

**AGENDA FOR A MEETING OF THE ARTS, EVENTS AND CULTURE SPECIAL COMMITTEE
TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN,
WAITAKERE CITY, ON WEDNESDAY, 10 MAY 2006,
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, 12 April 2006

RECOMMENDATION

That the minutes of the Meeting of the Arts and Events Special Committee held on Wednesday, 12 April 2006, as circulated, be taken as read and now be confirmed.



4

WORLD HERITAGE DAY EVENTS

PURPOSE OF THE REPORT

The purpose of this report is to advise the Arts, Events and Culture Special Committee that Council is working with local museums and heritage groups to organise a range of events celebrating the City's cultural heritage on UNESCO World Heritage Day, Sunday, 4 June 2006.

BACKGROUND

There is no regionally or nationally recognized day on which New Zealanders celebrate cultural heritage. The UNESCO World Heritage Day, celebrated annually on Sunday, 1 June presents all the Councils in the Auckland region with an opportunity to link our regional heritage internationally.

The Auckland Regional Council, New Zealand Historic Places Trust, Department of Conservation, New Zealand Commission for UNESCO and all the Councils in the Auckland region are taking the first step towards raising awareness of the diversity of our cultural heritage and promoting the conservation of historic and cultural heritage sites through a range of events for the public to attend on World Heritage Day. The theme of World Heritage Day is:

"A darn good yarn- unravelling the past and knitting/weaving the future together"

This theme has been developed to encourage people to start thinking about where their family came from, why they settled here and how we can maintain our cultural identity into the future.

It is intended that World Heritage Day will be celebrated annually in the Auckland Region through events that will include; heritage walks, heritage property open days, museum and library displays.

STRATEGIC CONTEXT

The Council has nine strategic platforms in its Long Term Council Community Plan. The Urban and Rural Villages platform, aims to:

"Protect and celebrate the City's cultural diversity and heritage. Work in partnership with the many cultures of the City. Plan for the protection and celebration of all kinds of heritage in the City - eg. Maori, industrial and environmental."

It is anticipated that World Heritage Day will:

- encourage residents of Waitakere City and the entire Auckland region to be aware of their unique historic and cultural heritage;
- increase residents sense of place;
- increase residents awareness and stewardship of their environment; and
- celebrate Auckland's diverse cultures.

ISSUES

Council staff have liaised with local museums, the Corban Estate Arts Centre, libraries and heritage interest groups to establish some events specific to Waitakere City's heritage that will be available for people to attend on Sunday, 4 June. These include:

- Open Day for the SS Toroa
- Open Day for Local Museums at Huia and Oratia Folk Museum
- Library Display of Historic Photos
- West Auckland Historical Society Henderson Heritage Walk
- Friends of Waikumete - Heritage Walk
- West Auckland Historical Society Open Day at Mill Cottage
- Self-guided Walk Around the Corban Estate
- Lopdell House Gallery Open to the Public

Given that this is the first year that Council is contributing to the organisation of an event of this kind across the Auckland region, it is preferable to keep the initiatives small and achievable. However, an evaluation of each event will be explored through a debrief for events coming years to decide on what events were successful and why, future funding and ongoing support required.

The guided walks and various open days offer heritage groups the opportunity to show members of the public their particular area of interest and to raise awareness of the diverse cultural heritage in Waitakere City.

RESOURCES

The celebration of World Heritage Day does not have any specific funding allocated to it, as it has been a regional initiative commenced in February 2006. Costs associated with promotion of UNESCO World Heritage Day need to be kept to a minimum as funding has yet to be established for this event. Existing project budgets will cover any promotion costs.

CONCLUSION

The theme of World Heritage Day is to unravel the past and to weave the future together. This is the first year that all the Councils across the Auckland region and various heritage agencies are making a co-ordinated effort to organise events that can be attended by members of the public on Sunday, 4 June, Queens Birthday Weekend. It is anticipated that this years events and those specific to Waitakere City will offer an introduction to the celebration of this event which should become an annual event.

RECOMMENDATION

That the World Heritage Day Events report be received.

Report prepared by: Alina Wimmer, Principal Advisor: Heritage.



MUSEUM FEASIBILITY STUDY

PURPOSE OF THE REPORT

The purpose of this report is to advise of progress and the scope of the museum feasibility study.

