

I hereby give notice that an ordinary meeting of the Great Barrier Local Board will be held on:

Date: Wednesday, 8 June 2016
Time: 10.00am
Meeting Room: Claris Conference Centre
Venue: 19 Whangaparapara Road
Claris
Great Barrier Island

Great Barrier Local Board EXTRAORDINARY ITEM

MEMBERSHIP

Chairperson	Izzy Fordham
Deputy Chairperson	Susan Daly
Members	Jeff Cleave
	Judy Gilbert
	Christina Spence

(Quorum 3 members)

Jacqueline Fyers
Democracy/Engagement Advisor

2 June 2016

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Renewal of Community Lease, Great Barrier Island Community Heritage and Arts Village Trust

File No.: CP2016/11034

Purpose

1. To seek local board approval to grant a renewal of the community lease to the Great Barrier Island Community Heritage and Arts Village Trust, over its leased area of the reserve at 80 Hector Sanderson Road, Great Barrier Island.

Executive summary

2. The Great Barrier Island Community Heritage and Arts Village Trust, the Trust, holds a community lease over part of the local purpose reserve at 80 Hector Sanderson Road. The Trust owns the three heritage buildings located on the reserve and the Council owns the toilet building facilities. (Attachment A)
3. The Trust's current lease commenced on 1 January 2010 for a term of five years with two further rights of renewal of five years each, until a final expiry on 31 December 2024. The Trust wishes to exercise its first right of renewal for the term 1 January 2015 until 31 December 2019.
4. This report recommends the Local Board approve the first renewal of the community lease to Great Barrier Island Community Heritage and Arts Village Trust, for a term of 5 years commencing 1 January 2015.

Recommendation/s

That the Great Barrier Local Board:

- a) Approves the renewal of the lease to the Great Barrier Island Community Heritage and Arts Village Trust at 80 Hector Sanderson Road, Great Barrier Island, on the following terms and conditions:
 - i) Term - 5 years commencing on 1 January 2015
 - ii) Rent - \$500 plus GST per annum
 - iii) All other terms and conditions in accordance with the current lease agreement.
- b) Notes that a community outcome plan is not required or provided for in the lease renewal.

Comments

5. The Trust owns and occupies three heritage buildings, in a village setting on the Local Purpose Reserve at 80 Hector Sanderson Rd, Great Barrier Island. The Trust's community art gallery provides locals and tourists alike with the opportunity to appreciate artwork free of charge in a unique historical environment. The Trust also encourages engagement through arts education, lectures, classes and seminars, which provide both social and cultural benefit to the local community.

6. The Trust wishes to develop one of its buildings as a heritage museum to display unique island history. It also has aspirations to develop a sculpture trail and has had initial discussions with the Local Board and Council's Arts and Culture team regarding this.
7. 80 Hector Sanderson Road is held by the crown as a classified local purpose reserve, subject to the provision of the Reserves Act 1977 and vested in Auckland Council in trust. Any proposal to extend the lease area, or for a new occupancy agreement, will be subject to the provisions of Reserves Act 1977 and crown ownership.
8. Council staff have confirmed the need for the group to first progress a strategy to develop a local art programme aligned with its plans. The group and the local board have requested a report to proceed with the renewal of the lease over the current lease footprint, as the group is yet to progress its strategy.
9. For the years ended 31 March 2014 and 2015, the Trust's income totalled \$120,520 and \$156,500 respectively. Expenses for the same periods totalled \$70,898 and \$72,965, providing a net surplus after depreciation of \$44,511 for 2014 and \$78,470 for 2015.
10. The Gallery's net equity for 2014 and 2015 totalled \$431,058 and \$502,775 respectively and follows a steady growth in income contributing to the development of the Heritage Village. The 2015 accounts also record a loan of \$73,157 as a non-current liability.
11. Having met the conditions of its lease during the previous term, staff recommended that the local board approve the Trust's lease renewal.

Consideration

Local board views and implications

12. Staff discussed the lease renewal process with the group and the local board representative via video conference on 30 November 2015. The content of this report was discussed with the local board at the Annual Plan workshop, via video conference, on 26 April 2016. The local board requested a report for their approval of the lease renewal.

Māori impact statement

13. Community leases generally support a wide range of activities and groups and are awarded based on an understanding of local needs, interest and priorities. As such, they are designed to create local benefits to many communities, including Maori.

