

**19 New community lease to The Uxbridge Community Projects Incorporated for 31-37 Uxbridge Road, Howick, approval to enter into a sublease and support the classification of part of the land**

Resolution number HW/2016/252

MOVED by Member RD Wichman, seconded by Member K Bungard:

**That the Howick Local Board:**

- a) **Recommend the Parks, Recreation and Sport Committee classify the following three parcels of land occupied by the Uxbridge Creative Centre as local purpose (community buildings) reserve pursuant to Section 16 (2A)(a) of the Reserves Act in line with the processes prescribed by the Reserves Act 1977:**
  - i) **Part Lot 3 DP 47633 contained in NA7A/65**
  - ii) **Part Lot 4 DP 47633 contained in NA1946/76**
  - iii) **Part Lot 1 DP 8807 contained in NA1678/48**
  
- b) **Grant an agreement to lease under Section 40 of the Reserves Act 1977 for the building and the land outlined in red in Attachment A, at 31-37 Uxbridge Road, Howick to The Uxbridge Community Projects Incorporated subject to one month public notification, and with no objection on the following terms and conditions:**
  - i) **Term – one year commencing from the date of practical completion.**
  - ii) **Upon classification of the three parcels of land referred to in a) above, the Lease referred to at c) below takes effect.**
  - iii) **Auckland Council has the right to terminate in its sole discretion the agreement to lease upon giving The Uxbridge Community Projects Incorporated 30 days written notice.**
  - iv) **Ability for Uxbridge Community projects Incorporated to enter into an agreement to Sublease on the terms and conditions specified in d) below.**
  
- c) **Grant a lease, under Section 61(2A) of The Reserves Act 1977 and Local Government Act 2002 to The Uxbridge Community Projects Incorporated for the building and the land outlined in red in Attachment A, at 31-37 Uxbridge Road, Howick, subject to one month public notification and with no objection on the following terms and conditions:**
  - i) **Term – five years, commencing from the date of classification of the land, with one right of renewal for a term of five years.**
  - ii) **Rent - \$1.00 plus GST per annum, if demanded.**
  - iii) **Maintenance fee - \$1000.00.**
  - iv) **A Community Outcomes Plan to be negotiated with The Uxbridge Community Projects Incorporated and approved by the Howick Local Board community leasing portfolio holder and attached to the lease document.**
  - v) **Lease allows for a sublease for the operation of a commercial café/bistro on the terms and conditions out-lined in d) below.**
  - vi) **All other terms and conditions in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines 2012.**
  
- d) **Grant approval for The Uxbridge Community Projects Incorporated to enter into an agreement to sublease for the café/bistro space in the centre subject to**