

Renewal of Lease - Thames Squash Rackets Club Inc.

TO	Thames Community Board
FROM	Jan McNeil – Property Officer
DATE	11 September 2018
SUBJECT	Renewal of Lease - Thames Squash Rackets Club Inc.

1 Purpose of Report

For recommendation to Council to approve a right of renewal of lease between the Thames-Coromandel District Council (Council) and the Thames Squash Rackets Club Inc. (Club) for the land comprised in computer freehold register SA21D/254, located at 401 Brown Street, Thames (Land).

2 Background

The Club has leased the Land from Council since 1976. The current lease with the Club commenced 1 October 1997 in accordance with the following Board resolution dated 21 July 1997;

Resolved:

- a. The Thames Squash Club Inc. be granted a renewal of their lease for a further term of 21 years from 1 October 1997.
- b. Clause 23 be varied to reflect extended hours of use following consultation with affected neighbours.
- c. Rental be established by valuation.
- d. The Board seek a variation to the lease to enable rental reviews take place every five years.
- e. The Board recommend that Council review its Reserves Rental Policy.

Moved/Seconded By: Lilburn/James

The Club owns the improvements on the Land.

3 Issue

The Club has requested and is entitled to a renewal of the lease for a further term of 21 years. In accordance with the '2016 Delegations to Community Boards', recommendation to Council to approve is necessary.

4 Discussion

The 1976 lease was granted in accordance with Section 7(1)(e) of the Public Bodies Leases Act 1969 (Act) which includes a provision to let the land with perpetual rights of renewals, and as outlined above is for periods of 21 years.

The Club has confirmed they wish to exercise their right of renewal for a further term of 21 years (**Attachment A**). The Club is not in breach of the lease; therefore Council is obliged

to grant a new lease for a further term from the renewal date, effective from 1 October 2018, terminating 30 September 2039.

Rent review is not due until 2020. The Club is an incorporated society and qualifies for the community organisation annual rental of \$350.00 + GST. All financial commitments under the lease have been met with the revenue from the rental being credited to Parks and Reserves, Thames.

Given the above the following resolution is therefore suggested.

5 Suggested Resolution(s)

That the Thames Community Board:

1. Receives the 'Renewal of Lease – Thames Squash Rackets club Inc.' report, dated 11 September 2018.
2. Recommends to Council to approve a right of renewal and grant a new lease for a further term of 21 years, commencing 1 October 2018, terminating 30 September 2039, on the same terms and conditions, between the Thames-Coromandel District Council and the Thames Squash Rackets Club Incorporated, over the land comprised in computer freehold register SA21D/254, located at 401 Brown Street, Thames.

References-Tabled/Agenda Attachments

Attachment A *Confirmation of renewal from the Club*

Attachment A - Confirmation of renewal from the Club