

**AGENDA FOR A MEETING OF THE CULTURE, ARTS AND EVENTS SPECIAL COMMITTEE
TO BE HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD,
HENDERSON, WAITAKERE, ON WEDNESDAY, 11 JULY 2007
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 Chairman 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 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



4 CONFIRMATION OF MINUTES

Meeting Minutes - Wednesday, 9 May 2007

RECOMMENDATION

That the minutes of the Meeting of the Culture, Arts and Events Special Committee held on Wednesday, 9 May 2007, as circulated, be taken as read and now be confirmed.



5 CORBAN ESTATE - UPDATE

GLOSSARY

Waitakere Pacific Arts and Cultural Centre	(WPACC)
Waitakere Pacific Arts and Cultural Trust	(WPACT)
Waitakere Arts and Cultural Development Trust	(WACDT)
Corban Estate Arts Centre	(CEAC)
Waitakere Central Community Arts Council	(WCCAC)

PURPOSE OF THE REPORT

The purpose of this report is to provide to the Culture, Arts and Events Special Committee an update on the overall management and development of Corban Estate.

BACKGROUND

In 1991 Council purchased the 9.6 hectare Corban Estate site and since 1997 has focused on establishing a fully integrated arts and cultural centre which maximises the development potential of this strategic site.

The site has a mixture of heritage and 1970's buildings as well as temporary facilities that have been provided to house key user groups following a major fire which destroyed buildings and caused significant site damage in April 2004.

Existing Site Tenants

The Waitakere Pacific Arts and Cultural Centre (WPACC) has been based at Corban Estate for over 10 years and will be an integral component to any future development of the site. In April 2004, a fire gutted the area of the estate the Centre occupied. They are currently housed in temporary facilities on site, until such time as the longer term development plans for the estate are finalised. In 2005 the Waitakere Pacific Arts and Cultural Trust (WPACT) was incorporated to provide formal governance and organisational support for the largely voluntary services provided by the Waitakere Pacific Arts and Cultural Centre. The Trust currently receives an annual grant from Council which is based on a funding and service agreement. A direct lease agreement with Council is currently being negotiated as a matter of priority.

The Waitakere Arts and Cultural Development Trust (WACDT) was established by Council in 1999, with a brief to develop art and culture across the city, with an initial focus on the Henderson area. The Trust initiated the development of the Corban Estate Arts Centre (CEAC), which opened in 2002. CEAC encompasses gallery space and an adjacent shop in the recently restored Homestead building and artist and course/workshop spaces. The Trust currently receives an annual grant from the Council and has a funding and service agreement and direct lease with Council. It sub-leases spaces to other tenants on site including artists and the Waitakere Central Community Arts Council (WCCAC).

MAU Dance Company currently occupies over half of the former basketball court building at Corban Estate through a 2-year lease directly with Council. The remaining area of this building is available for community use and hire.

Heritage trams are housed in a shed behind the basketball courts and are owned by the Heritage Trams for Henderson Society Incorporated. Council contributed funding to relocate the trams to Corban Estate in 2003/2004 and the trams are currently being restored. Council has allocated funding in the 2008/2009 financial year for design work on a viable route for the trams, encompassing Corban Estate and parts of Henderson.

St Michaels Church has been relocated to the Estate, as it has a strong connection to the Corban family and history of the Henderson area. The church was sold by Council to the Henderson Historical Society in 2005, on the condition that it be restored to an agreed level. Restoration is underway and once completed, the Council will take ownership of the building and make it available to the community for hire.

Development Planning

Council workshops were held in 1997 which identified a number of key components for the future development of the estate. This included a flexible space for events, performance, fine arts, cultural and ethnic activities, festivals and conferences; a strong community component including markets and community festivals; incorporation of heritage elements; an inner-city park area; commercial development and improved site access. Commercial housing development occurred at the north-western end of the estate from 1999 onwards.

In 2001, a Henderson Concept Plan workshop reconfirmed the value of fully developing an arts and cultural precinct, directly linked into the town centre as both a regional visitor and business investment attraction.

