

**Mayor and Councillors
COUNCIL**

14 MARCH 2019

Meeting Status: **Public**

Purpose of Report: For Decision

**CONSIDERATION OF SUBMISSIONS – PROPOSED LEASE
WITH KAPITI CITIZENS SERVICES TRUST AT BLUE GUM
RESERVE**

PURPOSE OF REPORT

- 1 The purpose of this report:
 - a) Is to consider 17 submissions made towards the proposal to enter into a new lease agreement with Kapiti Citizens Services Trust, for land at Blue Gum Reserve, Paraparaumu; and
 - b) Seeks the Council's approval to enter into a lease agreement with Kapiti Citizens Services Trust, for land at Blue Gum Reserve, Paraparaumu.

DELEGATION

- 2 The Council has the authority, as a delegate of the Minister of Conservation through the 12 June 2013 Delegation of Powers under the Reserves Act 1977, to consider leases on recreation reserve that is owned by the Crown, and controlled and managed by the Council.

BACKGROUND

- 3 This lease would be for part of the land known as Blue Gum Reserve and more particularly the area shown in red in Appendix 1 and being part of land defined as PART LOT 128 DP 9498. The land is owned by the Crown and is reserve land subject to the Reserves Act 1977 (the Act). The Council is appointed to control and manage the land and do so in accordance with the provisions of the Act relating to recreation reserves.
- 4 As the land is Crown owned, the proposed lease must be considered under section 59A(1) of the Act, which requires leases to be granted in accordance with Part 3B of the Conservation Act 1987 (Conservation Act).
- 5 At the 27 September 2018 meeting, the Council considered a lease with Kapiti Citizens Services Trust (the Trust), for part of the land at Blue Gum Reserve, Paraparaumu and resolved:

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-18-606) for the land at Blue Gum Reserve, Paraparaumu, shown in Appendix 1, to Kapiti Citizens Services Trust.

- 6 The Trust has been granted resource consent for building extensions which include a boardroom, entrance foyers, a vestibule, a service carport and a

driveway with a canopy at the building entrance. The additions are to improve the provision of community services for older people and improve accessibility to the existing building. The proposed lease will cover the footprint of the future building extensions and driveway.

- 7 Public notification on the proposed new lease occurred in October and November 2018 and 17 submissions were received.

ISSUES AND OPTIONS

Issues

- 8 Of the 17 submissions received, two object to the entire proposed lease, five object to aspects of the proposed lease and ten submissions support the proposed lease. All of the objections are from neighbouring residents and the submissions in support are from users of the building.
- 9 Key themes for objections are:
 - a. The loss of greenspace in the reserve from building additions and drive through access.
 - b. An increase in the hours of operation after 10pm is not appropriate in residential area.
 - c. The impact on residents and the reserve of an event held in October 2017.
 - d. The proposed building extensions are for commercial purposes.
 - e. The proposed drive through access would become a general shortcut, impacting on residents.
- 10 A summary table by submission is attached at Appendix 2 and full submissions are attached at Appendix 3.
- 11 Submission summaries and responses by the five key themes are set out below.
 - a. The loss of greenspace in the reserve from building additions and drive through access.**

Submissions

Four submissions (KSC-3, KSC-5, KSC-6, KSC-7) object to the proposed new lease including building additions and drive through access because of the loss of greenspace.

Two submissions (KCS-2, KCS-7) state that the current facilities are adequate and the extra land for the building extension is not required. Two of the submissions did not think that the building additions were necessary and one submission provided an alternative for the drive through access on the eastern side of the building.

The Trust submitted (KSC-8) that the extensions and drive through access will provide a separate smaller meeting room; and suitable and sheltered access for the elderly and disabled.

Response

Using a permeable ground stabilising mat planted with grass that is level with the adjacent ground levels where the drive through access crosses the grass would provide a low impact solution that enables part of the additional lease

area to continue to be used as green space. Vehicle access will be restricted to prevent this becoming an alternative route when the rooms are not in use.

The additional meeting room, with the drive through covered entrance is an integrated design solution working with the existing building, carpark and adjacent roads.

b. An increase in the hours of operation after 10pm is not appropriate in residential area

Submissions

Five submissions (KSC-2, KSC-4, KSC-5, KSC-6, KSC-7), objected to an increase in hours and/or supported the existing hours of operation. The Trust submitted (KSC-8) that it would like to request operating until 11pm on Thursday, Friday and Saturday nights.

Response

The hours of operation for the building are provided through a consent condition for the building which stipulates that *all activities shall cease at 10pm on any night of the week*.

If the Trust were to request an extension to the hours of operation, an application for a resource consent variation would be required.

The lease will not consider hours of operation, as this would create duplication and risk inconsistency between the lease and the resource consent.

c. The impact on residents and the reserve of an event held in October 2017

Submissions

In October 2017, the Trust allowed the facilities to be used for a function which involved underage drinking and resulted in damage to private property, broken glass in the reserve and substantial police resources to manage the situation. This has been raised in three submissions (KSC-1, KSC-4, KSC-7).

One submission (KSC-1) raises concerns that the building alterations may allow more of these events to occur; one submission (KSC-4) outlines the event was a breach of conditions; and another submission (KSC-7) notes this has not happened again which is to the Trust's credit.

Response

The decision by the Trust to allow the function was an error in judgement. The Trust is aware of the impact it had on the surrounding community and officers believe the Trust has learnt from its mistake and it is unlikely to reoccur.

d. The proposed building extensions are for commercial purposes

Submissions

Two of the submissions (KSC-1, KSC-7) raise concerns that the proposed building extensions are to create a conference centre for commercial purposes.

Response

Originally the Trust was seeking to create a conference centre. However, the proposal has been scaled back to include just an additional meeting room and improved accessibility. Revenue created by the additional facilities will be used to offset the operating costs of the Trust to provide a centre for the community.

The Trust is registered with the Charities Commission, its registration number being cc50803.

e. The proposed drive through access would become a general shortcut, impacting on residents

Submissions

One submission (KSC-1) raised concerns about the drive through access creating a thoroughfare for general traffic.