BACKGROUND

Waitakere City, like North Shore City and Manukau City, does not have its own civic museum and many items/themes of significance to Waitakere City are held at national and regional museums such as Te Papa, Auckland Museum, the Maritime Museum and MOTAT (Museum of Transport and Technology). In 2004 Council finalised its Heritage Strategy and action plan. The Heritage Strategy and action plan recommended that the Council should undertake a museum feasibility study to determine whether or not it should be involved in developing a civic museum for the City. Approval to undertake the feasibility study was given by the City Development Committee in July 2005.

STRATEGIC CONTEXT

Historic Heritage is a matter of national importance under Section 6(f) of the Resource Management Act 1991 and Council has a wide range of duties and responsibilities to protect built heritage, natural and cultural heritage resources. The Long Term Council Community Plan has nine strategic platforms including "Urban and Rural Villages". The Urban and Rural Villages platform aims to protect and celebrate the City's cultural diversity and heritage and work in partnership with the many cultures of the City. It identifies that planning will need to take place for the protection and celebration of all kinds of heritage in the City, for example Maori, industrial and environmental. The Local Government Act promotes that Councils must consider and provide for the community's cultural wellbeing.

ISSUES

A museum feasibility study is required to provide a starting point for Council to consider its options on whether or not it wishes to develop a museum. The primary reasons for undertaking a museum feasibility study at this time are:

- The heritage action plan requires Council to undertake the study.
- The study will inform re-development options for Lopdell House and the Corban Estate.
- Council officers are aware of aspirations to either develop a museum at Clark House or possibly utilise the Old New Lynn Hotel as a museum.
- Council needs to question whether its involvement in a museum would be justified and affordable, and whether there are other options available for achieving some or all of the objectives associated with a civic museum in a more cost effective manner.

A museum would be a significant cost to Council in terms of the capital expenditure and ongoing operational costs associated with it were Council to opt to build and run it. A ball-park figure for the capital expenditure involved in building a museum is \$3-5,000 per square metre. However, this figure does not take staff costs or ongoing operational costs into account.

Council officers have gone through a selected tender process to appoint a consultant to undertake the museum feasibility study. John Coster, Heritage Management Consultant has recently been employed by Tauranga City Council as a manager to develop its museum and has held positions as a director and registrar at various museums including MOTAT. Jane Leggett is a museum consultant that is working with John Coster to prepare the museum feasibility study. It is considered that John Coster and Jane Leggett qualified museum specialists have the core competences to undertake this study on behalf of Council. The feasibility study and accompanying report by Council officers will identify whether or not the Council should be in the business of developing a museum. Section 77 of the Local Government Act 2004 outlines the requirements for decision making. It states:

“Requirements in relation to decisions

- (1) *A local authority must, in the course of the decision-making process, -*
 - (a) *seek to identify all reasonably practicable options for the achievement of the objective of a decision; and*
 - (b) *assess those options by considering -*
 - (i) *the benefits and costs of each option in terms of the present and future social, economic, environmental, and cultural well-being of the district or region; and*
 - (ii) *the extent to which community outcomes would be promoted or achieved in an integrated and efficient manner by each option; and*
 - (iii) *the impact of each option on the local authority's capacity to meet present and future needs in relation to any statutory responsibility of the local authority; and*
 - (iv) *any other matters that, in the opinion of the local authority, are relevant; and*
 - (c) *if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Maori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.”*

The consultants will review existing heritage/arts precincts, undertake a needs analysis/justification and options including expected capital expenditure and operational costs for each option. There will be some general comments on governance, management and policy requirements for each option and recommendations on (a) whether or not a civic museum is desirable and (b) a preferred form and structure for further examination. The feasibility study may conclude that it is not appropriate for Council to develop its own museum but that it could offer more non-regulatory support for private museums that exist in the City. It should also be noted that initiatives such as the JT Diamond Heritage research room in the Waitakere Central Library and the Ceramic Heritage wall at New Lynn also contribute to heritage preservation and display. There is no public consultation planned for this project at this early stage and the results will not be available to the public until a report is presented to City Development Committee later this year.

