

Date: Thursday 1 May 2025
Time: 12.00pm
Meeting Room: Waitākere Ranges Local Board Office
Venue: 39 Glenmall Place
Glen Eden

Waitākere Ranges Local Board Open Workshop

NOTE ITEM ATTACHMENTS

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Waitakere Ranges Leasing Work Programme Financial year 2025-2026

Item 1

Attachment A

Group name	New/renewal	Term expiration date	Application received Y/N	Current rental \$
Paturoa Bay Ratepayers & Residents Association	Renewal	31 August 2025	Yes	\$1.00 per annum
Glenora Rugby League Football Club - tuckshop	New lease	31 March 2026	Yes	\$1.00 per annum
Glen Eden Athletic & Harrier Club inc	New lease	30 September 2025	Yes	\$1,000 per annum
Glen Eden Community & Recreation Centre Inc	New lease	31 August 2025	Yes	\$500 per annum
Glen Eden United Sports Club Inc – Land & Pergola	New lease	31 August 2025	Yes	\$250 per annum
Piha Ratepayers & Residents – post office	New lease	21 October 2025	Yes	\$250 per annum
Waitemata Table Tennis Association Inc	New lease	31 August 2025	Yes	\$250 per annum

Group name	New/renewal	Term expiration date	Application received Y/N	Current rental \$
Playcentre Titirangi	Renewal	31 October 2025	No	\$1.00 + \$500 MF
Playcentre Waiaatarua	New lease	31 October 2025	No	\$250 per annum
Titirangi Returned & Services Bowling Club	Renewal	31 December 2025	Yes	\$1.00 per annum
Piha Tennis Club Inc	Renewal	1 June 2026	No	\$1.00 per annum
United North Piha	New lease	16 November 2025	Yes	\$633 per annum
Bethells Beach Surf Life Saving Club	New lease	31 August 2025	In progress	\$250 per annum

Issues – Waiatarua Performing Arts Trust

- First term of the lease expired on 11 June 2024
- Have not applied to renew its lease within the allowed timeframe (6 months)
- Have vacated/abandoned the lease site
- The building is in poor and worsening condition
- The group are in abeyance, no longer incorporated
- They do not satisfy the right of renewal conditions
- Recent break-in and now a H&S issue (beside a playcentre) – council as landowner have a duty to reduce risks.
- Leasing team now considering looking into terminating the lease

Council obligations

1. Health and Safety at Work Act 2015 (HSWA) — Landowner Duties

Under the **HSWA**, Auckland Council (as landowner) is considered a **Person Conducting a Business or Undertaking (PCBU)** because leasing land counts as a business undertaking.

This means:

- You **must ensure**, so far as is *reasonably practicable*, that the land and structures on it **are without risks to the health and safety of any person** — including *tenants, visitors, neighbours, and the public* (section 37 of HSWA).
- If a structure (the shed) poses a risk (e.g. unsafe building, broken glass, attracting trespassers, possible fire hazard), council **must manage or eliminate** that risk immediately.
- **Even if** the is owned by the group, because it's on council land, **council still has a residual duty** to ensure it does not pose danger to others — especially critical because a **playcentre** is next door (children = vulnerable group = higher standard of care).

Right of renewal not fulfilled

3 RIGHT OF RENEWAL

3.1 Preconditions: If:

- (a) **Written Notice:** not less than six (6) months before the next Renewal Date the Tenant gives the Landlord written notice of the Tenant's wish to renew this Lease;
- (b) **Compliance by Tenant:** the Tenant has complied with all of the Tenant's obligations under this Lease; and
- (c) **Public Interest:** in the reasonable opinion of the Landlord, the Tenant's use of the Premises is the best use of the Premises in the public's interest,

then the Landlord will grant a new Lease at the Tenant's cost for the Renewal Term beginning on the Renewal Date.

15 MAINTENANCE

- 15.1 **Tenant to Maintain:** The Tenant must at its own cost at all times clean, maintain, repair, redecorate, replace, renew and keep the whole of the Building (including its interior, exterior, services, structure and roof) in the same order, repair and condition as at the initial Commencement Date (or in respect of Building Work carried out after the initial Commencement Date at the date that the Building Work was completed).