Response

The drive through access is not for use by the general public. It would be securely locked off and would only be opened when a group requiring the access was using the facilities.

Option 1

- 12 Grant a lease to Kapiti Citizens Services Trust that enables the building extensions as allowed for in the resource consent and shown on Appendix 1. The lease would not allow for extended hours.
- 13 This is the preferred option.

Option 2

- 13 Grant a lease to Kapiti Citizens Services Trust that is for the footprint of the current building that does not allow for building extensions. Noting that KCST has questioned the viability of the centre continuing without the extra services that would be provided by the building extension.

CONSIDERATIONS

Policy considerations

- 13 There are no policy considerations.

Legal considerations

- 14 The Reserves 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. This report is considering the submissions received during the public notification period.
- 15 The Council is able to grant a concession, which includes a lease, a permit or licence under section 59A of the Act, in accordance with Part 3B of the Conservation Act. While section 59A specifically states that the “Minister” may grant a concession, in the present circumstances, the Minister has delegated their power to grant a lease to any territorial authority appointed to control and manage a reserve.

- 16 While the Minister has delegated the power to a local authority, there are matters the Council must consider before the lease is granted. These matters are set out in section 17U of the Conservation Act, and can be found in Appendix 4 of this report.
- 17 If the lease is approved, new lease documentation will be drafted and will be reviewed by the Council's legal counsel before being presented to the Trust for signing.

Financial considerations

- 18 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

- 19 Te Ātiawa ki Whakarongotai has advised that it has no issues with the proposed lease.

SIGNIFICANCE AND ENGAGEMENT

Significance policy

- 20 This matter has a low level of significance under Council's Significance and Engagement Policy.

Consultation already undertaken

- 21 In accordance with s119 of the Act, public notification was published in the Kapiti News and listed on the Council's website for a period of one month.
- 22 Council Officers have kept the Trust informed throughout the process.
- 23 Submitters have been advised of the date of this meeting and their opportunity to speak. At the time of writing this report two people have registered for public speaking.

Engagement planning

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

RECOMMENDATIONS

- 25 That the Kāpiti Coast District Council notes the 17 submissions received.
- 26 That the Kāpiti Coast District Council authorises the Chief Executive to enter into a lease for 10 years with two rights of renewal, commencing 1 April 2019 with Kapiti Citizens Services Trust, for part of the land at Blue Gum Reserve, Paraparaumu shown in Appendix 1 to this report CS-18-700 allowing for the agreed building extensions 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

Alison Law

Janice McDougall

James Jefferson

**Parks and Recreation
Manager**

**Acting Group Manager
Corporate Services**

**Group Manager
Place and Space**

ATTACHMENTS

Appendix 1 Map of proposed lease area

Appendix 2 Submission summaries

Appendix 3 Full Submissions

Appendix 4 17U Matters to be considered by Minister

Appendix 1 – Map of proposed lease area



Proposed lease area

APPENDIX 2

Submissions Summary Table
<p>KCS-1</p> <p>Position: Objects</p> <p>This submission objects the proposal for the following reasons:</p> <ul style="list-style-type: none">• The alterations would allow for more alcohol fuelled events to be held at this venue. There has been one such event at the venue that residents complained to the KCST about. The event promoted underage drinking, the police were involved in the clean-up and there was broken glass found in the playground.• The location is popular with kids because of the playground.• Opening up the property for a thorough-fare for traffic will encourage all vehicles to use this access way as an option and the change in road ways for Bluegum Rd would impact on families.• Concerned that if this is a non-profit organisation, that the building extension is related to revenue raising and question whether this would be compatible with a non-profit organisation?• The location is used by residents to meet and have picnics while their children play in the playground. The children also enjoy playing in the trees. The Senior Citizens should be in favour of doing community projects that benefit young children.
<p>KCS-2</p> <p>Position: Supports only with the current lease footprint</p> <p>This submission makes the following points regarding the proposal:</p> <ul style="list-style-type: none">• The hall meets all the needs of the community as it is and doesn't need the extra land being leased.• Objects to the hall hours being extended as this is a residential area and the residents should be able to sleep after 10pm without noise and disruption from the use of the hall.
<p>KCS-3</p> <p>Position: Supports only with the current lease footprint. Objects to the driveway</p> <p>This submission makes the following points regarding the proposal:</p> <ul style="list-style-type: none">• Have a family who regularly use the green area with their mates from the street and beyond. The only long strip of grass for them to play rugby, soccer, bulrush, or just kick a ball would be gone if a driveway was placed where it is proposed, making the area rather redundant for most of their activities.• Important to retain this open piece of greenspace for the current and future generations.• Objects to the driveway going ahead or extra land being leased that takes up the grass area towards Bluegum Rd.
<p>KCS-4</p>

Position: Supports with current hours

This submission makes the following points regarding the proposal:

- Supports the lease with the current hours of hire and terms and conditions.
- Breach of the hire conditions in October 2017. The hall was hired to a teenage Halloween party until midnight, and as per terms and conditions, written permission was not sought from the neighbours. Concerns were voiced to the hiring committee but were disregarded and the event went ahead. There was underage drinking, letterboxes were vandalised, shouting, screaming, swearing and complete mayhem until midnight. The riot police were called to break up the event. The grounds were littered with glass and rubbish.
- We have a tight knit residential community, who enjoy using the park grounds.
- Happy with the status quo, and the community to enjoy the grounds and hall as appropriate for a residential community with mutual respect for all.

KCS-5

Position: Objects

This submission makes the following points regarding the proposal:

- Solo working mother, who works shift work and would not like to see the hours extended for the Ocean Road Hall as my property is directly next door. This would have a negative impact on our quiet enjoyment.
- Has children who often enjoy the wide open green space next door, to kick a ball and play games with the many other young children in this street/area. Does not support any change to the green open area that the children currently enjoy. To decrease this area by allowing the grass area to be divided by a road would be a great loss to our young neighbourhood.

