gina.

Basically do we go with the recommended valuation, noting that it is discounted due to the clause allowing for lease termination?

Happy to discuss

Nā

Rob

---

**From:** Rob Pitkethley

**Sent:** Monday, 8 January 2024 12:08 pm

**To:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>; Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Gina

They haven't received the draft lease yet as we were waiting on the market valuation. We only received this market rental valuation on Wednesday morning (20 Dec).

Putting in the rent was the last piece needed for the draft lease. The recommended rent in the report is s7(2)(b)(ii) and the current rent is s7(2)(b)(ii)

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(Other Rotorua courses average \$606/Ha, Springfield recommendation is s7(2)(b)(ii) discount off average Rotorua golf course rental charge/Ha with early lease termination right)

If Thomas is still away he may not have got this report from Sandra so it would be good to get some direction so we can complete the draft lease with an appropriate valuation.

s7(2)(b)(ii)

So there is a decision that needs to be made on the appropriate annual rent before we complete the draft and get it to them. Do you have any feeling for Council expectations on "appropriate" rent and discount for early termination provision.



Ngā mihi  
Rob

---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:26 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Rob

I will read now.

Regards

Sandra

---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:18 am  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)



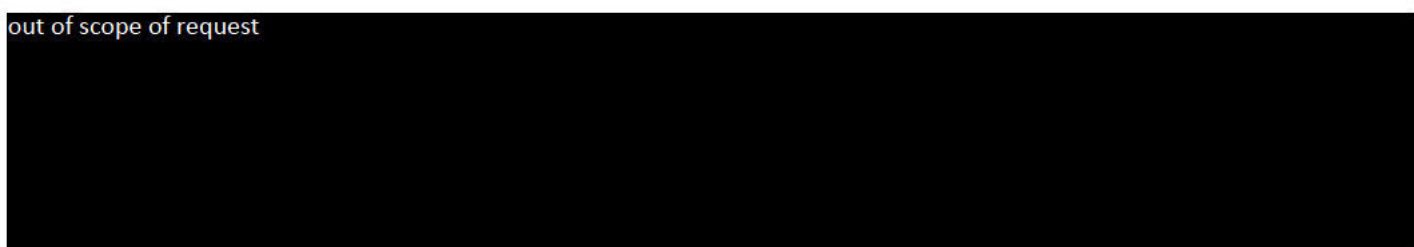
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**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 9:40 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Cc:** Anne-Marie Gale <[Anne-Marie.Gale@rotorualc.nz](mailto:Anne-Marie.Gale@rotorualc.nz)>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield


Just received- haven't read yet.

Sandra

out of scope of request



out of scope of request



---

**From:** Sandra North  
**Sent:** Wednesday, 17 January 2024 12:04 pm  
**To:** Rob Pitkethley  
**Subject:** draft Springfield Golf Course Lease  
**Attachments:** Springfield 17 January.docx

Hi, Rob

Please see **attached**.

Regards

Sandra

---

**From:** Rob Pitkethley  
**Sent:** Wednesday, 17 January 2024 12:10 pm  
**To:** Thomas Colle  
**Cc:** Sandra North  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)



---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Wednesday, 17 January 2024 11:28 am  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Cc:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)



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**Thomas Collé** *Group Manager – Corporate Services*  
P: 07 348 4199  
E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



---

**From:** Thomas Colle  
**Sent:** Wednesday, January 17, 2024 9:40 AM  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Cc:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi Rob

I have spoken to Gina and we are comfortable with the recommended rental of s7(2)(b)(ii). They will also be required to settle s7(2)(b)(ii).

Can you let me know when you expect to move forward and make contact and share this with the club.

Cheers T

---

**Thomas Collé** *Group Manager – Corporate Services*

P: 07 348 4199

E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Monday, January 15, 2024 12:17 PM

**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>

**Cc:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Thomas

Here is the last information sent to Gina.

Basically do we go with the recommended valuation, noting that it is discounted due to the clause allowing for lease termination?

Happy to discuss

Nā

Rob

---

**From:** Rob Pitkethley

**Sent:** Monday, 8 January 2024 12:08 pm

**To:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>; Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Gina

They haven't received the draft lease yet as we were waiting on the market valuation. We only received this market rental valuation on Wednesday morning (20 Dec).

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If Thomas is still away he may not have got this report from Sandra so it would be good to get some direction so we can complete the draft lease with an appropriate valuation.

s7(2)(b)(ii)

So there is a decision that needs to be made on the appropriate annual rent before we complete the draft and get it to them. Do you have any feeling for Council expectations on "appropriate" rent and discount for early termination provision.

Ngā mihi

Rob

---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:26 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Rob

I will read now.

Regards

Sandra

---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:18 am  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)



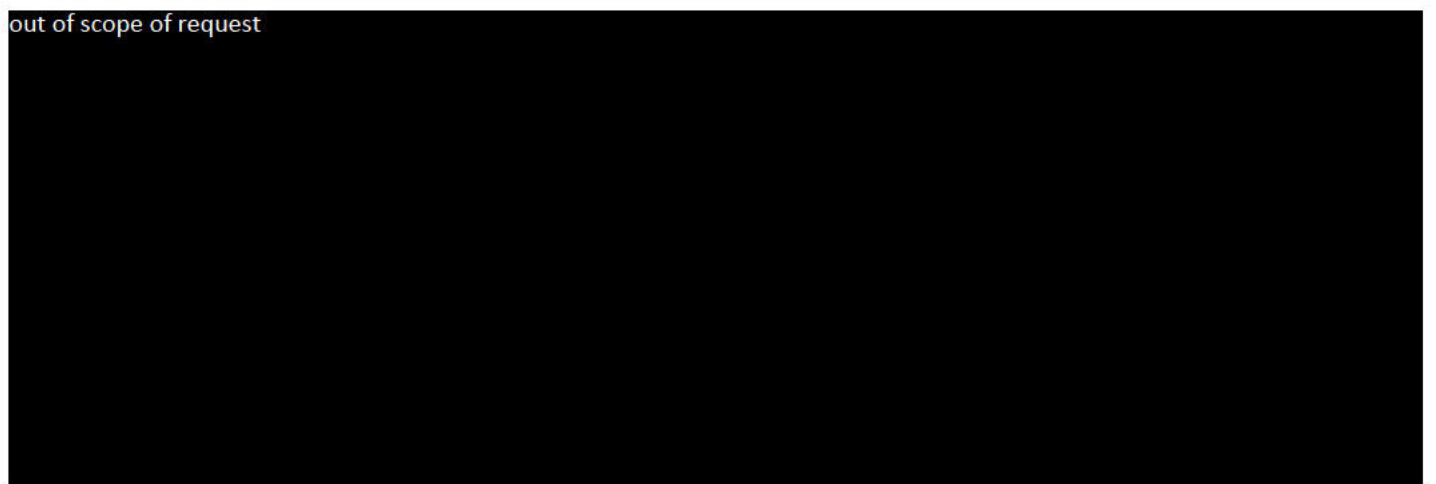
---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 9:40 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Cc:** Anne-Marie Gale <[Anne-Marie.Gale@rotorualc.nz](mailto:Anne-Marie.Gale@rotorualc.nz)>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

