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**From:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Sent:** Wednesday, 15 November 2023 10:25 am  
**To:** Tania Tapsell  
**Subject:** RE: Springfield Golf Club Lease

Yes, have given Thomas a heads-up re: next week.

Comm's did provide fact-checking to the RDP which was in the Monday Head's Up to elected members, but no proactive press release because decisions have not actually been made re LTP capital works programme and the Springfield lease. The headline jumps the gun a little in that regard. We will request a clarification.

G

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**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Wednesday, 15 November 2023 7:37 am  
**To:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Subject:** FW: Springfield Golf Club Lease

FYI – We will need to confirm at the Council meeting the progress on Springfield Golf Club lease.

Also, I was surprised to see this story this morning: [Springfield Golf Club: Rotorua council shelves Westbrook Sports and Recreation Precinct idea - NZ Herald](#)

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**From:** Tania Tapsell  
**Sent:** Wednesday, 15 November 2023 7:31 am  
**To:** D Paterson <dwpaterson@hotmail.com>  
**Subject:** RE: Springfield Golf Club Lease

Mōrena Councillor,

We have a lot of positive change on the way. I had requested through Gina to have the Springfield Golf Club Lease work underway, expressing the deadline of November. Thomas has had responsibility of this and I have regularly followed up to ensure it's getting delivered.

I checked in again this week and have been told that the lawyers preparing the document were expecting to have this completed and returned to the club this Friday. This will then need to be accepted and signed by the club before it's returned to us.

You are correct that the agenda is released today (Wednesday) a week prior. Unfortunately, the timing of having the lease document prepared has fallen outside of this. I understand that Thomas was going to include an update on the renewal of the lease as part of his progress report. So there will be an update to the Council and community at our meeting regardless, but we will not be able to confirm 100% that the lease has been renewed until the club signs it.

Ngā mihi,  
Tania

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**From:** D Paterson <dwpaterson@hotmail.com>  
**Sent:** Tuesday, 14 November 2023 1:51 pm  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Subject:** Springfield Golf Club Lease

Kia ora Your Worship,

It's hard to believe that eight weeks have passed since we last met for a quarterly one-on-one on 12<sup>th</sup> September.

Much has happened between then and now.

- A change of CE.
- The PARSS and Golf Facilities Strategy presented to Council.
- An assurance by the Acting CE that the \$62 Million Westbrook Sports & Recreation Precinct is *not* going to be a part of the 2024-2034 LTP.

Also, at your request, I met with Acting CE Gina Rangī on 4<sup>th</sup> October, to outline the "Golf Tourism Strategy."

Following that, Gina recommended that I discuss the strategy with Andrew Wilson, which I did, the Monday he returned from leave, 30<sup>th</sup> October.

Looking back to 12<sup>th</sup> September, I can still clearly recall our conversation about the renewal of the lease for Springfield Golf Club.

I raised that the timing to make such an announcement would be ideally suited prior to, or during, the Clubs 75<sup>th</sup> Anniversary Celebrations *on the weekend of 24<sup>th</sup> and 25<sup>th</sup> November*.

You agreed that would be good timing and indicated it could be brought to the Council meeting on the 22<sup>nd</sup>. As that Council meeting is *next week*, will that be on the Agenda, which, if I am correct, is to be released tomorrow?

Thanks very much for your time & consideration Your Worship and I look forward to your reply.

Nga Mihi : Kind Regards  
DON PATERSON  
Councillor - General Ward  
021 98 1965



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**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Friday, 17 November 2023 2:15 pm  
**To:** Thomas Colle  
**Subject:** RE: Springfield lease

Kia ora Thomas,

Also FYI Councillors would like a copy of the lease distributed to them, in confidence, when it's also sent to the Club. This is so that they know what's in it which I agree with.

I had been told verbally this was expected to be completed from the lawyers this Friday. Is that correct? Please let me know if that's not the case, and when we can expect it so I can update my Councillors please.

Ngā mihi,  
Tania

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**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Thursday, 16 November 2023 10:05 am  
**To:** Gina Rangi <Gina.Rangi@rotorualc.nz>; Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Subject:** Fwd: Springfield lease

FYI

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**From:** Rob Pitkethley <Rob.Pitkethley@rotorualc.nz>  
**Sent:** Thursday, November 16, 2023 8:40:25 am  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Subject:** Springfield lease

Morena Thomas

I have phoned s7(2)(a) of Springfield Golf Club and told him we are getting a new lease prepared and should be able to meet with him in next few weeks to discuss and leave with them for consideration.

He said thanks for the info.

He's in Christchurch at Show week and playing golf and not back until next week.

Ngā mihi  
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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**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Wednesday, 20 December 2023 3:24 pm  
**To:** Don Paterson  
**Subject:** FW: Springfield Golf Course

Kia ora, my apologies Council officers all finished at midday today so had gone by the time I was free but I have sent this email and will follow up with them first thing when I return on the 8<sup>th</sup>. I had also been informed this was with the club now, so was surprised to learn they haven't received this. Thank you for following up. I look forward to resolving this asap when our offices are back to business.

Thanks,  
Tania

**From:** Tania Tapsell  
**Sent:** Wednesday, December 20, 2023 3:21 PM  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Subject:** Springfield Golf Course

Kia ora Thomas,

An urgent item was raised during our extraordinary/emergency Council meeting today regarding the Springfield Golf Course lease. Councillors have been assured that the lease had been reviewed by lawyers and sent to the s7(2)(a) of the Springfield Golf Course. Unfortunately, the s7(2)(a) has not yet received this, and had double checked he hadn't missed it. Can you please confirm that this has been sent?

P.s. as we are now in the Christmas break I do not anticipate a reply until you return from leave. Wishing you a restful Christmas.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



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**From:** Don Paterson <Don.Paterson@rotorualc.nz>  
**Sent:** Monday, 8 January 2024 12:22 pm  
**To:** Tania Tapsell  
**Subject:** Re: Springfield Golf Course

Happy New Year Your Worship,

I trust this finds you well and that you enjoyed some special time with your loved ones over the festive season.

No doubt you have been wading through a million emails since you returned to the office so just following up to see if one of them was an explanation of what happened regarding the Springfield lease documents?

Thanks very much for your time, Your Worship and I look forward to your reply.

Nga Mihi : Kind Regards  
DON PATERSON  
Councillor - General Ward  
021 98 1965



---

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Wednesday, December 20, 2023 3:23 PM  
**To:** Don Paterson <Don.Paterson@rotorualc.nz>  
**Subject:** FW: Springfield Golf Course

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Thanks,  
Tania

**From:** Tania Tapsell  
**Sent:** Wednesday, December 20, 2023 3:21 PM  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Subject:** Springfield Golf Course

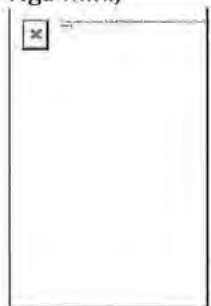
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of the Springfield Golf Course. Unfortunately, the s7(2)(a) has not yet received this, and had double checked he hadn't missed it. Can you please confirm that this has been sent?

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Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



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**From:** Don Paterson <Don.Paterson@rotorualc.nz>  
**Sent:** Monday, 22 January 2024 12:32 pm  
**To:** Tania Tapsell  
**Subject:** Re: Springfield Golf Course

Kia ora Your Worship,

I trust you are having a great start to your week.