In 2004, extensive public consultation and design exercises were conducted and some initial concepts were developed. These concepts included the need for the site to incorporate good urban design, a safe walking environment, flexible spaces for a range of current and future uses, 24 hour activity, interest for people of all ages and backgrounds, as well as sustainable economic outcomes.

Since that time Unitec New Zealand has committed to investigating a joint development project whereby it would relocate its schools of Performing and Screen Arts and Design to Corban Estate. In December 2006 a Memorandum of Understanding was signed between Council, Unitec and Corban Estate Arts Centre (CEAC) to develop a plan for the overall development of the Corban Estate Arts & Cultural Quarter. A formal Corban Estate Project Control Group was subsequently established to progress the joint development planning for the site. Recognising the role and value of the Pacific Arts and Culture on the estate, the Waitakere Pacific Arts and Cultural Trust has also now been included in this group.

Council continues to facilitate and engage with the Corban Estate Reference group which was established in June 2006 to ensure that key stakeholders had an active role in the following matters whilst longer term development plans for the estate were clarified:

- Operational issues in the co-ordination of the different organisations that use the site and management of impacts from the various activities; and
- The range and integration of uses, built form layout, development staging and possible funding sources for the future development options for the site.

STRATEGIC CONTEXT

Corban Estate is identified in the 2003 Waitakere City Arts and Cultural Strategy as one of two key arts precincts, along with Lopdell House, that contribute significantly to the cultural infrastructure of the City. The Long Term Community Council Plan 2006/2016 identifies the development of Corban Estate (and Lopdell House) as a priority in the major programme schedule and is referred to as a key development area within the Henderson Concept Plan and work programme.

The Corban Estate has the potential to become a major arts and cultural facility for Waitakere City and the Auckland Region. In order to achieve this, it must be a distinctive arts centre, offering something different from other places and yet be readily accessible and welcoming to the broadest range of potential local and regional visitors. Additionally, the proposed relocation of both Unitec's Design and Visual Arts and Performing and Screen Art schools to the Corban Estate, has a major synergy with Council's vision for the site and would provide linkages to the burgeoning education, film and screen industry in Henderson and Waitakere. It would also provide a significant establishment of 'commercial use' which would support the establishment of community facilities.

Development of this site in the manner envisaged contributes to the Urban and Rural Village strategic platform and the Vibrant Arts and Culture community outcome.

ISSUES

The current and future use of the Corban Estate is complex in nature and involves a broad range of current and potential site users, initiatives and activities. An update on site-related issues of particular interest to Council is provided below.

Restoration Work

The Council has now awarded physical works contracts to complete site entry restoration work which will be completed within the next month. These works address access, safety and operational issues associated with the site entry, parking and ongoing use of this area of the Corban Estate. They will deal with a number of the issues created by the fire in 2004. The site entry restoration work includes:

- Creating better definition of the entrance way to the Corban Estate property by constructing traffic islands and hot mixing the carriageway;
- Creating a defined parking area on an existing concrete pad;
- Installing lighting to the parking and surrounding areas;
- General tidying up of the site by reshaping the site, top soiling and grassing to create lawn areas;
- Other miscellaneous works (includes formalising the courtyard area between the remaining vats and the studio rooms, incorporating a pathway of community mosaic tiles).

Restoration works were completed on the Distillery Building in June 2007. This work included roof and guttering repairs, exterior painting and signage replacement.

Site Management

Prior to 2004, maintenance of the estate was generally managed by the Council's Property and Parks Units. Responsibility for these functions have now returned to these areas of Council. Property is now responsible for direct leases for facilities on the site (including casual bookings for available space within the basketball building) and for asset management planning and maintenance on site. An internal Service Level Agreement has been entered in to with the Strategic Projects Unit to ensure that strategic relationships and the longer-term development plans for the site are taken account of during daily operations and asset management planning.