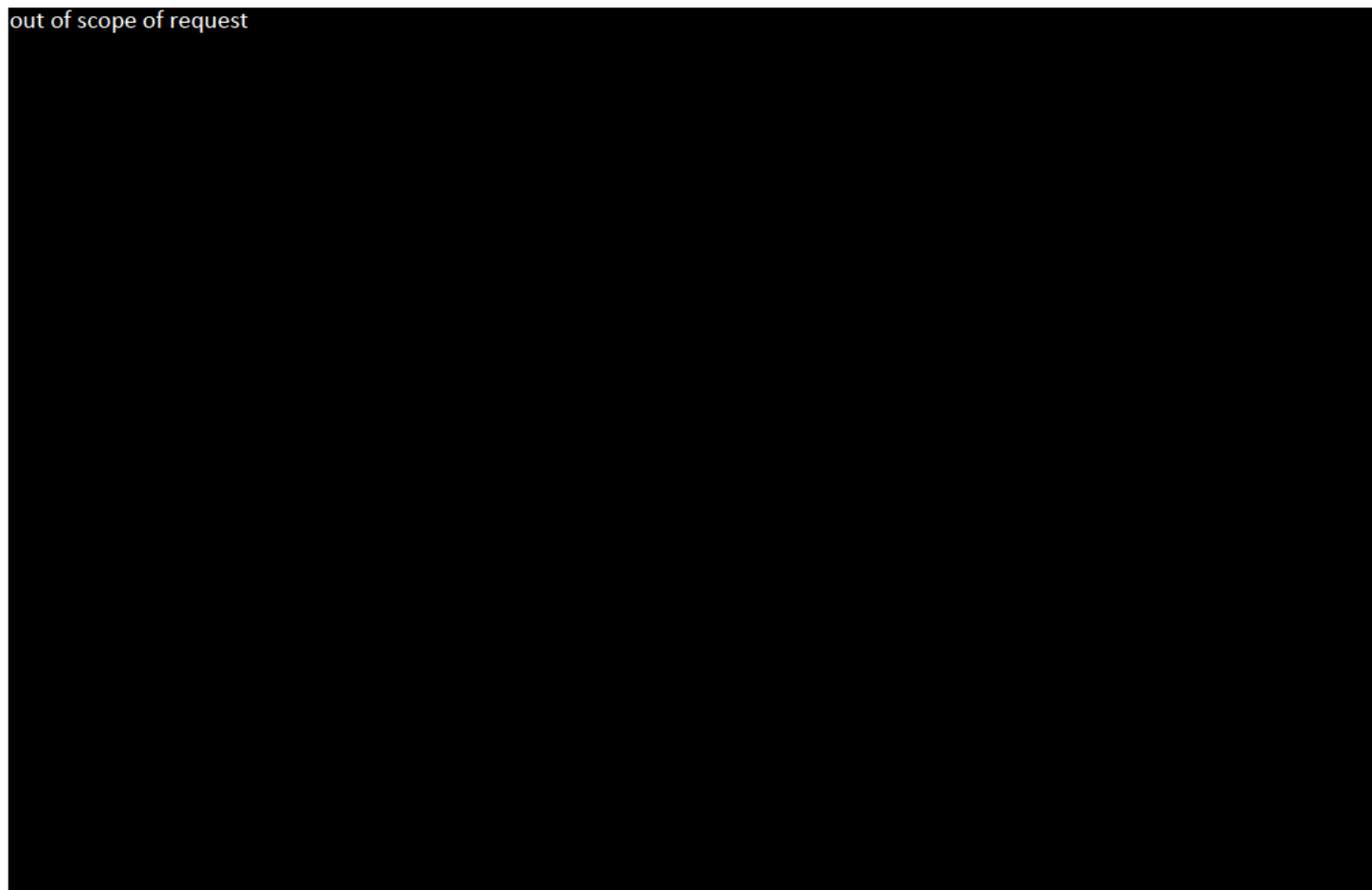
Just received- haven't read yet.

Sandra

out of scope of request



out of scope of request



---

**From:** Sandra North  
**Sent:** Wednesday, 17 January 2024 12:12 pm  
**To:** Thomas Colle  
**Cc:** Rob Pitkethley  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi, Thomas

I inserted the rental figure as we had a Word version of the latest draft.

Rob has already scheduled a time to meet with s7(2)(a) the Club early this afternoon to discuss.

out of scope of request [REDACTED]

Regards

Sandra

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Thank you  
Sandra North

**Legal and Property Advisor** Kaitohu Rawa

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)

**W** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**A** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046

---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Wednesday, 17 January 2024 9:40 am  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Cc:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Hi Rob

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Can you let me know when you expect to move forward and make contact and share this with the club.

Cheers T



---

**Thomas Collé** Group Manager – Corporate Services

P: 07 348 4199

E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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**Sent:** Monday, January 15, 2024 12:17 PM

**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>

**Cc:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Thomas

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Happy to discuss

Nā

Rob

---

**From:** Rob Pitkethley

**Sent:** Monday, 8 January 2024 12:08 pm

**To:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>; Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Gina

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If Thomas is still away he may not have got this report from Sandra so it would be good to get some direction so we can complete the draft lease with an appropriate valuation.

s7(2)(b)(ii)

So there is a decision that needs to be made on the appropriate annual rent before we complete the draft and get it to them. Do you have any feeling for Council expectations on "appropriate" rent and discount for early termination provision.

Ngā mihi

Rob

---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Sent:** Wednesday, 20 December 2023 10:26 am

**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Rob

I will read now.

Regards

Sandra

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**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Wednesday, 20 December 2023 10:18 am

**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)



---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Sent:** Wednesday, 20 December 2023 9:40 am

