

**Mayor and Councillors**  
COUNCIL

29 SEPTEMBER 2016

Meeting Status: **Public**

Purpose of Report: For Decision

**LEASE OF COUNCIL ADMINISTERED LAND AT TILLEY ROAD RESERVE, TE RAU O TE RANGI WEAVERS COLLECTIVE**

**PURPOSE OF REPORT**

- 1 This report seeks approval to enter into a new lease agreement with the Te Rau O Te Rangi Weavers Collective on Council administered land (owned by the Department of Conservation) at Tilley Road Reserve.

**DELEGATION**

- 2 Council has the authority to consider this matter.

**Background**

- 3 The agreement would be for part of the land area known as Tilley Road Reserve and more particularly shown as the hatched area in Appendix 1 and being part of the land comprised and described in Sec 3 SO 446259. The land is administered by Kāpiti Coast District Council under the Reserves Act 1977 (the Act).
- 4 At its October 2012 meeting, the Environment and Community Development committee accepted the transfer of management responsibilities from the Greater Wellington Regional Council (GWRC) over 1.82 hectares of Park land for the development of sports grounds. The agreement was subject to the continuation of the license to occupy for the Weavers Club.
- 5 The Te Rau O Te Rangi Weavers Collective Club has occupied the club rooms (previously a bowling club) at the northern end of Tilley Road for some time. This area of land was formerly part of Queen Elizabeth Park.
- 6 Previously the reserve was administered by Greater Wellington Regional Council on behalf of the Department of Conservation. The Te Rau O Te Rangi Weavers Collective Club previously had a lease with GWRC on a short term tenure-month by month roll over basis for the land and building shown in Appendix 1.
- 7 The Te Rau O Te Rangi Weavers Collective have advised The Council that they would like to enter into a new five (5) year lease, commencing 1<sup>st</sup> November 2016, with one five year right of renewal. Current rental cost is \$326 per annum, with an annual review. This aligns with charges set out in the Long Term Plan and the current policy on Reserve Land Rentals shown in Appendix 2.

## ISSUES AND OPTIONS

### Issues

- 8 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.
- 9 The Te Rau O Te Rangi Weavers Collective have had a lease to occupy land at Tilley Road Reserve (formerly part of Queen Elizabeth Park) from GWRC for some time preceding the transfer of administration duties to the Kāpiti Coast District Council four year ago.
- 10 The club currently harvest and maintain harakeke/flax plantings next to the club building for the purposes of carrying out their weaving activity. The club will continue to harvest and maintain the harakeke/flax plantings to the east of the club rooms should the lease of the adjacent club rooms be granted.
- 11 A condition of any granted lease will specifically require that the toilets on the ground floor of the proposed lease area be made available every Saturday for sports activities undertaken on the reserve. The group is aware of this requirement as this has been the on-going arrangement.

### Policy considerations

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

### Legal considerations

- 13 Section 54(1) of the Act authorises the Council to enter into a lease for recreation reserves.
- 14 Lease documentation will be drafted and will be reviewed by the Council's Legal Counsel before being presented to the Te Rau O Te Rangi Weavers Collective for signing.
- 15 Section 54(2) of the Act requires that Council give public notice of the 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 and review its recommendation in light of the submissions.

### Financial considerations

- 16 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.
- 17 There is no council funding required for this lease to be granted.

### Tāngata whenua considerations

- 18 The activity undertaken by the weavers complements the overarching role of tāngata whenua as kaitiaki of the environment and is an activity that transfers taonga tuku iho from generation to generation. This work also delivers on

principles two and three of the Vision from Tāngata Whenua as expressed in the Long Term Plan.

## **SIGNIFICANCE AND ENGAGEMENT**

### Degree of significance

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

### Consultation already undertaken

20 As the proposed lease is required to be publicly notified, community and other agencies have not been consulted in this matter. All potentially affected parties will have the opportunity to submit their opinions during the course of the notification process.

21 The Paekākāriki Community Board has been notified of the intentions of Council to enter into a lease with Te Rau O Te Rangi Weavers Collective. At the time of writing this report no concerns have been raised by the Board.

### Engagement planning

22 If the recommendations in this report are approved then staff will arrange for public notification, in accordance with the Reserves Act 1977.

### Publicity

23 Public Notification is required, as this is the first time that Te Rau O Te Rangi Weavers Collective will be entering into a lease with the Kāpiti Coast District Council.

24 The Public Notification will be advertised in local papers and through existing networks. This meets the requirements of section 119 of the Reserves Act 1977 which defines public notice to be: publishing the notice once in a newspaper circulating in the area in which the reserve is situated and, publication in any other newspaper the Council decides.