Property is currently clarifying and formalising lease agreements with the Corban Estate Arts Centre and the Waitakere Pacific Arts and Cultural Trust. Work with the Waitakere Pacific Arts and Cultural Centre includes completing physical works and consent requirements for the temporary portacom facility, replacing the temporary hired security fencing with a re-usable permanent fence (for pedestrian safety and protection for the umu area) and resolving outstanding security and health and safety issues associated with the current use and decoration of the half round ('Nissan') sheds.

Event Management

New procedures are being put in place for the booking and management of community events on the site, with particular attention being given to health and safety and traffic and noise management. In recent times, enquiries regarding use of the estate have often been received via the Corban Estate Arts Centre, but all event booking requests will now be redirected to Council's Call Centre and the Public Affairs team. This provides an opportunity for the Council to add value by promoting events for Corban Estate Arts Centre and the Waitakere Pacific Arts and Cultural Trust through a number of channels and providing a high-level coordination role for arts events across the City. Public Affairs also provides proactive advice on the most appropriate Waitakere City venue for event organisers.

Associated Projects

Museum Feasibility Study

A preliminary museum feasibility study was reported to the Culture, Arts and Events Special Committee on 11 October 2006. The study proposed a number of different options for the provision of museum services in Waitakere City and identified Corban Estate as a potential location for a City museum/gallery. Due to the high cost of building and operating a purpose-built museum, a range of options were discussed during the May 2007 concept design workshops. These include the use of interpretive signage, controlled storage off site for artefacts, enhancement of the existing historic buildings as a 'living museum' as well as the potential to 'stage' any building to a later stage of the Corban Estate development. It may be that exhibition space, rather than a museum institution, is the element that is best suited to the estate. Further work is continuing on the museum feasibility study (currently scheduled for completion in September 2007) study and this will feed into the ongoing concept development for Corban Estate as appropriate.

Conservation Plan

In 2005, the Waitakere Arts and Cultural Development Trust engaged Burgess & Treep Architects to develop a Conservation Plan for Corban Estate Winery. Council's Planning and Community Services Unit has subsequently engaged a heritage expert to conduct a supplementary built heritage assessment for the estate. The initial discussion document considers issues such as historic development patterns and buildings, open space, views and pedestrian spaces that should be preserved on site. This has been received by Council officers and is being reviewed internally and further work is being completed. This work is providing an input to development planning work.

Peter Sauerbier Collection

Peter Sauerbier, a prominent Waitakere artist and sculptor, passed away last year leaving the major part of his life's work to the City, with a proviso that it has a permanent home as part of the Corban Estate Arts Centre. The Peter Sauerbier Family Trust intend that further proceeds from his estate will be made available to facilitate that wish.

His collection is made up of sculptural works made from discarded metal, reformed into highly sophisticated and quirky art objects. Prior to his death an exhibition of this work at the Corban Estate Arts Centre attracted the largest visitor numbers of any exhibition held there. The collection is of significant value and interest and, with its focus on the reuse of found objects, a perfect fit with the Ecocity ethos of Waitakere.

The work is currently in storage and it is planned to contract out the management of it with a view to touring it throughout New Zealand for two to three years. This will allow time for an exhibition facility to be factored into the Corban Estate future development planning project.

Main Access Bridge (Vehicle)

An alternative vehicle link is a pre-requisite for any major redevelopment of Corban Estate. An initial flood feasibility study has indicated that it is possible to place a road and pedestrian link across the Opanuku Stream from Henderson Valley Road, at the proposed traffic controlled intersection aligned to the Waitakere Central One development site. Flood plain analysis has recently been updated and this will need to be re-assessed within the context of the current master concept planning and feasibility work being undertaken.

Work is also being progressed to investigate parking demand and requirements for the estate, particularly in relation to the wider Henderson context.

Project Twin Streams

A Project Twin Streams co-ordinator is located on site at the Corban Estate Arts Centre and they administer, along with the Pacifica Arts Centre and Waitakere Adults Education Association, the Opanuku streams community restoration project. Significant new planting has occurred along sections of the stream and work on an eight metre eel public artwork at the rear of the Estate will start in September 2007. The Stream is a key defining feature of the site and the concept planning for the Estate is seeking to make the most of this feature.