The museum feasibility study should also be viewed within a wider regional focus. The Auckland region is well served by a number of organisations in the arts and cultural sector including museums. Whilst there is a high degree of support for these organisations by the general public, Auckland City has primarily funded many of the arts and cultural features in the Central Business District including the Auckland Philharmonia Orchestra, Auckland Theatre Company, NBR NZ Opera, National Maritime Museum, Stardome Observatory and the Auckland Festival. Auckland City staff presented a report in November 2005 to their Arts, Culture and Recreation Committee recommending that a working party be set up to progress work on a funding regime. This was largely in response to a funding crisis with the Auckland Philharmonia Orchestra in 2005. It is likely that the Auckland City study will recommend the development of legislation along the lines of the MOTAT Act and Auckland Museum Act that would levy each Auckland ratepayer for a share of the regional arts and cultural services provided. Although Waitakere City's museum feasibility study is a small piece of work by comparison, any aspirations to develop a museum would need to be financially sustainable in the long term and take account of the likelihood of future cost-sharing for existing facilities.

RESOURCES

The costs associated with the museum feasibility study can be met from existing budgets.

CONCLUSION

The museum feasibility study will focus on whether a civic museum is desirable for the City, the suitability/non-suitability of known sites to develop a museum and provide some guidance on the costs and procedures involved in developing a museum. The study and accompanying report by staff will make a recommendation to Council on whether no further action should be taken or whether Council should proceed to develop a specific museum proposal.

Council needs to question whether its involvement in a museum would be justified and affordable, and whether there are other options available for achieving some or all of the objectives associated with a civic museum in a more cost effective manner.

RECOMMENDATIONS

1. That the Museum Feasibility Study report be received.
2. That a further report be presented to the Arts, Events and Culture Special Committee in July on the findings of the museum feasibility study.

Report prepared by: Alina Wimmer, Principal Advisor: Heritage.



EVENTS STRATEGY

PURPOSE OF THE REPORT

The purpose of this report is to update the Arts, Events and Culture Special Committee on progress in developing an Events Strategy for Waitakere City.

The Events Strategy for Waitakere City is intended to ensure that:

1. Council uses all available opportunities to leverage the investment and effort put into events for the benefit of the Waitakere community in general and the city's economic development in particular.
2. Council develop a mix of events (type, scale, sector, timing etc) consistent with the city's strategic direction and designed to optimise benefits to the city.

BACKGROUND

This project arises from the Economic Development Strategy adopted in 2004 which recognises that events in the city can and do play a valuable role in creating the atmosphere, colour and vitality that is part of the social fabric of Waitakere and also contribute to economic development. Through recent Annual Plan and Long term Council Community Plan deliberations the Council has also signalled a desire to increase events activity and funding. An Events strategy provides a framework under which decisions on types of events - and levels of Council support - can be made.

STRATEGIC CONTEXT

The Strong Innovative Economy platform expresses Council's desire for a vital and sustainable economy providing quality jobs for local people. The potential for events to contribute to this platform is recognised with reference to the action of "city promotion - high profile events, arts programmes".

In particular the Economic Development Strategy, adopted by Council in 2004, provides the most explicit strategic context for the development of an events strategy. The Economic Development Strategy identifies a broad strategy for economic development and a number of actions to further the economic development of the City. Events are identified as potentially important vehicles to promote Waitakere as a great place to live and do businesses.

Events have the potential to deliver outcomes supporting several of council's other strategic platforms such as Urban and Rural Villages and Strong Communities.

In particular smaller scale events deliver on the Council's Long Term Council Community Plan priorities of:

- Creating Vibrant Town Centres
- Developing Strong Communities
- Promoting a "Fun City" Concept
- Raising City Profile and Awareness
- Fostering City / Civic Pride
- Providing a "Friendly Face" for Council

ISSUES

Work on the development of the Events Strategy is progressing well. The initial timeline was reported to this Committee on 8 February 2006. A subsequent workshop was held with Councillors and one-on-one interviews have been conducted with key stakeholders within the City and wider Auckland region. A report has also been received by Te Taumata Runanga, which requested a workshop, to be held in on 15 May 2006.

A draft of the Events Strategy itself will then be reported to the City Development Committee in June, with final draft and supporting materials to the City Development Committee in July 2006. The strategy will also be discussed with both the Pacific Islands Advisory Board and the Ethnic Board in May.

