

Agreement to lease - part 4 Manaia Rd, Tairua

TO	Tairua-Pauanui Community Board
FROM	Jan McNeil - Property Officer
DATE	1 November 2017
SUBJECT	Agreement to lease - part 4 Manaia Rd, Tairua

1 Purpose of Report

For consideration to recommend to Council to approve an 'agreement to lease' between the Thames-Coromandel District Council (Council) and the Tairua Information and Community Services Society Incorporated for the purpose of an information and heritage centre, over part of the land located at 4 Manaia Road, Tairua (Land).

2 Background

The Tairua Information and Community Service Society Incorporated (Tairua Information Centre) was incorporated under the Incorporated Societies Act 1908 on the 15 October 1997, formally called the Tairua Tourism and Community Services Society Incorporated, their incorporated society number is 863205.

The current building the Tairua Information Centre lease has been sold therefore there is a need to find long-term premises.

In the interim the Tairua-Pauanui Community Board (Board) at their meeting 25 September 2017 resolved the following;

1. *Receives the 'Tairua Information Centre - Relocation' report dated 8 September 2017.*
2. *Supports the request from the Tairua Information and Community Services Society Inc. to relocate the operation of the Tairua Information Centre to the Tairua Library meeting room, on a temporary basis only, subject to further discussions with affected staff and approval by the Community Facilities Manager.*
3. *Instructs the Community Facilities Manager to enter into discussions with affected staff prior to making any recommendation to Council to enter into a lease with the Tairua Information & Community Services Society Inc to temporarily relocate the operation of the Tairua Information Centre to the meeting room in the Tairua Library building at 2 Manaia Road, Tairua prior to April 2018.*
4. *Instructs staff to prepare a report for the next community board meeting on how this relocation will progress.*

Moved/Seconded by: Walker/Brooks

The Land that has been identified for new premises for the Tairua Information Centre is part of the Tairua Camp Ground. The lease expires 15 July 2019.

The Tairua Information Centre has formally written to Council to request an agreement to lease the Land, shown outlined black on the plan (**Attachment A**).

3 Issue

The Tairua Information Centre has requested to lease the Land (**Attachment B**).

An agreement to lease is required to enable the Tairua Information Centre to pursue funding for the development.

Council approval, as land owner, is required for a new ground lease.

4 Discussion

The land has been used for a camp ground since a change of use application was granted by Council on 28 September 1970.

The land comprised in computer freehold register SA6D/1177 transferred to Council 5 August 1999. As outlined in a report completed by the Alandale Group in July 2000, the purpose of purchasing the land was for the intention to use part of the property for car parking (to serve the existing commercial area) and to develop the remainder of the property for commercial uses to expand the existing Tairua commercial centre.

For the majority of the intervening years the land has been leased as a camp ground, with the current lease term due to expire on the 15 July 2019.

In accordance with a current project request form, which is subject to the Long Term Plan process and approval, the current Board would like to explore new opportunities to develop the land and/or extend the Tairua library building to accommodate an information and heritage centre. Furthermore, the Board wish to look at options to maximise the lands potential and to accommodate a community facility that supports the community needs.

The vision of the Tairua Information Centre meets part of the anticipated use of the area by the Board with the Tairua Information Centre proposal to establish an information and heritage centre on the Land (**Appendix B**), which is proposed to be leased from Council.

The funding of the build will be the responsibility of the Tairua Information Centre; therefore this proposal will be subject to Council approval to an agreement to lease, and the necessary funding being obtained within negotiated timeframes to meet the proposed commencement date of the lease.

The 2016 delegations to Community Boards provide for the Board to make recommendations to Council on leases. In accordance with the 'Leases and Licenses to Occupy Policy' reviewed 8 August 2017, effective to 1 July 2018, an incorporated society is included within the category B group, with an annual rental of \$350.00 per annum plus GST.

The lease will be on a standard Auckland District Law Society lease form appended to an agreement to lease deed, which the Tairua Information Centre requires now to pursue funding for the development.

Given the proposal fits within part of the intended vision of the Council when the land was purchased in 1999 and within part of the current Boards vision for the land, the following resolution is suggested.

5 Suggested resolution(s)

That the Tairua-Pauanui Community Board:

1. Receives the 'Agreement to lease - part 4 Manaia Rd, Tairua' report dated 1 November 2017.
2. Recommends Council to approve an agreement to lease between the Thames-Coromandel District Council and the Tairua Information and Community Services Society Incorporated for the purpose of an information and heritage centre, over part of the land, in general accordance with the plan, shown outlined black on the plan (**Attachment B**) located at 4 Manaia Road, Tairua on the following terms;

Term:	10 years
Commencement Date:	To be determined; and only to commence once funding is obtained and no later than 1 July 2020.
Renewal Terms:	Two terms of ten years One term of five years
Final Expiry Date:	To be confirmed
Annual Rent:	\$350.00
Rent Review:	Every three years
Permitted Use:	For the purpose of and activities associated with an information and heritage centre

The agreement to lease will be subject to funding for the build being obtained by the Tairua Information and Community Services Society Incorporated prior to the commencement date and no later than 1 July 2020.

References-Tabled/Agenda Attachments

Attachment A *Request to Lease*

Attachment B *Proposed Lease Area*

Attachment A - Request to Lease

Attachment B - Proposed Lease Area