

REPORT 16
(1215/11/IM)

**Report of the Regulatory Processes Committee
Meeting of Wednesday 16 June 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 043/10RP GRANTING OF LEASES TO EARLY CHILDHOOD CENTRES IN ACCORDANCE WITH THE EARLY CHILDHOOD CENTRES POLICY**
(1215/53/IM) (REPORT 1)

THAT the Regulatory Processes Committee:

- 1. Receive the information.*
- 2. Agree to granting new ground and premises leases relating to Fee Simple land to the early childhood centres set out in Appendix 2, Schedule 1 (of the officers report) in accordance with the Early Childhood Centres Policy and subject to the Local Government Act 2002.*
- 3. Agree to granting new ground and premises leases relating to Local Purpose Reserve land to the early childhood centres set out in Appendix 2, Schedule 2 (as amended and attached to the minutes of the Committee) in accordance with the Early Childhood Centres Policy and subject to the Reserves Act 1977.*
- 4. Agree to granting a new licence agreement to the early childhood centre as set out in Appendix 2, Schedule 1 (of the officer's report), in accordance with the Early Childhood Centres Policy.*

5. *Note that the terms of the ground leases, premises leases and licence 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/Licence 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 2 of the officer's report).*
6. *Note any approval to grant a lease or licence 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**