This timeframe is a month later than proposed in February. This has been caused by delays in getting interviews with a larger group of key stakeholders than originally envisaged.

RESOURCES

Council committed \$40,000 to the development of an Events Strategy through the 2005/2006 Annual Plan.

RECOMMENDATIONS

1. That the Events Strategy Update report be received.
2. That the revised time frame for the delivery of the events strategy be noted.

Report prepared by: Max Harré, Strategic Policy Programme Manager.



7 SUMMERSLAMZ 2006

PURPOSE OF THE REPORT

The purpose of this report is to update the Arts, Events and Culture Special Committee on the SummerSlamz 2006 event held on 8 April 2006.

BACKGROUND

This is the third year that SummerSlamz has been organised. The event was held from 12.00 pm - 4.00 pm and is a free community event.

The event is divided into four "zones" Music, Motor, Skate and Kidz Zone, which aim to cater for various age groups.

The *skate zone* drew over 70 male and female participants. A female section was added to the event following requests last year. All sponsored participants were placed in the "open event" to encourage other skateboarders and BMX riders to take part. This was a success, as demonstrated by the increase in number of participants from last year.

The *kids zone* was a big success with all ages. The combination of Te Pai Park's fabulous play area (which was under construction during last years event), the Go Vertical's Bungy and rock climbing apparatus entertained all who attended. This year there was an addition, Splash 'Em, a safe and fun activity that both the parents and children could take part in together firing water balloons at each other from catapults onto mesh to disperse the water when hit.

The *motor zone* presented cars from all over Auckland region and are some of the best in the country. Unfortunately the New Zealand Drag Championships, which had been cancelled two weeks earlier due to bad weather, were due to run the day after SummerSlamz and this affected the number of cars turning up on the day, a total of 50 from the original 105 expected.

The *music zone* had performances by Maskara, Running House, Brutally Frank and Kitsch. These performances ran throughout the afternoon and attracted a good crowd.

Events staff estimated numbers attending the event at around 3,000.

STRATEGIC CONTEXT

The programme is aligned to the Council's Long Term Council Community Plan priorities for 2006-2016:

- Creating vibrant (and economically viable) town centres;
- Developing strong communities;
- Promoting Waitakere as a "Fun City";
- Raising City profile and awareness;
- Fostering civic/community pride; and
- Providing a 'friendly face' Council.

ISSUES

Core funding for this event is provided by Council (\$12,000) and this funding is supplemented by sponsorships (a total of \$11,000 in cash and in kind) which are sought from the corporate sector.

For SummerSlamz 2006 additional sponsorship funding was received from:

Cheapskates West	In kind sponsorship made up of clothes, skateboards and accessories.
Globe	In kind sponsorship made up of clothes, skateboards and accessories.
The Rock	In kind sponsorship made up of radio advertising, MC duties, live crosses on the day.
Mitre 10 Mega Henderson	In kind sponsorship made up of goods and equipment for the raffle and to assist with running the event.
Mag and Turbo Warehouse	Cash sponsorship.
Rev Magazine	In kind sponsorship made up of magazine giveaways.
E Audio	In kind sponsorship made up of giveaways, trophies and running of a sound off competition.
Performance Car Magazine	In kind sponsorship made up of magazine giveaways.

The sponsorship gained, in addition to Council's core funding, is critical to the ongoing success of the event. Because of its growing popularity over the last two years Council's core funding no longer covers the costs of the expanded event and the continuation of the event at its current level is entirely dependent upon the ability to attract additional sponsorship.

Because SummerSlamz is an outdoor event held in Autumn, organisers are totally reliant on the weather. Heavy rain on the morning turned away some display participants (car owners). Because of this timing of SummerSlamz for 2007 is now under review. Feedback on any changes will also be sought from those involved on the day.

There were no problems in relation to public order and nuisance. A partial alcohol ban was in place with no problems reported. Events staff were pleased with crowd behaviour and acceptance of the alcohol bans.

Active marketing of SummerSlamz commenced in March 2006 with the distribution of over 5,000 flyers in malls, skate parks and shops throughout the Auckland region.