KCS-6

Position: Supports with current area and conditions and objects to any more land use and extended hours

This submission makes the following points regarding the proposal:

- No objection to KCDC entering into this lease providing there is no change to the existing resource consent and the hours the venue can operate.
- The venue is in a residential area and is 20 metres from bedroom. The current hours of closure is entirely appropriate to the use of the venue as per its original consent.
- Objects to additional land being leased on western side (driveway area). This greenspace is used by many neighbouring children and grandchildren.
- Covered access could be built on eastern side without disrupting park usage.

KCS-7

Position: Supports with specific conditions

This submission makes the following points regarding the proposal:

- Kapiti Citizens Services Trust is not a registered legal entity and it would not be appropriate for KCDC to enter into an agreement with an entity with no legal status, not bound by any formal rules.
- Notes that the proposed new lease is for a larger area for new development.
- Proposes that the lease is for the lease area in the current lease by way of a lease solely for the purposes associated with the Trust. The entity currently occupying the premises changed the name “Senior Citizens Hall” to “Community Hall”. The entity rents out the Hall for use by service groups and community, and other groups for meetings. Applications are vetted and the debacle of last Halloween has not been repeated. This is to the entity’s credit.
- Some 5 years ago, the entity outlined their plans for development of the site to neighbours. The plans were to develop the site by adding a through-road, outbuilding for a conference room and an outside space to the north (bordering on Bluegum Rd) for use as a picnic area for Hall users and the public. This was to be part of an overall plan to develop the reserve as a conference centre to accommodate large groups staying in nearby motels. The current application seems to be the fulfilment of that ambition.
- Under S17U(4)(b) of the Conservation Act 1987, the existing building is more than adequate for the provision of community services for older people. The existing building can accommodate up to 120 persons seated. Improvement to disable access can be achieved with the existing footprint.
- Under S17U(3) the development of the site for purposes other than use by senior citizens and associated users is prohibited, in the original permission to build the building.
- The plans in the 2015 resource consent show a slight dogleg in the through-road to avoid notable trees. Major storm since led to a number of trees being removed. A more significant dogleg would be required to bypass the two remaining trees.
- Disappointing commercial development and lease to unincorporated entity will go ahead despite encroachment on greenspace. Request the following be included in the lease terms:
 - Hours of operation limited to 9am to 10.30 seven days.
 - No development of outside areas on north or west of existing building.
 - Signage to be reinstated to maintain the Hall’s identity – Hall to be known as “Citizen and Service Club Centre”.
 - Trees to be protected.

KCS – 8

Position: Supports

This submission supports the proposal for the following reasons:

- The building is regularly used by Service and Probus Clubs, along with other community and craft activities, particularly for the elderly and disabled.
- The building is popular and a much needed facility in the local community and is believed to be the largest single meeting room in Paraparaumu.
- A resource consent application was lodged and got approval in 2015 to provide a separate smaller meeting room; and suitable and sheltered access for the elderly and disabled.
- The resource consent included a sealed driveway extending from the existing carpark and exit onto Bluegum Rd.
- Provision will be made to restrict vehicles using this access as an alternative route when the clubrooms are not in use.

- Funding for these improvements is currently being investigated.
- The Trustees are investigating the provision of better facilities. This includes replacing western windows with ranch sliders to act as an additional emergency exit and to allow attendees to use proposed outside seating area.
- The consumption of alcohol outside the building will not be tolerated.
- The Trustees are anxious that any future use of the facilities do not compromise the amenity values and environmental quality of the immediate residential area.
- An extension is being sought to extend the hours from 10pm to 11pm on Thursday, Friday and Saturday evenings.

KCS

Position: Supports

This submission supports the proposal for the following reasons:

- One of the principle users and supporters of the Hall. Club members with support of other organisations have invested significant resources to improve the interior. Seed funding is necessary to renovate the Hall and increase its suitability and value to current and new users.
- The Hall is a valuable facility for the Kapiti community, especially for the beach area. It is one of the more modern Halls capable of varied use for community groups as the Kapiti population grows.
- Supports the second phase of the proposed building upgrade and refurbishment of the entrance to a suitable standard for disabled users and cover at the entrances for loading/unloading of people and stores.
- The Board understands that funds allocated for the upgrade will be coming due for use or withdrawal and requests that KCDC agrees to the further extension to enable the Trust to commence the project.
- Kapiti Rotary Club will be active in seeking funds and sponsorship to complete the project.

KCS-10

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre on a weekly basis for child birth education programme, other parent education courses and other meetings.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- The KCST is responsive to our needs, such as update to data projector and sound system, and access to some permanent storage.
- Support the Trust's initiative to further enhance the facilities.

KCS-11

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre on a regular basis for 3 monthly general public meetings with 50-100 attendees.

- Very good space for medium sized meetings with good audio-visual facilities and kitchen facilities.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- Support the Trust's initiative to further enhance the facilities.

KCS -12

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre once a month for meetings, which usually involve a speaker and activities.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- The KCST is responsive to our needs.
- Support the Trust's initiative to further enhance the facilities.

KCS-13

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre for monthly meetings.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- The KCST is responsive to our needs.
- Support the Trust's initiative to further enhance the facilities.

KCS-14

Position: Supports

This submission supports the proposal for the following reasons:

- The Lions Club of Kapiti Inc moved to the Community Centre in 1988, and meets fortnightly to plan and promote many activities primarily for the benefit of the Kapiti Community.
- The Club has used the Centre for musical evenings, social events, quiz nights and outdoor BBQ.
- The facilities are suitable for our purposes.
- Club has helped over recent years with internal improvements.
- Supportive of the proposed additions, particularly improved access to the Hall, as a significant number of members are elderly with some having mobility problem. A drive through shelter and ramp access are significant and worthwhile additions.
- Positive that the proposed Board Room will be well utilised.

KCS-15

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre for monthly meetings and practice our values of friendship, fellowship, fun and being supportive of active retirees.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- The KCST is responsive to our needs.
- Support the Trust's initiative to further enhance the facilities.

