

25 FEB 2008

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Sent: 26/02/08

**Lopdell House Development Trust**

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Vijaya Vaidyanath  
Chief Executive (Designate)  
Waitakere City Council  
Private Bag 93109  
Henderson  
Waitakere 0605  
22<sup>nd</sup> February 2008

Dear Mrs Vaidyanath,  
**Re. status of current Lopdell House user groups**

I write on behalf of the Lopdell House Development Trust. You are aware that plans for the comprehensive redevelopment of Lopdell House are well advanced. We are now in the early stages of finalising design. As part of that process our architects are consulting with current user-groups to refine the design brief.

Unsurprisingly we are confronted with competing demands for space and internal fit-out. These expanded demands are putting some pressure on the fiscal assumptions and we need to be able to prioritise our focus and effort. To do that requires clarity around Council's forward intentions with respect to the out-years status of current arts user groups in Lopdell House. Accordingly we seek assurance from Council that there is a firm out-years commitment to each of the current user-groups notwithstanding the widely differing understandings and arrangements related to current and historic occupancy.

We are for example under some pressure to redevelop the current performance facilities for Titirangi Drama as sole users of such facilities and with a tacit assumption that the current pepper-corn rental arrangements will be continued by Council once the building is handed back to your control. By contrast Lopdell Society administers an annual grant from Council to occupy and operate the main gallery (and associated exhibitions). The community gallery operates on different arrangements and understandings. These differences highlight questions about perceived value to the ratepayer given the scale of capex and opex likely to be required.

In summary the Development Trust needs to clearly understand the nature of Council's current arrangements with and medium term commitment to, each of the user group. The Development Trust also needs to know whether such arrangements (or some other arrangements) are expected to continue once the redevelopment is complete.

Yours sincerely

pp Tara John-Warner

Terry Bates,  
Chair, Lopdell House Development Trust

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