### Albert-Eden Local Board

#### OPEN MINUTE ITEM ATTACHMENTS

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
AHC Submission to AELB

15 October 2020
Staff report and recommendation file No. CP2017/0231
Recommendation to board members subsequently approved
Resolution AE/2017/17 relocation AHC to exhibition hall 10 or 11

Moved by M Watson
Council news release Auckland council and AHC have joined forces to jointly develop Western springs gardens as a 1990 commemoration project.
Attachment A

Map of site and carparking attached to AHC head lease “note council officers initials bottom right cnr.”
Proposal to Albert-Eden Board
for a “land strip” bordering Point Chevalier Beach-Rangi-mata-rau
Location of the “land strip”

- Council owned anomalous, narrow, steep, disconnected strip of land bordered by 11E Joan St, 498 and 500 Point Chevalier Rd and Point Chevalier Beach. Sold to council in 2000.
- Due to contour and size, the land strip has been designated by the local board to be managed as vegetation (June 2019).
- We are owners at 498 Point Chevalier Rd directly east of the land strip.
- Immediate bordering neighbours and those that access via the private water reserve are supportive of this proposal, (11E Joan St, 500, 494, 502, 490 Point Chevalier Rd)
Previously

- For the last 20 years, the strip of land has been behind a fence and vegetated with agapanthus and ivy
Proposal for the “land strip”

- Create an open, accessible and visually appealing area with a local, site specific sculpture, engaging the community with the space.

- Coastal Planting...A native coastal planting plan that we, and our neighbours, offer to plant and maintain. Paid for by neighbours and ourselves.

- Replacement steps that are architecturally designed to be attractive and with minimal visual impact from the beach. Paid for by ourselves.

- Sculpture a locally designed and constructed coastal sculpture referencing the pre-European history of the beach and site specific factors... subject to council approvals. Deputation presentation has been requested. Paid for by ourselves.
Why?

• We are long term residents and value this beach and environment
• We would like an opportunity to contribute to making this beach an even better place and enhance it for everyone
• Local encouragement from beach goers, visitors, locals on what we’re doing
• Passion for public sculpture and the positive impact that sculpture can have on an environment and people in that environment
• The Status quo of continued management as weeds and rubbish is not sustainable
Summary

• We propose that these three items together will deliver a site that is visually appealing, accessible, distinctive and unique that will enthral, stimulate interest and inform visiting beach goers and locals. We propose that it will empower and enrich at no cost to council.

• We feel that it will contribute to making Point Chevalier beach (Rangimatarau) an even better place.

We respectfully invite your support to proceed further
Key documents and notes

• March 2000- land strip, 3mx13m is sold to council by 498 point chevalier rd
• November 2008- Point Chevalier Beach is re-sanded
• June 21 2019- Email from Council to Copeland, Beard, Taylor- “Land in front of 498 Pt Chevalier Road”
• October 2019 -Seawall is reconstructed
• August 6 2020- Email from Copeland to don to’o cc Margi Watson- “Fwd: Land in front of 498 Pt Chevalier Road”
• September 15- this presentation supporting august 6 Email

Key documents that board members need are in blue
Questions
Appendices

1. This piece of land is “anomalous” because Council approached landowners bordering a section of Point Chevalier beach to acquire land from each of them with a view to creating a walkway. Only one property sold land to the council. The walkway was therefore not possible to achieve and the walkway idea was later made redundant by the 2m high re-sanding of Point Chevalier beach in 2008 which made the beach walkable at all tides.

2. Email of 21 June 2019 from council...... ....“The local board took into account your concerns, and advice from our landscape architects, about developing the land as an amenity area. They agreed that the size and contour of the land was not suitable as an amenity area. At the moment the area is no use as a walkway connection. Their preference was for the land to be managed as vegetation only, but that any fence should be on the true property boundary.”

3. ..


Proposed new lease to the Auckland Horticultural Council Incorporated at 956 Great North Road

File No.: CP2020/12879

Te take mō te pūrongo
Purpose of the report
1. To seek approval for a new lease to the Auckland Horticultural Council Incorporated (AHC) at 956 Great North Road.