The Auckland Rescue Helicopter Trust was the recipient of the entry fees from cars that took part in the Motor Zone and there were also donations from smaller sponsors to make up a significant prize for a raffle which raised over \$900 on the day. The Bethells Beach Surf Lifesaving team ran a BBQ which raised funds for their Club and their teams who are involved in competitions.

RESOURCES

SummerSlamz is a Council "owned" and run event and is supported by volunteer staff from throughout the organisation.

Core funding of \$12,000 was supplied through the youth events budget. A line item of \$10,000 for this event has been included in the draft Annual Plan 2006/2007.

CONCLUSION

The delivery of SummerSlamz 2006 brought to a close the main summer events schedule in Waitakere City for 2006.

SummerSlamz is an event which encourages participation by a wide range of people in a healthy and active outdoor lifestyle, while at the same time showcasing one of the City's major parks.

RECOMMENDATIONS

1. That the SummerSlamz 2006 report be received.
2. That Radioworks, Cheapskates West, Globe, Mitre 10 Mega Henderson, Mag and Turbo Warehouse, Rev Magazine, E Audio, and the Rock and Performance Car Magazine be thanked for their support and sponsorship of SummerSlamz 2006.

Report prepared by: Richard Attwood, Events Coordinator: Youth.



CORBAN ESTATE - UPDATE

PURPOSE OF THE REPORT

The purpose of this report is to provide Councillors with an overview of the 2004 preliminary Concept Plan developed for Corban Estate, and provide Councillors the opportunity to give feedback on the further development of the concept plan in a workshop format.

BACKGROUND

Since 1991, Council's plans for the Estate have taken several forms. Arts, culture and heritage have been a part of these, alongside sports, event space and commercial development plans at different stages. After the Council embarked on the stadium development at Waitakere Stadium, arts culture and heritage uses became more settled as a future use.

The Waitakere Arts and Cultural Development Trust was established in 1998 and has successfully planned and established a thriving arts centre, the Corban Estate Arts Centre with a lease over four of the significant heritage buildings on site. Waitakere Arts and Cultural Development Trust has managed the restoration of the main homestead and other parts of the building complex, and continues to develop plans for further restoration.

The Waitakere Central Community Arts Council sub-leases one heritage building from Waitakere Arts and Cultural Development Trust for part of its service delivery to the community. Waitakere Central Community Arts Council continues to have a base in the West Wave Centre, but is expected to shift the entire organisation to Corban Estate precinct at some future date in line with the Council's original expectation in allowing the group on to the Estate.

The other major group involved in arts and cultural development delivery on the Estate over the last five years is the Waitakere Pacific Arts and Cultural Trust. Pacific arts activity has grown organically on the Estate and has developed from an informal cluster of cultural practitioners focussed around the 'Pacific Mamas' to an independent Trust with an operational contract with the Council. The centre operates from a temporary cluster of buildings as a result of the fire in 2004, which destroyed some of the existing buildings on the property.

A1 A preliminary concept plan for the future development of the Estate was developed by Visitor Solutions and presented to Council at the City Development Committee meeting of September 2004. The plan, as attached at page A1, shows a possible mix of arts, culture and heritage uses, and a potential layout on the Estate. However, the plan in some ways represented an assembled 'wish list' of desires other than an integrated plan that has been subjected to robust analysis. At that meeting the Committee resolved:

- “1. That the Corban Estate Arts Precinct Draft Concept Plan report be received.
2. That the preliminary Concept Plan for the Corban Estate Arts Precinct be received and that Council approves the undertaking of further work on the Concept Plan as follows:
 - Detailed concepts for each component;
 - Detailed cost analysis of the Concept Plan and its components (including the main road and the Opanuku arts bridge);
 - Financial feasibility of the precinct as a whole and the individual components;
 - Economic analysis of the site under the Concept Plan proposal;
 - Likely funding sources for the project including any proposed Council subsidy and capital contribution;
 - Detailed proposals on governance.

3. *That a further report be brought to the City Development Committee on these matters."*

1661/2004

Since the development of this plan, further work has been carried out to reflect the need for more detailed plan development and to reflect the impact of changes to the wider environment since this work was originally commissioned.