KCS-16

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre for monthly club meetings with approx 100 members attending.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.

KCS-17

Position: Supports

This submission supports the proposal for the following reasons:

- Use the Community Centre on a regular basis for member meetings, which include displays, education and workshops.
- The facilities suit our purposes and the improvements made over recent years have enhanced desirability for continued usage.
- The KCST is responsive to our needs.
- Support the Trust's initiative to further enhance the facilities.

Make Submission

Consultee

[REDACTED]

Email Address

[REDACTED]

Address

[REDACTED]

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

[REDACTED]

Submission ID

KCS-1

Response Date

19/11/18 11:44 AM

Status

Submitted

Submission Type

Web

Version

0.2

Are you providing feedback

☐ as an individual

Title

☐ [REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Privacy statement

Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kapiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kapiti Coast District Council, with submitters having the right to access and correct personal information. If you do not want your personal information to be published please tick the box below.

☐ Please withhold

Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . No

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

First up; the grant of a resource consent to do alterations to the Kapiti Senior Citizens premises. There was no consultation undertaken with the residents of Bluegum Road. Based on the proposed plan, would this not allow for more alcohol fueled events to be held at this venue. We have already experienced one such event that the residents complained to the Kapiti Citizen Services Trust for allowing the event to proceed. This event promoted underage drinking at the venue which was not properly supervised and the Police (as in not just local but support from outside the Kapiti region) were engaged to clean up the mess. After the alcohol fuelled event, broken glass was found in the playground area and kids who live in the area were advised to be careful when playing in the play ground as a result. The location is frequently populated with kids from within the street or neighbouring areas as a result of the playground. Secondly; opening up the property for a thorough-fare for traffic, will encourage all vehicles to use this access way as an option. What consideration has been taken into account for those families that live in that area that would be impacted by the change in road ways for their street? Where was the engagement? The renew item drop's into the same vein with no notification made to those who reside in the street. Thirdly; if this is a non profit organisation, then what is the purpose of extending the building? These generally relate to generating revenue.... if that is the case then what is the meaning of a Non-Profit Organisation? The location is used by the residents to meet and have picnics while their kids play in the playground. The kids also enjoy playing in the trees. I would have thought the Senior Citizens would be greatly in favour of doing community projects that benefit the young (children that is).

Make Submission

Consultee

[REDACTED]

Email Address

[REDACTED]

Address

[REDACTED]

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

[REDACTED]

Submission ID

KCS-2

Response Date

20/11/18 4:32 PM

Status

Submitted

Submission Type

Other

Version

0.4

Files

Submiision on Proposed new lease to Kapiti Citiozens Services Trust.pdf

Are you providing feedback

☐ as an individual

Title

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . Yes

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

(Ticked yes but stated - only leased in the form of the current lease) Object to extra land being leased. I feel the hall meets all the needs of the community as it is and doesn't need changing. Object to the hall hours being extended. This is a residential area and the residents should be able to sleep after 10 pm without noise and disruption from the use of the hall.

Make Submission

Consultee

Email Address

Address

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

Submission ID

KCS-3

Response Date

22/11/18 4:44 PM

Status

Submitted

Submission Type

Other

Version

0.3

Files

Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Are you providing feedback

☐ as an individual

Title

[REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . Yes
No

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

(Ticked yes - as per existing) (Ticked no - with driveway) We have a family who regularly use the green area with their mates from the street and beyond. The only long strip of grass for them to play rugby, soccer, bull rush, or just kick a ball would be gone if a driveway was placed where it is proposed, making the area rather redundant for most of their activities. It is important to retain this open piece of green space for the current and future generations. I am absolutely against this driveway going ahead or extra land being leased that takes up the grass area towards Bluegum Road.

You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

Note: Attachments are limited to 10mb

You can attach a document with further comments to give all the feedback you want to. Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Make Submission

Consultee

[REDACTED]

Email Address

[REDACTED]

Address

[REDACTED]

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

[REDACTED]

Submission ID

KCS-4

Response Date

22/11/18 4:54 PM

Status

Submitted

Submission Type

Other

Version

0.2

Files

Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Are you providing feedback

☐ as an individual

Title

[REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . Yes

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

} I support the lease with the current hours of hireage and terms and conditions. } There was a breach of the hireage conditions in October 2017. The hall was hired to a teenage Halloween party until midnight. As per terms and conditions, written permission was not sort from the neighbours. Concerns were voiced to the hiring committee but were disregarded and the event went ahead. } There was underage drinking, letter boxes were vandalized, shouting, screaming, swearing and complete mayhem. } The riot police were called to break up the event. The grounds were littered with glass and rubbish. } We have a tight knit residential community, who enjoy using the park grounds. } I am happy with the status quo, and the community to enjoy the grounds and hall as appropriate for a residential community, with mutual respect for all.

You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

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You can attach a document with further comments to give all the feedback you want to. Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Make Submission

Consultee

[REDACTED]

Email Address

[REDACTED]

Address

[REDACTED]

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

[REDACTED]

Submission ID

KCS-5

Response Date

23/11/18 9:17 AM

Status

Submitted

Submission Type

Other

Version

0.3

Files

Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Are you providing feedback

☐ as an individual

Title

[REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . No

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

I am a solo working mother, who works shift work. I would not like to see the hours extended for the Ocean Road Hall as my property [REDACTED] and this would have a negative impact on our quiet enjoyment. ([REDACTED]). I have two young boys, [REDACTED] who often enjoy the wide open green space next door, to kick a ball and play games with the many other young children in this street/area. I do not support any change to the green open area that the children currently enjoy. To decrease this area by allowing the grass area to be divided by a road would be a great loss to our young neighborhood.