Implementation

14. Staff will execute the decision sought within this report promptly to ensure the Trust has clarification/confirmation of its tenancy

Attachments

No.	Title	Page
A	Attachment A: Great Barrier Island Community Heritage and Arts village Trust	7

Signatories

Authors	Robyn Campbell - Lease Advisor
Authorisers	Rod Sheridan - General Manager Community Facilities John Nash - Senior Local Board Advisor

Attachment A: Great Barrier Island Community Heritage and Arts Village Trust

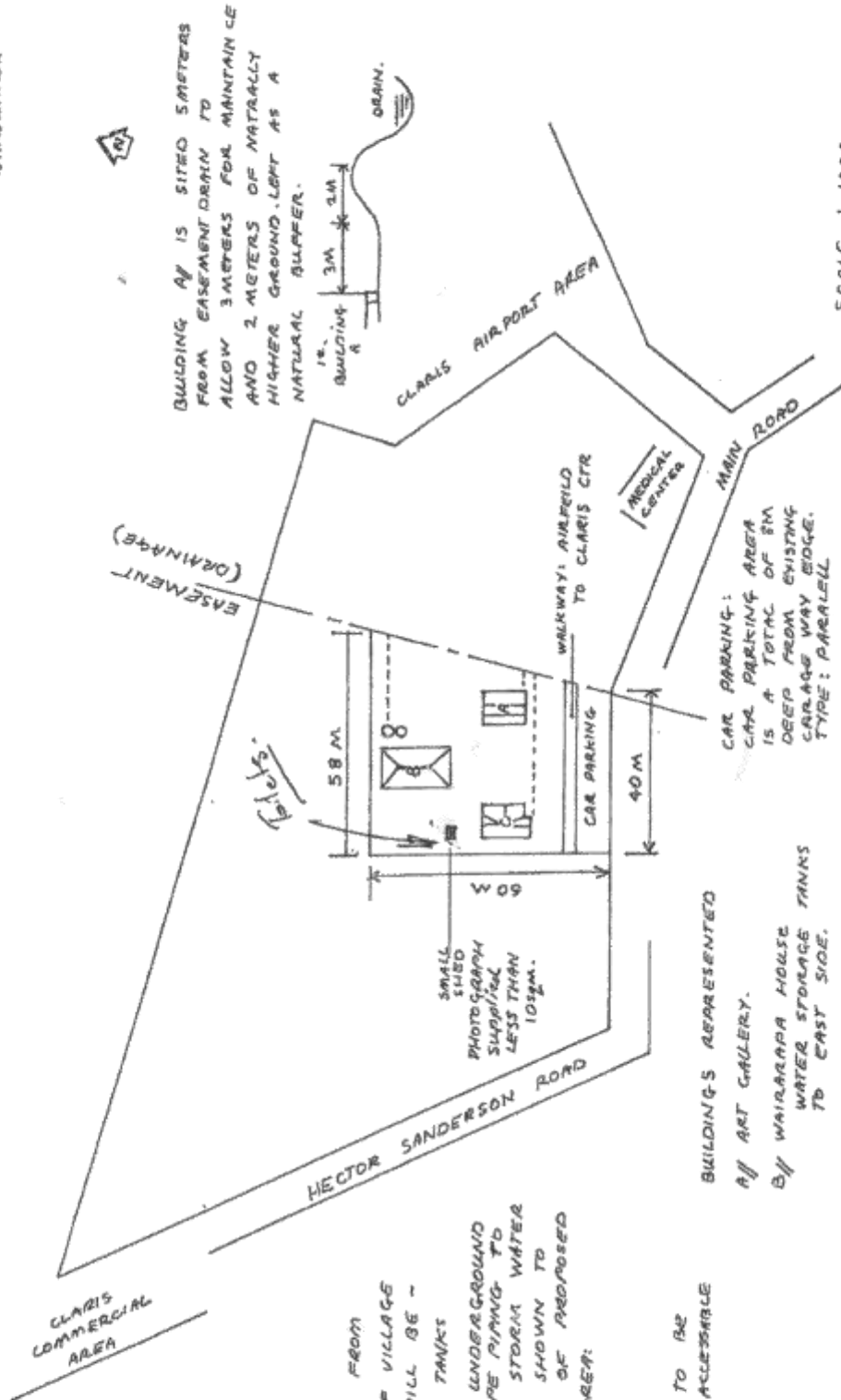
13-17 Sept 2004

PROPOSED HERITAGE ART VILLAGE SITE PLAN

PREPARED FOR:

GT BARRIER COMMUNITY HERITAGE AND ARTS VILLAGE TRUST

BY: BURLANSON



BUILDING A IS SITED 5 METERS FROM EASEMENT DRAIN TO ALLOW 3 METERS FOR MAINTAINCE AND 2 METERS OF NATURALLY HIGHER GROUND LEFT AS A NATURAL BUFFER.

NOTE
EXCESS WATER FROM THE ROOFS OF VILLAGE BUILDINGS WILL BE -
A// STORED IN TANKS
B// PIPED IN UNDERGROUND SEALED TYPE PIPING TO EASEMENT STORM WATER DRAIN AS SHOWN TO THE EAST OF PROPOSED VILLAGE AREA.

ALL BUILDINGS TO BE WHEEL CHAIR ACCESSABLE

BUILDINGS REPRESENTED

- A// ART GALLERY.
- B// WAIARAPA HOUSE WATER STORAGE TANKS TO EAST SIDE.
- C// WILSHIRE HOUSE. DOTTED LINES SHOWN REPRESENT UNDER A AND STORM WATER PIPING.

CAR PARKING: CAR PARKING AREA IS A TOTAL OF 8M DEEP FROM EXISTING CARPARK WAY EDGE. TYPE: PARALLEL

SCALE 1:1000