

## 7. WINDSOR SCHOOL AND COMMUNITY HALL

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The purpose of this report is to inform the Board of the outcome of negotiations and public consultation on the proposal to transfer ownership of the above Hall to the Windsor School Board of Trustees.

### BACKGROUND

At the 23 May 2002 meeting the Council approved the disposal of its ownership interest in the Windsor School and Community Hall to the Windsor School Board of Trustees subject to public consultation and negotiation on terms and conditions.

### RESULTS OF CONSULTATION AND NEGOTIATION

Community consultation has been undertaken through the Windsor/Westhaven Residents' Group which met on Tuesday 27 August 2002 to consider the above proposal. The group was supportive of the outcome achieved.

Agreement has been reached with the School representatives on the following basis for disposal of the Council's ownership interest:

- The transfer of the City Council's interest in the Hall shall be to the Windsor School Board of Trustees alone, not the Ministry of Education.
- There will be no monetary consideration for the disposal of the Council's ownership to the School.
- In consideration of the hall transferring to the Windsor School Board of Trustees at no cost, the transfer is subject to the Hall being available for community use and public hire as contemplated by the terms of the original agreement. In particular, three nights per week are to be made available for community use as a priority. The use of the Hall for school holiday programmes is also to be considered.

(In the above context, the original agreement provided for use of the Hall "...for social, recreational, cultural or educational purposes, or for the physical or intellectual well being and enjoyment of the residents of the district or a section of the district, whether alone or together with other persons." The Hall Committee was required to "make the Hall available for hire to persons, groups or organisations within the community or district to meet the demands of the community.... so that a balanced programme of activities is achieved.")

- In the event that the School closes at any time in the future, and/or the Hall ceases to be used for the agreed purposes as a community facility in this location, ownership of the council's interest in the hall will revert to the Council at its discretion.
- The naming of the facility will be "Windsor School and Community Hall".
- The School will not seek from the Council any further capital or operating funding for the Hall or for the proposed extension project, except that the maintenance grant from the Burwood/Pegasus Community Board in the current 2002-03 year will be paid.
- The adjoining car park area will remain in Council ownership and use of this area by the School and Hall users will be made available through a licence to occupy. It should be noted that this area contains three wells to which the Council would require periodic access for maintenance purposes. However no major development of the site for water purposes is anticipated although a replacement well could be required in about 20 years' time. The School would be responsible for surface maintenance of the car park.
- Conditions of the existing resource consent will still remain in place (particularly as to hours of operation, noise, etc.).
- The Council will relinquish the licence to occupy currently in place with the Ministry of Education. (The first 20-year term of this licence expires on 31 December 2002 and there is a right of renewal for a further term of 20 years upon the giving of 3 months' notice.)

- The Council and Windsor School Board of Trustees will enter into a memorandum of understanding incorporating the agreed conditions of transfer.

**Staff**

**Recommendation:** That the information be received.

**Chairperson's**

**Recommendation:** That, subject to the outcome of the public consultation meeting, the Board support the proposed transfer of ownership of the Windsor School and Community Hall to the Windsor School Board of Trustees.