

Mayor and Councillors
COUNCIL

26 JANUARY 2017

Meeting Status: **Public**

Purpose of Report: For Decision

**LEASE FOR TENNIS COURT ROAD RESERVE, TE KOHANGA
REO O TARARUA KI PARAPARAUMU**

PURPOSE OF REPORT

- 1 This report seeks Council's approval to enter into a lease agreement with Te Kohanga Reo o Tararua ki Paraparaumu, for Council owned land at Tennis Court Road Reserve, Paraparaumu.

DELEGATION

- 2 Council has the authority to consider this matter.

BACKGROUND

- 3 This agreement would be for part of the land area known as Tennis Court Road Reserve and more particularly shown as the area shown in red in Appendix 1 and being part of the land comprised and described in LOTS 27 29 30 DP 9790 PT LOT 4 DP 10737 LOT 52 DP 10230 LOTS 13 14 DP 11635.
- 4 The Kohanga Reo has occupied this site since April 1997, and their current 19 year 364 day lease is due to expiry on the 31st of March 2017. The Kohanga Reo have requested a new lease.
- 5 The reserve is classified as local purpose reserve, which means that leasing powers are provided by Section 61 of the Act. The maximum lease term that can be granted is 33 years.

ISSUES AND OPTIONS

Issues

- 6 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.
- 7 The Kohanga Reo has had a lease to occupy land at Tennis Court Road since 1997. It is proposed the lease activity will continue to provide a space solely for the purposes associated with the Kohanga Reo.

CONSIDERATIONS

Policy considerations

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

Legal considerations

- 9 Whilst public notification is not explicitly required by the Act in this instance, it would seem prudent to publically notify the proposed lease in accordance with Councils usual practice. A period of not less than one calendar month will be provided by the Council for objections or submissions to be received. Any submissions received will be considered at the Council meeting of 13 April 2017.
- 10 New lease documentation will be drafted and will be reviewed by the Council's legal advisor before being presented to the Kohanga Reo for signing.

Financial considerations

- 11 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

- 12 There are no known tāngata whenua considerations.

SIGNIFICANCE AND ENGAGEMENT

Degree of significance

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

Consultation already undertaken

- 14 The Paraparaumu-Raumati Community Board Chair has been advised of this proposed lease and has raised no concerns.

Engagement planning

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

Publicity

- 16 No public notification is required as this lease is for a five year term only.

RECOMMENDATIONS

- 17 That the Kāpiti Coast District Council authorises the Chief Executive to undertake the public notification process for the lease proposal as outlined in this report (CS-16-072) for the land at Tennis Court Road Reserve shown in Appendix 1, to Te Kohanga Reo o Tararua ki Paraparaumu.
- 18 If any submissions or objections are made, these be considered at the Council meeting of 13 April 2017.
- 19 If no submissions or objections are received, that the Kāpiti Coast District Council authorises the Chief Executive to enter into a lease for 20 years, commencing 01 April 2017 with Te Kohanga Reo o Tararua ki Paraparaumu, for the land at Tennis Court Road Reserve shown in Appendix 1 to report CS-16-072 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

Max Pedersen

**Parks and Recreation
Planner**

**Group Manager
Infrastructure Services**

**Group Manager
Community Services**

ATTACHMENTS

- Appendix 1: Plan of land proposed lease at Tennis Court Road Reserve.
Appendix 2: Reserve Land Rentals 2016/17

Appendix 1: Plan of land proposed lease at Tennis Court Road Reserve.



Appendix 2: Reserve Land Rentals 2016/17

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