**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

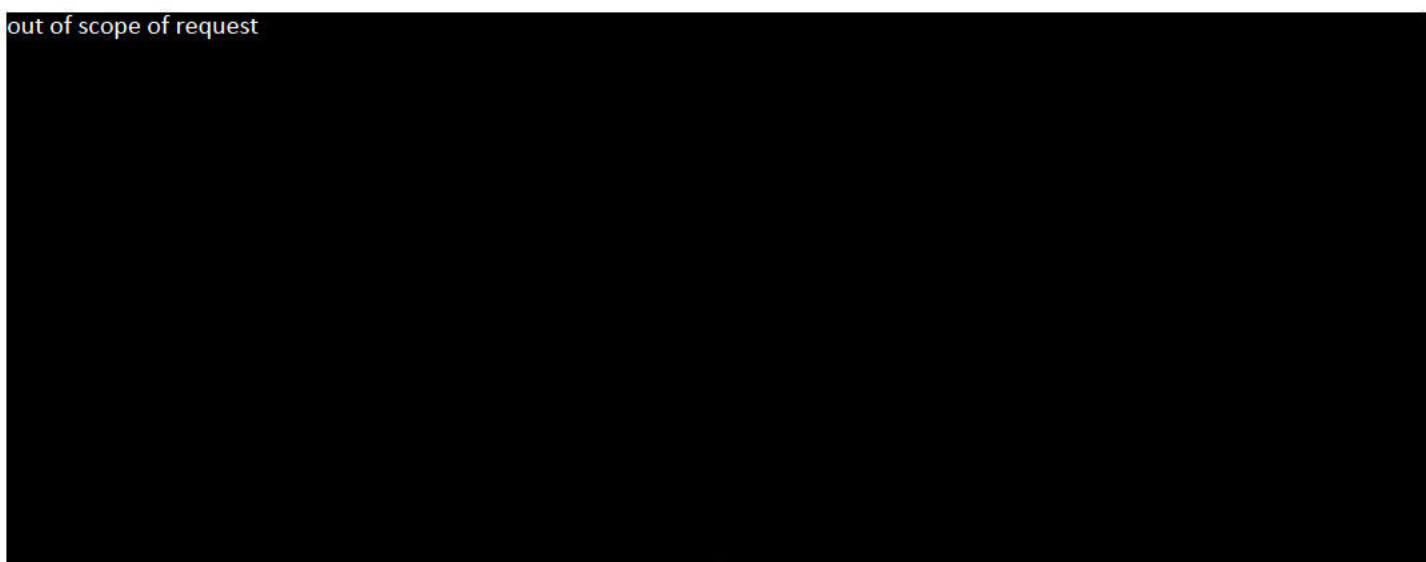
**Cc:** Anne-Marie Gale <[Anne-Marie.Gale@rotorualc.nz](mailto:Anne-Marie.Gale@rotorualc.nz)>

**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Just received- haven't read yet.

Sandra

out of scope of request





---

**From:** Thomas Colle  
**Sent:** Tuesday, 26 March 2024 8:24 am  
**To:** Rob Pitkethley  
**Subject:** RE: Springfield Golf Club Lease

looks good.

---

**Thomas Collé** *Chief Financial Officer and Group Manager – Corporate Services*  
P: 07 348 4199  
E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Monday, March 25, 2024 3:20 PM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Subject:** RE: Springfield Golf Club Lease

Suggested alternate use. Let me know if I got it right and can then get a legal check

1. **Alternative Use**

- 1.1 The Lessor may terminate this lease within the first three years of the term on no less than 3 years written notice, and after the first 3 years of the term with no less than 12 months' written notice, if the Lessor determines (in its absolute discretion) that on the basis of public interest and/or demand, its civic duties would be better met if the Premises was used for an alternative purpose to that contemplated by this lease. Any process to terminate the lease would be considered within the Council's Significance and Engagement Policy and involve the required community engagement as determined by that Policy.

---

**From:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Sent:** Thursday, 21 March 2024 3:52 pm  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** FW: Springfield Golf Club Lease

3 issues raised by the club committee.

Cheers T


---

**Thomas Collé** *Chief Financial Officer and Group Manager – Corporate Services*  
P: 07 348 4199  
E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



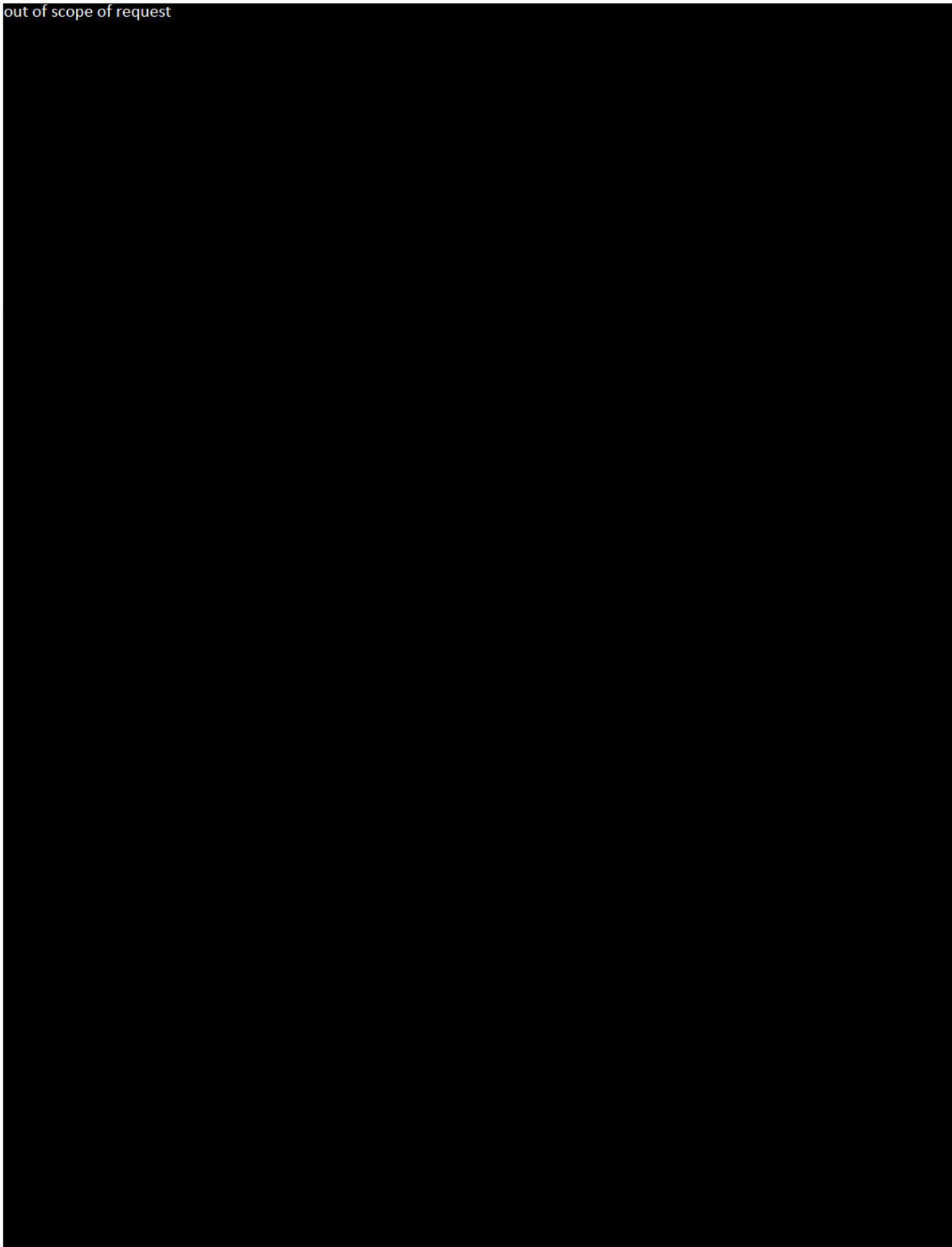
---

out of scope of request



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out of scope of request



out of scope of request

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Thursday, 28 March 2024 8:38 am  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** Springfield Golf Club lease

Hi Sandra

As discussed yesterday, attached is the draft lease with a few changes as a result of the Club's response in an email to Councillors. These comments are included in the attached email, along with a confirmed change to Clause 3 on alternate use.