Whakarāpopototanga matua
Executive summary
2. AHC currently occupy council-owned premises at 990 Great North Road. The lease of these premises to AHC ended on 31 July 2019 and there are no further rights of renewal.
3. AHC has continued to occupy the premises on a month by month basis.
4. 990 Great North Road is the selected site for a Community Recycling Centre (CRC). Renovations of that property are about to begin for this purpose, so it is no longer available as a community lease space.
5. As an alternative the area at the rear of the Western Springs Garden Community Hall Building at 956 Great North Road has been renovated to provide a space for AHC activities, as near as is possible to their current facility (Attachment A).
6. In February 2019 the board considered a staff report that recommended a lease be granted to AHC subject to conditions including a time for acceptance of the offer of a lease. The offer was not accepted by AHC and it subsequently wrote expressing terms on which a lease could be accepted.
7. Negotiations between council and AHC during 2019 did not result in the formation of a lease.
8. This report deals with the previous local board decisions, staff assessments of the latest information provided by AHC and staff recommendations for a new lease.

Ngā tūtohunga
Recommendation/s
That the Albert-Eden Local Board:

a) grant a lease to the Auckland Horticultural Council Incorporated (AHC) at 956 Great North Road, for the yellow area in Attachment B, with an initial term of three years with one right of renewal of three years subject to the following:
   i. The public notification and consultation with iwi on the proposal to grant the lease and the satisfactory resolution of any submissions made in this regard
   ii. The board appointing a hearings panel to allow for submitters who wish to be heard and to make recommendations to the board for any further decisions
   iii. Rental to be one dollar ($1) plus GST per annum (if demanded).
   iv. AHC to pay a maintenance charge of $1,000 plus GST per annum
   v. AHC to be responsible for maintaining the interior of the leased premises in good and substantial repair and condition.

b) confirm that the lease to Auckland Horticultural Council Incorporated (AHC) at 956 Great North Road, for the area outlined in yellow in Attachment B, has the following conditions:
i. the lease is for the purposes of running a horticultural council, promoting gardening and horticultural education.

ii. AHC must use the leased premises in a manner consistent with the attainment of the Community Outcomes Plan as outlined in attachment D and in accordance with the objectives of the AHC rules of incorporation.

iii. Notwithstanding the above, if it wished, AHC is able to ‘hire out’ the Leased Premises (which does not include Meeting Room One/Hall Two) to its affiliates, which may include uses other than gardening and horticultural purposes.

c) grant AHC, as part of the lease at 956 Great North Road, exclusive use of the parking area as indicatively outlined in yellow on the plan attached as Attachment C.

d) grant Auckland Horticultural Council Incorporated (AHC) exclusive use (free of charge) of Meeting Room One/Hall Two at 956 Great North Road (as indicatively outlined in blue on the plan attached as Attachment B) on the following days/times for a three year period commencing 1 May 2021:

i. 1 September to 30 April (8 months): Thursdays from 4pm to Sunday 9pm – once per month at AHC’s discretion; and

ii. 1 May to 31 August (4 months): Eight hours per month (in one booking each month) at AHC’s discretion,

iii. in each case subject to the following:

A) These days and times must be booked in accordance with Auckland Council policies and procedures. Auckland Council will use all reasonable endeavours to provide AHC with an opportunity to book in advance provided AHC supplies Auckland Council with an annual schedule of the dates it wishes to advance book Meeting Room One/Hall Two upon request. Otherwise days/times will be subject to availability.

B) Use of Meeting Room One/Exhibition Hall by AHC (and its affiliates) would only be available for gardening and horticultural purposes in alignment with the Community Outcomes Plan.

C) If it subsequently transpired that AHC had no use for Meeting Room One/Hall Two on any of the booked times, then AHC would be required to surrender such booking back to Auckland Council for use by the general public.

D) Any arrangements following the initial term of three years will need to be discussed and approved by the Albert-Eden Local Board prior to the lease renewal.

e) confirm that the lease to the Auckland Horticultural Council Incorporated (AHC) will be subject to the standard terms and conditions for community lease agreements and include the specific conditions noted in recommendations (a) to (d) above, and will accord with Auckland Council’s Community Occupancy Guidelines 2012.

f) confirm that the offer to the Auckland Horticultural Council Incorporated (AHC) for a lease of the premises at 956 Great North Road is open for acceptance until 16 October 2020 and there shall be no further negotiation on the terms and conditions.

g) authorise that, if the lease offer for 956 Great North Road is not accepted by Auckland Horticultural Council Incorporated (AHC) by 16 October 2020, staff are directed to issue a notice to terminate the current month by month lease and to ensure that AHC vacate the premises at 990 Great North Road by no later than 20 November 2020 in order to facilitate the progression of the Community Recycling Centre project.
Horopaki
Context
9. The building and site at 990 Great North Road, has been identified as the most suitable site for a central Community Recycling Centre following an investigation of options initiated in 2016.