Make Submission

Consultee

[REDACTED]

Email Address

[REDACTED]

Address

[REDACTED]

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

[REDACTED]

Submission ID

KCS-6

Response Date

23/11/18 9:26 AM

Status

Submitted

Submission Type

Other

Version

0.3

Files

Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Are you providing feedback

☐ as an individual

Title

[REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . Yes
No

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Ticked yes - with conditions Ticked no - to any more land use I have no objection to KCDC entering into this lease providing there is NO CHANGE to the existing original resource consent and the hours the venue can be used. The venue is in a residential area and is [REDACTED] The current hours of closure is entirely appropriate to the use of the venue as per its original consent. I strongly object to extra land being leased on the western side of the park (proposed driveway area). This is open green space used by many neighboring children and my own grandchildren. Covered access could be built on the eastern side without disrupting park usage. I note the Council has not clearly notified the public, particularly the residents adjoining the park, that the proposed new lease is to be expanded to a much larger area as opposed to a straight lease renewal of existing area.

Make Submission

Consultee

Email Address

Address

Event Name

New lease to Kapiti Citizens Services Trust

Submission by

Submission ID

KCS-7

Response Date

23/11/18 9:37 AM

Status

Submitted

Submission Type

Other

Version

0.6

Files

Submission on Proposed new Lease to Kapiti Citizens Services Trust - [REDACTED].pdf

Are you providing feedback

☐ as an individual

Title

[REDACTED]

First and last name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? Yes

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Ticked yes - but with specific conditions. 1. Background 1.1 An entity described in the Council's paper as the "Kapiti Citizens Services Trust" is seeking a renewal of its lease over part of the Bluegum Reserve. Please note that there is no entity by this name in the register of incorporated societies or charitable Trusts. It would not be appropriate for the KCDC to enter into an agreement with an entity that has no legal status and is not bound by any formal rules. 1.2 The lease, which is due to expire, covers an area of land with an existing building, concrete walkway suitable for mobility impaired persons using walkers or wheelchairs and leading to the building entrance, and a service driveway. The entity seeking the lease has already received approval for major work to be carried out on the site, including modifications to the existing building, creation of a new road through the reserve and erection of an outbuilding. The KCDC seeks input on the lease renewal over the existing building and additional reserve land to be leased for the road and new outbuilding. Thus the consideration is not just the renewal of the existing leased premises but for additional, new development encroaching on the existing greenspace. 2. Comment 2.1 The KCDC notes in its submission to Council that there are limitations to the activities that are permitted on the Reserve and proposes that the Trust continue to occupy the current space by way of lease solely for the purposes associated with the (non-existent?) Trust. The entity currently operating the premises has changed the name from "Senior Citizens Hall" to "Community Hall". The entity rents out the Hall for use by service groups and community, and other groups for meetings. Applications for rental are vetted and the debacle of last Halloween in which 200 drunk teenagers converged on the Hall together with 6 Police units from Porirua has not been repeated. This is to the entity's credit. 2.2 Some 5 years ago a representative from the entity outlined their plans for development of the site to neighbors. The representative advised the intention is to develop the site by adding a through road, outbuilding for use as a conference room and by developing an outside space to the north and bordering on Bluegum Road for use as a "picnic area" for Hall users and the public. This was to be part of an overall plan (as explained to me by the representative) to develop the Reserve as a "conference centre to accommodate large groups staying in nearby motels". This application seems to be the fulfilment of that ambition. 3. Matters for your consideration 3.1 Objection to proposed extension of area of Crown land to be leased. 3.1.1 Under S17U (4) (b) of the Conservation Act 1987 I respectfully submit that the existing building structure is more than adequate for the use stated in KCDC's paper viz. "Provision of community services for older people". No additional land is needed for this stated purpose. The existing building can accommodate up to 120 persons (seated). Improvements to disabled access can easily be achieved within the existing footprint. Thus the existing structure can be reasonably used without the proposed additions as provided in S17U (4) (b). 3.1.2 Under S17U (3) the development of the site for purposes other than use by senior citizens and associated users is prohibited. (refer to the original permission to erect the Senior Citizens Hall in 1985). 3.1.3 The diagrammatic representation (submitted and approved by KCDC in 2015) of the intended road through the reserve shows a slight dogleg to avoid at the Bluegum Rd end, several "Notable" trees (ref KCDC list of notable trees T50). A major storm two years ago resulted in the need to inspect and remove a number of these trees but those remaining are healthy. Unfortunately, the diagram submitted to council is misleading of the significant dogleg required to bypass two remaining trees. 4. Summary 4.1 It is disappointing that the commercial development and lease to an unincorporated entity will go ahead in spite of the encroachment on Greenspace, in which case I respectfully request that the following be formally included in the terms of the lease: } The hours of operation be limited to 9am-10.30pm seven days. } There is to be no development of outside areas on the north or west of the existing building. } Signage to be reinstated to maintain the Hall's identity and the Hall to be known as the Citizen and Service Club Centre. } Trees to be protected. Further comments: A proposal for a lease renewal for 10 years and two additional 10 years periods on Bluegum Reserve has been notified. The leaseholder has in the past 5 years made several attempts to redevelop and expand the facilities on site in ways that are incompatible with the property's designation as Recreation Reserve. The intended purpose for the redevelopment proposals has been to establish a

hotel and associated conference facilities. This has involved a "land grab" to erect additional commercial facilities. The leaseholder has made every attempt to avoid consulting with neighbors who are opposed to the degradation of this open space, currently available for public enjoyment. I submit that the lease renewal be approved but that terms be added to the effect that there is to be no additional structure/s permitted on the site leased to KCST and that any developments/improvements to the existing structure be limited to the current building footprint.

