



**AGENDA FOR A MEETING OF THE ARTS AND EVENTS SPECIAL COMMITTEE  
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,  
WAITAKERE CITY, ON WEDNESDAY, 9 MARCH 2005,  
COMMENCING AT 9.30 AM.**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



**3 CONFIRMATION OF MINUTES**

Meeting Minutes - Wednesday, 9 February 2005

**RECOMMENDATION**

That the minutes of the Meeting of the Arts and Events Special Committee held on Wednesday, 9 February 2005, as circulated, be taken as read and now be confirmed.



**4**

## **LOPDELL HOUSE ARTS DEVELOPMENT TRUST**

### **PURPOSE OF THE REPORT**

The purpose of the report is to provide an overview of the work to date of the Lopdell House Arts Development Trust and suggest an action plan and timeline for future work.

### **BACKGROUND**

Lopdell House has been the home of Waitakere City's Regional Arts Centre since the 1980's. The building is owned by the city and is tenanted by the Lopdell House Society (manages the gallery complex), Titirangi Drama Inc. (runs the small basement theatre), Titirangi Community Arts Council (small gallery and associated activity) and a raft of commercial tenants (bakery/bread shop, second floor small businesses and top floor function centre - not currently operating).

The Lopdell House Society is elected annually from the community by the members of the society and has two Councillor representatives. The Council's Arts Manager provides support and manages a service delivery contract. Council currently provides an operating budget of \$325,000. This includes \$82,000 rent allowance.

Titirangi Drama Inc is a stand-alone, non-profit making organisation. It pays a community rate of \$3,153 for rental of the basement space.

The Titirangi Community Arts Council is supported with an operating grant of \$30,000 per annum by Council. It runs a community access gallery and provides other community arts and cultural services. This provides a balance to the programme run by the main gallery which sources exhibitions from regionally and nationally significant artists.

The further development of Lopdell House as a Titirangi-based arts precinct has been under discussion for some time. In 2001 the Lopdell House Society commissioned architect Pete Bossley to prepare a set of concept plans based on refurbishing the existing gallery complex to a standard that would allow greater access to touring national shows and high value art exhibitions. This included climate control, security and expanded gallery space.

In 2002 interest was shown by the Rialto Group in establishing small art house cinemas on the top floor of the house. A feasibility study was commissioned by Council from Hames Sharley in 2003 which showed limited commercial viability for any potential developer. Since then two other cinema businesses have shown interest in DVD cinemas in this area.

Also in 2002 the chair of the Portage Licensing Trust approached Council with a proposal that Lopdell House be developed as a more fully fledged arts centre integrated into the Titirangi Village. In particular the trust wished to invest funds in the precinct and eliminate the disparate applications which were coming from the various arts organisations within the house.

A report to Council in December 2002 endorsed the setting up of the Lopdell House Arts Development Trust.

The Trust Deed was executed in July 2003.

The current trustees are:

Terry Bates: Chairperson

Alan Wild: Deputy Chairperson

Ross Clow: Chair of Portage Licensing Trust

Dan Grieg: Lopdell House Society

Elizabeth Watkinson: Titirangi Drama Inc.

Joan Easterbrooke-Smith: Titirangi Community Arts Council  
Mike Carter: Titirangi Business Association  
Greg Presland: Lawyer

During 2003 the trustees developed a working plan that took into account the aspirations of the various arts providers. The resultant brief was the basis of a selected tender process and leading architects Mitchell and Stout were appointed to the project in early 2004. A grant of \$63,000 from the Portage Licensing Trust was directed towards the production of a concept plan, completed in July 2004. This plan proposes a new 'white box' gallery is built beyond the present building footprint towards the roundabout at the junction of Titirangi Rd and Scenic Drive. Further consideration by the architects of the requirements for a regional gallery indicated that, in their opinion, this cannot be provided within the existing gallery space.

A1-A3

In March 2004 a report to the City Development Committee outlined a draft development framework which would provide guidance to the Lopdell House Arts Development Trust and to Council for analysis of development proposals, as attached at pages A1 to A3.

Council has also undertaken a geotech study (October 2003 - Beca Carter Hollings & Ferner Limited) which indicates that any alteration, or change of use, to the existing building will initiate the need for substantial reinforcing of the building, particularly at the lower levels. The building is at moderate earthquake risk but is, in its present state, at no immediate risk.

The concept plan has been circulated to relevant staff officers for comment.