Can you get it checked with legal and then we can get back to the Club. I expect their only point of further debate may be around the time frames of clause 3 so if we have the wording correct then it may be some "three" to "four" or whatever.

Thanks

Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

**P:** 07 351 8202. | **M:** 027 8072033


**E:** [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | **W:** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**A:** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

---

**ROTORUA**  
LAKES COUNCIL


out of scope of request



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**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>

**Sent:** Wednesday, April 3, 2024 2:48 PM

**To:** Sandra North <Sandra.North@rotorualc.nz>;  s7(2)(a)

**Subject:** FW: Springfield Golf Club lease

s7(2)(g)




---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>

**Sent:** Wednesday, 3 April 2024 9:44 am

**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>

**Subject:** RE: Springfield Golf Club lease

Correct. When we meet we should also get copies of the  s7(2)(b)(ii) so the committee can have visibility of those and the need to address these before the lease can be renewed.



Cheers T

---

**Thomas Collé** *Chief Financial Officer and Group Manager – Corporate Services*  
P: 07 348 4199  
E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Wednesday, April 3, 2024 9:24 AM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Subject:** RE: Springfield Golf Club lease

Hi Thomas

Just to check this morning's chat.

Strike out was what we were going to go back with (and legal is checking)

Red is new change and matches my notes from carpark discussion

3. Alternative Use

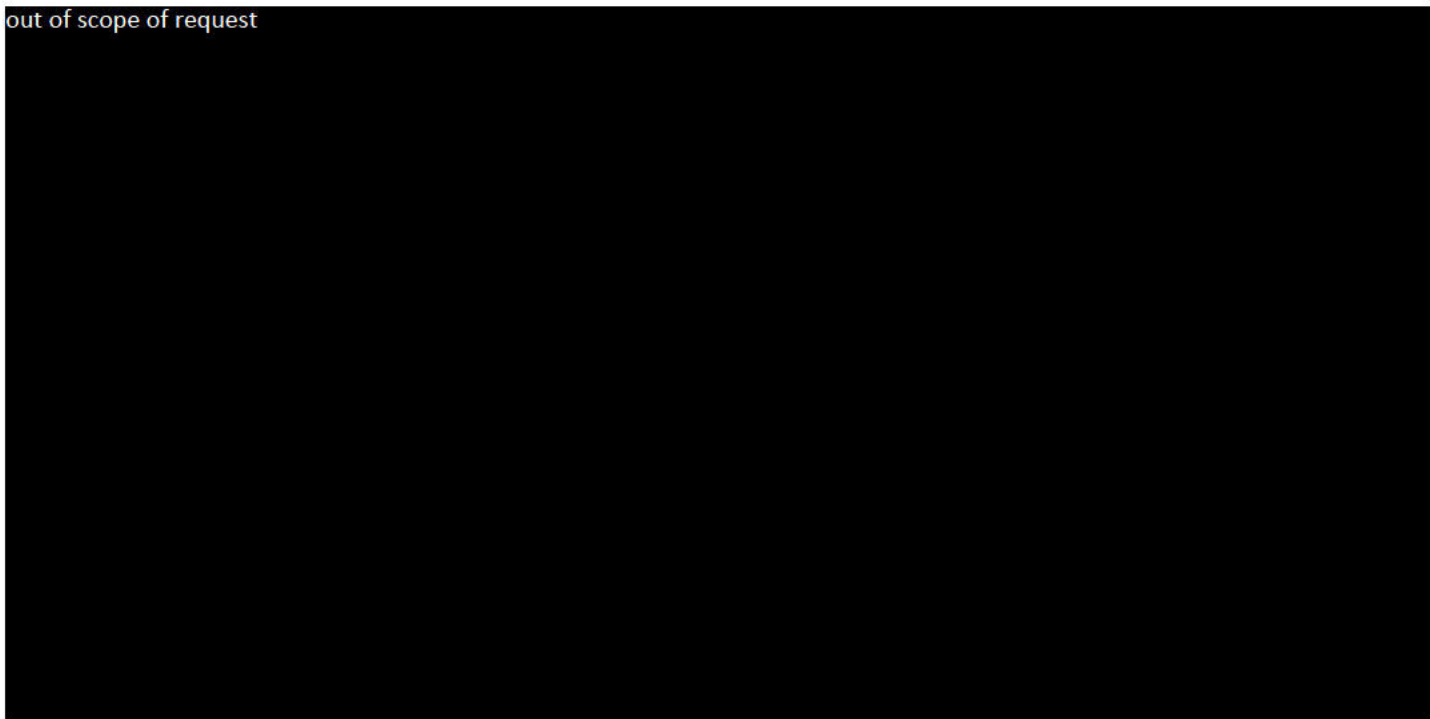
- 3.1 The Lessor may terminate this lease within the first ~~three~~ five years of the term on no less than 3 5 years written notice, and after the first 3 5 years of the term with no less than ~~12 months~~ 2 years written notice, if the Lessor determines (in its absolute discretion) that on the basis of public interest and/or demand, its civic duties would be better met if the Premises was used for an alternative purpose to that contemplated by this lease. Any process to terminate the lease would be considered within the Council's Significance and Engagement Policy and involve the required community engagement as determined by that Policy.

Let me know or make adjustments and I can get to Natasha and book a hui with Paul