10. There are currently no Community Recycling Facilities within the Albert-Eden Local Board area.

11. A lease to the current occupant, AHC, expired in July 2019 and it has continued to occupy the council-owned premises at 990 Great North Road while negotiations for its relocation to an adjacent building are considered and agreed.

12. Renovations to an area of the building at 956 Great North Road occurred in 2019 to provide alternate premises for AHC. Negotiations with AHC to date have not resulted in agreement by AHC to terms of a new lease. This report provides recommendations to progress and resolve this matter within specified timeframes.

Tātaritanga me ngā tohutohu
Analysis and advice
13. The board has been in long-term discussions with AHC about alternative premises after its lease of 990 Great North Road ended on 31 July 2019. AHC has continued to occupy its current premises on a month by month basis.

14. Although other options have been investigated in the past, the most suitable alternative location to accommodate the group is space at the rear of the Western Springs Garden Community Hall Building at 956 Great North Road (Attachment A).

15. The last of these discussions took place on 17 June 2020 to give an opportunity for AHC to provide background on its organisation, meeting schedules, future activities and resource requirements.

16. In February 2019 the board considered a staff report that recommended granting a lease to AHC subject to conditions (Resolution number AE/2019/15).

17. An offer was made to AHC in March 2019 based on this resolution which was not accepted by AHC.

18. In 2019, there were subsequent discussions between legal representatives for both Auckland Council and AHC and correspondence between the parties to try and reach an agreement. A site meeting to view the completed renovations at the Springs Gardens building occurred in July 2019 when local board members, AHC committee members, legal representatives for both council and AHC and council staff were present.

19. An alternative requested by AHC during negotiations was full access to Meeting Room 1/Hall 2 every week from September until April (eight months) in any year from Thursdays at 4pm until Sunday at 9pm. AHC proposed that no cost should accrue to them for that eight months use. The cost of this based on an hourly rental of $39/hour at 64 per cent utilisation is estimated to be $130,965 plus GST for the initial 3-year term of the lease ($43,655 per annum plus GST).

20. For the remaining four months of the year the hall would be managed by council’s Venues for Hire team. If AHC uses the hall during April to September it is proposed that a concessional rental rate applies, in the form of eight hours free use per month for the first term of the lease being 36 months. Based on an hourly rental of $39/hour at 64 per cent utilisation the cost of this is $2,398 plus GST for the initial 36 months of the lease ($799 plus GST per annum).

21. The financial implications of the foregoing proposal are described more fully in paragraph 52 but can be summarised as a revenue loss to council.

The Western Springs Garden Community Hall Building (WSGCH)
21-22. The land at 956 Great North Road at Point Chevalier is described as Section 26 SO 509896, comprising 1.9360 hectares, and contained in Record of Title NA532/265 (Part-Cancelled and Limited as to Parcels). Section 26 is currently held in fee simple by the Auckland Council subject to the provisions of the Local Government Act 2002.

22-23. The building is the Western Springs Garden Community Hall Building and now comprises two large meeting spaces with ancillary service areas including space that has now been converted to community use space (Attachment B).

23-24. In February 2019, the board resolved to approve modification and refurbishment to the rooms at the rear of the Meeting Room 1/Hall 2. The cost of the renovation works was $380,000.

24-25. The renovated community use space provides separate toilets, kitchen, office, four meeting room spaces with one meeting room having an operable wall to allow it to be made into a larger meeting room, a locker space and a storage area. The area was configured to provide rooms as close as possible to a specification prepared by AHC, given the area available. The configuration of rooms will be suitable for other community group use should AHC choose not to occupy.

25-26. In addition, a car park area at the rear of the building will be included in the new lease (Attachment C). This parking area will not be marked and will be provided as space to be managed by AHC during events. The former lease at 990 Great North Road did not include carparks for the exclusive use of AHC.

26-27. The AHC is also able to use the parking in the adjacent public parking area. This parking is available to the general public visiting the area (Western Springs, the Zoo) and it is not practical to reserve space exclusively for the use of AHC as its use of the facility is intermittent. There is a total of 133 spaces available in this area including 3 mobility spaces at the Springs Garden end of the carpark.

27-28. The lower floor of 990 Great North Road was used by the AHC and associated groups for storage. Similar storage is not provided in the premises at 959 New North Road as the new premises are provided for the purposes of running a horticultural council, promoting gardening and horticultural education and not for storage.

