

Mayor and Councillors
COUNCIL

25 JANUARY 2018

Meeting Status: **Public**

Purpose of Report: For Decision

LEASE FOR MATTHEWS PARK, KAPITI RUGBY LEAGUE CLUB

PURPOSE OF REPORT

- 1 This report seeks Council's approval to enter into a lease agreement with the Kapiti Rugby League Club, for land at Matthews Park.

DELEGATION

- 2 Council has the authority to consider this matter.

BACKGROUND

- 3 This agreement would be for part of the land area known as Matthews Park and more particularly the area shown hatched white in Appendix 1 and being described as Lot 68 DP 12090. The land is classified as Recreation Reserve and is vested in Kāpiti Coast District Council under the Reserves Act 1977 (the Act).
- 4 The current lease was granted from 1 April 1998 for a twenty year term, expiring on 31 March 2018. The club owns and occupies the building above Council owned amenity facilities for the purposes associated with rugby league.
- 5 The Kapiti Rugby League Club has a strong junior club membership and the desire to grow its senior membership in the next season. Additionally the Club host a successful 'Tag' sports programme over summer.
- 6 The Club has met with Council Officers signalling the desire to enter into a new lease.
- 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 Kapiti Rugby League Club.
- 9 Over the years the club building has deteriorated and in addition to concerns raised by Council staff, there have been complaints raised by nearby residents. Council Officers have raised the on-going concerns with the club and have requested for repairs to be made. In addition to minor works that are required such as painting and replacement of broken windows, initial inspections have

shown that the some external cladding needs to be replaced. The club has been unable to undertake any repairs due to a lack of funds.

- 10 The proposed term of the new lease is one year plus two rights of renewal to allow the Club time to make repairs before Council commits to a longer lease. Council officers will work with the club to explore opportunities for funding the necessary repairs.

CONSIDERATIONS

Policy considerations

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

Legal considerations

- 12 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.
- 13 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Kapiti Rugby League 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 known 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 been advised of this proposed lease and has raised no concerns.

Engagement planning

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

Publicity

- 19 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

- 20 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-18-429) for the land at Matthews Park, Raumati, shown in Appendix 1, to the Kapiti Rugby League Club.
- 21 If any submissions or objections are made, these be considered at the Council meeting of 26 April 2018.
- 22 If no submissions or objections are received, that the Kāpiti Coast District Council authorises the Chief Executive to enter into a lease for one year with two further one year rights of renewal commencing 01 April 2018 with the Kapiti Rugby League Club, for the land at the Matthews Park shown in Appendix 1 to report CS-18-429 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

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