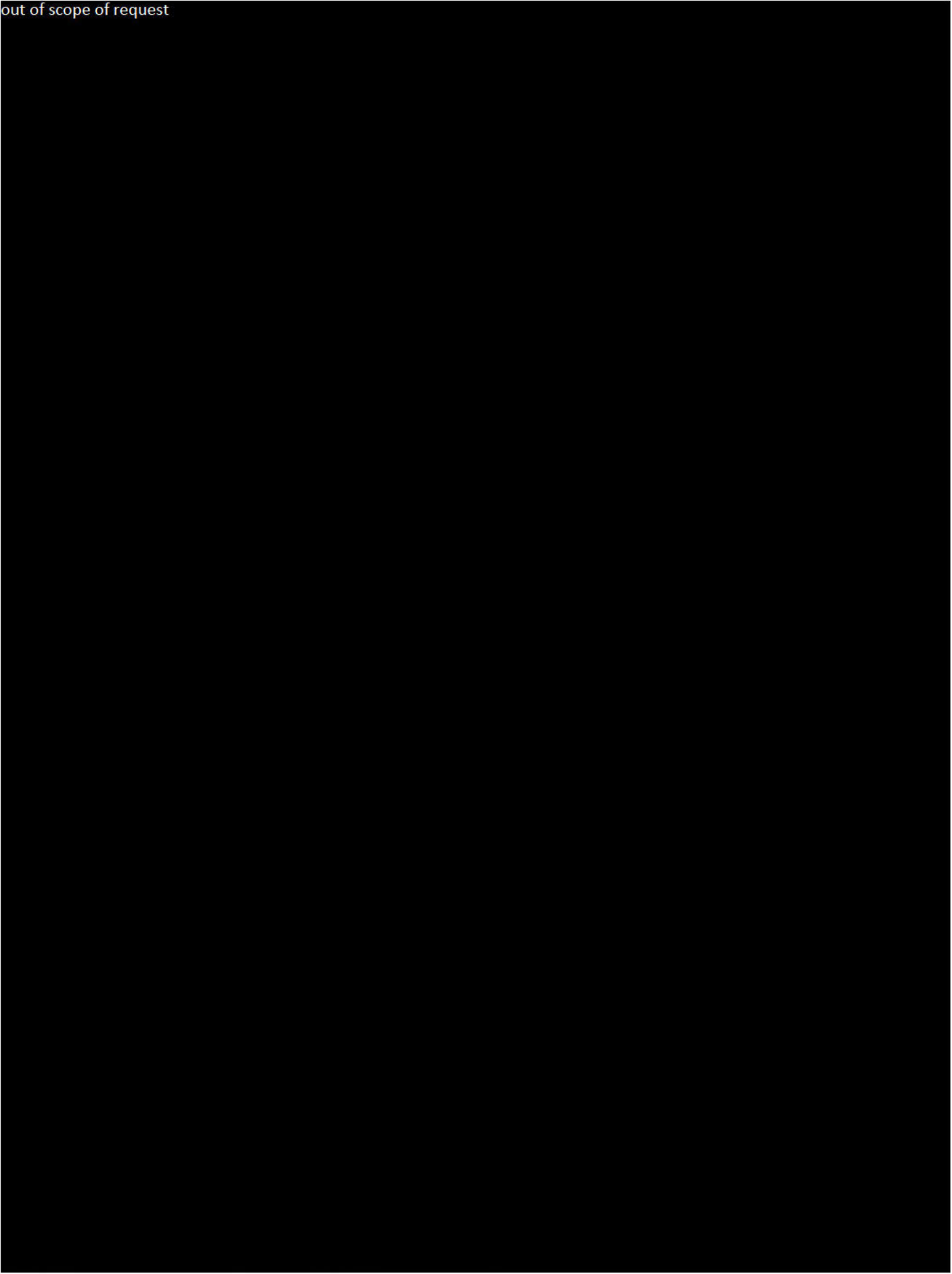
Thanks

Rob

out of scope of request



out of scope of request



---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Thursday, 28 March 2024 8:38 am

**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** Springfield Golf Club lease

Hi Sandra

As discussed yesterday, attached is the draft lease with a few changes as a result of the Club's response in an email to Councillors. These comments are included in the attached email, along with a confirmed change to Clause 3 on alternate use.

Can you get it checked with legal and then we can get back to the Club. I expect their only point of further debate may be around the time frames of clause 3 so if we have the wording correct then it may be some "three" to "four" or whatever.

Thanks

Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

P: [07 351 8202](tel:073518202). | M: 027 8072033

E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

---

**ROTORUA**  
LAKES COUNCIL

---

**From:** Rob Pitkethley  
**Sent:** Tuesday, 9 April 2024 8:13 am  
**To:** Thomas Colle  
**Cc:** Sandra North  
**Subject:** Springfield Golf Club Lease  
**Attachments:** Springfield Golf Club - Debtor Acc 153190.xlsx; NJV-156841-102-74-V1-Reserve Lease - Springfield Golf Club - 3 4.docx

Morena Thomas

We have received the legal version of Clause 3 back as below. Makes sense to me. Full lease attached

s7(2)(b)(ii)

Have a look at below and attached and once OK'd I'll send lease and debtor account to s7(2)(a) and ask for a meeting to have another discussion.

Thanks

Rob

## 1. **Alternative Use**

### 1.1 The Lessor may terminate this lease:

- (a) Up until the third anniversary of the Commencement Date on no less than 3 years written notice; and
- (b) From the third anniversary of the Commencement Date until the Final Expiry Date with no less than 12 months' written notice,

if the Lessor determines (in its absolute discretion) that on the basis of public interest and/or demand, its civic duties would be better met if the Premises was used for an alternative purpose to that contemplated by this lease. The parties acknowledge that any decision to terminate this lease would be considered in accordance with the process within the Lessor's Significance and Engagement Policy and involve the required community engagement as determined by that Policy.

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council


P: 07 351 8202. | M: 027 8072033

E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

**ROTORUA**  
LAKES COUNCIL

out of scope of request



**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Wednesday, June 19, 2024 9:14 AM

**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>; s7(2)(a)

**Subject:** RE: Springfield Golf Club lease

Morena Natasha and Sandra.

The Council have asked Council Officers to prepare a paper to go to Council to get the offer of a new lease to the Springfield Golf Club. This paper is attached and will go to the Council meeting next Wednesday.

s7(2)(g)



s7(2)(g)