28-29. The proposed new lease area in the building has been renovated and is fit for community use whereas the previous premises at 990 Great North Road are in average condition and due for renewal.

Staff Proposal and Recommendation

29-30. Staff have assessed the historical decisions and information and the latest information provided by AHC following the on-site meeting on 17 June 2020.

30-31. Based on this review and following negotiations with AHC, staff propose:

i. A lease to AHC with an initial term of three years with one right of renewal of three years.

AHC to be granted exclusive use (free of charge) of Meeting Room One/Exhibition Hall (as indicatively outlined in blue on the plan attached as Appendix 1) on the following days/times for a three-year period commencing 1 May 2021:

- 1 September of any year to 30 April the following year: Thursday from 4pm to Sunday 9pm – once per month at AHC’s discretion; and
- 1 May to 31 August in any year: Eight hours per month (in one booking each month) at AHC’s discretion

and subject to the following:

- These days and times must be booked in accordance with Auckland Council policies and procedures. Auckland Council will use all reasonable endeavours to provide AHC with an opportunity to book in advance provided AHC supplies Auckland Council with an annual schedule of the dates they wish to advance

Proposed new lease to the Auckland Horticultural Council Incorporated at 956 Great North Road
book Meeting Room One/Exhibition Hall upon request. Otherwise days/times will
be subject to availability.

- Use of Meeting Room One/Exhibition Hall by AHC (and its affiliates) will only be
available for gardening and horticultural purposes in attainment of the Objects of
its Constitution and the Community Outcomes Plan is to be attached as a
schedule to the lease.

- If it subsequently transpires that AHC has no use for Meeting Room
One/Exhibition Hall on any of the booked times, then AHC will be required to
surrender such booking back to Auckland Council for use by the general public.

- Any arrangements following the initial term of three years will need to be
discussed and approved by the Albert Eden Local Board following the prior to
the lease renewal.

ii. The lease to AHC provides for the following permitted use:

- the lease is for the purposes of running a horticultural council, promoting
gardening and horticultural education

- AHC must also use the Leased Premises in a manner consistent with the
attainment of the Objects of its Constitution and the Community Outcomes Plan

- Notwithstanding the above, if it wished, AHC will be able to ‘hire out’ the Leased
Premises (which does not include Meeting Room One/Exhibition Hall) to its
affiliates, which may include for uses other than gardening and horticultural
purposes.

iii. Car parks: AHC to be granted exclusive use of the parking area as indicatively
outlined in yellow on the plan attached as Attachment C.

iv) The lease will otherwise be on Auckland Council’s current community lease template
and accord with the terms of the Auckland Council’s Community Occupancy
Guidelines 2012.

Western Springs Garden Meeting Room 1 / Hall 2 – current usage

34.32. Within the Albert-Eden network there are ten council-owned community
facilities including Western Springs Garden Community Hall. In 2013 it was decided that the space
previously used for commercial tenancies at Western Springs would be made available for
community use and the community would be able to access both hall spaces. The venue
hire team has managed both the hall spaces since the transfer. Western Springs Garden
Community Hall is one of the highest utilised spaces in the Albert-Eden Local Board area.

32.33. For Meeting Room 1/Hall 2, in 2018/2019 there were 209 booked hours, with
28,570 participants and in 2019/2020 YTD there have been 584 booked hours, with 8,514
participants. This involves 98 different hirers and 39 regulars. Regular uses include religious
meetings, preschools, educational groups, training, workshops. Casual hirers have used the
space for youth events, birthdays, concerts, fundraisers, cultural events. There is a 93 per
cent satisfaction rating for hall 2.

33.34. The 2018/2019 analysis used in the preceding paragraph provides a more
usual usage pattern. The 2019/2020 use statistics are affected by Covid-19 shutdowns
and do not provide the usual use patterns.

34.35. As noted in 19) above, AHC requested full access to Meeting Room 1/Hall 2 to
accommodate large events and displays, along with larger meetings. Currently AHC holds
these events at 990 Great North Road or rents hall space at Western Springs Garden
Community Hall. Because of the high usage of the hall by the community, it is not
recommended to lease this hall to AHC to manage on a long-term ongoing basis.

35.36. Staff recommend an alternative to this request. This is based on an analysis of the
current activities of the AHC, the use of the premises at 990 Great North Road and a
schedule of future events.

