

Background (from WDC Infrastructure Committee [5 July 2023](#))

Friendship House runs two community resource centres in Huntly, one on either side of the Waikato River.

Friendship House is a community space providing support to the residents of Huntly through workshops, fruit and vegetable co-ops, drop-in centres and general advice and advocacy services.

The Huntly West branch of Friendship House, known as the 'Huntly West hub' is currently located at 49 Harris Street in a property owned by Chorus New Zealand Limited.

Chorus has advised that they intend to dispose of the property; Friendship House is required to vacate as soon as possible. Builtsmart Properties Limited ('Builtsmart') offered to provide Friendship House with a new relocatable building for the Huntly West hub.

This location would provide connectivity to Harris Street and would provide parking within the reserve, accessed from Fraser Street.

The proposed location sits adjacent to the ex-Bowling Club and the parking area and retains sight lines for adjoining owners.

The Huntly West Domain and the adjoining Crown-owned reserve are the location of some criminal and anti-social behaviour, causing significant concerns for residents.

It is hoped that the presence of the Huntly West hub within the reserve will reduce criminal activity due to the presence of others and the fact that the hub is held in high regard amongst residents.

Council's Community Growth, Strategic Property and Parks and Reserves teams support the proposal and have considered the following factors:

- Level of community benefit provided by this lease proposal.
- Suitability of the activity on the reserve
- Similar activities/services with existing community groups
- Other options for Friendship House
- History and sustainability of Friendship House
- Willingness of Friendship House to share resource/spaces with other compatible groups.
- Friendship House's ability to pay lease outgoings.

Land Status

The land that would be subject to the proposed lease is contained in Part Lot 9 DPS 316.

This land was vested in Trust in the Huntly Borough Council by Gazette.

This land is within the Tainui First Right of Refusal area.

Proposed Lease Term

The proposed lease will be a term of 20 years with a right of renewal of a further 14 years 364 days.

Rent reviews will take place every 5 years.

The proposed lease area is approximately 560 square metres.

The rental will be set in accordance with Council's Leasing of Reserve Land Policy.

Service charges and other lease outgoings will be paid by Friendship House and Friendship House will be responsible for all building maintenance.