

## **NEW LEASE REQUEST BY WEST COAST COMMUNITY ARTS TRUSTS** **(Infrastructure and Works Committee, 5 December 2007)**

### **GLOSSARY**

Old Piha Fire Station (the building)  
Piha Reserves Management Plan (the plan)  
West Coast Community Arts Trust (WCCAT)  
Lease Assessment Group (LAG)

### **PURPOSE OF THE REPORT**

The purpose of this report is to seek the approval of the Infrastructure and Works Committee (IAWC) to grant a lease of the Old Piha Fire Station (the building) to the West Coast Community Arts Trust (WCCAT). The building is located on a small part of the Piha Domain which is a City Wide Park under the delegated authority of the IAWC. See location of site at AXX.

### **BACKGROUND**

The Piha Reserves Management Plan was adopted in September 1999. Within the plan it identifies the location of the land which has now been vested as Local Purpose (Community Building) Reserve.

A short history of the building is as follows;

- November 1999, a short term lease was considered and granted in February 2000 to a group of Piha artists who would form a charitable trust.
- 15 June 2000 saw the old Piha Fire Station added to the councils Parks Asset Register by the Finance Policy and Property Committee under resolution 1645/2000.
- August 2001, the land was classified as a Local Purpose (Community Buildings) Reserve becoming part of Piha Domain and is included in the City Wide Parks list.
- 3<sup>rd</sup> April 2002, the Waitakere Community Board granted a long term lease of five years under resolution 593/2002, to the Piha artists who formed the West Coast Community Arts Trust.

The WCCAT has been lessee of the 40m<sup>2</sup> building known as the old Piha Fire Station for the past five years from 1 June 2002 until 31 May 2007 and is currently renting on a month by month basis.

The WCCAT operates an art gallery providing an outlet for the sale and display of local artists work under the 'future role' seen for the building in the Piha Management Plan 1999. The Trust relies on volunteers who help with managing the gallery and provide support with local events. The volunteers also assist with maintenance on the building.

### **STRATEGIC CONTEXT**

The Councils Strategic Platforms include Building Strong Communities and Urban and Rural Villages. The Strategic Priorities including Sustainable Development and Lifelong Learning must be evident in all Council activities.

By providing a lease to the WCCAT, it will enable them to continue to provide a key, functional use community facility which meets the Councils Strategic direction and complies with the Piha Management Plan.

### **ISSUES**

The LAG has considered this application and agrees that there are no known issues and supports granting of the lease to WCCAT. Councils Manager of Arts supports the lease application of the WCCAT.

The WCCAT continues to demonstrate it is capable of running a successful art gallery in Piha. Granting of the lease will enable the WCCAT to continue to provide this service to the local and wider community and enable Council to achieve its vision within the Strategic Priorities.

**RESOURCES**

No resources are required other than staff time. A rental received will be in accordance with the Community Leases Policy at \$210.00 + GST.