*Proposed new lease to the Auckland Horticultural Council Incorporated at 956 Great North Road
38.37. The alternative is:
   i) AHC are granted a lease of the area defined in Attachment B
   ii) AHC are granted exclusive use (free of charge) of Meeting Room One/Hall Two (as indicatively outlined in blue on the plan attached as Attachment B as follows
      • 1 September of any year to 30 April the following year: Thursday from 4pm to Sunday 9pm – once per month at AHC’s discretion; and
      • 1 May to 31 August in any year: Eight hours per month (in one booking each month) at AHC’s discretion and subject to the following:

37.38. The lost revenue for the first three years of the lease for these concessions are:
   September to April $31,749
   May to August $2,396
   Total lost revenue $34,145 for the three-year term ($11,382 per annum).

38.39. The lost revenue will need to be met from the allocation towards the board’s Locally Driven Initiative (LDI) operating expenditure funds for the remainder of 2020/2021, but Waste Solutions has agreed to investigate options to manage the lost revenue for future years as part of the Long-term Plan.

39.40. The information provided by the Venue for Hire team shows the meeting rooms in the building are well used with use increasing, and income will exceed budget this financial year.

40.41. The large meeting room spaces on both sides of the building should in general continue to be managed by council’s Venue for Hire team but will be available to be booked in advance by AHC for its activities or used as a concession as noted above.

41.42. It is likely that, if meeting Room One/Hall 2 was managed by AHC, utilisation would not be as high as if it remains under the management of the Venue for Hire team. AHC management of the meeting room is not recommended and the meeting room should not be included into the lease area.

42.43. As the proposed lease is longer than six months, public notification and consultation with iwi is required before the lease can be granted. These processes can be undertaken concurrently and take approximately six weeks.

Tauākī whakaaweawe āhuarangi
Climate impact statement

43.44. The designated impact level of the recommended decision on greenhouse gas emissions is “no impact” because the proposal continues an existing activity and does not introduce new sources of emissions.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera
Council group impacts and views

44.45. Since the offer was made to AHC in March 2019 there has been correspondence between the legal representative for AHC and council’s Legal Services. Local Board Services, Legal Services, Community Facilities and Waste Solutions staff have also met on regular occasions and the issue was last workedshop with the local board on 17 June 2020.

45.46. The land is held under the provisions of the Local Government Act 2002. As the lease is longer than six months, public notification of the intention to lease and consultation with iwi with an interest in the area is required. These two processes can take up to two months, provided there are no submissions that require to be heard.

Infrastructure and Environmental Services Input

46.47. As noted, the site at 990 Great North Road has been identified as the preferred and
an approved location for a Community Recycling Centre. Considerable time, effort and cost has
been invested into site-specific co-design with Mana Whenua and Mātāwaka since 2016. Consent applications are currently being processed and, once approved, renovation of the site and buildings can commence.

47-48. Continued occupation by AHC of this building will have a significant impact on the timing of construction and opening of the Community Recycling Centre.

48-49. The project has been successful in receiving government funding for site development as part of the ‘shovel ready’ economic stimulus package. The package will fast track the effectiveness of the Resource Recovery Network through developing fit for purpose infrastructure to support resource recovery activity. This funding is contingent on meeting strict milestone deadlines.

Ngā whakaawae ā-rohe me ngā tirohanga a te poari ā-rohe
Local impacts and local board views

49-50. When a new space is available for a community lease normal practice is to call for expressions of interest. This ensures that all groups seeking accommodation are assessed and the best community outcomes are delivered to the community. Local boards have discretion to forego the expression of interest process if there are extenuating circumstances.

50-51. There is no obligation for the board to provide accommodation to the AHC following the expiry of its lease. However, in this case the group wishes to continue its activities and previous boards have been supportive of AHC continuing to occupy council facilities.

51-52. In considering whether to forego an expression of interest the board is entitled to ensure the activities of the group are still viable and supported by the wider Auckland community.

52-53. Given the long history of this group’s contribution to Auckland horticultural activities and its need for meeting and activity space, it is appropriate that the expression of interest process is not undertaken in this case.

Tauāki whakaawae Māori
Māori impact statement

53-54. Auckland Council is committed to meeting its responsibilities under Te Tiriti o Waitangi and its broader legal obligations to Māori. The council recognises these responsibilities are distinct from the Crown’s Treaty obligations and fall within a local government Tāmaki Makaurau context. These commitments are articulated in the council’s key strategic planning documents the Auckland Plan, the Long-term Plan 2015-2025, the Unitary Plan and Local Board Plans.

54-55. Support for Māori initiatives and outcomes are detailed in Te Toa Takitini, Auckland Council’s Māori Responsiveness Framework. An aim of community leasing is to increase targeted support for Māori community development projects.