With time marching on, has Mr. Colle provided you with an explanation of what happened regarding the Springfield Lease document not being sent to the s7(2)(a) by the Lawyers, as he stated at the Council meeting?

Thanks very much for your time, Your Worship.

Nga Mihi : Kind Regards  
DON PATERSON  
Councillor - General Ward  
021 98 1965



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**From:** Don Paterson <Don.Paterson@rotorualc.nz>  
**Sent:** Tuesday, January 9, 2024 7:42 AM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Subject:** Re: Springfield Golf Course

Morena Your Worship,

Thanks very much for taking the time to reply when you are so busy.  
I look forward to an update when Mr. Colle returns from leave.

Nga Mihi : Kind Regards  
DON PATERSON  
Councillor - General Ward  
021 98 1965





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**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Monday, January 8, 2024 4:50 PM  
**To:** Don Paterson <Don.Paterson@rotorualc.nz>  
**Subject:** FW: Springfield Golf Course

Kia ora Councillor Don,

This is all that I received so far. I'm in the office today but Thomas is not back from leave yet so I haven't been able to follow up sorry.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



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**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Wednesday, December 20, 2023 9:01 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Cc:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Subject:** Re: Springfield Golf Course

Hi Tania

Apologies, I had been told it was underway, I'll follow up with Rob and will confirm the status.

Regards Thomas

---

**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





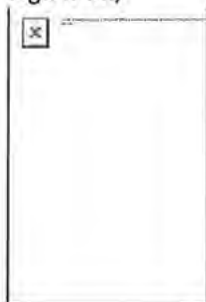
**From:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>  
**Sent:** Wednesday, December 20, 2023 15:21  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Cc:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>  
**Subject:** Springfield Golf Course

Kia ora Thomas,

An urgent item was raised during our extraordinary/emergency Council meeting today regarding the Springfield Golf Course lease. Councillors have been assured that the lease had been reviewed by lawyers and sent to the **s7(2)(a)** of the Springfield Golf Course. Unfortunately, the **s7(2)(a)** has not yet received this, and had double checked he hadn't missed it. Can you please confirm that this has been sent?

P.s. as we are now in the Christmas break I do not anticipate a reply until you return from leave. Wishing you a restful Christmas.

Ngā mihi,



**Tania Tapsell**  
Manukura | Mayor  
E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)  
A: Civic Centre, 1051 Haupapa St, Private Bag 3025, Rotorua 3046, New Zealand  
W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)



**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Wednesday, 24 January 2024 10:49 am  
**To:** Don Paterson  
**Subject:** FW: Springfield Golf Course

Kia ora Councillor Paterson,

My apologies for the delayed response. I'm pleased to have had confirmation from Thomas in person that the lease is with the s7(2)(a) now for the s7(2)(a) to consider.

P.s. I've forwarded you the below emails for your information and ask that you please keep it to yourself. Very unfortunately staff had advised Thomas that the lease was with the club when it wasn't yet. So there was a miscommunication. All sorted now though.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



**From:** Tania Tapsell  
**Sent:** Wednesday, January 17, 2024 4:00 PM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Cc:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>  
**Subject:** RE: Springfield Golf Course

Kia ora,

Thank you for the update Thomas.

This is unfortunate as we'd provided reassurances to our Councillors based on advice from staff that it was sent.

This may be a good opportunity to remind staff of the damage (to reputation and confidence) that can occur from providing inaccurate or delayed advice.

As this has been raised a number of times already in public Council meetings, you/staff may also need to consider how to respond to Councillors if they ask questions about this.

Please keep me updated on how this is progressing.

Ngā mihi,  
Tania

**From:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Sent:** Wednesday, January 17, 2024 10:00 AM  
**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>  
**Cc:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>  
**Subject:** RE: Springfield Golf Course

Good morning Your Worship

Unfortunately the draft lease was not sent late last year as the team were working through an appropriate rental recommendation. This has now been resolved and Rob is planning to contact the s7(2)(a) and should have the draft lease to him by the end of this week.

Regards Thomas

---

**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:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>  
**Sent:** Wednesday, December 20, 2023 3:21 PM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Cc:** Gina Rangi <[Gina.Rangi@rotorualc.nz](mailto:Gina.Rangi@rotorualc.nz)>  
**Subject:** Springfield Golf Course

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P.s. as we are now in the Christmas break I do not anticipate a reply until you return from leave. Wishing you a restful Christmas.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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





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**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Tuesday, 5 March 2024 5:17 pm  
**To:** Thomas Colle  
**Cc:** Gina Rangī  
**Subject:** FW: Springfield Golf Club Lease

Kia ora Thomas (and Gina),

Are you ok if I respond with this, please let me know if I am not correct:

“Kia ora s7(2)(a)

Thank you for your email. Apologies it is not appropriate for elected members to be a part of the lease negotiations as this is an operational matter that we will then vote on once the agreement is finalised between yourself and staff. This is usual process as it ensures the integrity of the process and minimises any perception of conflicts of interest.

We are looking forward to considering approval of the Springfield Golf Club Lease once the agreement has been finalised.

I will therefore pass your request on to our staff to manage and you will hear from them directly shortly.”

Ngā mihi,  
Tania

**From:** s7(2)(a)  
**Sent:** Tuesday, March 5, 2024 5:06 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>; Gregg Brown <Gregg.Brown@rotorualc.nz>; Robert Lee <Robert.Lee@rotorualc.nz>; Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Don Paterson <Don.Paterson@rotorualc.nz>; Fisher Wang <Fisher.Wang@rotorualc.nz>; Lani Kereopa <Lani.Kereopa@rotorualc.nz>; Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>; Rawiri Waru <Rawiri.Waru@rotorualc.nz>; Karen Barker <Karen.Barker@rotorualc.nz>  
**Subject:** Springfield Golf Club Lease

Dear Mayor Tapsell, Deputy Major Kai Fong and Elected members,

The President, Committee and Members of the Springfield Golf Club wish to sincerely thank you for making the decision to draft an Agreement to renew the lease of the Springfield Golf Course from the Rotorua district Council trading as Rotorua Lakes Council for a term of 33 years.

Corrections:

Clause 13.2 paragraph (h) - is incorrect as Springfield is not a links golf course.

Clause 23.1 - is incomplete and contains the following "Error reference source not found"

Changes:

Clause 13.1 - "The lessee must NOT plant any trees or shrubs without the prior approval of the Lessor"

We request that this clause be replaced with the original details as set out in Schedule B,6.2 of the previous agreement - "The Lessee shall be permitted to plant any trees or shrubs and shall trim or remove them to the extent consistent with the good management of the Premises as a golf club"

Schedule B Clause 3 - due to its openness to interpretation of the term "public interest and/or demand" and its ability to severely reduce the term of the lease from 33 years to 12 months we request that clause 3 of the schedule B be removed from the draft lease agreement in its entirety.

Yours Sincerely

§7(2)(a)

§7(2)(a)

Springfield Golf Club

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**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Tuesday, 5 March 2024 8:25 pm  
**To:** s7(2)(a)  
**Subject:** RE: Springfield Golf Club Lease

Good evening s7(2)(a) s7(2)(a)

Thank you for your email. It is acknowledged.

Your thoughtful consideration of the draft lease agreement is appreciated.

