

Mayor and Councillors
COUNCIL

25 JANUARY 2018

Meeting Status: **Public**

Purpose of Report: For Decision

LEASE PARAPARAUMU DOMAIN, AORANGI SPORTS CLUB

PURPOSE OF REPORT

- 1 This report seeks Council's approval to enter into a lease agreement with the Aorangi Sports Club, for Council owned land at Paraparaumu Domain.

DELEGATION

- 2 Council has the authority to consider this matter.

BACKGROUND

- 3 This agreement would be for part of the land area known as the Paraparaumu Domain and more particularly the area shown in red in Appendix 1 and being part of the land comprised and described in Lot 66 DP 15862 and Sec 5A Blk VIII TN OF Paraparaumu. The land is classified as recreation reserve and is owned and administered by the Kāpiti Coast District Council under the Reserves Act 1977 (the Act).
- 4 The Aorangi Sports Club has occupied this site since 1985, with their current lease expiring on the 31st of March 2018. The club owns and occupies the club building above Council owned amenity facilities for the purposes associated with athletics and cricket.
- 5 The Aorangi Sports Club is jointly managed by Paraparaumu Track and Field Club and Kapiti Old Boys Cricket Club. Both clubs have a strong junior and senior membership with both clubs looking at opportunities for further growth.
- 6 The Club has formally notified Council, requesting a new lease for a term of 10 years plus two rights of renewal.
- 7 The reserve is classified as Recreation Reserve, which means that leasing powers are provided by Section 54 of the Act. The maximum lease term that can be offered is 33 years.

ISSUES AND OPTIONS

Issues

- 8 There are limitations on activities that are permitted on this site subject to the Act. The activities proposed are consistent with the Act. It is proposed that the club continue to occupy this space by way of a lease solely for the purposes associated with the Aorangi Sports Club.
- 9 The proposed term of the lease is 10 years with two rights of renewal. This is consistent with similar lease agreements.

CONSIDERATIONS

Policy considerations

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

Legal considerations

- 11 The Act requires that Council give public notice of the new lease proposed to be granted. A period of not less than one calendar month must be provided by the Council for objections or submissions to be received. Council must consider any submissions received. Any submissions received will be considered at the Council meeting of 26 April 2018.
- 12 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Aorangi Sports Club for signing.

Financial considerations

- 13 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

- 14 There are no known tāngata whenua considerations.

SIGNIFICANCE AND ENGAGEMENT

Degree of significance

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

Consultation already undertaken

- 16 The Paraparaumu-Raumati Community Board Chair has been advised of this proposed lease and has raised no concerns.

Engagement planning

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

Publicity

- 18 As this is technically a new lease on Reserve land, one month public notification is required. The requirements of the Act define public notice to be: publishing the notice once in a newspaper circulating in the area in which the reserve is situated and in such other newspapers (if any) as the administering body decides.

The appropriate Council communication channels will be used to ensure key stakeholders and audiences are aware of the process and outcome.

RECOMMENDATIONS

- 19 That the Kāpiti Coast District Council authorises the Chief Executive to undertake the required public notification process for the lease proposal as outlined in this report (CS-18-400) for the land at Paraparaumu Domain, Paraparaumu, shown in Appendix 1, to the Aorangi Sports Club.
- 20 If any submissions or objections are made, these be considered at the Council meeting of 26 April 2018.
- 21 If no submissions or objections are received, that the Kāpiti Coast District Council authorises the Chief Executive to enter into a lease for ten years with two further ten year rights of renewal commencing 01 April 2018 with the Aorangi Sports Club, for the land at the Paraparaumu Domain shown in Appendix 1 to report CS-18-400 at an annual rental set by the Council in the Long Term Plan or Annual Plan.

Report prepared by Approved for submission Approved for submission

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ATTACHMENT:

Appendix 1: Aerial map