- Tenant has not complied with its obligations

Issue	Details
Prior Opportunity	Tenant was given an opportunity to reincorporate and re-engage over a year ago. No action was taken.
Non-Use	The premises remain vacant and unused, breaching clause 11.4.
Failure to Maintain	The shed is visibly deteriorated and unsecured, breaching clause 15.1.
Health and Safety Risk	The abandoned shed poses a serious risk to the adjacent kindergarten and the public.
Reputational Risk	Continuing inaction could expose Council to legal claims, WorkSafe scrutiny, or reputational damage.

Proposed next steps

1. Council to issue a final concern notice letter recapping prior opportunities to fix the issue, outlining the ongoing breaches (non-use and maintenance) and allow a final 14 days for a plan and commitment to remedy, by a deadline (ie. One month after the 14 days)
2. If no adequate response, a plan to remedy is received, council will issue a termination notice providing 1 month's written notice
3. The shed gets vested to council ownership after termination unless council orders the group to remove the shed given its condition .



The graphic features a dark blue background with white text. The main title is 'Community delivery work programme update Quarter 3 2024/2025'. Below this, it says 'Waitākere Ranges Local Board – 1st May 2025' and 'Lisa Howard-Smith Community Broker -Community Wellbeing'. To the right is the Waitākere Ranges Local Board logo. The bottom half of the graphic is a collage of colorful illustrations: a family at a beach, a group of people at a festival, a group of people in business attire, a person reading in a library, a child on a swing set, and a group of people in a circle.