Development Planning - Master Concept Planning & Feasibility

In May this year public and technical spatial design and planning workshops were held to progress the current development proposal for the estate which incorporates Unitec New Zealand as a key user and investor. This work builds upon previous concept planning and consultation. A draft concept plan has been developed, and key stakeholders are now testing that preliminary concept plan and working through a number of issues that require further investigation.

Significant issues that will need to be resolved as planning progresses include the following:

- Ability to maximise development efficiency through shared use of space and facilities;
- Relationship between the existing and proposed buildings and users of the site;
- Main access points (pedestrian and vehicular); and
- Economic feasibility of the project (development funding, future operational management and tenure).

The preliminary outputs from the technical design workshops will be discussed with Council's elected members through a workshop scheduled for 30 July 2007. Over the next two months, these plans will also be tested, refined and reviewed with the strategic partners and key stakeholder groups associated with this site.

The key milestones going forward from this point are as follows:

- **July 2007** - Key stakeholders and technical experts review and refine preliminary concept plan and economic feasibility work is undertaken;

- **End of August 2007** - Council provides sign-off on high-level development proposal and preliminary economic feasibility assessment;
- **September / October 2007** - Key development partners seek formal endorsement of proposed development proposal from respective governance bodies;
- **October 2007** - March 2008: Complete Project Feasibility Phase, formalise funding and development partnerships and undertake further consultation with public and key stakeholders.

Stakeholder Engagement

Council officers will continue to work with the key tenants of the estate, the Corban Estate Reference Group and the Corban Estate Project Control Group to progress operational and future development planning issues.

It is envisaged that further public engagement on future development planning will be undertaken once the preliminary feasibility phase of the redevelopment project is completed and there is formal sign-off on a draft master plan which is supported by the Council and its strategic partners.

RESOURCES

Since April 2007, the Strategic Projects Unit within Council has been responsible for the overall site management and future development planning for Corban Estate. Asset Management - Property is now responsible for lease agreements and efficient maintenance of the site (includes asset management planning). Public Affairs is responsible for event management on the site and City Services is responsible for strategic advice on heritage, conservation and museum feasibilities associated with the site (Planning and Community Services) and for major associated infrastructure projects (Asset Management - Transport and Roads).

The immediate human resource and budget requirements for the Corban Estate work programme are provided for within the Long Term Council Community Plan 2006-2016 and Annual Plan 2007/2008. Any requirement for additional funding will be sought through appropriate budget planning processes as the respective areas of Council clarify the operational and capital requirements of current site management and future development proposals.

CONCLUSION

The Strategic Projects Unit of Council is working with responsible areas of Council and with external partners to formalise the overview and programme management of the various operational management and future development planning activities associated with the Corban Estate. Significant progress is being made to address historical maintenance and management issues on the estate and major physical works to restore damage to the site as a result of the 2004 fire will be completed within the next few months.

Key site users and stakeholders will continue to provide input to the master planning exercise currently being undertaken as a result of the opportunity to leverage off the potential development investment by Unitec New Zealand. Waitakere City Council's elected members will have the opportunity to workshop current development plans on 30 July 2007, prior to formal reporting on the feasibility of proposed master concept planning in August/September 2007.

RECOMMENDATIONS

1. That the Corban Estate Update report be received.
2. That the Corban Estate Update report be forwarded to the City Development Committee for their information.

Report prepared by: Stephanie Jowett, Strategic Planner: Strategic Projects, and Janet McDonald, Project Manager: Strategic Projects.



6 ART CONCEPTS FOR STURGES ROAD BRIDGE REPLACEMENT

PURPOSE OF THE REPORT

The purpose of this report is to introduce to the Culture, Arts and Events Special Committee for review and discussion, the submitted concept proposals for an artwork for the Sturges Road Bridge replacement project.

BACKGROUND

The Sturges Road Bridge is to be replaced in response to the double-tracking of the Western Line. The new bridge will be a wider and more substantial structure, carrying two pedestrian walkways, two cycleways and three car lanes.

