

INFORMATION FOR HOOD AERODROME LEASE SITE: (TRANCHE 2)

Masterton District Council (Council) is pleased to advise that the next tranche of hangar sites at Hood Aerodrome are now available. Additional sites will be made available after a CAA required Aeronautical Study is completed and the location of the cross runway is confirmed.

Thank you for the interest in a lease site at Hood Aerodrome.

The Hood Aerodrome Master Plan, the Hood Aerodrome Hangar Guidelines, and the tenant application form can be found at www.mdc.govt.nz. Copies of the lease agreement can be provided on request.

HOW TO APPLY

Applications should be received using the tenant application form with any additional information you think is relevant by 5:00pm on the 27th May 2022.

The Application form is an editable PDF so you can complete it without printing.

Council is committed to a safe and vibrant aerodrome. To assess your application, we need to know about your proposed activities and operations and how they will benefit Hood Aerodrome and the wider community. We may complete a safety risk assessment based on the information you provide for your proposed activities and operations at Hood Aerodrome. Please be as specific as possible with the information you provide. Vague and general descriptions may remove you from the application process as we will be unable to assess it properly.



Figure 1: Tranche 2 lease sites. Refer to the Hood Aerodrome Master Plan for additional information. The final detailed measurements will be refined to suit the successful applicants and ensure the best aerodrome layout. The sites shown here are 30m wide x 45m deep.

Non-aviation related activities will not be considered.

TERMS

In addition to the standard Hood Aerodrome Deed of Lease terms referred to in the tenant application form, the following terms will generally apply to the new Hood Aerodrome hangar sites:

- Term of the lease: 30 years – 15 year lease with one 15 year right of renewal.
- Rental: \$4.10 per square metre reviewed at 2 year intervals from 2023.
- Infrastructure Contribution: An up-front fee of \$20,000 plus GST is required to secure a lease. This fee is a contribution to roading, sewerage and water services. It does not cover security fencing and electricity.
- Outgoings: The tenant is responsible for all normal outgoings associated with the premises and is subject to the terms as set out in the Deed of Lease.

Hangars should comply with the Hood Aerodrome Hangar Guidelines including setbacks of the hangar to the lease site boundaries published in the Hangar Guidelines.

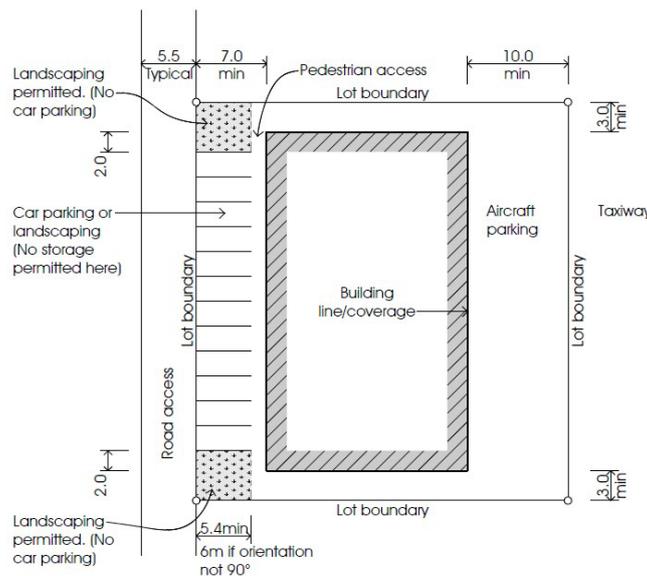


Figure 2: Setbacks for lease sites at Hood Aerodrome.

SITE INFORMATION

- Six large sites, each 30m wide and 45m deep. The dimensions for each row of hangars may be varied depending on the applications received.
- An opportunity to construct the tenant’s preferred hangar and improvements on the leased land.
- A concrete hard apron 10m deep and the width of the hangar is required.
- Maximum structure height of about 7.8m for the hangars closest to the runway and increasing with distance from the runway as prescribed by the runway transitional side surfaces.

- These are prime locations close to the main runway with exclusive occupation of the leased land.
- Lease agreement between the tenant and Council. If the proposed tenant is a limited liability entity (e.g. a company), Council may require a personal guarantee of the tenant's obligations under the lease.
- Lease of 30 years with no requirement for registration of the lease.
- Lease allows for short-term/temporary stays – permanent occupation is precluded and the accommodation must be contained within the hangar structure. Can be mezzanine or ground floor.
- Wide grass Taxiway (30m) with easy access to the runways.
- Temporary water services will be made available to the sites until the water services are completed. Electricity will be made available in 2023 and will be subject to power company utility charges. Sewerage services are expected towards the end of 2022, dependent on land acquisition to complete the final stages.
- On site drainage.

CONTACT PERSON

General enquiries regarding this process and the leases at Hood Aerodrome should be directed only to the Hood Aerodrome Manager, David Hayes, davidhayes@mstn.govt.nz.

TERMS & CONDITIONS

ACCEPTANCE OF PROPOSALS

- This information form has been published to assist respondents in Council's application process for Hood Aerodrome lease sites. It should be read together with the tenant application form and should not be construed as an agreement to lease Council land or purchase goods or services.
- Council is not obligated to accept any application or consider further information, whether written or oral, from any respondent.
- This information form creates no obligation on Council to enter into any agreement with the respondent or any third party.

RESERVATION OF RIGHTS

Council reserves the right at any time to:

- cancel or amend the process or timetable;
- accept any or all of the proposals, whether in whole or in part;
- reject any or all of the proposals, whether in whole or in part;
- consider, accept or reject any proposal that does not fully comply with the application form;
- not accept the highest scoring proposal;
- re-advertise for respondents;
- seek clarification or modification of any proposal during the evaluation process;
- interview any respondent as part of the evaluation process to clarify a respondent's proposal;
- not give any reason for the acceptance or non-acceptance of any proposal or the cancellation of this process;
- waive and/or permit any irregularity or informality in the application process;
- require any respondent to re-submit a proposal on a revised or alternative basis;
- require any respondent to provide Council with further information in connection with their proposal; and
- consider, accept or reject late proposals.