Variation of Lease - Whitianga Volunteer Coastguard Inc

TO
Mercury Bay Community Board

FROM
Rebecca O'Sullivan - Property Officer

DATE
27 February 2019

SUBJECT
Variation of Lease - Whitianga Volunteer Coastguard Inc

1 Purpose of report
For consideration and recommendation to Council to approve a variation of lease between the Whitianga Volunteer Coastguard Inc (WVCG) and the Thames-Coromandel District Council to increase the leased area over part of the Recreation Reserve (land) located at 86D Albert Street, Whitianga.

2 Background
The land was vested in the Coromandel County Council by Thomas Harwood Lyon on 2 March 1940 through a Memorandum of Transfer to provide for recreation and sports to benefit the welfare of the community.

The Volunteer Coastguard had been using part of the Reserve for many years, originally sharing a facility with the Scouts. In October 2011 the Coastguard submitted a resource consent application to extend the building for their own headquarters. This then highlighted the issue that although the land was vested in Council it had not been classified. It was recommended to Council that the land be classified and a lease be entered into with the WVCG.

It was subsequently resolved at the 23 May 2012 Council meeting:

2.3 Reserve Classification - Lyon Park, Whitianga

Resolved
That the Thames-Coromandel District Council:

1. Receives the report.
2. Pursuant to Section 16(2A) of the Reserves Act 1977 approves to classify as recreation reserve Part Wharetangata 6 Block in certificate of title 34D/762, part of Lyon Park, Whitianga.

Moved/Seconded By: McLean/Fox

Subsequently, the reserve was classified as recreation reserve.

The resource consent was granted in 2012 and the WVCG entered into a lease agreement with Council.
3 Issue
The WVCG has now requested Council approval to vary the lease to provide an additional 144m² of land to enable them to construct the proposed new shed.

Recommendation to the Council to approve a variation to the lease is needed.

4 Discussion
WVCG submitted a business proposal outlining the need for the extension (Attachment A). The extension to the existing boatshed will provide housing for another boat which will help to assist in the growing number of emergency callouts. WVCG say they are under resourced and therefore require another boat to effectively attend to the public callouts.

The total area currently leased is shown on the plan titled ‘Site Plan’ dated 22 September 2011 (Attachment B). The proposed new 144m² single level building is planned to be constructed on the western side of the existing boatshed, as shown on the site plan ‘proposed extension to existing Coastguard boatshed Whitianga’ (Attachment C) and will be funded entirely by WVCG by way of community funding.

Should the lease variation be approved, WVCG will need to follow the necessary steps to apply for resource consent from Council.

Internal consultation
The Community Facilities Manager was approached to consider if he had any objections to the construction of the new boatshed, he has no objections.

External consultation
It was requested by the Board at the October workshop for WVCG to consult with all affected neighbouring parties prior to any resource consent application process. The results are as follows.

<table>
<thead>
<tr>
<th>Mercury Bay Tennis Club</th>
<th>Support, subject to conditions which WVCG will meet</th>
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</thead>
<tbody>
<tr>
<td>The Mercury Bay Rugby and Sports Club</td>
<td>Support, subject to conditions which WVCG will meet</td>
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<tr>
<td>Residents 2,4,6 and 8 Dundas Street</td>
<td>Support</td>
</tr>
<tr>
<td>Marina Apartments Units 7 &amp; 16</td>
<td>Support</td>
</tr>
<tr>
<td>Marina Apartments Managers units 30 &amp; 14</td>
<td>Object, believes the property will be devalued, privacy will be infringed upon and the view will be impacted.</td>
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Conclusion
The WVCG proposal to extend their lease footprint will have little impact on the reserve and will enhance their ability to extend services to the boating public. Therefore the following resolution is recommended.

5 Suggested resolution(s)
That the Mercury Bay Community Board:

1. Receives the report Variation of Lease – Whitianga Volunteer Coastguard Inc
2. Recommends to Council to approve a variation to the lease to increase the footprint of the land leased to the Whitianga Volunteer Coastguard Inc, as per the plan titled ‘Leased Area’ having an approximate area of 144m².
3. Recommends to Council to approve the proposed new building in general accordance with the site plan subject to resource consent being first approved.

References-Tabled/Agsenda Attachments
Attachment A – Coastguard Shed Proposal – 86D Albert Street, Whitianga
Attachment B – Site Plan – Whitianga Volunteer Coastguard Inc
Attachment C – Proposed Extension – Whitianga Volunteer Coastguard Inc
Coastguard Shed Proposal - 86D Albert Street, Whitianga
Attachment C

Attachment C - Proposed Extension - Whitianga Volunteer Coastguard Inc...
Attachment A

<<Insert DW Link or place Attachment here>>
Attachment B

<<Insert DW Link or place Attachment here>>