At the Trust meeting 2 November 2004 it was agreed by the trustees that a feasibility study be undertaken to test the viability of the total concept. A Public Affairs/Arts budget of \$15,000 attributed to the Lopdell House development work is available for this. The briefing paper for this was provided by the Trust just prior to Christmas and is presently in the market place for Expressions of Interest.

## **STRATEGIC CONTEXT**

Lopdell House is identified in the Council's Arts and Cultural Strategy (adopted December 2002) as one of two key arts precincts which contribute significantly to the cultural infrastructure of the city.

The Long Term Council Community Plan identifies 'flourishing arts precincts' (e.g. Lopdell House and the Corban Estate) as a priority in the short and medium term.

Lopdell House is also a lynchpin in the wider Titirangi Village. Its development and enhanced connections to the village are a key focus for the future.

## **ISSUES**

The following issues are currently under discussion by the Trust and Council staff:

- Resources: The trust is operating as an independent body with a mandate to come back to Council with a proposal for the future development of the precinct. Currently staff time allocated to support and advice on this project is extra to existing work programmes. The Public Affairs arts budget is holding \$15,000 for this financial year and this sum is being attributed to the feasibility study. A further \$25,000 has been provided in the draft 2005/2006 Annual Plan budget.
- Despite continuing and in depth participation from the representative of the theatre group, there is no consensus on the future of the theatre. The multi-use theatre proposed in the new addition is not well-liked by the theatre group: they would prefer the reinstatement of the existing space after structural strengthening. The viability of this needs interrogation.

- The Trust wishes to establish clarity and commitment from Council for this project and to have budget projections integrated into the Long Term Council Community Plan 2006/2016. The proposed feasibility study will provide necessary information to Council to enable that discussion to take place.

## RESOURCES

The current resources within Council are limited to staff support and time and the \$15,000 allocated to the feasibility study. A further \$4,000 is being provided for a PowerPoint 'fly through' as a presentation tool for the trust to demonstrate the concept to Council and other potential funders. The \$63,000 provided to date by the Portage Licensing Trust is backed by further substantial funding indicated in their strategic planning process. This is conditional on the progress and quality of the proposal.

A further \$268,000 is held by Council from the Auckland Regional Services Trust fund. This grant will be released to the Trust when costings and/or a business plan is presented for approval.

## PROPOSED TIMELINE

The following points of delivery are designed to bring to Council by November 2005 a fully developed proposal for consideration. Please note that this timeline has not yet been approved by the Lopdell House Arts Development Trust.

- **March:** Completion of PowerPoint 'Fly Through' for presentation to Council - to be presented to both City Development and Arts and Events Committee in April.
- **March/April:** Undertake feasibility study on preliminary concept design.
- **May - August:** Trust to undertake detailed design, taking account of the outcomes of the feasibility study.
- **August/September:** Trust to obtain full costings and prepare a staged plan of implementation.
- **November:** Present fully developed plan to Council.

Staff time will support these processes as much as is possible. This is extra to existing work programmes.

## CONCLUSION

The proposed Lopdell House Arts Precinct development is being progressed by an independent Trust supported by Council staff and some minor allocated budgets. The Trust is anxious to establish Council's commitment to this project as identified in the Arts and Cultural Strategy and the Long Term Council Community Plan.

## RECOMMENDATIONS

1. That the Lopdell House Arts Development Trust report be received.
2. That the Arts and Events Special Committee endorse the proposed work programme and reporting timelines for progressing the Lopdell House Arts Development project.

Report prepared by: Naomi McCleary, Manager: Arts.



**5 CREATIVE COMMUNITIES SCHEME ALLOCATION SUBCOMMITTEE REPRESENTATIVES**

**6 COMMUNITY SPORT FUND ALLOCATION SUBCOMMITTEE REPRESENTATIVES**

These items will be considered in the Confidential Supplement of the agenda, and have been circulated to members separately with this agenda.

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following parts of the proceedings of this meeting, namely Creative Communities Scheme Allocation Subcommittee Representatives and Community Sport Fund Allocation Subcommittee Representatives.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation of each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matters to be considered.	Reason for passing this resolution in relation to the matters.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"> <li>• Creative Communities Scheme Allocation Subcommittee Representatives</li> <li>• Community Sport Fund Allocation Subcommittee Representatives</li> </ul>	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"> <li>• protect the privacy of natural persons, including that of deceased natural persons.</li> <li>• protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.</li> </ul>	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2)(a)(c)(i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- *The reports will address information regarding applicants for appointment to the Creative Communities Scheme Allocation Subcommittee and the Community Sport Fund Allocation Subcommittee.*