Make Submission

Consultee	Mr Trevor Daniell [REDACTED]
Email Address	trevordaniell01@gmail.com
Company / Organisation	Kapiti Citizens Services Trust
Address	[REDACTED]
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Kapiti Citizens Services Trust (Mr Trevor Daniell - [REDACTED])
Submission ID	KCS-8
Response Date	23/11/18 11:16 AM
Status	Submitted
Submission Type	Email
Version	0.5
Files	KCS-8 - Kapiti Citizens Services Trust.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Kapiti Citizens Services Trust
Title	<input type="checkbox"/> Mr
First and last name	Trevor Daniell
Email	trevordaniell01@gmail.com
Privacy statement	

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve? . Yes

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

The Trustees representing The Kapiti Citizens Services Trust wish to fully support The Kapiti Coast District Council's intention to enter into a lease in relation to Part Lot 128 DP 9498 known as Blue Gum Reserve, and which is designed "Open Space" in the Kapiti Coast District Plan. The proposed lease is for a ten year term with two ten year rights of renewal. The site currently contains Clubrooms which were established by Kapiti Borough Council under Section 72 of the Town and Country Planning Act 1977 on 24 April 1985. Since that time the building is regularly used by Service and Probus Clubs, together with other community and craft activities, particularly for the elderly and disabled. There is no doubt, that the building is a popular and much needed facility in the local community and is believed to have the largest single meeting room in Paraparaumu. In 2015, a further application was submitted to Council under The Resource Management Act 1977 to provide a separate small meeting room. In addition, it is also proposed to provide suitable and sheltered access for the elderly and disabled. This application was approved by Council on 1st December 2015. In addition to the above, it was also approved that a sealed driveway will extend from the existing carpark and exit onto Bluegum Road. Provision will be made however to restrict vehicles using this access as an alternative route when the Clubrooms are not in use. Funding for these improvements are currently being investigated. The Trustees are also continuously investigating the provision of better facilities, primarily to provide much needed services for the Community, given that the existing Council facility will shortly be undergoing maintenance. One such suggested proposal is to replace the existing windows on the western wall with ranch sliders. This proposal will provide an additional emergency exit and will also allow attendees to use the proposed outside seating facilities located within the designated lease area when favourable weather conditions permit. It should be noted however, that the consumption of alcohol outside the building will not be tolerated, primarily because current and future liquor licenses only permit the consumption of liquor within the existing building. The Trustees are also anxious that any future use of the facilities do not compromise the amenity values and environmental quality of the immediate residential area. Currently activities in the hall cease at 10 pm. Trustees are seeking an extension to 11 pm on Thursday, Friday and Saturday evenings.

Make Submission

Consultee	Chris Tchernegovski [REDACTED]
Company / Organisation	Rotary Club of Kapiti
Address	PO Box 1405 Paraparaumu Beach 5252
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Rotary Club of Kapiti (Chris Tchernegovski [REDACTED])
Submission ID	KCS-9
Response Date	23/11/18 1:21 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-9 - Kapiti Rotary Club.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Rotary Club of Kapiti
Title	
First and last name	Chris Tchernegovski

Address

PO Box 1405 Paraparaumu Beach 5252

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

The Rotary Club of Kapiti is one of the principal users and supporters of the Ocean Road Community Hall (formerly the Senior Citizens hall). Our club members with support of the other organisations and service club users have invested significant time and sponsorship to bring the interior to a more acceptable standard, however seed funding is necessary to renovate and upgrade the hall to increase its suitability and value to current and new users. This Hall is a valuable facility for the Kapiti community, especially in the Beach area and one of the more modern Halls capable of varied use for community groups as the Kapiti population grows. The Kapiti Rotary Board on behalf of the 60 members fully supports the second phase of the proposed Building upgrade as presented by the Trustees; i.e. the upgrade and refurbishment of the entrances to a standard suitable for disabled users and appropriate cover at the entrances for loading and unloading of people and stores. The Board understands that funds allocated for the Hall upgrade are becoming due for use or withdrawal and requests KCDC agree to a further extension for the use of these funds to enable the Trust to commence the project. You can be assured that Kapiti Rotary Club will be very active in seeking other funds and sponsorship to complete the project which will encourage continued use and work of benefit to the community of the user services clubs.

Make Submission

Consultee	Mary-Ann Moore [REDACTED]
Email Address	kapiti@parentscentre.org.nz
Company / Organisation	Kapiti Parent Centre
Address	PO Box 167 Paraparaumu 5254
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Kapiti Parent Centre (Mary-Ann Moore [REDACTED])
Submission ID	KCS-10
Response Date	23/11/18 1:35 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-10 - Kapiti Parent Centre.pdf
Are you providing feedback	<input checked="" type="checkbox"/> on behalf of an organisation
Organisation name	Kapiti Parent Centre
Title	
First and last name	Mary-Ann Moore
Address	PO Box 167 Paraparaumu 5254
Phone	[REDACTED] centre number 021 114 7868
Email	kapiti@parentscentre.org.nz
Privacy statement	

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Kapiti Parent Centre uses the Ocean Road Community Centre on a weekly basis for the purposes of our child birth education programme and other meetings we may have through the year. We have about 100 members in total and meet usually weekly at the Community Centre, during which time our child birth education classes or other parent education courses such as infant CPR these classes usually consist of between 5-20 people depending on the course we are holding. We find the facilities at the Community Centre suit our purposes and the improvements made over recent years have enhanced the desirability for our continued usage. The Kapiti Citizens Services Trust is responsive to our needs, for example in the upgrade to the data projection and sound system. We also find it useful to have access to some permanent storage for a few of our bits and pieces. We understand that the Trust intend to further enhance the facilities and we support this initiative.

Make Submission

Consultee	Mr Kevin Burrows [REDACTED]
Email Address	[REDACTED]
Company / Organisation	Grey Power Kapiti
Address	PO Box 479 Paraparaumu 5254
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Grey Power Kapiti (Mr Kevin Burrows [REDACTED])
Submission ID	KCS-11
Response Date	23/11/18 2:08 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-11 - Grey Power Kapiti.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Grey Power Kapiti
Title	<input type="checkbox"/> Mr
First and last name	Kevin Burrows
Address	PO Box 479 Paraparaumu 5254
Phone	[REDACTED]
Email	kapitigreypower@outlook.com
Privacy statement	

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Kapiti Coast Grey Power uses the Ocean Road Community Centre on a regular basis for the purposes of general public meetings. We have 4300 members however about 50 to 100 generally attend the meetings. We meet every three months at the Community Centre, during which time we have morning tea and public speaker. It is a very good space for medium size meetings with good audio-visual facilities and an excellent kitchen. It is a good venue with good kitchen facilities. The Kapiti Citizens Services Trust is responsive to our needs, for example in the upgrade to the data projection and sound system. We find the facilities at the Community Centre suit our purposes and the improvements made over recent years have enhanced the desirability for our continued usage. We understand that the Trust intend to further enhance the facilities and we support this initiative.