STRATEGIC CONTEXT

The Corban Estate precinct has the potential to become a major arts, heritage and cultural facility for Waitakere City and provide a unique regional attractor within the Henderson City Centre. Council's Arts and Cultural Strategy proposes this project as a priority for the City.

Within the Henderson Concept Plan and work programme, it is referred to as development area 'precinct 4' and a number of initiatives are included in the wider work programme that will integrate the Arts Centre precinct into the town centre. Development of this site will contribute to achieving Council's strategic objectives in relation to both town centre development and development of arts and cultural activities in the City while providing a unique environment for leisure and educational activities.

ISSUES

Council's ownership of Corban Estate precinct has been during a time of major growth and change in the City as a whole. With the imminent change of Henderson Town Centre to the Central Business District centre of Waitakere City, and the consistent emphasis on arts, culture and heritage uses for this precinct, its place in the overall city development is now more clear than in previous times.

The development of Corban Estate precinct involves much more than physical site development, however. Incorporated into recent planning has been the need to consider processes to deal with (for instance) appropriate events management, a governance structure that will adequately cope with not only Council's needs, but also the needs of other major stakeholder groups, and, not least, appropriate funding mechanisms that will enable not only the broad-scale physical development of Corban Estate, but also mitigate potentially expensive ongoing operational costs.

A workshop has been arranged to enable wider discussion regarding the development of Corban Estate precinct, and which will incorporate the following major issues:

Short Term Issues

Events Strategy

The Corban Estate precinct is a subset of the overall City Events Strategy. There has been no clear events management policy at Corban Estate, and this has meant that the property has appeared to be potentially suitable for any city event requiring a large expanse of land. More recently (Post Preliminary Concept Plan) the precinct has hosted successful events such as Gleem, Trash to Fashion and Toddlers Day Out. Occasionally, this has resulted in neighbour complaints to Council, and the occasional 'clash' of incompatible events held on site at the same time, organised in the absence of a single, unifying events management process. It has also created an issue for the Arts Centre (Corban Estate Arts Centre) as the public perception is that all events are under the auspices of the Arts Centre. In considering the future development of the precinct, the ongoing ability to host these and similar events and their management on site should be supported through the concept plan.

Since December 2005, officers have been working with Corban Estate Arts Centre to progress the development of an Events Management Plan for Corban Estate. Improved co-ordination is already happening, however further work is still proceeding to create a permanent, overarching plan for day-to-day events management.

Project Structure

Given the diverse range of interest of those stakeholders involved in the future development of the precinct an overall framework is required. Currently the major stakeholders on the estate are as follows:

Waitakere Arts and Cultural Development Trust

- operating the Corban Estate Arts Centre (CEAC);

Waitakere Pacific Arts and Cultural Trust

- now operating the Pacific Arts Centre;

Waitakere Central Community Arts Council

- a tenant of Corban Estate Arts Centre with a future more substantial centre required;

- MAU** - an international dance company with a two-year lease from Council to operate from one half of the old basketball courts.

Other cultural groups have less formal connections with the estate, but may have aspirations for future involvement. In particular, Maori interests were canvassed in 2005 through two workshops convened by Council. There may be other interested cultural groups such as the Indian community.

Reference Group

To date there has been consultation with each of the tenant groups on the Estate. However, there has been no joint forum where discussion and recommendations on the future development can take place. Work has been proceeding towards the development of a Reference Group, consisting of representatives from each of the stakeholder groups, to assist Council in its overall planning for the precinct, and ensure that the needs of tenants and landowner are combined into a workable planning programme. The purpose of the group is to review the various issues that affect all the stakeholder groups and make recommendations to the Council. A recommendation is made that Councillors approve the development of a Reference Group and nominate its representatives as an outcome of the workshop discussions.

Officers Group

An officers group has been developed to ensure that planning for the various aspects of Corban Estate precinct management is carried out in a co-ordinated fashion.

Officer / Tenant Liaison Group

Officers have been meeting on a regular basis with the Director of Corban Estate Arts Centre. In an effort to include all stakeholders, it has been decided to expand this group to include representatives from other tenants and stakeholders. The purpose of this group is to deal with the operational issues and provide input to the longer-term concept refinement. Higher-level issues that will be dealt with via the Reference Group.