Thanks  
Robert Lee

**From:** s7(2)(a)  
**Sent:** Tuesday, March 5, 2024 5:06 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>; Gregg Brown <Gregg.Brown@rotorualc.nz>; Robert Lee <Robert.Lee@rotorualc.nz>; Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Don Paterson <Don.Paterson@rotorualc.nz>; Fisher Wang <Fisher.Wang@rotorualc.nz>; Lani Kereopa <Lani.Kereopa@rotorualc.nz>; Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>; Rawiri Waru <Rawiri.Waru@rotorualc.nz>; Karen Barker <Karen.Barker@rotorualc.nz>  
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Yours Sincerely



s7(2)(a)

s7(2)(a) Springfield Golf Club

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**From:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Sent:** Wednesday, 6 March 2024 7:35 am  
**To:** Thomas Colle  
**Cc:** Tania Tapsell  
**Subject:** Re: Springfield Golf Club Lease

Me too

**Gina Rangi**

Toi Hautū Rīwhi / Interim Chief Executive

On 5/03/2024, at 9:00 PM, Thomas Colle <Thomas.Colle@rotorualc.nz> wrote:

Hi Tania

You're proposed response looks good.

Cheers T

Get [Outlook for Android](#)

---

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Tuesday, March 5, 2024 5:16:50 PM  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Gina Rangi <Gina.Rangi@rotorualc.nz>  
**Subject:** FW: Springfield Golf Club Lease

Kia ora Thomas (and Gina),

Are you ok if I respond with this, please let me know if I am not correct:

“Kia ora s7(2)(a)

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Tania

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**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>; Gregg Brown <Gregg.Brown@rotorualc.nz>; Robert Lee <Robert.Lee@rotorualc.nz>; Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Don Paterson <Don.Paterson@rotorualc.nz>; Fisher Wang <Fisher.Wang@rotorualc.nz>; Lani Kereopa <Lani.Kereopa@rotorualc.nz>; Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>; Rawiri Waru <Rawiri.Waru@rotorualc.nz>; Karen Barker <Karen.Barker@rotorualc.nz>

**Subject:** Springfield Golf Club Lease

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Yours Sincerely

s7(2)(a)

s7(2)(a)

Springfield Golf Club



---

**From:** s7(2)(a)  
**Sent:** Wednesday, 6 March 2024 3:20 pm  
**To:** Don.Paterson@rotorualc.nz  
**Subject:** Fwd: RE: Springfield Golf Club Lease

Hi Don

This is what we got back from Tania

s7(2)(a)

----- Original Message -----

From: Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
To: s7(2)(a) Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>, Gregg Brown <Gregg.Brown@rotorualc.nz>, Robert Lee <Robert.Lee@rotorualc.nz>, Conan O'Brien <Conan.O'Brien@rotorualc.nz>, Don Paterson <Don.Paterson@rotorualc.nz>, Fisher Wang <Fisher.Wang@rotorualc.nz>, Lani Kereopa <Lani.Kereopa@rotorualc.nz>, Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>, Rawiri Waru <Rawiri.Waru@rotorualc.nz>, Karen Barker <Karen.Barker@rotorualc.nz>  
Date: 06/03/2024 12:31 NZDT  
Subject: RE: Springfield Golf Club Lease

Kia ora s7(2)(a)

Thank you for your email. Apologies it is not appropriate for elected members to be a part of the lease negotiations as this is an operational matter that we will then vote on once the agreement is finalised between yourself and staff. This is usual process as it ensures the integrity of the process and minimises any perception of conflicts of interest.

We are looking forward to considering approval of the Springfield Golf Club Lease once the agreement has been finalised.

I will therefore pass your request on to our staff to manage and you will hear from them directly shortly.

Kindest regards,

**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

W: [rotorualakescouncil.nz](http://rotorualakescouncil.nz)**From:** s7(2)(a)**Sent:** Tuesday, March 5, 2024 5:06 PM**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>; Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>**Subject:** Springfield Golf Club Lease

Dear Mayor Tapsell, Deputy Major Kai Fong and Elected members,

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Corrections:

Clause 13.2 paragraph (h) - is incorrect as Springfield is not a links golf course.

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Yours Sincerely

§7(2)(a)

§7(2)(a) Springfield Golf Club



---

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Friday, 8 March 2024 11:09 am  
**To:** RLC Councillors  
**Subject:** RE: Springfield Golf Club Lease  
**Attachments:** GR conflict solution.pdf

Kia ora Councillors,

out of scope of request

I have been happy to support bringing forward the lease of the Springfield Golf Course to the table a lot earlier than was planned for to provide certainty on their future. I look forward to the opportunity to debate and make a decision on this with you all in due course.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



---

**From:** Gregg Brown <Gregg.Brown@rotorualc.nz>  
**Sent:** Thursday, March 7, 2024 8:47 PM  
**To:** Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Cc:** RLC Councillors <RLCCouncillors@rotorualc.nz>  
**Subject:** Re: Springfield Golf Club Lease

Mayor Tapsell et al,

out of scope of request

out of scope of request

Kind Regards I Nga Mihi  
Cr Gregg Brown

Apologies if this email is brief.  
Sent via the Galaxy

---

**From:** Conan O'Brien <Conan.O'Brien@rotorualc.nz>  
**Sent:** Thursday, March 7, 2024 12:08:52 pm  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Cc:** RLC Councillors <RLCCouncillors@rotorualc.nz>  
**Subject:** Re: Springfield Golf Club Lease

Morena Good Morning Your Worship

out of scope of request

Regards

Conan

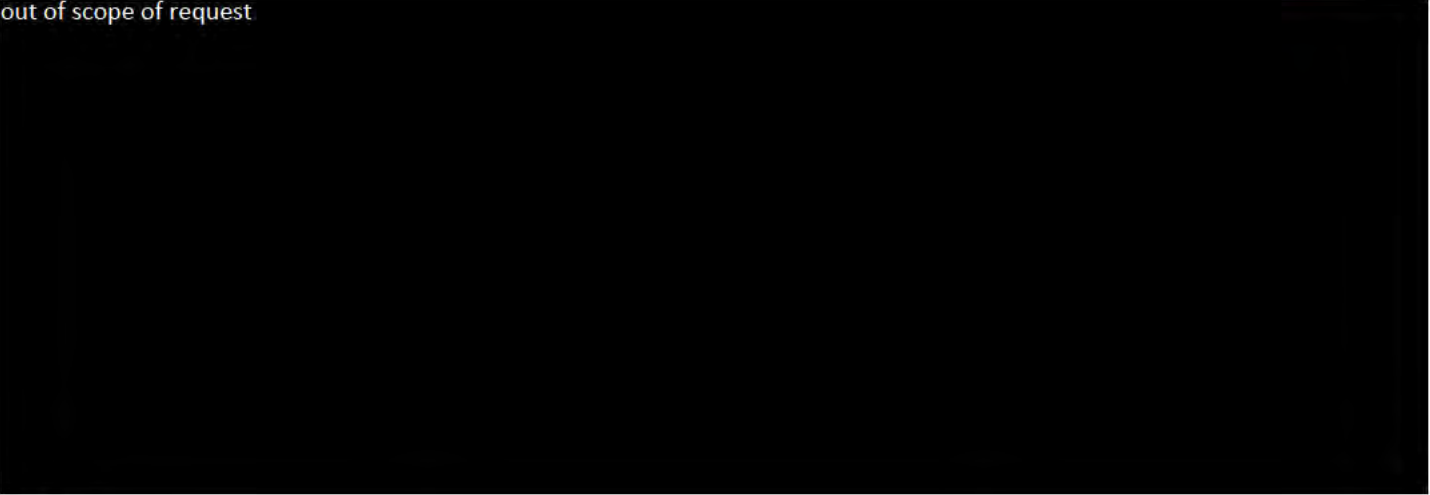
Get [Outlook for iOS](#)

