
REPORT 11
(1215/11/IM)

Report of the Regulatory Processes Committee
Meeting of Wednesday 11 August 2010

Members: Mayor Prendergast, Councillors Gill (Chair), Best, Cook, Goulden, Pannett and Wain.

MATTERS CONSIDERED BY THE COMMITTEE

The Regulatory Processes Committee dealt with a number of issues for which it has delegated powers to act and therefore these are before the Council for noting.

The Committee hereby recommends that the information be received.

- 1. ITEM 052/10RP GRANTING OF LEASES TO EARLY CHILDHOOD CENTRES IN ACCORDANCE WITH THE EARLY CHILDHOOD CENTRES POLICY**
(1215/53/IM) (REPORT 2)

THAT the Regulatory Processes Committee:

- 1. Receive the information.*
- 2. Agree to grant a new premises lease relating to Fee Simple land to the Wellington Playcentre Association as set out in Appendix two of the officer's report, in accordance with the Early Childhood Centres Policy and subject to the Local Government Act 2002.*
- 3. Agree to grant a new ground lease relating to Local Purpose Reserve land to Te Kohanga Reo National Trust Board as set out in Appendix 2, in accordance with the Early Childhood Centres Policy and subject to the Reserves Act 1977.*
- 4. Agree to grant a new premises lease relating to Local Purpose Reserve land to the Karori Childcare Centre Incorporated in accordance with the Early Childhood Centres Policy, with a reduction in rental to 2% of their income for the first 10 years of their new premises lease as set out in Appendix two of the officer's report.*

5. *Note that unless specified differently within the recommendations, the terms of the ground lease and premises leases are as follows:
Commencement Date: 1 July 2010
Term: 10 years plus a 10 year right of renewal
Ground Lease Rental: 1% of the revenue of each early childhood centre
Premises Lease Rental: 4% of the revenue attributable to each early childhood centre
Incremental Rental: Where a centre has a rental increase greater than \$500.00 per annum the new rent will be phased in over a period of three years (as shown in Appendix two of the officer's report).*
6. *Note any approval to grant a lease for Fee Simple land is conditional on:*
 - (i) *appropriate consultation in accordance with section 138 of the Local Government Act 2002;*
 - (ii) *there being no sustained objections resulting from the abovementioned consultation or notification; and*
 - (iii) *the legal and advertising costs associated with preparing the leases are met by the Lessee.*
7. *Note that any approval to grant premises leases and ground leases for Local Purpose land is conditional on:*
 - (i) *the leases being publicly notified in accordance with section 119 and 120 of the Reserves Act 1977;*
 - (ii) *there being no sustained objections resulting from the abovementioned consultation or notification; and*
 - (iii) *the legal and advertising costs associated with preparing the leases are met by the Lessee.*
8. *Agree that the Chief Executive will finalise and negotiate the lease details.*

**Leonie Gill
Chair**