Make Submission

Consultee	Delia Adams [REDACTED]
Company / Organisation	Paraparaumu Womens Institute
Address	[REDACTED]
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Paraparaumu Womens Institute (Delia Adams - [REDACTED])
Submission ID	KCS-12
Response Date	23/11/18 2:15 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-12 - Paraparaumu Womens Institute.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Paraparaumu Womens Institute
Title	
First and last name	Delia Adams
Phone	[REDACTED]
Privacy statement	

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Paraparaumu Womens Institute uses the Ocean Road Community Centre once a month for our meetings. We have 20 members and during the time at the half we usually have a speaker and craft and flower competitions. We have a cup of tea and sometimes use the piano and the stage. We find the facilities at the Community Centre suit our purpose and the improvements made over recent years have enhanced the desirability for our continued usage. The Kapiti Citizens Service Trust is responsive to our needs. We understand that the Trust intend to further enhance the facilities and we support this initiative.

Make Submission

Consultee	Stephanie Wilson [REDACTED]
Email Address	kapitiwomensclub@gmail.com
Company / Organisation	Kapiti Womens Club of Paraparaumu
Address	Ocean Road Community Centre 45 Ocean Road Paraparaumu Beach 5032
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Kapiti Womens Club of Paraparaumu (Stephanie Wilson [REDACTED])
Submission ID	KCS-13
Response Date	23/11/18 2:19 PM
Status	Submitted
Submission Type	Letter
Version	0.4
Files	KCS-13 - Kapiti Womens Club of Paraparaumu.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Kapiti Womens Club of Paraparaumu
Title	
First and last name	Stephanie Wilson
Address	Ocean Road Community Centre 45 Ocean Road Paraparaumu Beach 5032 [REDACTED] [REDACTED]
Email	kapitiwomensclub@gmail.com

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Kapiti Women's Club of Paraparaumu uses the Ocean Road Community Centre on a regular basis for the purposes of our monthly womens' meeting. We have over 100 members and we continue to grow. We meet on the third Thursday of each month at the Community Centre, during which time we have fellowship, morning tea and occasional lunch meetings. We find the facilities at the Community Centre suit our purposes and the improvements made over recent years have enhanced the desirability for our continued usage. The Kapiti Citizens Services Trust is responsive to our needs, for example in the upgrade to the data projection and sound system. We understand that the Trust propose to further enhance the facilities and we fully support this initiative.

Make Submission

Consultee	Bill McKeich [REDACTED]
Company / Organisation	Lions Club of Kapiti
Address	PO Box 93 Paraparaumu 5254
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Lions Club of Kapiti (Bill McKeich - [REDACTED])
Submission ID	KCS-14
Response Date	23/11/18 2:24 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-14 - Lions Club of Kapiti.pdf

Are you providing feedback ☐ on behalf of an organisation

Organisation name Lions Club of Kapiti

Title . Mr

First and last name Bill McKeich

Address

PO Box 93 Paraparaumu 5254

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

See additional attachment. Having spent their formative years in various locations in Paraparaumu, the Club moved into the now known Ocean Road Community Centre in 1988. Since that time, the Club (which meets twice monthly) has used the Centre to plan and promote numerous activities primarily for the benefit of the Kapiti Community. In addition to the above, the Club has used the Centre for musical evenings, social events, quiz nights and outdoor BBQ. Also a Club Member has organised a Zone Meeting of the executive officers of the local Lions Clubs and a Lions/Quest workshop at the Centre. This involved teachers from around the district learning to use a programme teaching life skills to their students. On all occasions we find the facilities at the Community Centre suitable for our purpose and have been willing to provide manpower over recent years for internal improvements. We do however fully support the proposed additions and in particular the improved access to the hall. Like many other users, a significant number of our members are elderly and some have mobility problems. Accordingly provisions of a drive through shelter, particularly in adverse weather, together with ramp access are considered to be significant and worthwhile additions to this popular facility. We are also positive that the proposed Board Room will be well utilized. Accordingly the Lions Club of Kapiti will continue to use of the Ocean Road Community Centre well into the future .

Make Submission

Consultee	Richard Ward [REDACTED]
Company / Organisation	Probus Club of Kapiti Coast Inc
Address	PO Box 1542 Paraparaumu Beach 5252
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	Probus Club of Kapiti Coast Inc (Richard Ward - [REDACTED])
Submission ID	KCS-15
Response Date	23/11/18 2:30 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-15 - Probus Club of Kapiti Coast Inc.pdf
Are you providing feedback	<input type="checkbox"/> on behalf of an organisation
Organisation name	Probus Club of Kapiti Coast Inc
Title	<input type="checkbox"/> Mr
First and last name	Richard Ward

Address

PO Box 1542 Paraparaumu Beach 5254

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Probus Club of Kapiti Coast Inc uses the Ocean Road Community Centre on a regular basis for the purposes of our monthly meetings. We have 145/150 members and meet on the last Thursday of each month {except December} at the Community Centre, during which time V/e practice our core values of friendship, fellowship, fun and being supportive of active retirees. Included in our programme at each meeting are our own household information/reviews based around our various interest groups, morning tea and guest speakers. We find the facilities at the Community Centre suit our purposes and the improvements made over recent years have enhanced the desirability of our continued usage. The Kapiti Citizens Services Trust is responsive to our needs, for example in the upgrade to the data projection and sound system. We understand that the Trust intend to further enhance the facilities and we support this initiative.