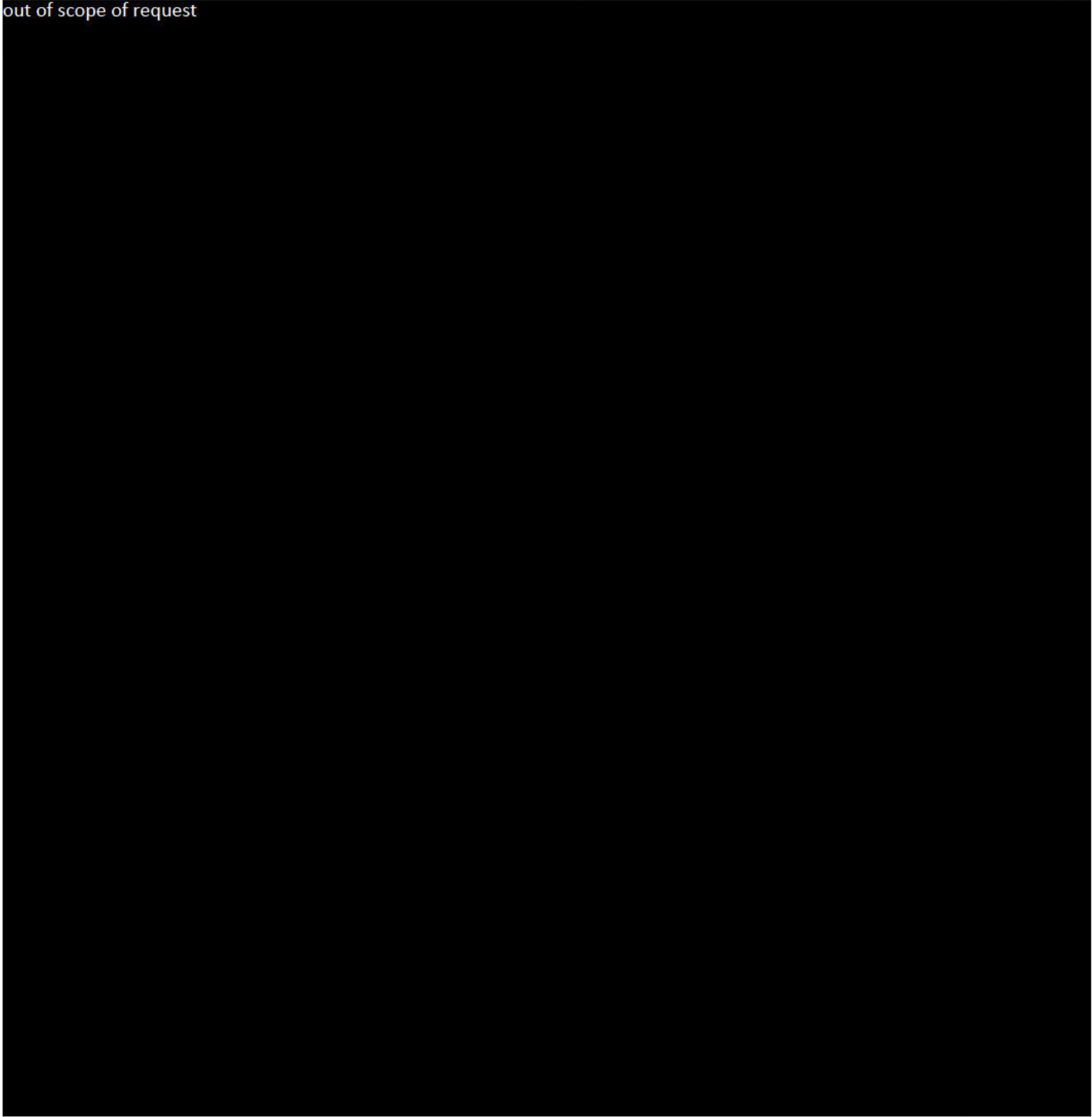


Rob Pitkethley

**Kaiwhakare Mahi Rēhia** | Manager -  
Active & Engaged Communities

**P:** 07 3518202, +64 278072033

out of scope of request



out of scope of request

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Thursday, 28 March 2024 8:38 am  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** Springfield Golf Club lease

Hi Sandra

As discussed yesterday, attached is the draft lease with a few changes as a result of the Club's response in an email to Councillors. These comments are included in the attached email, along with a confirmed change to Clause 3 on alternate use.

Can you get it checked with legal and then we can get back to the Club. I expect their only point of further debate may be around the time frames of clause 3 so if we have the wording correct then it may be some "three" to "four" or whatever.

Thanks


Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager,*  
Rotorua Lakes Council  
P: [07 351 8202](tel:073518202) | M: 027 8072033  
E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

**ROTORUA**  
LAKES COUNCIL

out of scope of request



**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Wednesday, 17 July 2024 9:20 am  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** Springfield Golf Course discussion  
**Importance:** High

Hi Sandra  
s7(2)(g)





I'll catch you today to discuss

Thanks

Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

**P:** [07 351 8202](tel:073518202). | **M:** 027 8072033

**E:** [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | **W:** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**A:** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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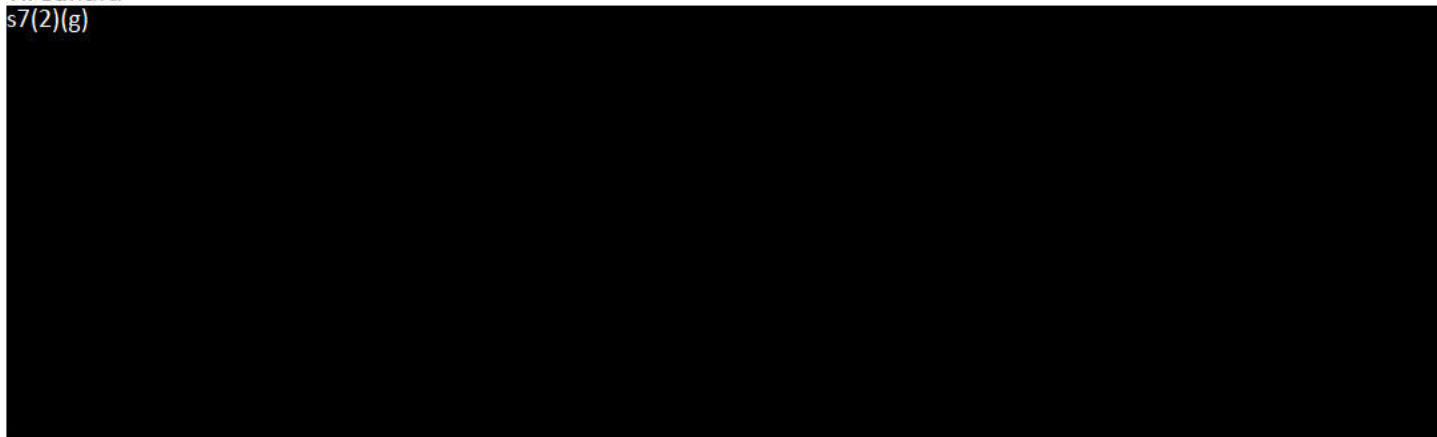
**ROTORUA**  
LAKES COUNCIL

---

**From:** Rob Pitkethley  
**Sent:** Wednesday, 17 July 2024 9:20 am  
**To:** Sandra North  
**Subject:** Springfield Golf Course discussion  
**Attachments:** RE: Springfield Golf Club lease [HB-DMS.FID1690069]

**Importance:** High

Hi Sandra  
s7(2)(g)



I'll catch you today to discuss  
Thanks  
Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

P: 07 351 8202. | M: 027 8072033

E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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**ROTORUA**  
LAKES COUNCIL

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**From:** Sandra North  
**Sent:** Wednesday, 17 July 2024 9:31 am  
**To:** Rob Pitkethley  
**Subject:** RE: Springfield Golf Course discussion

Hi, Rob

Yes- can do.