**CONCLUSION**

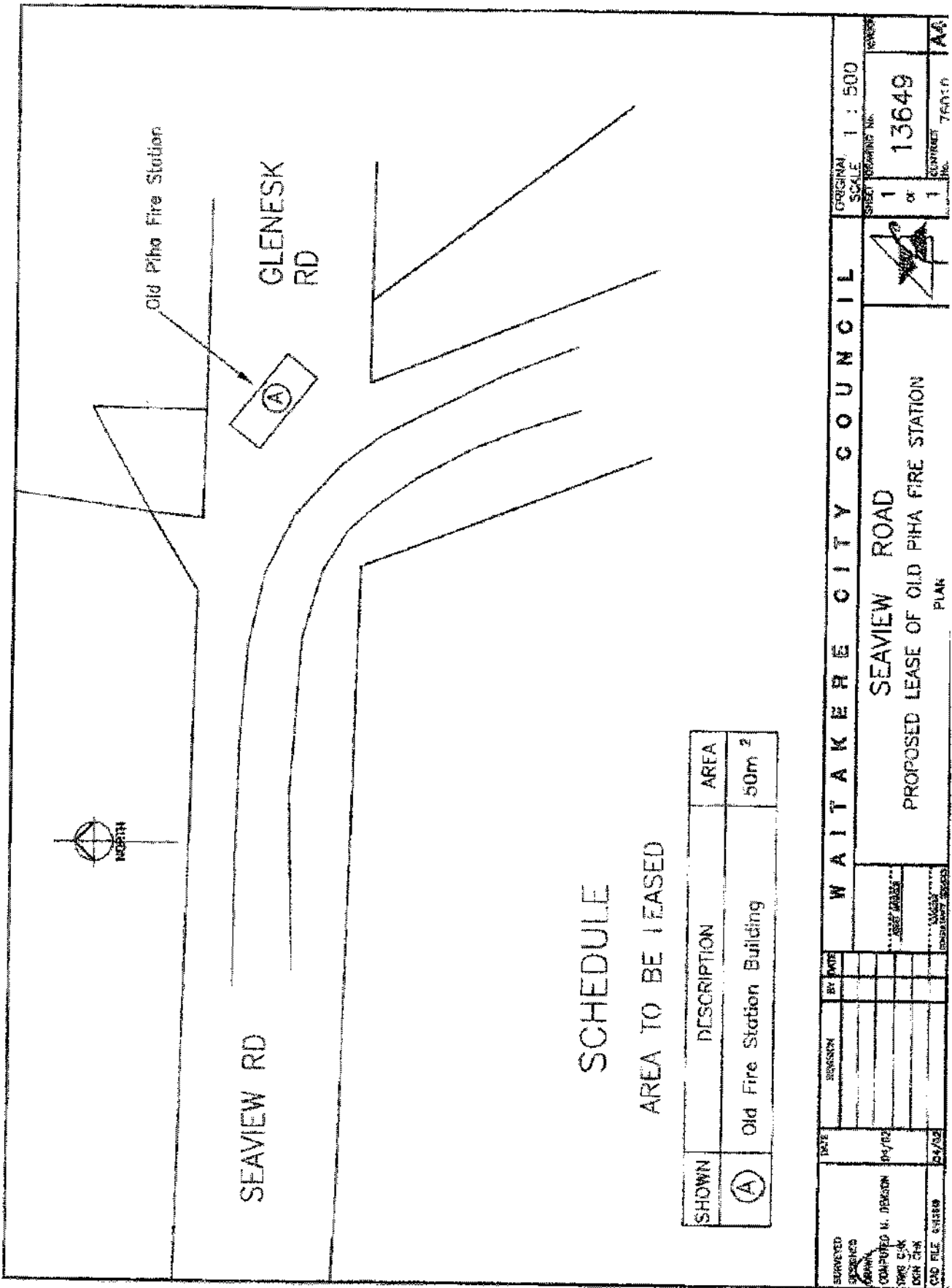
It is recommended that the IAWC grant the WCCAT a lease under the Community Leases Policy under its Standard Terms and Conditions; for a five year term with a five year right of renewal.

**RECOMMENDATIONS**

1. That the Lease Request for West Coast Community Arts Trust Report be received.
2. That the Lease to West Coast Community Arts Trust be approved for a five year term with a right of renewal for a further five year term.
3. That the Chief Executive be given authority to negotiate and conclude a lease with the West Coast Community Arts Trust in the Old Piha Fire Station on Seaview Road, Piha (Part Section 1 on Survey Office Plan 70252) under section 61 of the Reserves Act 1977 and the lease be executed as negotiated.

Report prepared by Margaret Groot - Property Manager Tenancy.

