

5.1 Grant of Lease - Sir Keith Park Memorial Airfield Incorporated

TO Thames-Coromandel District Council
FROM Jon Muston, Property and Facilities Manager
DATE 2/09/2020

1 Purpose of report

Council to consider granting a Lease at the Thames Airfield to Sir Keith Park Memorial Airfield Incorporated to erect a replica Hurricane Aircraft.

2 Summary

The Thames Community Board has considered this matter and at its 8 July 2020 meeting resolved as follows:

1. *Receives the 'Request to establish a memorial space at Sir Keith Park Airfield' report, dated 19 June 2020.*
2. *Approves the erection of a replica hurricane described/located (Attachment A) at Thames Airfield by the Sir Keith Park Airfield Trust on the proviso that the following first be obtained:*
 - a) *Formally signed legal agreement between Council and the Sir Keith Park Airfield Trust including (but not limited to) the Trust's ownership of the physical structure and liability for maintenance, health and safety and insurance.*
 - b) *All necessary consents are obtained and conditions subsequently met.*
3. *Request the Trust submit the final concept plan and landscaping (Stage 2) to the Board's November meeting for approval.*

The land where the proposed replica hurricane is to be constructed is situated at Thames Airfield, 395 Ngati Maru Highway, Thames described as Part Section 9 Block VII Thames Survey District . This land is held for aerodrome purposes subject to the Reserves Act owned by Council.

The erection of the replica Hurricane aircraft is in keeping with the reserve purpose of aerodrome.

Sir Keith Park Memorial Incorporated wishes to construct a replica hurricane aircraft in honour of Sir Keith Park at the location shown on the plan in **Attachment A**.

The Thames Community Board supports the proposal subject to conditions which have been incorporated in to the terms referred to in this report.

The granting of a lease is recommended on the following key terms::

Term:	9 years from the commencement date.
Commencement date:	The date the lease is executed.
Right of renewal:	Nil
Landscaping:	The agreement is subject to Thames Community Board approval of the final concept plan and landscaping.

Rent:	\$1 pa *
Rent Reviews;	Nil
Outgoings;	Nil
Ownership:	Lessee retains ownership of the structure.
Maintenance:	Lessee is required to maintain the structure in good repair at its cost.
Insurance:	Lessee's responsibility for the asset and public liability cover of at least \$1M.
Termination:	At the end of the 9 year period or earlier for breach
Consents;	Lessee to obtain any regulatory consents
Permitted Use;	Static replica Hurricane aircraft display only

* A rent of \$1 is a departure from rent charged to community groups of \$350 pa and may be considered reasonable on the basis that the lease is for a static display only and further that the display helps market the airfield.

3 Suggested resolution(s)

That the Thames-Coromandel District Council:

1. Receives the "Grant of Lease - Sir Keith Park Memorial Airfield Incorporated" report dated 4 September 2020.
2. Grants a lease of part of Thames Airfield land more particularly shown on the plan attached to the report on the following terms to Sir Keith Park Memorial Airfield Incorporated:

Term:	9 years from the commencement date.
Commencement date:	The date the lease is executed
Right of renewal:	Nil
Landscaping:	The lease is subject to Council approval of the final concept plan and landscaping.
Rent:	\$1 pa
Rent Reviews;	Nil
Outgoings	Nil
Ownership:	Lessee retains ownership of the structure.
Maintenance:	Lessee is required to maintain the structure in good repair at its cost
Insurance:	Lessee's responsibility for the asset and public liability cover of at least \$1M.
Termination:	At the end of the 9 year period or earlier for breach
Consents;	Lessee to obtain any regulatory consents
Permitted Use;	Static replica Hurricane aircraft display only

References-Tabled/Agenda attachments

1. Attachment A - Plan