

# STAFF REPORT

**TO:** The Chairperson and Members of the Community Services Committee

**FROM:** Manager Property

**REFERENCE:** 50001

**DATE:** 31 January 2006

**SUBJECT:** Richmond Town Hall Complex

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## PURPOSE/REASON FOR REPORT

To consider the management of the Richmond Town Hall Complex following the expiry of the management lease by the Tasman Regional Sports Trust on 30 March 2006.

## BACKGROUND

The agreement to lease the Richmond Town Hall Complex to the Tasman Regional Sports Trust was entered into in March 2003 and expires on 30 March 2006. It includes the Town Hall, meeting room and offices. Rental was set at \$1.00 per annum and the Trust given the right to collect and keep rentals from users of the hall, meeting room and subtenants. The Trust is responsible for maintaining the interior of the buildings. Under the Management Agreement, the Trust is paid a management fee of \$10,000.00 per annum.

## COMMENT

Staff are of the opinion that the Tasman Regional Sports Trust's management of the Town Hall Complex over the past few years has been sound and that they have continued to promote the use of the Town Hall Complex. It is our opinion that any future management of the complex should be on a similar basis to the existing agreements.

## OPTIONS

- 1 Bring the management of the Town Hall back in-house. This option would only be supported if the management fee rose to the extent whereby this became a more affordable option.

- 2 Manage the facility by a Committee of users. This option has previously been attempted and in the opinion of staff, is not a preferred option.
- 3 Consider utilising the land and all buildings for alternative uses. There is a shortage of high profile land within the central business district but any change of use away from recreational would require a thorough consultation process which would probably not be supported by the community.
- 4 Renegotiate a new agreement with the Tasman Regional Sports Trust. This is the favoured option and it is suggested that a term of up to five years should be considered.

## **SIGNIFICANCE**

Under the terms of Council's policy on significance, the proposal to negotiate a new licence agreement with the Tasman Regional Sports Trust is not significant. This would change if it was proposed to utilise the complex for a non recreational use.

## **AFFECTED PERSONS**

The users of the Town Hall facility and the Town Hall Committee are affected persons by the proposal. We are not aware of any issues or concerns of regular users of the facility nor of the sub-lessees. Although not an issue for this report, we question the relevance of continuing with the Town Hall Committee now that there is a single manager reporting through to Council on a regular basis. If the recommendation at the end of this report is adopted, staff would seek the views and opinions of the Town Hall Committee prior to commencing negotiations with the Tasman Regional Sports Trust.

## **RECOMMENDATION**

That staff be authorised to negotiate a lease and management agreement with the Tasman Regional Sports Trust for the Richmond Town Hall Complex for a period of five years and that the staff invite the views of the Richmond Town Hall Committee to this proposal.

J K Frater  
Manager Property