Site of the Old Piha Fire Station Marked "A"

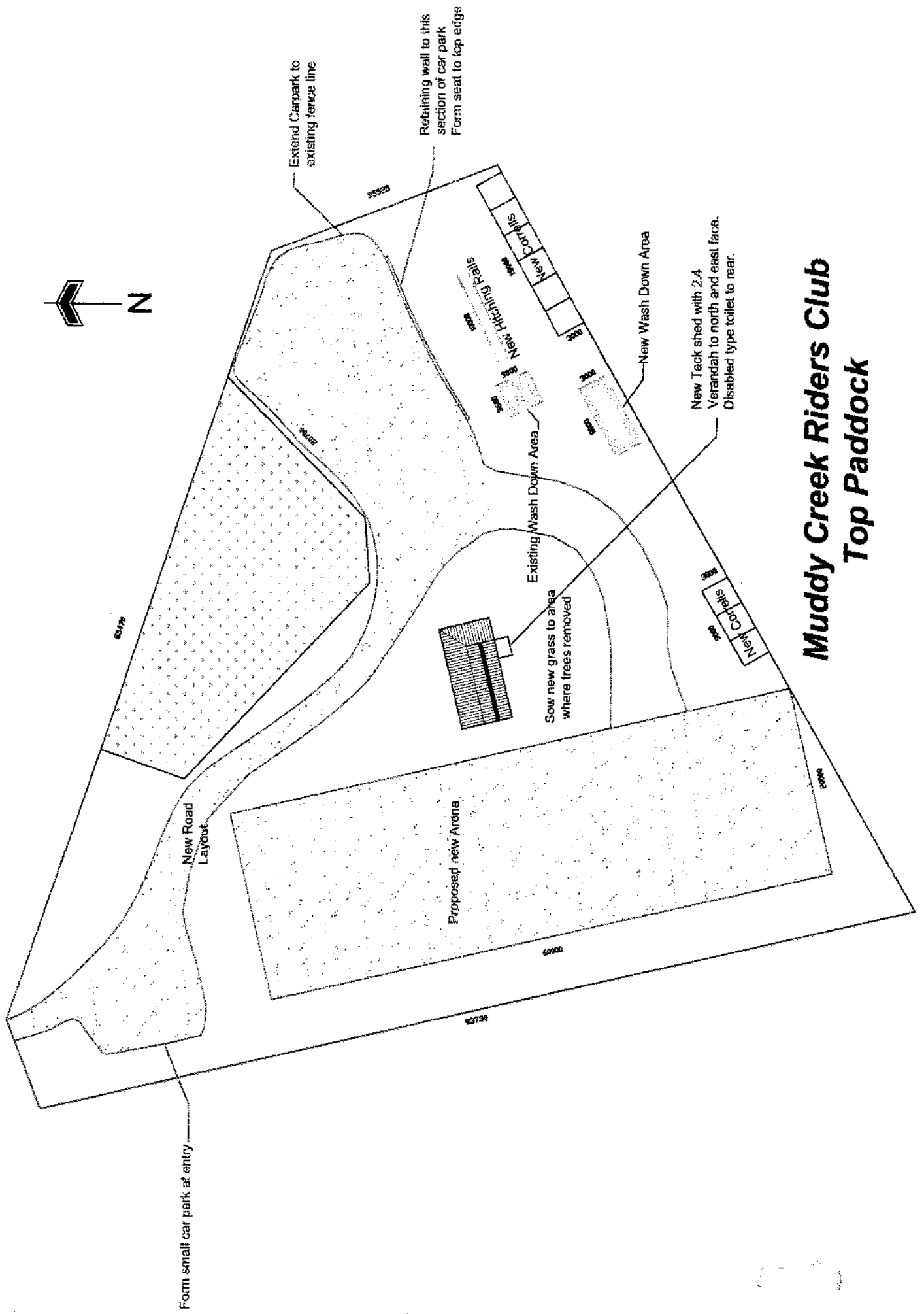




# Owen's Green - Top Paddock



1:567 @ A4



# Muddy Creek Riders Club Top Paddock

Form small car park at entry

Extend Carpark to existing fence line