Thanks

Sandra

---

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Wednesday, 17 July 2024 9:20 am  
**To:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** Springfield Golf Course discussion  
**Importance:** High

Hi Sandra

s7(2)(g)



I'll catch you today to discuss

Thanks

Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager,*  
Rotorua Lakes Council  
P: [07 351 8202](tel:073518202) | M: 027 8072033  
E: [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

**ROTORUA**  
LAKES COUNCIL

---

**From:** Sandra North  
**Sent:** Thursday, 18 July 2024 2:06 pm  
**To:** Rob Pitkethley  
**Subject:** FW: Springfield Golf Course discussion [HB-DMS.FID1690069]  
**Attachments:** Reserve Lease - Springfield Golf Club - 18\_7.docx (10424707v1).docx

Hi, Rob

I checked the changes requested in your email of 17 July 2024.

The only changes needed are changing "was" to "were to be" in clause 3.1 and amending the reference to cl 14.10 to cl 14.2c) in cl 3.2(c).

I put a paper version on your desk.

You may also wish to delete your earlier comments at the side.

Regards

Sandra

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Thank you  
Sandra North

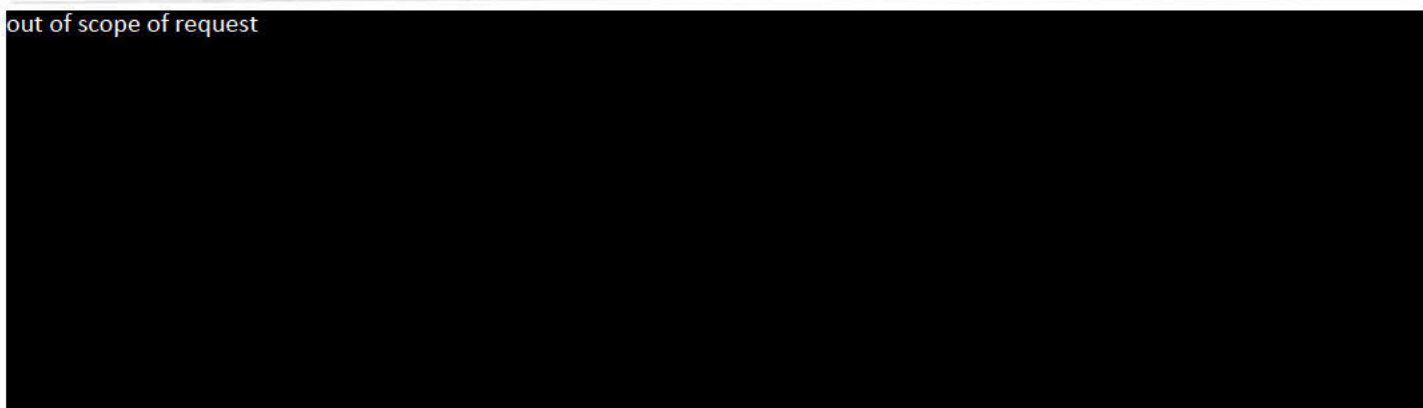
**Legal and Property Advisor Kaitohu Rawa**

p 07 351 8660 m 027 237 6351 email [Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)


W [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046

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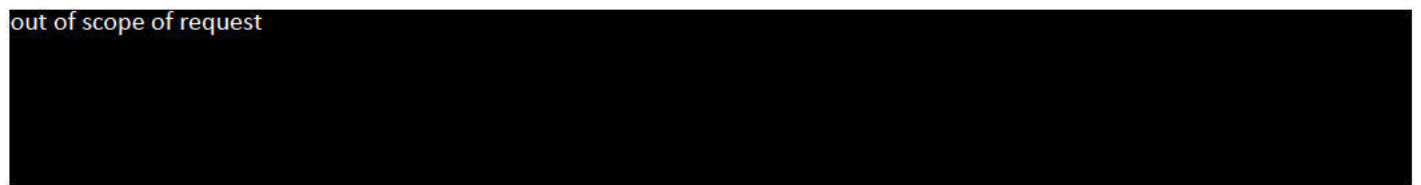
**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Thursday, July 18, 2024 7:17 AM

**To:** s7(2)(a) Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** RE: Springfield Golf Course discussion [HB-DMS.FID1690069]