Community delivery work programme update Quarter 3 2024/2025

Waitākere Ranges Local Board – 1st May
2025

Lisa Howard-Smith Community
Broker -Community Wellbeing



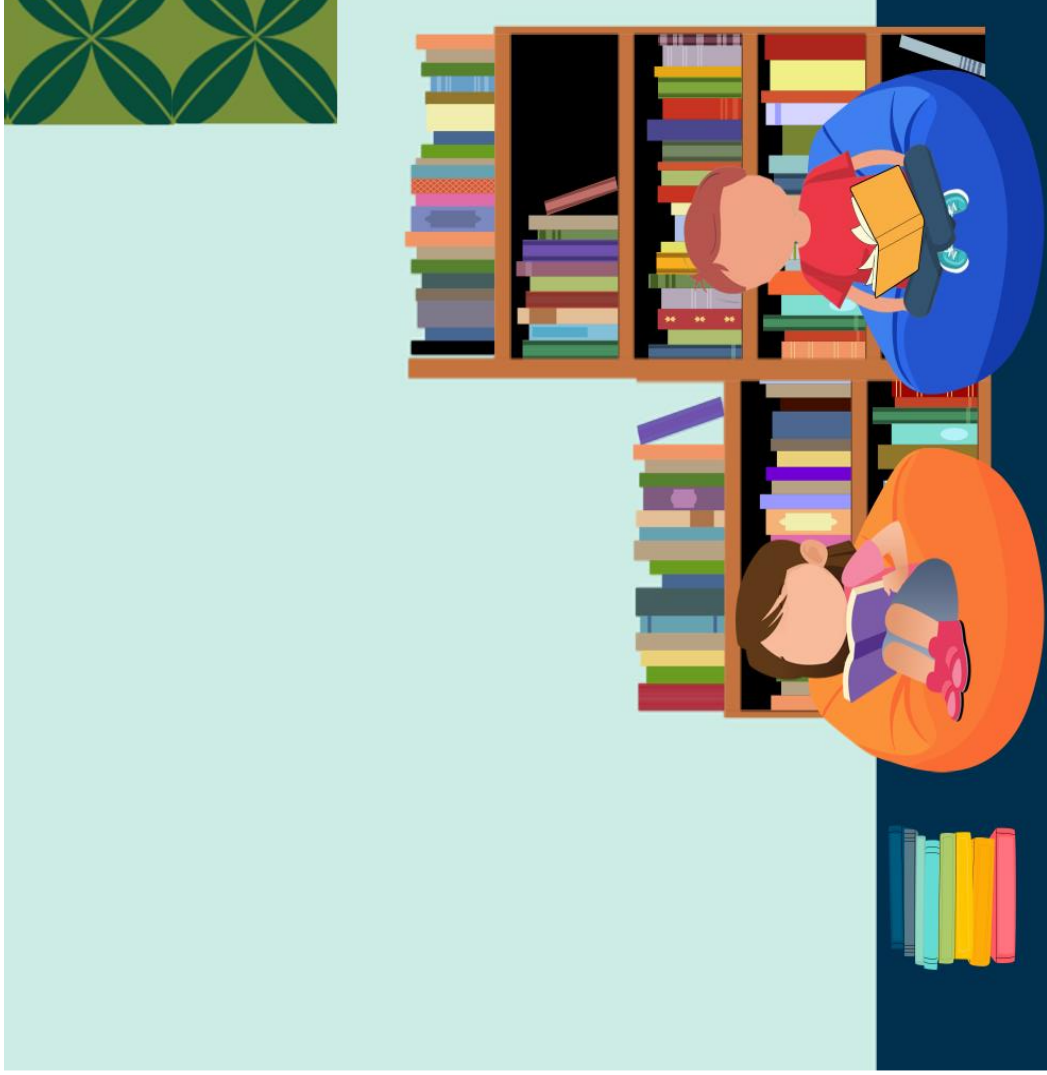
Agenda

Performance

- Libraries

Updates and highlights FY2024/2025, quarter 3 by:

- Our community
- Our people
- Our places



Work programme activity updates

Activity	Presenter
Glen Eden Library	Valerie Carroll
Titirangi Library	Valerie Carroll
Glen Eden Community House	Jamie Adkins
Titirangi Community House	Jamie Adkins
Lopdell Precinct	Anna Doran-Read
Pasifika Youth Leadership	Kat Schuster
Youth Voice Initiative	Kat Schuster
Rangatahi led Matariki activations	Kat Schuster
Māori Responsiveness – Māori Broker	Lisa Howard-Smith



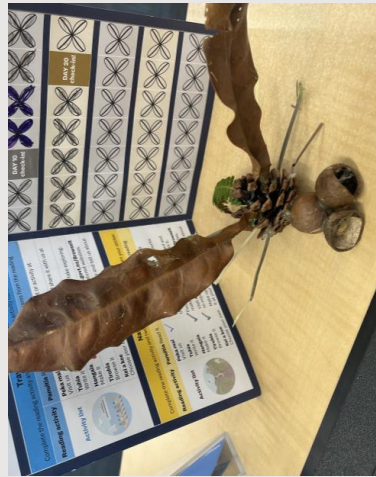
Work programme activity updates

Activity	Presenter
Māori Responsiveness – Mana whenua engagement	Lisa Howard-Smith
Community Resilience	Lisa Howard-Smith
Community Waitakere Resource Centre	Rosetta Fuimaono
Placemaking & Capacity Building – Urban Neighbourhoods	Rosetta Fuimaono
Neighbours Aotearoa	Rosetta Fuimaono
Glen Eden activation - Village Plan	Michael Alofa





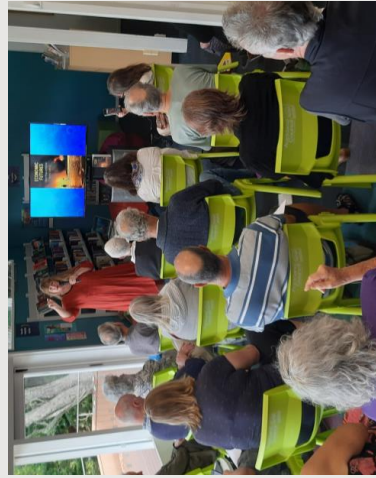
Waitākere Ranges Libraries



- Children's highlights:**
- Raumati Reads
 - Rhymetime at Arataki
 - Pasifika Month



Waitākere Ranges Libraries



- Adult highlights:**
- Tech sessions for seniors
 - PrideFest Out West
 - EcoFest