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**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Thursday, March 7, 2024 10:11:41 AM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>; Gregg Brown <Gregg.Brown@rotorualc.nz>; Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Don Paterson <Don.Paterson@rotorualc.nz>; Fisher Wang <Fisher.Wang@rotorualc.nz>; Lani Kereopa <Lani.Kereopa@rotorualc.nz>; Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>; Rawiri Waru <Rawiri.Waru@rotorualc.nz>; Karen Barker <Karen.Barker@rotorualc.nz>  
**Subject:** RE: Springfield Golf Club Lease

Hi Tania

out of scope of request



Robert

**From:** Robert Lee


**Sent:** Thursday, March 7, 2024 9:56 AM

**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>; Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>

**Subject:** RE: Springfield Golf Club Lease

Hi Tania

out of scope of request





Robert

**From:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>  
**Sent:** Wednesday, March 6, 2024 12:31 PM  
**To:** §7(2)(a) Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>  
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E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



**From:** §7(2)(a)

**Sent:** Tuesday, March 5, 2024 5:06 PM

**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>; Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>  
**Subject:** Springfield Golf Club Lease

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Yours Sincerely

§7(2)(a)

§7(2)(a)

Springfield Golf Club

out of scope of request





---

**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Friday, 8 March 2024 7:25 pm  
**To:** Gregg Brown; RLC Councillors  
**Subject:** RE: Springfield Golf Club Lease

Your quote says "...other than an interest in common with the public..."

My interest in the Springfield Golf Course is in common with the public.

Again, apology invited.

**From:** Gregg Brown <Gregg.Brown@rotorualc.nz>  
**Sent:** Friday, March 8, 2024 7:07 PM  
**To:** Robert Lee <Robert.Lee@rotorualc.nz>; RLC Councillors <RLCCouncillors@rotorualc.nz>  
**Subject:** Re: Springfield Golf Club Lease

No apology coming from me.

The Local Authorities (Members' Interests) Act 1968 (LAMIA) deals with financial conflicts of interest. If a member has any direct or indirect financial interest in a matter, other than an interest in common with the public, the member may not vote on or take part in any discussion of the matter.

I believe Cr Lee has an indirect financial interest to protect, in that should there be a change of use for the golf course land then potentially his property may lose its view and the use of the green space accorded to his property.. The loss of these amenities would most likely result in a reduced value of the property.

I stand by my opinion.

Kind Regards I Nga Mihi  
Cr Gregg Brown

Apologies if this email is brief.  
Sent via the Galaxy

---

**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Friday, March 8, 2024 11:25:25 AM  
**To:** RLC Councillors <RLCCouncillors@rotorualc.nz>  
**Subject:** RE: Springfield Golf Club Lease


Good morning all

I see there continues to be a poor understanding among Elected Members about conflicts of interest.

In response to Cr O'Brien's comments I reply as follows.


Firstly, Cr O'Brien has conflated "perceived conflicts of interest", which is the issue raised by the Mayor in her initial email, with "character and integrity". They are completely different issues and certainly not synonyms. At no time did I challenge Ms Rangi's "character and integrity".

out of scope of request



Cr O'Brien's apology is therefore invited.

out of scope of request



The connection that the Springfield Golf Club issue has with the Pukeroa Oruawhata Trust is that POT own the other golf course in town that has long wanted to see the demise of the Springfield Golf

Club. There is a long held view in the Rotorua Golf Club that the Springfield Golf Club needs to be closed to make the Rotorua Golf Club financially viable. It is imagined that the Springfield members would transfer to the Rotorua Golf Club en mass. This "business plan" is misconceived because the culture of the two clubs are such that most Springfield members would rather travel to play at Lakeview or give up golf rather than join the Rotorua club.

out of scope of request




Cheers  
Robert

**From:** Conan O'Brien <Conan.O'Brien@rotorualc.nz>  
**Sent:** Thursday, March 7, 2024 12:09 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Cc:** RLC Councillors <RLCCouncillors@rotorualc.nz>  
**Subject:** Re: Springfield Golf Club Lease

Morena Good Morning Your Worship

out of scope of request





out of scope of request

Regards

Conan

Get Outlook for iOS

---

**From:** Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>

**Sent:** Thursday, March 7, 2024 10:11:41 AM

**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>; Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>

**Subject:** RE: Springfield Golf Club Lease

Hi Tania

out of scope of request

Robert

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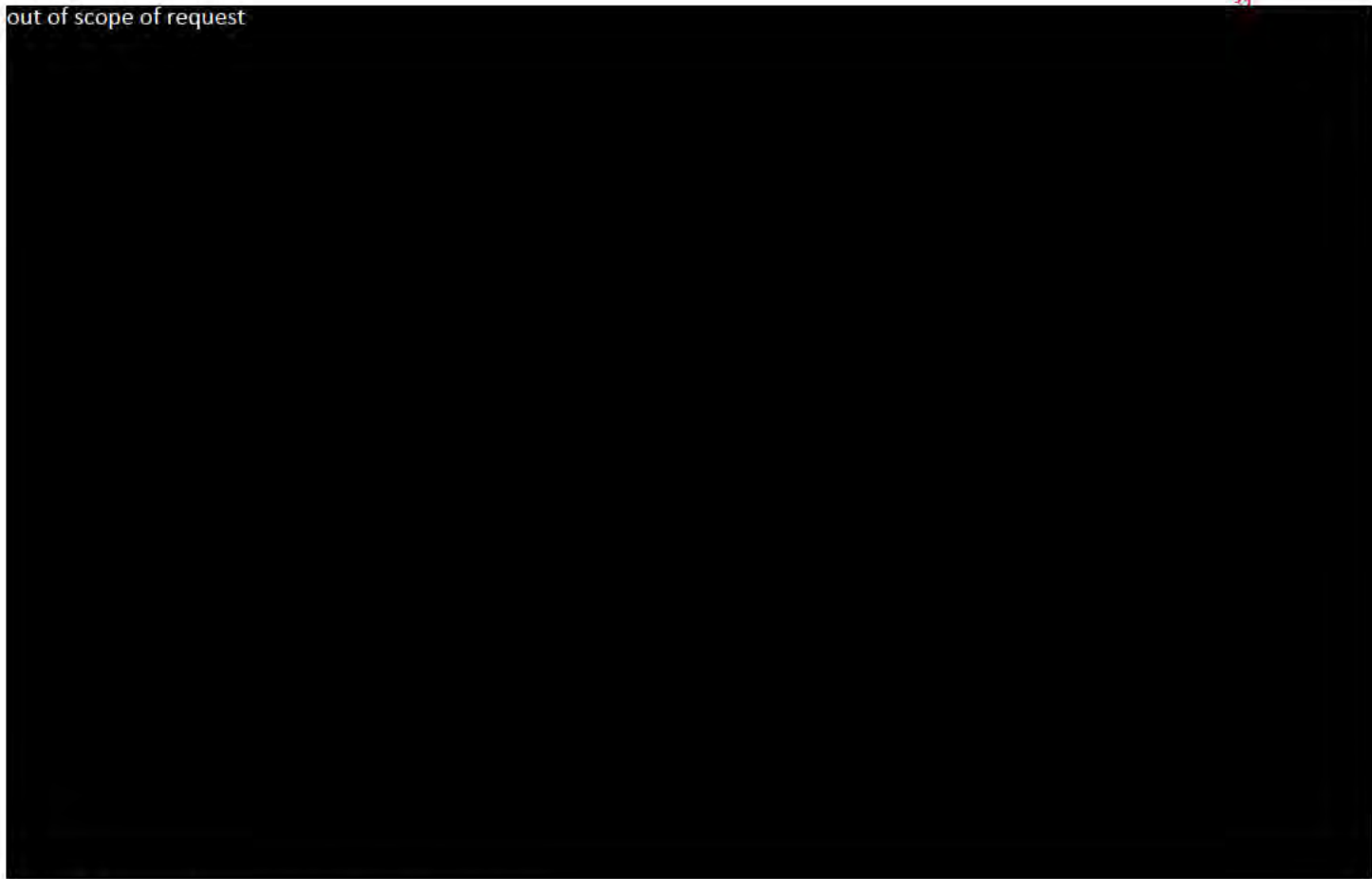
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**Subject:** RE: Springfield Golf Club Lease