Recent Contracts

Work has been progressing on the development of two contracts. The first being the renovation of the Still Building (tower building adjacent to the railway line). The second contract is for the restoration of the World Room site and development of an Entry Precinct and car park area from Mt. Lebanon Lane. Physical work will begin once detailed design, resource consents and tendering processes are complete. It is anticipated that these will be completed by the end of 2006.

Medium and Long Term Issues

Finalised Concept Plan and Business Case

Key to any future use of the Corban Estate is the issue of connectivity to the main Henderson town centre and transport hub. This is pivotal to almost any form of development that might be contemplated. Before construction works can begin on any of the various development components, the concept plan must be finalised and adopted by the Council.

Visitor Solutions have finished work on feasibility report pertaining to Lopdell House, Titirangi. This report clearly sets out the role and function and scope of activities envisaged at Lopdell House. This in turn provides greater clarity for the direction and future uses that need to be accommodated on the Corban Estate.

Business Case and Feasibility Study

Similarly, a feasibility study is required for the Corban Estate to ensure an appropriate mix of uses that will assist the site to minimise ongoing operational cost demands on the City's resources is possible. This feasibility study will also need to identify external funding sources, ongoing operational costs and any subsidies required from the Council for the ongoing management of the precinct.

Governance

It is intended that an overarching governance structure be developed that meets the needs not only of the City, as landowner and asset manager, but also fosters the development of the various entities that do and will occupy the property. This is not intended to be an intrusion into other entities' own internal governance structures, merely to ensure that the overarching governance mechanisms promote the development of Corban Estate as a whole. It is of note that the Waitakere Arts and Cultural Development Trust, which is the governance body for the Arts Centre (Corban Estate Arts Centre), has recently adopted independent trust status in order to gain charitable trust status with the Inland Revenue Department. It is also undertaking, at its own expense, a series of governance workshops to refine and expand the quality of its governance processes and to develop a clear vision.

RESOURCES

Since mid-2005, the development of Corban Estate has been managed by Council's City Development section. Overall management of the project, and major sub-projects, has been undertaken in-house, with the engaging of specialised assistance where appropriate. The three major strands of operational, property management and long term planning, are being shared within the organisation, to enable appropriate focus to be placed on them. Work has been undertaken to better co-ordinate three main strands of specialisation that will enable appropriate management of the precinct. These strands are co-ordinated through the Officers Group and will be reported to Director's Group on a monthly basis. Regular update reports and decisions required by the Council will be brought to either this Committee or the City Development Committee depending on the issues. It is anticipated that recommendations from the Reference Group will also be reported to either of these two committees for the Council's considerations.

1. The issue of day-to-day events and site management is a specialisation in itself. Work is being undertaken to identify the full scope of the needs in managing events on-site and the day-to-day operations. This will be costed and brought to the Council for their consideration as part of future budget considerations. Overall management of the operational contracts with the three major arts organisations on site (Corban Estate Arts Centre, the Waitakere Pacific Arts Trust and the local Waitakere Central Community Arts Council) are in the Public Affairs work programme;
2. Council's City Development section has overall accountability for Corban Estate precinct, and is undertaking the medium and long-term planning and implementation of site development; and
3. This is distinct, however, from the need to undertake proactive and reactive property maintenance, manage the heritage impacts of daily use of the site, which can be considered as the "third leg" of the specialised management of the property.

CONCLUSION

The Council has been consistent in its intention to develop the Corban Estate precinct as an Arts, Cultural, and Heritage feature within the City. Since presenting the preliminary concept plan to the Council in September 2004, and an update report in December 2005, work has been progressing towards the development of a well-planned, well-governed Arts, Culture and Heritage precinct that will serve both residents and regional visitors alike at reasonable ongoing operational cost to the Council. The complexity of melding the range of land uses and interest groups within the precinct required a structured framework to ensure that adequate discussion and co-ordination can take place and be fed into the further refinement of the concept plan.

RECOMMENDATIONS

1. That the Corban Estate Update report be received.
2. That the Council approve the establishment of a Reference Group to assist with ongoing planning for Corban Estate precinct.
3. That two representatives from the Council be nominated to be on this group.
4. That feedback received in the workshop session is fed into the further refinement of the Concept Plan.
5. That regular update reports be brought to the Committee on a bi-monthly basis.

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