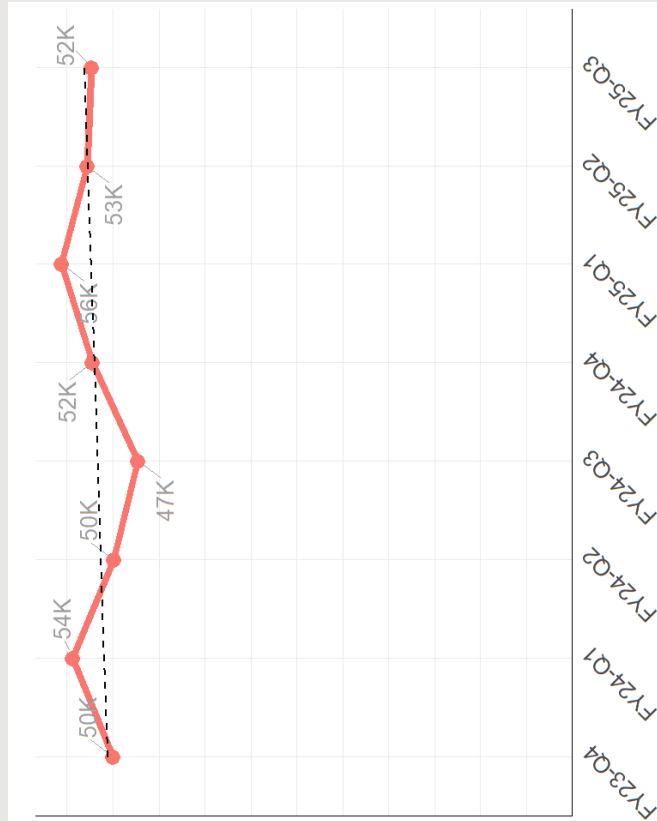
Performance Metrics

- Libraries in Waitākere Ranges Local Board area: Glen Eden Library, Titirangi Library
- Across these libraries this quarter:
 - 48 Skinny Jump sign-ups

