

Chairperson and Committee Members

ENVIRONMENT AND COMMUNITY DEVELOPMENT COMMITTEE

17 MARCH 2011

Meeting Status : Public

Purpose of Report: For Decision

**KĀPITI COAST ARTIFICIAL TURF TRUST DEVELOPMENT
PROJECT AT MAZENGARB RESERVE**

PURPOSE OF REPORT

- 1 This report seeks approval of the Kāpiti Coast Artificial Turf Trust's development at Mazengarb Reserve and approval to enter into a Reserves Lease with the Trust for the area covered by the project.

SIGNIFICANCE OF DECISION

- 2 The Council's significance policy is not triggered by this report.

BACKGROUND

- 3 Since 2003 the Kāpiti Coast Artificial Turf Trust and its predecessor, the Kāpiti Coast Hockey Club, have been supported by Council to establish an artificial recreation turf development at Mazengarb Reserve.
- 4 At its meeting on 9 October 2003 the Council considered report MSC-03-016 and confirmed support for a new artificial hockey turf, creation of the Kāpiti Community Recreational Turf Trust, and consideration of initial funding of the Trust.
- 5 In 2004 the Southern Ward Committee considered report MCS-04-019 and approved the use of the upper hockey ground at Mazengarb Reserve as the site for the all weather hockey turf facility to be constructed by the Kāpiti Community Recreational Trust.
- 6 Over the ensuing years the Council considered a number of reports which related mainly to funding the turf project and setting up legal documents to define the relationship and protect the interests of each party.
- 7 To date, the Council has not formally approved the development of the changing room/social facilities or formally agreed to lease the area of the Mazengarb Reserve required by the Kāpiti Coast Artificial Turf Trust.

CONSIDERATIONS

- 8 This report seeks to formally gain Council approval to proceed with the total project, particularly the pavilion construction, so that land owner permission can be given to the Kāpiti Coast Artificial Turf Trust which will enable them to lodge their resource consent application for the building project.

- 9 Formal approval is also sought so that a Reserves Lease can be entered into with the Kāpiti Coast Artificial Turf Trust for a term of 18 years 364 days for the area in **Appendix One** to this report CS-11-158, with a further renewal term of 16 years 364 days from the expiry of the original term. These periods bring the total lease period within the terms permitted by relevant legislation.
- 10 The design for the new pavilion/changing rooms occupies a slightly larger area of land than was originally intended. The building extends approximately two metres into the existing turf car park. See attached Appendix One to this report CS-11-158.
- 11 The final design of the building, approved by the Kāpiti Coast Artificial Turf Trust Committee (see attached **Appendix Two** to this report CS-11-158), will result in the reduction of car parks from 52 to 49. This loss of three car parks still meets the required number of car parks for the building to obtain a resource consent. Additional car parks are also available in Mazengarb Reserve, attached to other facilities which are often lightly used at the peak times required by the artificial turf users.

Financial Considerations

- 12 There are no new or unforeseen costs associated with this project for the Council. The additional costs for the existing car park and fencing modification will be met by the Trust as part of the building project.

Legal Considerations

- 13 As the current lease documents are still in draft form, there will be no additional costs.

Delegation

- 14 The Environment and Community Development Committee has delegated authority to consider this matter. Section B.1 of the Governance Structure reads:

Parks and Reserves

7.3 Authority to exercise the functions, powers and duties of the Council under the Reserves Act 1977 or any other statute, regulation or bylaw relating to the management and control, maintenance and operation of parks and reserves, except as delegated to Community Boards or officers. This authority encompasses the power to:

- *grant leases for reserve land;*

...

Consultation

- 15 There is no further requirement for consultation on this project. The community, Paraparaumu/Raumati Community Board and Council have been supportive and aware that this development will occur on this site.

Policy Implications

16 There are no policy implications associated with this report.

Publicity Implications

17 There are no additional publicity implications regarding this development as it has been well publicised in local media.

Other Considerations

18 There are no other considerations associated with this report.

RECOMMENDATIONS

19 That the Committee approves the development of the artificial turf and associated facilities on Mazengarb Reserve as per attached plans in Appendix Two to this report CS-11-158.

20 That the Committee authorises the Chief Executive to enter into a Reserves Lease with the Kāpiti Coast Artificial Turf Trust for the area shown in Appendix One to this report CS-11-158 for a period of 18 years 364 days with a right of renewal for another 16 years 364 days on the expiry of the original term.

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ATTACHMENTS:

- 1. Leased area of Mazengarb Reserve**
- 2. Plan of artificial turf and associated facilities on Mazengarb Reserve**