Hi Tania

out of scope of request



I look forward to your considered response.

Robert

**From:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>  
**Sent:** Wednesday, March 6, 2024 12:31 PM  
**To:** s7(2)(a) Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>  
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 E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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Yours Sincerely

s7(2)(a)

s7(2)(a)

Springfield Golf Club



---

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Monday, 18 March 2024 2:50 am  
**To:** Thomas Colle  
**Subject:** RE: Springfield Golf Club Lease

Thank you for the update.

Ngā mihi,  
Tania

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Friday, March 15, 2024 1:56 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Cc:** Andrew Moraes <Andrew.Moraes@rotorualc.nz>  
**Subject:** Re: Springfield Golf Club Lease

Hi Tania

Quick update, Rob has reached out to s7(2)(a) to set up a meeting, we have not received a response and will continue to reach out and endeavour to meet and resolve the lease agreement asap.

Regards Thomas

---

**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:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Tuesday, March 5, 2024 17:16  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Cc:** Gina Rangī <Gina.Rangi@rotorualc.nz>  
**Subject:** FW: Springfield Golf Club Lease

Kia ora Thomas (and Gina),

Are you ok if I respond with this, please let me know if I am not correct:

“Kia ora s7(2)(a)



Thank you for your email. Apologies it is not appropriate for elected members to be a part of the lease negotiations as this is an operational matter that we will then vote on once the agreement is finalised between yourself and staff. This is usual process as it ensures the integrity of the process and minimises any perception of conflicts of interest.

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**From:** s7(2)(a)

**Sent:** Tuesday, March 5, 2024 5:06 PM

**To:** Tania Tapsell <[Tania.Tapsell@rotorualc.nz](mailto:Tania.Tapsell@rotorualc.nz)>; Sandra Kai Fong <[Sandra.KaiFong@rotorualc.nz](mailto:Sandra.KaiFong@rotorualc.nz)>; Gregg Brown <[Gregg.Brown@rotorualc.nz](mailto:Gregg.Brown@rotorualc.nz)>; Robert Lee <[Robert.Lee@rotorualc.nz](mailto:Robert.Lee@rotorualc.nz)>; Conan O'Brien <[Conan.O'Brien@rotorualc.nz](mailto:Conan.O'Brien@rotorualc.nz)>; Don Paterson <[Don.Paterson@rotorualc.nz](mailto:Don.Paterson@rotorualc.nz)>; Fisher Wang <[Fisher.Wang@rotorualc.nz](mailto:Fisher.Wang@rotorualc.nz)>; Lani Kereopa <[Lani.Kereopa@rotorualc.nz](mailto:Lani.Kereopa@rotorualc.nz)>; Trevor Maxwell <[Trevor.Maxwell@rotorualc.nz](mailto:Trevor.Maxwell@rotorualc.nz)>; Rawiri Waru <[Rawiri.Waru@rotorualc.nz](mailto:Rawiri.Waru@rotorualc.nz)>; Karen Barker <[Karen.Barker@rotorualc.nz](mailto:Karen.Barker@rotorualc.nz)>

**Subject:** Springfield Golf Club Lease

Dear Mayor Tapsell, Deputy Major Kai Fong and Elected members,

The President, Committee and Members of the Springfield Golf Club wish to sincerely thank you for making the decision to draft an Agreement to renew the lease of the Springfield Golf Course from the Rotorua district Council trading as Rotorua Lakes Council for a term of 33 years.

Corrections:

Clause 13.2 paragraph (h) - is incorrect as Springfield is not a links golf course.

Clause 23.1 - is incomplete and contains the following "Error reference source not found"

Changes:

Clause 13.1 - "The lessee must NOT plant any trees or shrubs without the prior approval of the Lessor"

We request that this clause be replaced with the original details as set out in Schedule B,6.2 of the previous agreement - "The Lessee shall be permitted to plant any trees or shrubs and shall trim or remove them to the extent consistent with the good management of the Premises as a golf club"

Schedule B Clause 3 - due to its openness to interpretation of the term "public interest and/or demand" and its ability to severely reduce the term of the lease from 33 years to 12 months we request that clause 3 of the schedule B be removed from the draft lease agreement in its entirety.

Yours Sincerely

s7(2)(a)