The new bridge design is a basic and functional structure and, in keeping with Council's practice of arts/design integration, will be enhanced by a vibrant and distinctive arts intervention.

Four artists have been invited to submit concepts to achieve this result. The brief to those artists asked for a sculptural response that took careful account of local history, location and the need for a lighting component to the design.

The four proposals have now been through a Review Panel process in order to establish the preferred art concept(s).

The Review Panel included the Chairmen of the Henderson, Waitakere and Massey Community Boards, the Chairman of the Sturges Community Group, the Chairman of the Culture, Arts and Events Special Committee, Council's Arts, Roading and Bridge Project Managers and the consultant engineers to the project.

The existing bridge will be removed in September 2007 and construction of the new bridge will immediately follow to minimise disruptions for commuting road traffic and rail services.

STRATEGIC CONTEXT

The practice of arts/design collaboration is endorsed in Council's Arts and Cultural Strategy.

The embedding of an arts component in the City infrastructure contributes to the delivery of vibrant Urban and Rural Villages and town centres and to the Vibrant Arts and Culture community outcome.

ISSUES

The brief to the artists for the Sturges Road Bridge asked them to:

- make a strong and exciting aesthetic statement in order to enliven and add vigour to the Sturges Road neighbourhood area;
- play a direct role in enhancing the environment of the simple concrete bridge in order to make it a 'friendly place day and night', for pedestrians, cyclists and car traffic;
- fit with stringent engineering requirements (weight, wind loading) and safety requirements (being sited over a railway line and on a roadway).

The four concepts which have been submitted will be presented to the Committee as 3 dimensional models and a presentation will be made outlining the thematic content of each proposal. There will also be preliminary feedback on engineering viability and potential costings available for this meeting.

Any concepts which do not appear viable from an engineering or cost perspective once this preliminary feedback has been received will be discounted from further consideration.

The issue of cost is not one which can be clearly identified at this stage of the design process. However, it will be a vital aspect of the design iterative process which proceeds from the selection of a preferred concept.

RESOURCES

A budget for the art component is estimated to be between \$200,000 and \$300,000 and will be accessed from within the overall construction budget.

CONCLUSION

The four art proposals are of a high quality and have undergone a first stage of scrutiny from a Review Panel. The panel was offered broad technical and design advice from an engineering, roading and design perspective. It is critical to establish a clear art concept choice for the Sturges Road Bridge by mid-July to allow for detailed and developed design stages of the arts component to be integrated into the construction programme.

RECOMMENDATIONS

1. That the Arts Concepts for Sturges Road Bridge Replacement report be received.
2. That the Culture, Arts and Events Special Committee endorse a preferred artist's concept for the Sturges Road Bridge Replacement to go forward for detailed design development.

Report prepared by: Naomi McCleary, Manager Arts.



7 WAITAKERE PACIFIC ARTS AND CULTURAL TRUST

GLOSSARY

Pacific Arts and Cultural Centre (PACC)
Waitakere Pacific Arts and Cultural Trust (WPACT)

PURPOSE OF THE REPORT

The purpose of this report is to present to the Culture, Arts and Events Special Committee a report covering performance and financial issues from the Waitakere Pacific Arts and Cultural Trust (WPACT).

BACKGROUND

At the meeting of Wednesday, 9 May 2007 this committee passed the following resolution:

- "2. *That a report be brought back to the August 2007 meeting of the Culture, Arts and Events Special Committee by the Waitakere Pacific Arts and Cultural Trust covering performance against the agreed KPI performance targets, including the latest financial position of the trust.*"

855/2007

This report brings that information to the committee a month earlier than was requested in order to address some of the outstanding issues raised at its May 2007 meeting.

The Funding and Service Agreement 2006/2007 was approved by the Culture, Arts and Events Special Committee in December 2006.

The WPACT is the governing body, now in its second year of existence, which has been charged with transitioning the Pacific Arts and Cultural Centre (PACC) at the Corban Estate from a largely voluntary organisation operating with the support of the Pacific Arts Advocate at Council, to a structured cultural organisation funded by Council and delivering measurable outcomes to the city.

