

I hereby give notice that an extraordinary meeting of the Manurewa Local Board will be held on:

**Date:** Thursday, 28 March 2024  
**Time:** 1.30pm  
**Meeting Room:** Manurewa Local Board Office  
**Venue:** 7 Hill Road  
Manurewa

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## Manurewa Local Board

### OPEN AGENDA

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#### MEMBERSHIP

<b>Chairperson (Acting)</b>	Matt Winiata
<b>Deputy Chairperson (Acting)</b>	Anne Candy
<b>Members</b>	Joseph Allan
	Heather Andrew
	Angela Cunningham-Marino
	Andrew Lesa
	Rangi McLean

(Quorum 4 members)

**Rohin Patel**  
**Democracy Advisor**

**25 March 2024**

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**1 Nau mai | Welcome**

A board member will lead the meeting in prayer.

**2 Ngā Tamōtanga | Apologies**

An apology from Chairperson Glenn Murphy has been received.

**3 Te Whakapuaki i te Whai Pānga | Declaration of Interest**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.



## Proposed new Commercial Lease at 90R Wairere Road, The Gardens

File No.: CP2024/03042

Item 4

### Te take mō te pūrongo Purpose of the report

1. To seek approval from the local board on the proposed new commercial lease between a new Tenant and Auckland Council at 90R Wairere Road, The Gardens.

### Whakarāpopototanga matua Executive summary

2. The land at 90R Wairere Road, The Gardens is owned by Auckland Council and is classed as a park in accordance with section 138(2) of the Local Government Act 2002.
3. Beaufords Function Centre in Totara Park is located at 90 Wairere Road, The Gardens and is currently leased to Totara Park Cuisine 2003 Limited. John Ackroyd, the Director, operates the Function Centre and resides in the first-floor accommodation at the Homestead.
4. Eke Panuku manages the commercial lease on behalf of Auckland Council which is expiring on 31 March 2024.

### Ngā tūtohunga Recommendation/s

That the Manurewa Local Board:

- a) whakaae / approve a new lease at 90R Wairere Road, The Gardens subject to Eke Panuku completing the required statutory process, and the following terms:
  - i) Term – Ten years with a further right of renewal of five years
  - ii) Use – Café, Reception Lounge and Restaurant.

### Horopaki Context

5. The permitted use of the premises will change slightly in that the new tenant wants to open up a café as well continue with the current use of a Reception Lounge and Restaurant.

### Tātaritanga me ngā tohutohu Analysis and advice

6. The land at 90R Wairere Road, The Gardens is located on a park held under the Local Government Act 2002.
7. Under Section 138(2) of the Local Government Act 2002 – the intention to grant a new lease requires public notification.
8. A public notice was placed in the Manukau Courier on 22 February 2024 and on the Auckland Council Have Your Say Website on 22 February 2024. Submissions closed on 22 March 2024 and no submissions/objections were received.

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## Tauākī whakaaweawe āhuarangi Climate impact statement

9. While the business use going forward is going to include a café, there is no new impact on the climate as the business use is similar to the current use.

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

10. Eke Panuku support a new lease with the new tenant as due diligence has been undertaken and their vision for the future use of the premises is acceptable to Eke Panuku. They are experienced hospitality business owners who are willing to invest a lot of money into this new venture.

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

11. Eke Panuku attended a workshop with the local board on 1 February 2024. The local board showed support for a new lease with the new tenant.

## Tauākī whakaaweawe Māori Māori impact statement

12. Iwi engagement is not required for this lease.

## Ngā ritenga ā-pūtea Financial implications

13. Eke Panuku did a market rental valuation in 2022 which was accepted by the tenant. Another market rental valuation will be carried out before a new lease is entered into in April 2024, and every two years thereafter.
14. If a new lease is not granted there will be a loss of revenue for the council group.

## Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

15. If a new lease is not entered into with this tenant then it could result in the property being vacant for a period of time. This business is popular with the local community as a venue for weddings and functions, and with the added use of a café, it would have a negative effect on the community if a new lease were not entered into with this new tenant.

## Ngā koringa ā-muri Next steps

16. Eke Panuku will finalise negotiations with the new tenant and have the new lease fully executed.

## Ngā tāpirihanga Attachments

There are no attachments for this report.



## Ngā kaihaina Signatories

Author	Sharleen Devereux - Property Manager
Authorisers	Ruth Jost - Head of Property Portfolio Manoj Ragupathy - Local Area Manager