

**Mayor and Councillors**  
COUNCIL

29 SEPTEMBER 2016

Meeting Status: **Public**

Purpose of Report: For Decision

## **KAPITI GYMNASTICS CLUB LEASE VARIATION**

### **PURPOSE OF REPORT**

- 1 This report seeks Council's approval to amend the lease area for the Kapiti Gymnastics Club on Council owned land at Mazengarb Reserve.

### **DELEGATION**

- 2 Council has the authority to consider this matter.

### **BACKGROUND**

- 3 The previous lease terms for the Kāpiti Gymnastics Club (the Club) were approved at the Council meeting on 26 May 2016. Report CS-16-1857 is attached as Appendix 1.
- 4 The previously approved lease allowed for an increased footprint of the building to enable the Club to expand the building to meet growing demand and better comply with gymnastics standards.
- 5 Since the lease was granted in May, the Club has written to Council officers requesting a change to their lease area, as attached in Appendix 2. The reason for the requested variation is that they would like to extend their building into the north east end of their building site on Mazengarb Reserve rather than the previously approved southwest end of the existing building. This is due the southwest end of the existing building proving to be unfeasible for expansion due to technical and budget constraints.
- 6 The revised agreement would be for part of the land area known as Mazengarb Reserve and more particularly shown as the hatched area in Appendix 4 and being part of the land comprised and described in LOT 1 DP 59080. The land is administered by Kāpiti Coast District Council under the Reserves Act 1977 (the Act).

### **ISSUES AND OPTIONS**

#### **Issues**

- 7 Officers have reviewed the requested amendment and have no concerns with the proposed change of location for the building addition.
- 8 There are limitations on activities that are permitted on this site subject to the Act. The activities proposed are consistent with the Act's land classification which is designated Recreation Reserve.

- 9 This expansion moves into an unused area of the park between the gym and the grassed field. The extra area of land requested is shown in red shading in Appendix 3.
- 10 The approval of the variation to the lease does not imply Councils approval to build the extension, but only for use of the land. All the usual regulatory process requirements for building will need to be met before approval is granted to extend the building.

## Considerations

### Policy considerations

- 11 There are no policy issues arising from this decision.

### Legal considerations

- 12 Section 54(1) of the Act authorises the Council to enter into a lease for recreation reserves.
- 13 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Kapiti Gymnastics Club for signing.

### Financial considerations

- 14 The lease will include annual rental to be paid at the appropriate rate set annually by the Council in either the Long Term Plan or Annual Plan. Costs associated with a new lease are required to be covered by the Lessee.

### Tāngata whenua considerations

- 15 There are no Tāngata whenua considerations.

## **SIGNIFICANCE AND ENGAGEMENT**

### Degree of significance

- 16 This matter has a low level of significance under Council policy.

### Consultation already undertaken

- 17 The Paraparaumu/Raumati Community Board chair has confirmed there are no known concerns associated with this lease. As this is a continuation of an existing occupation since 1995 no other consultation has been undertaken.

### Engagement planning

- 18 An engagement plan is not needed to implement this decision.

### Publicity

- 19 No public notification is required as this concession is being treated as a reissue of permit under the Reserves Act 1977.

## RECOMMENDATIONS

- 20 That Council approves a variation to the lease with the Kāpiti Gymnastics Club, for use of the land at Mazengarb Reserve as shown in Appendix 3 to report CS-16-1969.

**Report prepared by**   **Approved for submission**   **Approved for submission**

**Alison Law**

Max Pedersen

Kevin Black

**Parks & Recreation  
Manager**

**Group Manager  
Community Services**

**Acting Group Manager  
Strategy & Planning**

## ATTACHMENTS

- Appendix 1   Kapiti Gymnastics Club Letter re: Lease Renewal Amendment  
Appendix 2   Comparison of lease areas  
Appendix 3   Plan of land area proposed for lease at Mazengarb Reserve

**Appendix 1: Kapiti Gymnastics Club Letter re: Lease Renewal Amendment**

29/07/2016

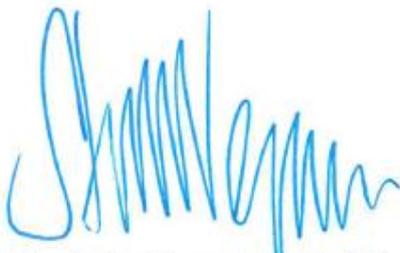
Kapiti Gymnastics Club Lease Renewal Amendment  
Mazengarb Reserve  
Scaife Drive, Paraparaumu  
LOT 1 DP 59080

Kapiti Gymnastics Club seeks consent from Kapiti Coast District Council to renew and alter the current lease agreement to include a portion of land on the north east end of the building at Mazengarb Reserve in order to accommodate a 16m addition to the building to better cater for the clubs current and future needs.

The Gym has already obtained Resource Consent to extend the building on the Southwest end but due to the constraints of the site the existing structure and the subsequent budget blowout the project has proved to not be feasible.

The Club have recently investigated extending the gymnasium on the north east end of the building and this is now the preferred option as the gymnasium looks to have been originally designed to extend this way, the land is flat and associated costs in line with the budget.

The proposed land area is shown in the attached aerial.



Stuart Nepia on behalf of Kapiti Gymnastics Club

## Appendix 2 – Comparison of lease areas

### 1. Kapiti Gymnastics Club Current lease area:



### 2. New land area requested:



### Appendix 3: Proposed total lease area for Kapiti Gymnastics Club at Mazengarb Reserve