Retaining wall to this section of car park Form seat to top edge

Proposed new Arena

Sow new grass to area where trees removed

Existing Wash Down Area

New Wash Down Area

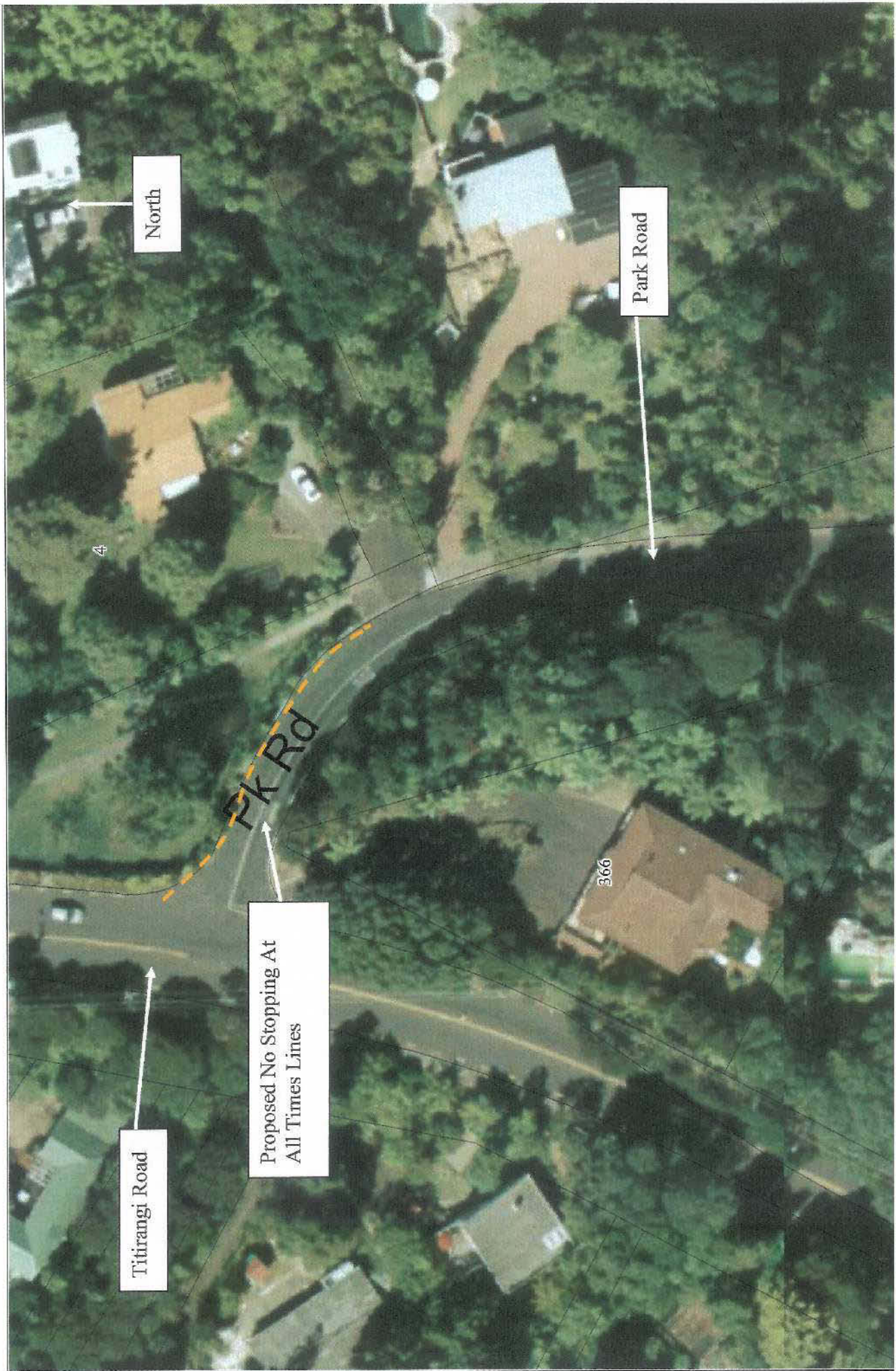
New Tack shed with 2.4 Verandah to north and east face. Disabled type toilet to rear.

