

**Mayor and Councillors**  
COUNCIL

2 MARCH 2017

Meeting Status: **Public**

Purpose of Report: For Decision

## **LEASE FOR ŌTAKI DOMAIN, RAHUI RUGBY CLUB**

### **PURPOSE OF REPORT**

- 1 This report seeks Council's approval to enter into a lease agreement with the Rahui Rugby Club, for Council owned land at Ōtaki 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 Ōtaki Domain and more particularly the area shown in red in Appendix 1 and being part of the land comprised and described in Lot 1 DP 18403. The land is classified as recreation reserve and is owned by the Kāpiti Coast District Council under the Reserves Act 1977 (the Act).
- 4 The Rahui Rugby Club has occupied this site since 1984, with their current lease expiring on the 31<sup>st</sup> of March 2017. The club owns and occupies the clubrooms building for the purposes of activities associated with rugby.
- 5 The club have informed Council Officers, that they wish to enter into a new lease for a term of ten years plus two rights of renewal.
- 6 Since occupying the land, the Rahui Rugby Club have successfully participated in club rugby including hosting a number of tournaments for both senior and junior players.
- 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**

- 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 Rahui Rugby Club.

### **CONSIDERATIONS**

#### **Policy considerations**

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

## Legal considerations

- 10 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Rahui Rugby Club for signing.
- 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 29 June 2017.

## Financial considerations

- 12 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 per Appendix 2. Costs associated with a new lease are required to be covered by the Lessee.

## Tāngata whenua considerations

- 13 There are no known tāngata whenua considerations.

## **SIGNIFICANCE AND ENGAGEMENT**

### Degree of significance

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

### Consultation already undertaken

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

### Engagement planning

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

### Publicity

- 17 As this is 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

- 18 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-17-125) for the land at Ōtaki Domain, Paraparaumu, shown in Appendix 1, to the Rahui Rugby Club.
- 19 If any submissions or objections are made, these be considered at the Council meeting of 29 June 2017.
- 20 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 10 April 2017 with the Rahui Rugby Club, for the land at the Ōtaki Domain shown in Appendix 1 of this report (CS-17-125) 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

Sean Mallon

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**Parks and Recreation  
Planner**

**Group Manager  
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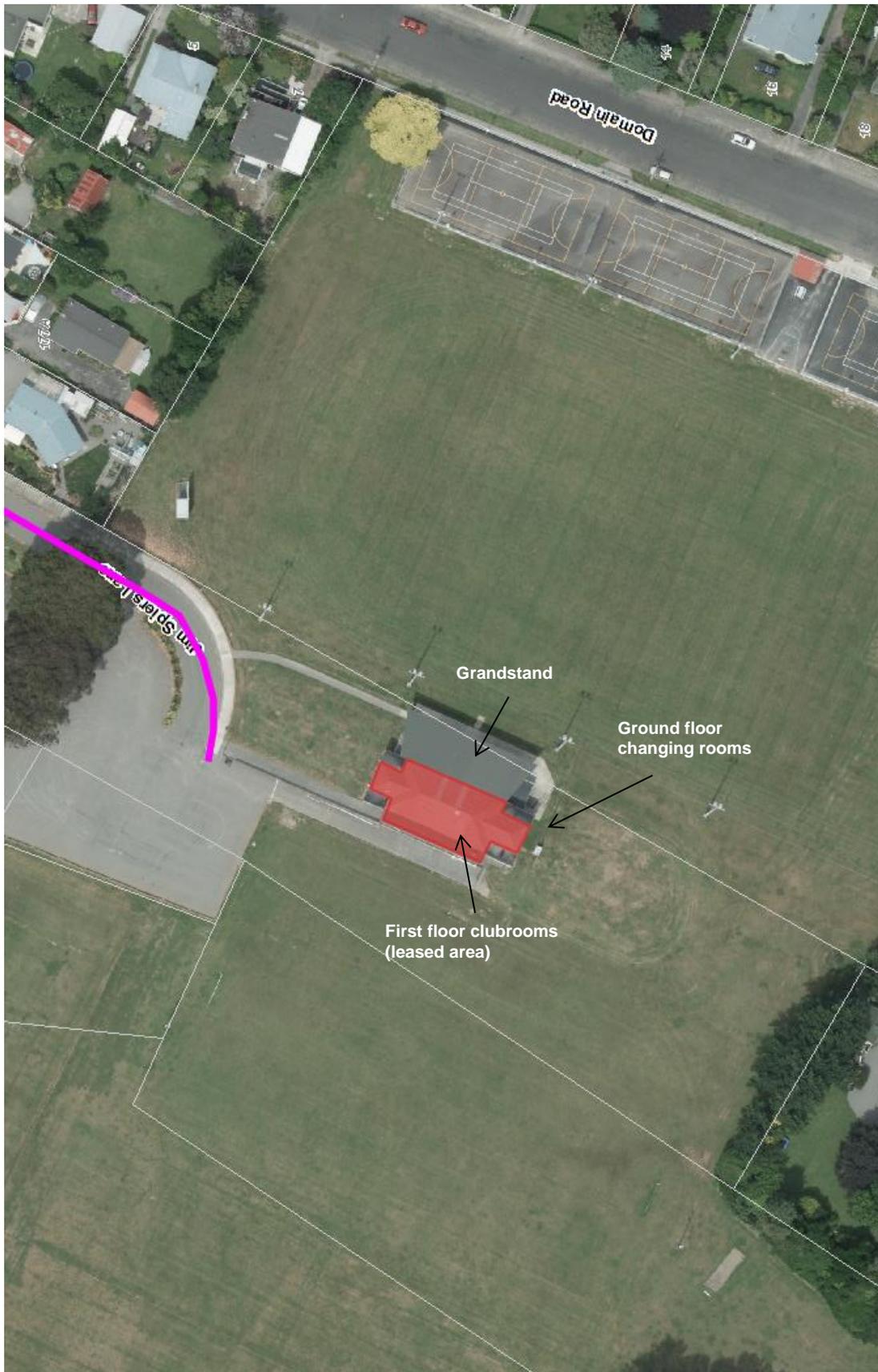
**Group Manager  
Community Services**

## ATTACHMENTS

Appendix 1: Plan of land area proposed for lease at Ōtaki Domain

Appendix 2: Reserve Land Rentals 2016-17

Appendix 1: Plan of land area proposed for lease at Ōtaki Domain



**Appendix 2: Reserve Land Rentals 2016-17**

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