out of scope of request

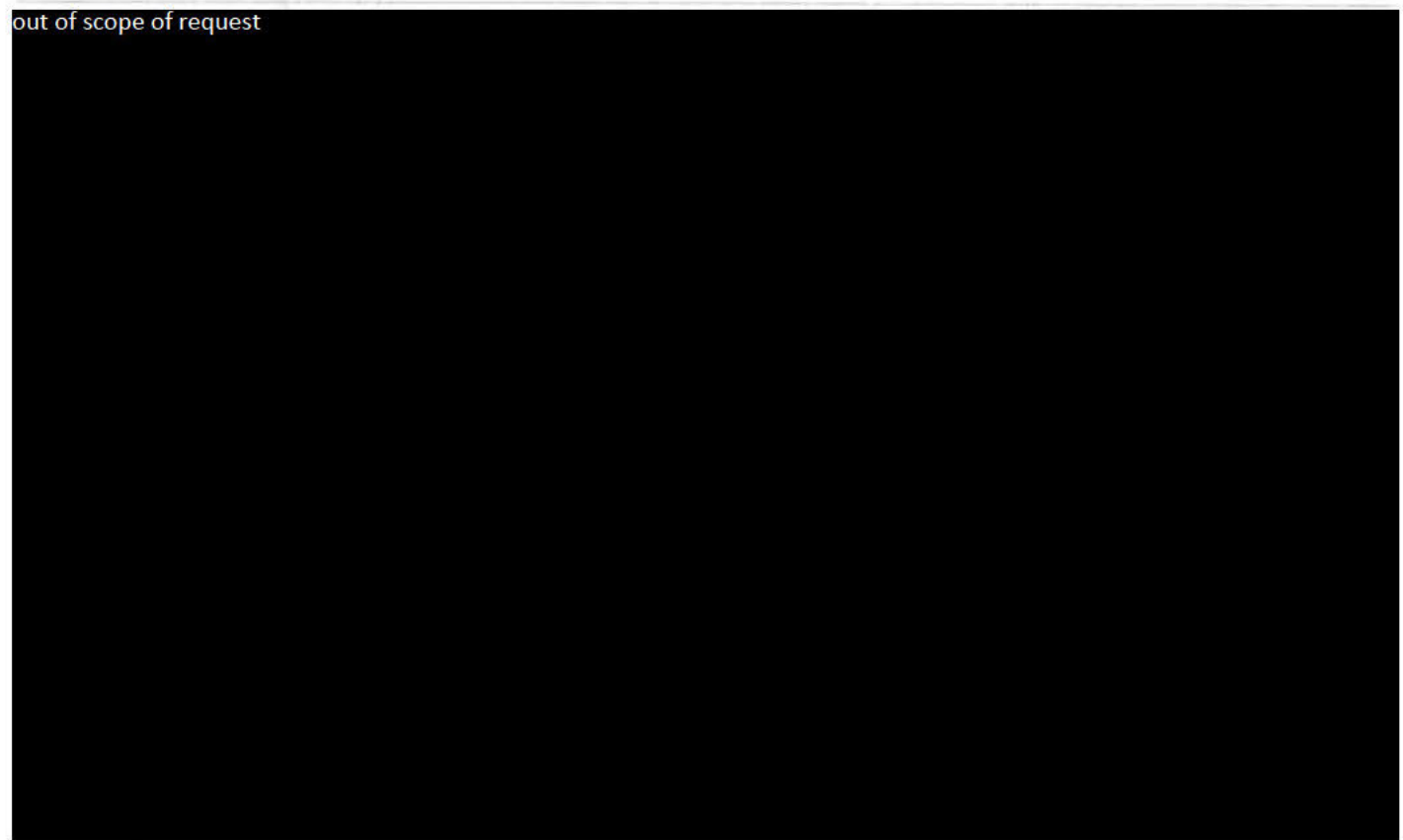


**Rob Pitkethley**


**Kaiwhakitere Mahi Rēhia** | Manager -  
Active & Engaged Communities

**P:** 07 3518202, +64 278072033

out of scope of request



out of scope of request



**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>

**Sent:** Wednesday, 17 July 2024 9:20 am

**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>

**Subject:** Springfield Golf Course discussion

**Importance:** High

Hi Sandra

s7(2)(g)



I'll catch you today to discuss

Thanks

Rob

---

**Rob Pitkethley** *Kaihautū Mahi Rēhia | Sport, Recreation and Environment Manager.*

Rotorua Lakes Council

**P:** [07 351 8202](tel:073518202) | **M:** 027 8072033

**E:** [rob.pitkethley@rotorualc.nz](mailto:rob.pitkethley@rotorualc.nz) | **W:** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

**A:** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

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**ROTORUA**  
LAKES COUNCIL

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**From:** Rob Pitkethley  
**Sent:** Thursday, 18 July 2024 3:36 pm  
**To:** Thomas Colle; Sandra North  
**Subject:** Reserve Lease - Springfield Golf Club - 18\_7.docx (10424707v1)  
**Attachments:** Reserve Lease - Springfield Golf Club - 18\_7.docx (10424707v1).docx

Kia ora Thomas & Sandra.

s7(2)(g)



Let me know  
Thanks  
Rob



---

**From:** Rob Pitkethley  
**Sent:** Friday, 19 July 2024 10:24 am  
**To:** Sandra North  
**Subject:** Re: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street  
Springfield FOUND IT, thank you

Yep that's it

Get [Outlook for Android](#)

---

**From:** Sandra North <Sandra.North@rotorualc.nz>  
**Sent:** Friday, July 19, 2024 10:08:12 AM  
**To:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield FOUND IT, thank you

Sandra

---

**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Monday, 15 January 2024 12:17 pm  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Thomas

Here is the last information sent to Gina.

Basically do we go with the recommended valuation, noting that it is discounted due to the clause allowing for lease termination?

Happy to discuss

Nā

Rob

---

**From:** Rob Pitkethley  
**Sent:** Monday, 8 January 2024 12:08 pm  
**To:** Gina Rangī <Gina.Rangi@rotorualc.nz>; Sandra North <Sandra.North@rotorualc.nz>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Kia ora Gina

They haven't received the draft lease yet as we were waiting on the market valuation. We only received this market rental valuation on Wednesday morning (20 Dec).

Putting in the rent was the last piece needed for the draft lease. The recommended rent in the report is s7(2)(b)(ii) and the current rent is s7(2)(b)(ii)

As I noted below, we need to get some Exec comment on the rental recommended because I think it is low – it is the cheapest rent for any Rotorua Golf Course. The report notes that the right for the landlord to terminate the lease early is a detriment to the rental level.

(Other Rotorua courses average \$606/Ha, Springfield recommendation is s7(2)(b)(ii) discount off average Rotorua golf course rental charge/Ha with early lease termination right)

If Thomas is still away he may not have got this report from Sandra so it would be good to get some direction so we can complete the draft lease with an appropriate valuation.

s7(2)(b)(ii)

So there is a decision that needs to be made on the appropriate annual rent before we complete the draft and get it to them. Do you have any feeling for Council expectations on "appropriate" rent and discount for early termination provision.

Ngā mihi  
Rob

---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:26 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Thanks, Rob

I will read now.

Regards

Sandra

---

**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 10:18 am  
**To:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Subject:** RE: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

s7(2)(g)


---

**From:** Sandra North <[Sandra.North@rotorualc.nz](mailto:Sandra.North@rotorualc.nz)>  
**Sent:** Wednesday, 20 December 2023 9:40 am  
**To:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Cc:** Anne-Marie Gale <[Anne-Marie.Gale@rotorualc.nz](mailto:Anne-Marie.Gale@rotorualc.nz)>  
**Subject:** FW: Rental Valuation: ROT-267397 - Springfield Golf Course, Devon Street Springfield

Just received- haven't read yet.

Sandra

out of scope of request



---

**From:** Rob Pitkethley  
**Sent:** Friday, 19 July 2024 2:39 pm  
**To:** Sandra North  
**Subject:** Fwd: Draft Springfield Golf Club Lease

Hi Sandra. There is a hope we can get an idea of rent for Monday.

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---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Friday, July 19, 2024 2:14:05 PM  
**To:** Andrew Moraes <Andrew.Moraes@rotorualc.nz>  
**Cc:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Subject:** Re: Draft Springfield Golf Club Lease

We removed the **s7(2)(b)(ii)** rental as it was based on the first lease with a shorter notice period. Rob is in contact with the valuer and we are hoping to get an updated rental on Monday.

Cheers T

---

**Thomas Collé** *Chief Financial Officer and Group Manager – Corporate Services*  
**P:** 07 348 4199  
**E:** [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | **W:** [rotorualakescouncil.nz](http://rotorualakescouncil.nz)  
**A:** 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



---

**From:** Andrew Moraes <Andrew.Moraes@rotorualc.nz>  
**Sent:** Friday, July 19, 2024 13:33  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Subject:** RE: Draft Springfield Golf Club Lease

Thanks guys.

I just spoke with **s7(2)(a)** is keen to get it agreed and signed off next week at council. I've agreed to call him Monday COB to get his confirmation he's ok with it as drafted or what changes it needs.

I note that there is no rental value in the document. When can I know what we would like to propose? I imagine that will be part of the discussion.

Cheers

**Andrew Moraes**  
Toihautū | Chief Executive  
**P:** +64 7 351 8320 | **M:** +64 27 408 8418

---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Friday, July 19, 2024 1:04 PM  
**To:** Andrew Moraes <Andrew.Moraes@rotorualc.nz>  
**Subject:** Fw: Draft Springfield Golf Club Lease

FYI

---

**Thomas Collé** Chief Financial Officer and Group Manager – Corporate Services

P: 07 348 4199

E: [thomas.colle@rotorualc.nz](mailto:thomas.colle@rotorualc.nz) | W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand



**ROTORUA** LAKES COUNCIL

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