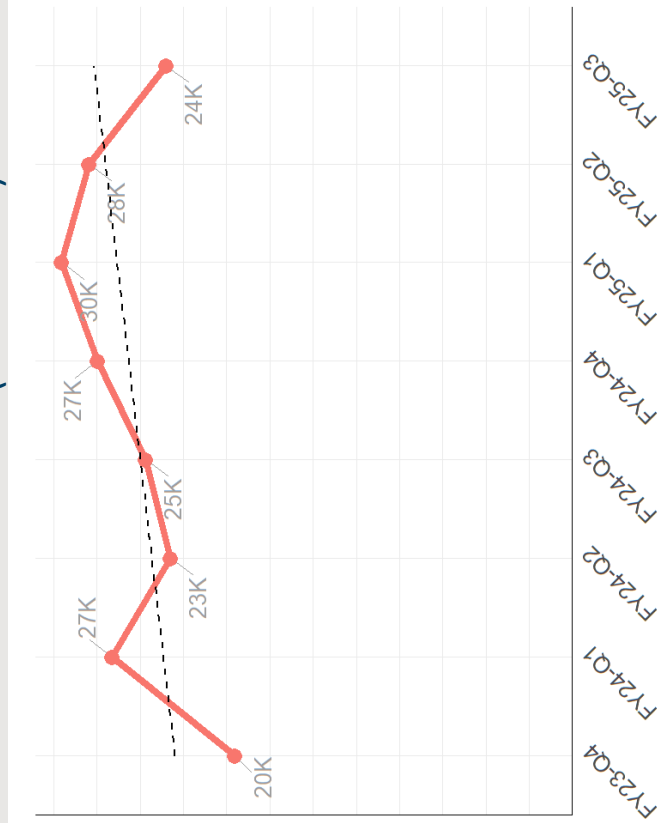


Library Visits and Internet Sessions

Number of visits

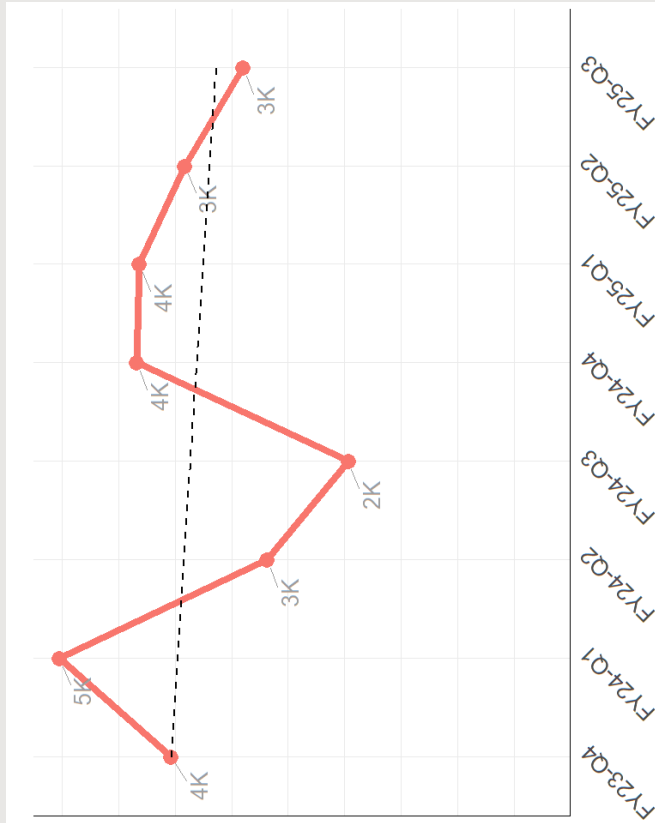


Number of internet sessions (PC and WiFi)



Programming - Libraries

Number of participants at library programmes and events



Hōhepa Auckland: Pasifika celebration at Glen Eden Library



Glen Eden Community House



Glen Eden Community House
Term 1, 2025 - WHATS ON?

WEEKLY GROUPS -

- Tuesday**
 - * Body Rhythm Yoga
 - * Easy Chair Yoga
 - * Glen Eden Brownies
- Wednesday**
 - * Watercolour's Painting
 - * Steady As You Go
- Thursday**
 - * Busy Fingers Crafts
 - * Yoga with Cherish
- Friday**
 - * Hand Drumming
- Sunday**
 - * Steadfast Church
 - * Ministries
- Monthly -**
 - West Akid Tramp Club
 - U3A - Poetry

Other Services

Photocopying & Laminating Services

Photocopying:

- * A4 Black & White: \$0.25
- * A4 Colour: \$1.20
- * A3 Black & White: \$0.50
- * A3 Colour: \$1.50

Laminating:

- * A4 size: \$3.75
- * A5 size: \$2.30
- * A3 size: \$5.50

Venue Hire -
Hire the Community House for meetings, tutoring sessions, or your child's next preschool birthday party.
Our **Nikau/Totara Rooms** are perfect for exercise classes and are available some evenings.
Our **Kowhai Room** is ideal if you need a space for a small meeting or working remotely.
Great facility with:
Kitchen
Free Wi-Fi, Aircon available
Covered deck area
Fenced playground for under 5's
Parking at the rear of the building
Good wheelchair access
Standard-size trestle tables and chairs
Saturday's session times -
9am to 1pm OR 2pm to 6pm
Sunday's - 2.30 to 6.30pm
Subject to availability
To book please email administrator.
admin@glenedencommunityhouse.co.nz

Before School Care
Monday to Friday 7am - 9am
(includes breakfast)
After School Care
Monday to Friday 3pm - 6pm
(includes homework time)
SCHOOL HOLIDAYS PROGRAMME
Mon to Fri 7.45am - 6pm

P: 818 2194 Ext. 2 - 13 Pisces Rd, Glen Eden (Prospect Park)
www.glenedencommunityhouse.co.nz

Glen Eden Community House has carried out a survey of their current senior citizens attending the groups at the House. The main feedback was that most love coming to the classes on offer and are keen to see more classes.

Next step is to apply for funding to support the continuation of these subsidised groups the House has created a project called Fostering Resilient Connected Seniors.

Titirangi Community House



Titirangi Community House, in partnership with Titirangi library, held a Whanua Disco as part of Pride Out West.

With issues around pride events in Auckland, they put together a robust health and safety plan to ensure safety of staff & attendees.

The disco was free to anyone attending and was safe and fun event for the children of Titirangi and surrounding suburbs. Over 150 people attended including parents and children aged 4-13 years old



Lopdell Precinct



Public Programming in Q3

- PrideFest Out West
- The Drawing Room
- Flicks @ Lopdell
- Titirangi Theatre