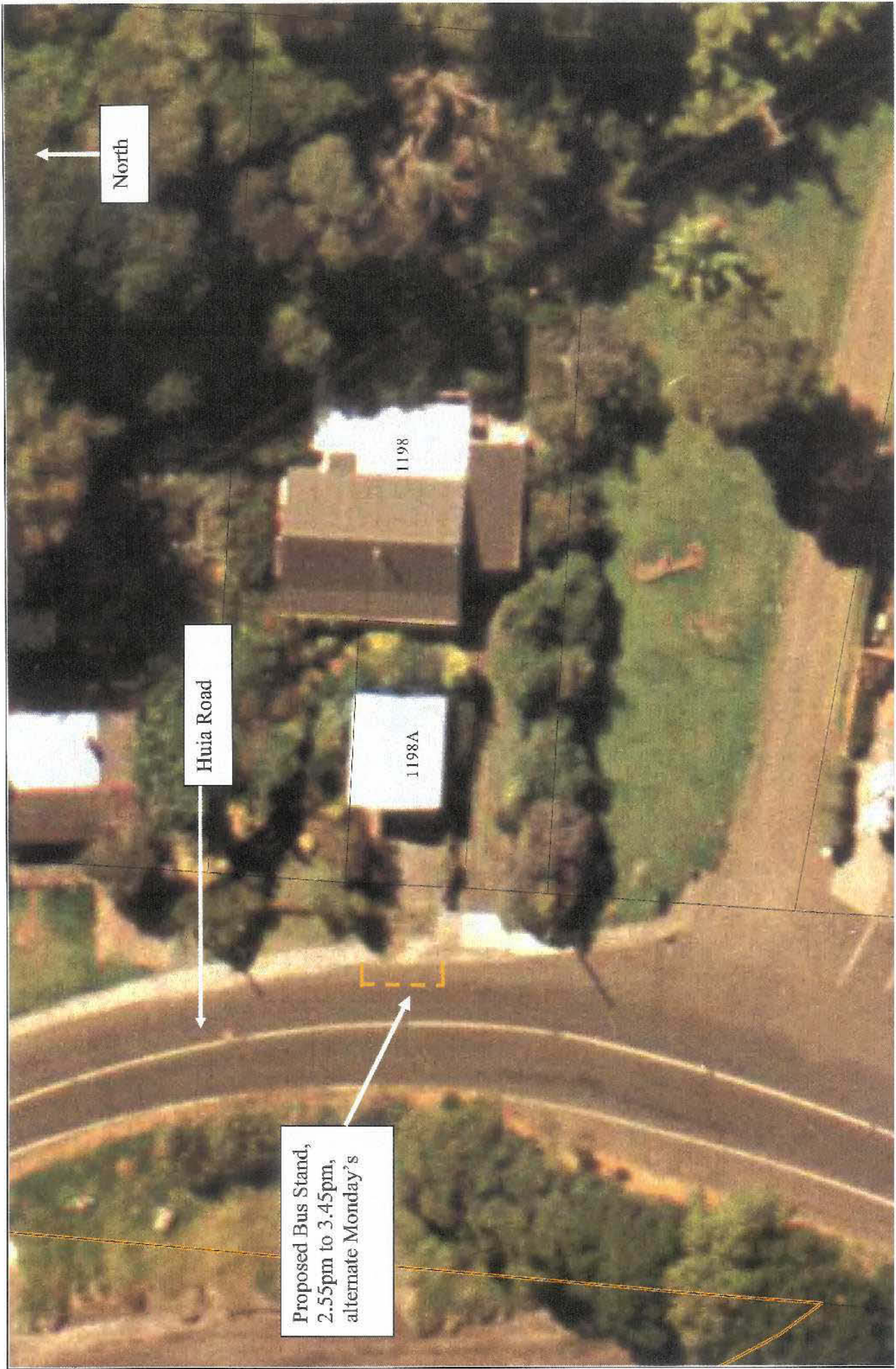
New Corbells

60720

6000

10/10





A7

**New Stop Control, Virginia Street and San Marino Drive West**