A1-A30

It has been a complex process which has presented both the Trust and the Pacific community with some difficult challenges. Notwithstanding this, the PACC has continued to deliver programmes as prescribed in the Funding and Service Agreement. The report, addressing the KPI Performance Targets and the financial reports for the 2005/2006 and 2006/2007 financial years, is attached at pages A1 to A30.

NOTE: The 2006/2007 financial reporting covers the period to the end of May 2007.

During the Annual Plan process it was determined that no funding would be made available to the WPACT until a report, to Council's satisfaction, on governance, performance and financial issues had been submitted and received by the Council.

STRATEGIC CONTEXT

The Council's Arts and Cultural Strategy identifies the PACC as a key part of the cultural infrastructure of the City.

The Strong Communities Strategic Platform is served by the PACC's provision of a place for Pacific peoples to express their culture and to teach and preserve cultural heritage for a new generation of both Pacific young people and the wider community.

ISSUES

The WPACT is dealing with the need to operate under a governance system as required by Council while responding to cultural needs and imperatives which at times do not sit easily with those systems. The WPACT has taken pro-active steps to address this issue and has engaged in governance training and has contracted an interim director to put in place the operating structures to support good governance and delivery of services.

Despite the need to resolve these generic issues, the PACC has continued to function with the Mamas as the core delivery team for the majority of programmes.

It is of note that the PACC has been without a director for approximately five months of this year which has had a significant impact on the introduction of new programmes and developments.

Commentary on the key performance targets is as follows:

- Development of two Pacific education streams. The schools' programme has been satisfactorily delivered. The introduction of adult education classes is in its early developmental stage and has not been fully delivered;
- The economic enterprise targets have not been fully met. A marketing strategy is currently in development;
- The Pacifica Living Arts Festival was satisfactorily delivered in November 2006. Planning for the 2007 festival is now in place and a festival team approved. Although this is later than required the WPACT is confident that the festival can be delivered to a high standard. Further funding to supplement the \$45,000 granted by Council is being sought;
- The delivery of cultural immersion programmes by the Mamas has been achieved to a high level of performance. The attendance requirement for these education programmes of 4,000 has been exceeded;
- The establishment of five or more additional cultural groups at the PACC has not occurred and under the new director is under review;
- The completion of an MoU between the Mamas and the WPACT is in draft form. It is at the heart of the governance issues now being actively addressed. A verbal report on the progress of discussions between the Mamas and the WPACT will be made at this meeting;
- Participation in the wider Corban Estate development plans is in place and the WPACT now has full representation on the Project Control Group;
- The completion of a Marketing Strategy has not occurred but progress towards this was made during the governance workshops earlier this year and it will be delivered by the end of July 2007;
- Participation in regional and national events and relationships has been delivered with distinction. The Mamas are a key group in all regional Pacific cultural events;
- Strategic and business plans are all in place and systems and policies around financial management, governance and occupational safety are also operational.

RESOURCES

Currently Council provides to the WPACT, through the Annual Plan, a total of \$191,000 in support of the Pacific Arts Centre. For the Annual Plan 2007/2008 this has increased to \$195,000. This is allocated as follows:

2006/2007

\$100,000	Staff Positions
\$ 30,000	Operating Expenses
\$ 45,000	Pacifica Living Arts Festival
\$ 16,000	Rental Costs for Portacoms and Temporary Sheds

2007/2008

\$100,000	Staff Positions
\$ 30,000	Operating Expenses
\$ 45,000	Pacifica Living Arts Festival
\$ 20,000	Rental Costs for Portacoms and Temporary Sheds

CONCLUSION

The WPACT has been in existence for two years and is fully engaged in resolving issues around its governance and operating roles while supporting the ongoing activities of the arts centre.

RECOMMENDATION

That the Waitakere Pacific Arts and Cultural Trust report be received.

Report prepared by: Naomi McCleary, Manager Arts.