s7(2)(a) Springfield Golf Club

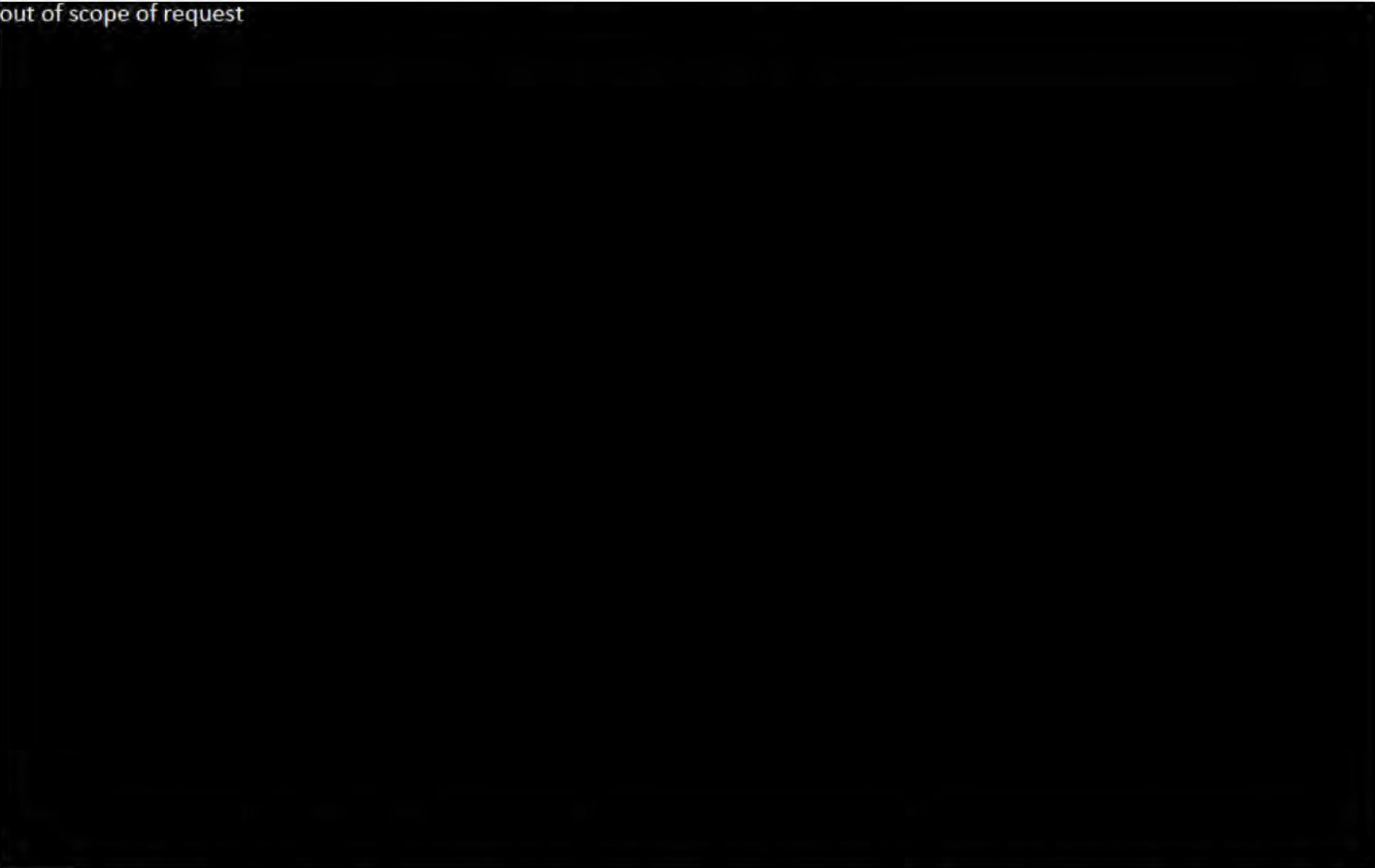
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**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Friday, 12 April 2024 3:00 pm  
**To:** Thomas Colle  
**Subject:** Springfield Golf Club lease

Hi Thomas

Thank you for your time yesterday. I enjoyed our catch-up, at least up to the point where you wrongly asserted that I was in a conflict of interest due to living adjacent to the golf course.

out of scope of request



This all being the case I was disappointed to learn that you had excluded me from the conversation about the golf club lease because of your misapprehension as to me being in a supposed conflict of interest.

I would therefore appreciate the opportunity to be personally briefed by you about the current status of the lease negotiations - certainly before this gets placed before the elected members for consideration.

Cheers  
Robert

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Monday, 6 May 2024 5:25 pm  
**To:** s7(2)(a)  
**Subject:** RE: Springfield Golf course

Hi s7(2)

Thank you for taking the time to email me and share your concerns. I am deeply surprised and concerned that you have been told misinformation. My views of supporting Springfield Golf Course were clear in the election time, and I have not taken any action to contradict that. In fact I supported the lease being considered now, which is much earlier than when it was due to be renewed, so that Springfield community and users of the golf course have the certainty of it's continued future. The only reason this has not come to Council for approval yet is that it is with the Springfield Golf Course Committee who are reviewing it (we are waiting on them). I look forward to getting this resolved and am sorry that you have been led to believe that I have been anything but supportive of this.

Ngā mihi,



**Tania Tapsell**

Manukura | Mayor

E: [tania.tapsell@rotorualc.nz](mailto:tania.tapsell@rotorualc.nz)

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

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



**From:** s7(2)(a)  
**Sent:** Thursday, May 2, 2024 7:37 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Subject:** Springfield Golf course

Hi Tania

When you were campaigning for the Mayoralty, you briefly visited our workplace with Sandra Kai Fong & we discussed your views & the direction you saw for Rotorua. Amongst other items we discussed, was Springfield golf course, as it was at that time a hot topic. You assured me that you (if I remember correctly) "fully supported Springfield Golf course remaining as such" and would "actively campaign" for it's continuance."

I was impressed

I voted for you

I told quite a few of my friends & family

I know that some of them were also impressed by my relating the above, and I know that of these, some also voted for you



I now find out that Springfield golf club is not being offered a lease of any value or quality, & it contains a ludicrous guillotine clause

I don't believe that I have heard or read of any support from yourself (but please correct me if I'm wrong)

I am disappointed in both you, and Sandra

I thought you were better

I attach a copy of my submission re Springfield, but I doubt it will matter

I have already submitted it so please don't lodge it again

Regards

s7(2)(a)

s7(2)(a)



**From:** Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Sent:** Friday, 10 May 2024 3:02 pm  
**To:** s7(2)(a)  
**Subject:** RE: Springfield Golf course

Hi s7(2)

I am away the Mayor has already responded to you.

Your assertion below is incorrect. The current lease does not expire until 2027. The Mayor has in fact to assist the club, requested the renewal of the lease be brought forward rather than wait until 2027. There is new lease currently with the Springfield Golf course committee for consideration. We are awaiting their response.

Kind regards,  
 Sandra



**Sandra Kai Fong**

Deputy Mayor

E: Sandra.KaiFong@rotorualc.nz

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

W: rotorualakescouncil.nz



**From:** s7(2)(a)  
**Sent:** Thursday, May 2, 2024 7:40 PM  
**To:** Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Subject:** FW: Springfield Golf course

Hi Sandra

When you were campaigning with Tania Tapsell for the Mayoralty, you briefly visited our workplace & we discussed your views & the direction you saw for Rotorua  
 Amongst other items we discussed, was Springfield golf course, as it was at that time a hot topic  
 Tania assured me that you (if I remember correctly) "fully supported Springfield Golf course remaining as such" and would "actively campaign" for it's continuance"

I was impressed by you both

I voted for you

I told quite a few of my friends & family

I know that some of them were also impressed by my relating the above, and I know that of these, some also voted for you

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I have already submitted it so please don't lodge it again

Regards

s7(2)(a)

s7(2)(a)

**From:** Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Sent:** Wednesday, 5 June 2024 4:53 pm  
**To:** Tania Tapsell; Thomas Colle  
**Subject:** RE: ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024

Sorry we forgot to discuss which meeting when we talked earlier. Probably doesn't matter too much which committee but more the date when you or Tania want to update councillors. Next CDD will 12 June or at the adoption of the LTP for council meeting on 26 June or leave it until July.

Have we actually had a formal response from the golf club itself about what questions or have we informed them of the time line.

My suggestions were about the correct legal name of the club and the leak wording. Not sure if you wanted to be more specific in the paper re valuation justification as councillors may be thinking it was more in line with s7(2)(b)(ii) Also you were going to check the use of the term "civic" purposes and if the word civic should be deleted so that it is for purpose that council ultimately consults on which may or may not be civic ( i.e council related)

Kind regards,  
 Sandra



**Sandra Kai Fong**

Deputy Mayor

E: Sandra.KaiFong@rotorualc.nz

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

W: rotorualakescouncil.nz



**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Wednesday, June 5, 2024 10:03 AM  
**To:** Thomas Colle <Thomas.Colle@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Subject:** RE: ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024

Thank you, we'll confirm by end of today for you.

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Tuesday, June 4, 2024 3:07 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Subject:** FW: ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024

Good afternoon



Following on from the discussion at the agenda setting meeting, please find attached a copy of the proposed golf course paper.

