

Mayor and Councillors
COUNCIL

2 MARCH 2017

Meeting Status: **Public**

Purpose of Report: For Decision

**LEASE FOR ELIZABETH STREET RESERVE, WAIKANAĒ
BRIDGE CLUB INC**

PURPOSE OF REPORT

- 1 This report seeks Council's approval to enter into a lease agreement with the Waikanae Bridge Club Inc, for land at the Elizabeth Street Reserve, Waikanae.

DELEGATION

- 2 Council has the authority to consider this matter.

BACKGROUND

- 3 This agreement would be for part of the land area known as Elizabeth Street Reserve and more particularly shown as the area in red in Appendix 1 and being part of the land comprised and described in LOTS 8 9 DP 1031. The land is classified as local purpose and is owned by the Kāpiti Coast District Council under the Reserves Act 1977 (the Act).
- 4 The Waikanae Bridge Club Inc has occupied this site by way of a lease since September 1997. This current lease expires on 31 March 2017, and subsequently the Club have requested a new lease be entered into.
- 5 The reserve is classified as local purpose reserve under Section 61 of the Act. Because it is a local purpose reserve, the Public Bodies Leases Act 1969 (PBLA) applies. This means that with certain exceptions (such as a Kindergarten) Council must sell the lease by public auction or public tender unless the lease is for a period of five years or less.

ISSUES AND OPTIONS

Issues

- 6 There are limitations on activities that are permitted on this site subject to the Reserves Act 1977. The activities proposed are consistent with the Act.
- 7 It is proposed the lease activity will continue to provide a space solely for the purposes associated with the Waikanae Bridge Club.

CONSIDERATIONS

Policy considerations

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

Legal considerations

- 9 The Public Bodies Leases Act 1969 (PBLA) empowers Council to grant a lease for up to five years without public auction or tender.
- 10 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Waikanae Bridge Club Inc for signing.

Financial considerations

- 11 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 as shown in Appendix 2. Costs associated with a new lease are required to be covered by the Lessee.

Tāngata whenua considerations

- 12 There are no known tāngata whenua considerations.

SIGNIFICANCE AND ENGAGEMENT

Degree of significance

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

Consultation already undertaken

- 14 The Waikanae Community Board Chair has been advised of this proposed lease and has raised no concerns.

Engagement planning

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

Publicity

- 16 Public notification in this instance is not required.

RECOMMENDATIONS

- 17 That the Kāpiti Coast District Council authorises the Chief Executive to enter into a lease for 5 years, commencing 1 April 2017 with Waikanae Bridge Club Inc, for the land at Elizabeth Street Reserve shown in Appendix 1 to report CS-16-073 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

Mark Hammond
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 Planner**

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ATTACHMENTS

Appendix 1: Plan of land area proposed for lease at Elizabeth Street Reserve.

Appendix 2: Reserve Land Rentals 2016-17

Appendix 1: Plan of land area proposed for the Waikanae Bridge Club Inc lease at Elizabeth Street Reserve.



Appendix 2: Reserve Land Rentals 2016/17

| Reserve Land Rentals 2016/17 | |
|-------------------------------------|--------------|
| Clubs with alcohol licences | \$827 |
| Clubs without alcohol licences | \$415 |
| Craft, hobbies and other activities | \$332 |
| Educational (standard) | \$201 |
| Youth and service | \$201 |