

Notice of Motion - Board Member Margi Watson – Proposal for Albert-Eden Local Board Community Occupancy Policy

Executive summary

1. Board Member Margi Watson has given notice of a motion that she wishes to propose regarding the introduction of an Albert-Eden Local Board Community Occupancy Policy
2. Auckland Council Community Occupancy Guidelines (2012) provide guidance on leases and licenses however Local Boards are able to vary the lease terms from those suggested
3. This Policy will set lease terms that reflect the direction for future leases granted by the Albert-Eden Local Board.

Motion

That the Albert-Eden Local Board:

- a) Adopts an Albert-Eden Local Board Community Occupancy Policy that outlines the standard terms for community leases and licences to occupy council sites within the Albert-Eden Local Board area as follows:

Type of agreement	Category	Length
License to occupy	Council-owned land with no fixed assets	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal • six year term total • term may be extended if linked to a lease.
Lease	Council-owned land and building	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal • six year term total.
		Recommended for newly established community groups: <ul style="list-style-type: none"> • one year standard, with a further one year right of renewal • two year term total.
	Community group-owned building on council-owned land	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal • six year term total.

- b) Will approve all leases on an individual basis. There will be no multi-site, single lease approval for applications that request a community lease in Albert-Eden be incorporated into a wider lease related to other sites across the wider Auckland region.

Background

In 2012, Council set Community Occupancy Guidelines. These were developed to assist local boards in making decisions regarding the allocation of community occupancy agreements and to provide an overview of standard terms and conditions.

The guidelines provide community organisations, who wish to apply for a community occupancy agreement, information about:

- eligibility criteria
- the application process
- standard terms and conditions.

The types and terms of occupancy are outlined in the guidelines, and include suggested lengths of leases which range from one year standard with a further one year right of renewal for newly formed groups, to five years standard with a further five year right of renewal for established groups through to a 10 year standard with a further 10 year right of renewal, depending on the category of lease.

While these are standard recommendations, local boards are able to vary the length of the term offered. The Albert-Eden Local Board is responsible for a large number of community leases and licences that are used by a wide range of community, sporting and recreation groups. Over time the Board has decided that community leases and licences to occupy should be provided for a shorter period of time than those recommended in the guidelines.

Generally, facilities are well utilised by a variety of groups but our community needs and demographics are changing and the Board need to ensure we are being inclusive and responsive to those needs.

Rationale:

- Demand is high for cheap community space in the central Auckland area, close to the CBD.
- There are always many applications for one new lease.
- The Board wants to provide opportunities for groups to come off long waiting lists and for new groups to get a n opportunity for a community lease.
- A shorter lease provides additional motivation for a group to establish itself and ensure it meet its agreed performance measures
- Intensification, population growth and changing demographics in the Board area are significant and is creating changing community needs and demands
- If lease buildings are not well used, they can be freed up earlier for other groups
- In addition, there have been requests to process multi-premise leases for some organisations that have a community lease in Albert-Eden as well as a number of other leased sites across the wider Auckland region. The Board wishes to deal with all Albert-Eden related leases on an individual basis to create links and relevance into the local community that may be overlooked to meet regional needs.

Rationale:

The Board wishes to deal with all leases on an individual basis. There will be no multi-premise leases for larger organisations that have a community lease in Albert-Eden in addition to a number of other leases throughout the wider Auckland region.

Type of agreement	Category	Length
Licence to occupy	Council-owned land with no fixed assets	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal

		<ul style="list-style-type: none"> • six year term total • term may be extended if linked to a lease.
Lease	Council-owned land and building	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal • six year term total.
		<p>Recommended for newly established community groups:</p> <ul style="list-style-type: none"> • one year standard, with a further one year right of renewal • two year term total.
	Community group-owned building on council-owned land	<ul style="list-style-type: none"> • three years standard, with a further three year right of renewal • six year term total.

Signatories

Author	Margi Watson – Member, Albert-Eden Local Board
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