Ngā ritenga ā-pūtea
Financial implications

56-57. Council has spent $380,000 renovating the space in the building suitable for AHC to occupy.

57-58. One of the issues raised by AHC is the financial contribution they made to renovation of the building at 990 Great North Road and the development at the Springs Gardens and that they should be compensated for this.

58-59. There was no agreement entered into at the time the lease for 990 Great North Road commenced in 2004 to record any financial arrangements.

59-60. The loss of revenue to council with the proposed options suggested by AHC is shown on line one of the table below. The staff recommendation for the use of Meeting
Room One/Hall Two is shown on lines two, three and four below:
<table>
<thead>
<tr>
<th>Description</th>
<th>Potential annual loss of revenue</th>
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<tbody>
<tr>
<td>1. Handover to AHC of Meeting Room 1/Hall 2 every week from Thursday at 4.00pm until Sunday at 9.00pm for 33 weeks per annum (8 months).</td>
<td>$43,655 per annum calculated at $39/hour for 53 hours per week for 33 weeks at 64% utilisation.</td>
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<tr>
<td>2. Use by AHC from September until April (eight months) in any year from Thursdays at 4.00pm until Sunday at 9.00pm.</td>
<td>$10,583 per annum estimated.</td>
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<td>3. Cost of rental concession – proposed to be eight hours free per month for 36 months (first term of the lease).</td>
<td>$799 per annum estimated.</td>
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<td>4. Annual loss of revenue for 2 and 3.</td>
<td>$11,382 per annum or $34,145 for the initial three-year term of the lease.</td>
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59-60. The lost revenue will need to be met from the allocation towards the boards Locally Driven Initiative (LDI) operating expenditure funds for the remainder of 2020/2021, but Waste Solutions has agreed to investigate options to manage the lost revenue for future years as part of the Long-term Plan. However, there is the risk that the LDI funds may be required to cover all of the shortfall amount.

60-61. The concession offered in the arrangement above is significant. Staff would recommend that the value of this needs to be conveyed to AHC as part of the offer.

61-62. The cost of public notification of the intention to grant a lease will be borne by the Community Facilities Department.

**Ngā raru tūpono me ngā whakamaurutanga**

**Risks and mitigations**

62-63. Making the Meeting Room 1/Hall 2 available to AHC as part of the lease area will have a significant impact on community access to meeting space and a loss of revenue to the board.

63-64. The alternative offer described at paragraph 37 and summarised in the table above still has a significant budgetary impact for the board and to a lesser extent the restriction to community access to the room.

64-65. It is anticipated that bookings under Venue-for-Hire management will provide a higher utilisation of the space to a wider cross section of the community than under AHC management.

65-66. The occupation solution offered by AHC is not supported by staff as it will:
  - Restrict community access to the space
  - Reduce the utilisation of the room
  - Reduce income to council.

66-67. As noted, the council has undertaken works based on a specification advised by AHC at a cost of $380,000.

67-68. There are other groups in the community that are seeking accommodation. If AHC is not prepared to accept the lease offer, then the space can be made available to suitably qualifying groups in the community.

68-69. If a timeframe is applied to AHC for the acceptance of a lease offer and that offer is not accepted or rejected on or before the due date, there may be adverse publicity generated by AHC.

Proposed new lease to the Auckland Horticultural Council Incorporated at 956 Great North Road
There is also a risk that an eviction may be required if AHC do not accept the accommodation offer and do not vacate the premises. This report also seeks support for staff to be authorised to take action if this situation arises.

**Ngā koringa ā-muri**

**Next steps**

Staff will write to the Auckland Horticultural Council setting out the terms of the proposed offer with a timeframe for a response. If the offer is accepted staff can then progress the preparation of a new lease to the group. The first steps in that regard will be public notification and consultation with iwi.

If the offer is not accepted within the timeframe, staff will advise the board that an expression of interest process will be carried out to identify a suitable occupant of the community space.

**Ngā tāpirihanga**

**Attachments**

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<td>C</td>
<td>Parking Schematic</td>
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**Ngā kaihaina**

**Signatories**

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<tr>
<th>Authors</th>
<th>Ron Johnson - Senior Community Lease Advisor</th>
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<tr>
<td>Authorisers</td>
<td>Rod Sheridan - General Manager Community Facilities</td>
</tr>
<tr>
<td></td>
<td>Adam Milina - Relationship Manager - Albert-Eden &amp; Orakei Local Boards</td>
</tr>
</tbody>
</table>