Make Submission

Consultee	Nigel Dougan [REDACTED]
Company / Organisation	The Combined Rebus Club of Paraparaumu Beach Inc
Address	[REDACTED]
Event Name	New lease to Kapiti Citizens Services Trust
Submission by	The Combined Rebus Club of Paraparaumu Beach Inc (Nigel Dougan [REDACTED])
Submission ID	KCS-16
Response Date	23/11/18 2:35 PM
Status	Submitted
Submission Type	Letter
Version	0.3
Files	KCS-16 - Combined Rebus Club of Paraparaumu Beach.pdf
Are you providing feedback	<input checked="" type="checkbox"/> on behalf of an organisation
Organisation name	The Combined Rebus Club of Paraparaumu Beach Inc
Title	
First and last name	Nigel Dougan
Address	[REDACTED]

Privacy statement

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Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

The Combined Rebus Club of Paraparaumu Beach uses the Ocean Road Community Centre on a regular basis for our monthly Club meetings. Approximately 100 members attend our meetings each month to listen to speakers and we also serve morning tea. We find the facilities at the Community Centre generally suit our purposes and the improvements made over recent years have enhanced the desirability for our continued usage of this venue. We understand that the Trust intend to further enhance the facilities of the Community Centre.

Make Submission

Consultee Carmel Wilkinson [REDACTED]

Email Address kapitiherb@gmail.com

Company / Organisation Kapiti Herb Society Inc

Address PO Box 1583
Paraparaumu Beach
5252

Event Name New lease to Kapiti Citizens Services Trust

Submission by Kapiti Herb Society Inc (Carmel Wilkinson [REDACTED])

Submission ID KCS-17

Response Date 23/11/18 2:46 PM

Status Submitted

Submission Type Letter

Version 0.4

Files KCS-17 - Kapiti Herb Society Inc.pdf

Are you providing feedback ☐ on behalf of an organisation

Organisation name Kapiti Herb Society Inc

Title

First and last name [REDACTED]

Address

PO Box 1583 Paraparaumu Beach 5252

Phone [REDACTED]

Email kapitiherb@gmail.com

Privacy statement

Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kapiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent

steps and decisions. All information will be held by Kapiti Coast District Council, with submitters having the right to access and correct personal information. If you do not want your personal information to be published please tick the box below.

Question 1

Do you support council entering into a ten year lease with Kapiti Citizens Services Trust for land at Blue Gum Reserve?

What comments would you like to provide on the proposal to enter into this new lease with Kapiti Citizens Services Trust?

Kapiti Herb Society uses the Ocean Road Community Centre on a regular basis for the purposes of our member meetings. We have 50 members and meet monthly at the Community centre, during which time we have displays, education and workshops on the use and growth of herbs. We find the facilities at the Community centre suit our purposes and the improvements made over recent years have enhanced the desirability for our continued usage. The Kapiti Citizens Services Trust is responsive to our needs, for example the upgrade on the data and projection and sound system. We understand that the Trust intends to further enhance the facilities and we support this initiative.

17U Matters to be considered by Minister

- (1) In considering any application for a concession, the Minister shall have regard to the following matters:
 - (a) the nature of the activity and the type of structure or facility (if any) proposed to be constructed;
 - (b) the effects of the activity, structure, or facility;
 - (c) any measures that can reasonably and practicably be undertaken to avoid, remedy, or mitigate any adverse effects of the activity;
 - (d) any information received by the Minister under [sections 17S, 17SD, and 17SE](#);
 - (e) any relevant environmental impact assessment, including any audit or review;
 - (f) any relevant oral or written submissions received as a result of any relevant public notice issued under [section 49](#);
 - (g) any relevant information which may be withheld from any person in accordance with the [Official Information Act 1982](#) or the [Privacy Act 1993](#).
- (2) The Minister may decline any application if the Minister considers that—
 - (a) the information available is insufficient or inadequate to enable him or her to assess the effects (including the effects of any proposed methods to avoid, remedy, or mitigate the adverse effects) of any activity, structure, or facility; or
 - (b) there are no adequate methods or no reasonable methods for remedying, avoiding, or mitigating the adverse effects of the activity, structure, or facility.
- (3) The Minister shall not grant an application for a concession if the proposed activity is contrary to the provisions of this Act or the purposes for which the land concerned is held.
- (4) The Minister shall not grant any application for a concession to build a structure or facility, or to extend or add to an existing structure or facility, where he or she is satisfied that the activity—
 - (a) could reasonably be undertaken in another location that—
 - (i) is outside the conservation area to which the application relates; or
 - (ii) is in another conservation area or in another part of the conservation area to which the application relates, where the potential adverse effects would be significantly less; or
 - (b) could reasonably use an existing structure or facility or the existing structure or facility without the addition.
- (5) The Minister may grant a lease or a licence (other than a *profit à prendre*) granting an interest in land only if—
 - (a) the lease or licence relates to 1 or more fixed structures and facilities (which structures and facilities do not include any track or road except where the track or road is an integral part of a larger facility); and
 - (b) in any case where the application includes an area or areas around the structure or facility,—
 - (i) either—
 - (A) it is necessary for the purposes of safety or security of the site, structure, or facility to include any area or areas (including any security fence) around the structure or facility; or
 - (B) it is necessary to include any clearly defined area or areas that are an integral part of the activity on the land; and
 - (ii) the grant of a lease or licence granting an interest in land is essential to enable the activity to be carried on.
- (6) No lease may be granted unless the applicant satisfies the Minister that exclusive possession is necessary for—
 - (a) the protection of public safety; or
 - (b) the protection of the physical security of the activity concerned; or
 - (c) the competent operation of the activity concerned.
- (7) For the purposes of subsection (6), the competent operation of an activity includes the necessity for the activity to achieve adequate investment and maintenance.
- (8) Nothing in this Act or any other Act requires the Minister to grant any concession if he or she considers that the grant of a concession is inappropriate in the circumstances of the particular application having regard to the matters set out in this section.

Section 17U: inserted, on 1 July 1996, by [section 7\(1\)](#) of the Conservation Amendment Act 1996 (1996 No 1).

Section 17U(1)(d): amended, on 18 October 2017, by [section 203\(1\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 17U(8): inserted, on 18 October 2017, by [section 203\(2\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).