Look forward to receiving any feedback you may have along with your preference on Council versus CD&D.

Regards Thomas

---

**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



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**From:** Stephanie Kelly <[Stephanie.Kelly@rotorualc.nz](mailto:Stephanie.Kelly@rotorualc.nz)>

**Sent:** Friday, May 31, 2024 1:12 PM

**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>; Jean-Paul Gaston <[Jean-Paul.Gaston@rotorualc.nz](mailto:Jean-Paul.Gaston@rotorualc.nz)>; Oonagh Hopkins <[Oonagh.Hopkins@rotorualc.nz](mailto:Oonagh.Hopkins@rotorualc.nz)>; Stavros Michael <[Stavros.Michael@rotorualc.nz](mailto:Stavros.Michael@rotorualc.nz)>; Andrew Moraes <[Andrew.Moraes@rotorualc.nz](mailto:Andrew.Moraes@rotorualc.nz)>

**Cc:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>; Debbie Cossar <[Debbie.Cossar@rotorualc.nz](mailto:Debbie.Cossar@rotorualc.nz)>; Gomathi Konara <[Gomathi.Konara@rotorualc.nz](mailto:Gomathi.Konara@rotorualc.nz)>

**Subject:** ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024

Kia ora koutou,

Attached is the draft report on the proposed Springfield Lease. Please let me know if you have any feedback/suggested changes. I understand that if it is to go to the 12 June C&DD meeting it needs to be finalised by Tuesday.

Ngā mihi,

Steph



---

**From:** Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Sent:** Thursday, 13 June 2024 11:49 am  
**To:** Andrew Moraes  
**Cc:** Tania Tapsell  
**Subject:** Draft Lease for the Springfield Golf Course - 12 June 2024  
**Attachments:** ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024.docx

Hi Andrew,

I have spoken to Tania. She agrees we you that we should leave the recommendation as originally offered to the club at 3 years with the ROR to 33 years and the alternative use clause.

It would be useful to know how the 10 years works for the other leases of council property referred to in the paper. I had asked Thomas for a sample of one and a copy of the reserves plan also referred to in the paper in case we get questions asked as to why not 10 years.

From my perspective the recommendation 2. probably needs to set out more fully the proposed terms of the lease rather than just refer to the 33 years and also we should be also be noting the final expiry of the lease is not until 2027. I know it is in the paper itself but we need to highlight we are bringing this decision forward and are not required to do so at this early stage.

Kind regards,  
Sandra



**Sandra Kai Fong**

Deputy Mayor

E: Sandra.KaiFong@rotorualc.nz

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

W: rotorualakescouncil.nz



**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Tuesday, June 4, 2024 3:07 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Subject:** FW: ECM\_20333115\_v4\_Report to C&DD Committee - Draft Lease for the Springfield Golf Course - 12 June 2024

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Regards Thomas

---

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

P: 07 348 4199

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

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**From:** Stephanie Kelly <[Stephanie.Kelly@rotorualc.nz](mailto:Stephanie.Kelly@rotorualc.nz)>

**Sent:** Friday, May 31, 2024 1:12 PM

**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>; Jean-Paul Gaston <[Jean-Paul.Gaston@rotorualc.nz](mailto:Jean-Paul.Gaston@rotorualc.nz)>; Oonagh Hopkins <[Oonagh.Hopkins@rotorualc.nz](mailto:Oonagh.Hopkins@rotorualc.nz)>; Stavros Michael <[Stavros.Michael@rotorualc.nz](mailto:Stavros.Michael@rotorualc.nz)>; Andrew Moraes <[Andrew.Moraes@rotorualc.nz](mailto:Andrew.Moraes@rotorualc.nz)>

**Cc:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>; Debbie Cossar <[Debbie.Cossar@rotorualc.nz](mailto:Debbie.Cossar@rotorualc.nz)>; Gomathi Konara <[Gomathi.Konara@rotorualc.nz](mailto:Gomathi.Konara@rotorualc.nz)>

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Kia ora koutou,

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Ngā mihi,

Steph

**From:** Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>  
**Sent:** Monday, 15 July 2024 1:07 pm  
**To:** Tania Tapsell; Andrew Moraes  
**Subject:** FW: Springfield Golf Club Lease

Fyi an old email as to golf club terms and their misunderstanding of alternative use clause and when it can be activated.

Kind regards,  
 Sandra



**Sandra Kai Fong**

Deputy Mayor

E: Sandra.KaiFong@rotorualc.nz

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

W: rotorualakescouncil.nz



**From:** s7(2)(a)  
**Sent:** Tuesday, March 5, 2024 5:06 PM  
**To:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>; Sandra Kai Fong <Sandra.KaiFong@rotorualc.nz>; Gregg Brown <Gregg.Brown@rotorualc.nz>; Robert Lee <Robert.Lee@rotorualc.nz>; Conan O'Brien <Conan.O'Brien@rotorualc.nz>; Don Paterson <Don.Paterson@rotorualc.nz>; Fisher Wang <Fisher.Wang@rotorualc.nz>; Lani Kereopa <Lani.Kereopa@rotorualc.nz>; Trevor Maxwell <Trevor.Maxwell@rotorualc.nz>; Rawiri Waru <Rawiri.Waru@rotorualc.nz>; Karen Barker <Karen.Barker@rotorualc.nz>  
**Subject:** Springfield Golf Club Lease

Dear Mayor Tapsell, Deputy Major Kai Fong and Elected members,

The President, Committee and Members of the Springfield Golf Club wish to sincerely thank you for making the decision to draft an Agreement to renew the lease of the Springfield Golf Course from the Rotorua district Council trading as Rotorua Lakes Council for a term of 33 years.

Corrections:

Clause 13.2 paragraph (h) - is incorrect as Springfield is not a links golf course.  
 Clause 23.1 - is incomplete and contains the following "Error reference source not found"

Changes:

Clause 13.1 - "The lessee must NOT plant any trees or shrubs without the prior approval of the Lessor"



We request that this clause be replaced with the original details as set out in Schedule B,6.2 of the previous agreement - "The Lessee shall be permitted to plant any trees or shrubs and shall trim or remove them to the extent consistent with the good management of the Premises as a golf club"

Schedule B Clause 3 - due to its openness to interpretation of the term "public interest and/or demand" and its ability to severely reduce the term of the lease from 33 years to 12 months we request that clause 3 of the schedule B be removed from the draft lease agreement in its entirety.

Yours Sincerely

s7(2)(a)

s7(2)(a) Springfield Golf Club



---

**From:** Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Sent:** Monday, 15 July 2024 4:35 pm  
**To:** Thomas Colle; Andrew Moraes  
**Subject:** RE: Springfield golf course lease meeting - information on TCC leases

Thank you Thomas, this is very helpful information.

Ngā mihi,  
Tania

---

**From:** Thomas Colle <Thomas.Colle@rotorualc.nz>  
**Sent:** Monday, July 15, 2024 3:53 PM  
**To:** Andrew Moraes <Andrew.Moraes@rotorualc.nz>; Tania Tapsell <Tania.Tapsell@rotorualc.nz>  
**Subject:** Springfield golf course lease meeting - information on TCC leases

Good afternoon

With your upcoming meeting with the Springfield golf s7(2)(a) we thought it best to reach out again to Tauranga City Council and confirm their arrangements as we have based the draft lease on their golf club leases.

Rob's email below outlines their current lease arrangements.