25 No communications plan or media release is anticipated in respect of this issue.

## RECOMMENDATIONS

- 26 That Council authorises the Chief Executive to negotiate and sign a lease (in general accordance with the proposed terms outlined in this report CS-16-1922) for the land at Tilley Road Reserve shown in Appendix 2 of this report, with the Te Rau O Te Rangi Weavers Collective Club, provided no submissions in opposition are received.

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

Alison Law

Sean Mallon

Max Pedersen

**Parks and  
Recreation Manager**

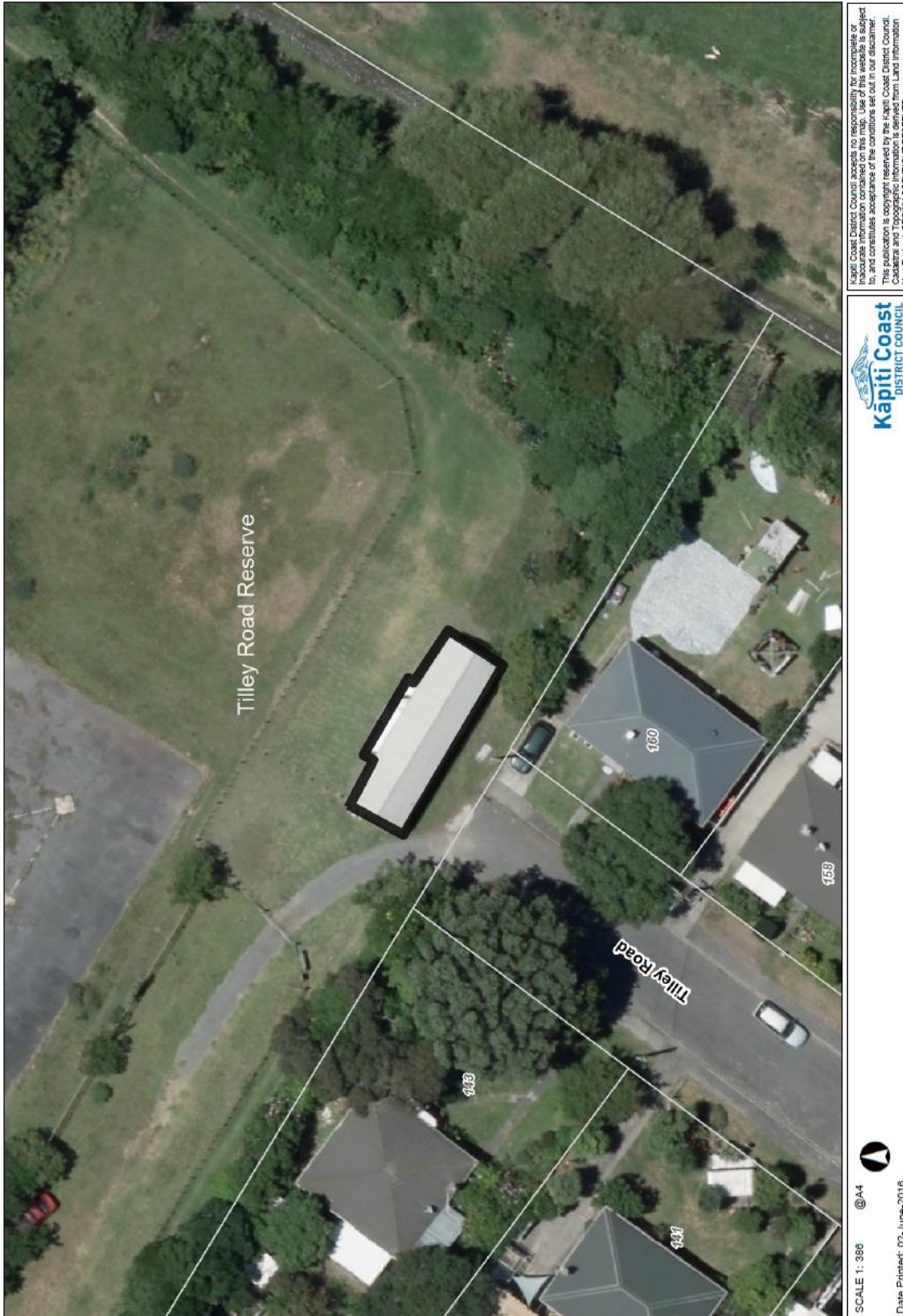
**Group Manager  
Infrastructure Services**

**Group Manager  
Community Services**

## ATTACHMENTS

- 1 Plan of land area proposed for lease at Tilley Road Reserve.
- 2 Reserve Land Rentals 2016/2017

Appendix 1 – Te Rau O Te Rangi Weavers Collective Lease Area



**Appendix 2 – Reserve Land Rentals 2016/17**

Reserve land rentals	
Clubs with alcohol licences	\$827
Clubs without alcohol licences	\$415
Craft, hobbies and other activities	\$332
Educational (standard)	\$201
Youth and service	\$201