Regards Thomas

---

**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



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**From:** Rob Pitkethley <[Rob.Pitkethley@rotorualc.nz](mailto:Rob.Pitkethley@rotorualc.nz)>  
**Sent:** Monday, July 15, 2024 3:49 PM  
**To:** Thomas Colle <[Thomas.Colle@rotorualc.nz](mailto:Thomas.Colle@rotorualc.nz)>  
**Subject:** FW: lease with Golf Course- TCC and golf course in Tauranga

Hi Thomas

In regard to the conversation I phoned s7(2)(a) from TCC today to check their Golf Club leases. s7(2)(a)  
s7(2)(a)

Their new leases are based on 30 years (10+10+10) and they have a termination clause for other civic use with a 2-year term. This termination clause can be initiated at any time during the lease and is a Council decision and doesn't have to necessarily go through public consultation.

Their old Golf Club leases have an annual rent based on 3% revenue but their new ones have a rent based on 10% of revenue.

For Springfield the earlier market rental evaluation was s7(2)(b)(ii) based on the lessors right to terminate early with 3 year notice in first 3 years or 1 year's notice thereafter.

They currently pay rent of [§7(2)(b)(c)] of subs + green fees which is [§7(2)(b)(ii)] (21-22 is last statements) so this is on [§7(2)(b)(ii)] for rent. Total income for Springfield is [§7(2)(b)(ii)] (+ Bar, pro shop, entry fees, grants etc). From an expense point of view their club expenses are [§7(2)(b)(ii)] so a [§7(2)(b)(ii)] rental cost is equivalent of [§7(2)(b)] of expenses. Rotorua Golf Club pays [§7(2)(b)(ii)] per year for the Arikikapakapa course and Hamurana (9 hole) pays [§7(2)(b)(ii)] per year. Hope this helps  
Rob

---

**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Monday, 22 July 2024 3:12 pm  
**To:** Tania Tapsell  
**Cc:** RLC Councillors; Andrew Moraes  
**Subject:** Springfield Golf Club

Hi Tania

Please confirm the process that will be followed on Wednesday with respect to the Springfield Golf Club lease.

Thanks

Robert

---

**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Tuesday, 30 July 2024 2:07 pm  
**To:** s7(2)(a)  
**Cc:** Don Paterson  
**Subject:** RE: Well Done

Thanks s7(2)(a)

I suggest you liaise with the Saving Springfield Committee with this which Don and I are no longer a part of given our responsibilities as Councillors.

Cheers  
Robert

**From:** s7(2)(a)  
**Sent:** Monday, July 29, 2024 12:26 PM  
**To:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Subject:** RE: Well Done

Hi Robert

Have drafted something that could be sent out to our Springfield neighbours should the Committee support the need for a strong turnout of residents and supporters at the Council meeting when the matter comes up for discussion. Have put "DRAFT ONLY" across the message.

It's probably too long but I wanted to put as much in there to ensure good context for the residents should it be used. s7(2)(a) and the Team could play with it (or chuck it in the bin 😊).

Keep up the great work both you, Don and the Team are doing.

Best regards

s7(2)(a)

**From:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Sent:** Friday, 26 July 2024 12:42 PM  
**To:** s7(2)(a)  
**Subject:** RE: Well Done

Hi s7(2)(a)

Thank you for your email. You must have plenty of patience to suffer through that livestream.

Your support is very much appreciated.

Feel free to send me a friend request on Facebook. I am often posting about Council matters:  
[Facebook.com/rdc.Robert.Lee](https://www.facebook.com/rdc.Robert.Lee)

Cheers  
Robert



**From:** s7(2)(a)  
**Sent:** Wednesday, July 24, 2024 9:22 PM  
**To:** Robert Lee <Robert.Lee@rotorualc.nz>  
**Subject:** Well Done

Hi Robert

Just watched the live stream of the Council's discussion on the recommendation regarding the Springfield Golf Course Lease.

Wanted to say well done for sticking to your convictions and the objectives of the Saving Springfield Golf Course campaign at the meeting today despite the challenges that were put back to you through the Chair.

The Golf Club needs certainty going forward and having alternative use provisions that can be triggered at the behest of some future Lakes Council as part of the agreement does not provide that certainty. Your point that matters related to flood protection downstream can be dealt with within the terms and conditions of the lease is in my view well placed.

This isn't just about the Council and the Golf Club. This matter affects all properties that are neighbours to the Golf Course and the culture of Springfield itself. Whilst no current Councillors and Council Staff can say what alternative uses might be considered as a trigger for such a clause, it does leave us all jittery that the future of the Course and impacts on surrounding properties and the Springfield community itself could reside with people that we have no ability to influence in the future. Imagine a Council made up predominantly of private developer interests. I imagine they could easily come up with an alternative use that they considered appropriate to trigger the clause 10 years hence.

Thank you for sticking in there. It can't be easy.

Best regards

s7(2)(a)

To Residents and Neighbours of Springfield

YOUR SUPPORT IS AGAIN REQUIRED.....

You will recall our "Saving Springfield Golf Course" campaign which, through your support, managed to oust the "Chadwick Administration" intent on turning our beloved Environmental Treasure and Golf Course into a Sports Precinct devoid of trees and a virtual Car Park every weekend.

We voted in our Mayor Tania Tapsell, on the following assurance, and I quote ""As long as I am mayor, that golf course will remain as it is: an important green space [and] recreational activity for all of our golf lovers."

Unfortunately, it would appear that our Mayor was careful in her wording as her conviction to the promises she made above, and which we voted her in on is, it would appear, for her term as Mayor only.

Whilst she has the power to support a renewal of the Club's lease without conditions for a further 30 years ensuring it remains "an important green space and recreational activity for all of our golf lovers" she is advocating for the lease to the Golf Course to **include an "alternative use" clause (or a guillotine clause) in the Agreement**. The wording, seconded by the Mayor on two occasions to date, would say that in 10 years' time and every 10 years thereafter should the then Council identify an "alternative use" for the land that they prefer then they would have the power to terminate the Golf Club's lease.

Ten years from now, we could find ourselves again fighting to protect the Club and the use of the land from private developer interests as we had to do during the "Chadwick Administration". Ten years is a very short time and the Golf Course would virtually exist with a guillotine provision over it that can be exercised at the discretion of a Council.

As residents, it is in our interest to ensure that no such "guillotine" is available to be used at the behest of some future Administration.

We need to ensure the Club is offered a long-term lease with no such right available for Council use during the term of that lease.

The Council rightly wants to ensure that it can access the land for crisis mitigation such as flood protection for residents and homes abutting the Utuhina Stream, particularly Ohinemutu Reserve which has been identified as being at risk.

A new lease could be worded to provide such rights for such a purpose. An "alternative use" clause goes well beyond such a need for Council as this term remains undefined.

Council will discuss and hopefully make decisions on the new lease to be offered to the Club at a meeting to be held on [Time and Date].

We would urge you to show your support for a long-term sustainable future for the Course with a strong turnout of residents at that meeting whilst this matter is discussed. The Mayor seems to have forgotten the impact their discussions could have on the Residents that voted her in and that we retain the power to ensure her term as Mayor is short-lived should she not deliver on what we understood her assurances to be.

PLEASE TURN OUT IN NUMBERS AS YOU DID DURING THE CAMPAIGN. IT WILL MAKE A DIFFERENCE.

DRAFT ONLY