

From: [Allie Dunn](#)
To: [REDACTED]
Subject: Response to request for information re Denmark Street Dannevirke Leases
Date: Tuesday, 10 December 2024 12:10:00 pm
Attachments: [image001.png](#)
[image002.png](#)
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[image006.png](#)
[image007.png](#)

Kia ora

I refer to your official information request dated 19 November 2024 for information on leases held by Council for buildings.

Council currently holds two leases. The Denmark Street lease is due to expire in December 2024 (for one part of the building) and January 2025 (for the other part of the building).

Council has not renewed the lease for the Denmark Street building so the Long Term Plan 2024-25 does not contain any future budget for this lease past this period.

The second lease is for the premises at Oringi. The lease that took effect from 1 October 2020, involves a number of facilities at the site (admin buildings, main car park, aggregates storage area, and storage warehouse) and is for a term of 9 years, including two rights of renewal. Upon coming into effect, this lease replaced previous leases held by Council at that site.

The Council publishes information regarding leases in its Annual Report. This information is publicly available on Council's website. The draft Annual Report for the year ending 30 June 2024 can be viewed in the attachment documents listed on Council's website for the Extraordinary Council meeting held 2 October 2024. See the following link for viewing copies of agendas and minutes: <https://www.tararua.govt.nz/publications/agendas-and-minutes>

We have copied below for your information the relevant detail from the draft Annual Report. The final audited Annual Report is due to be adopted by Council at its meeting on 18 December 2024.

Operating leases as lessee

The Council lease two buildings in the normal course of its business.

These leases have a non-cancellable term of 5 years and 10 years. The Denmark Street Dannevirke leases expire in December 2024 and February 2025. Council has advised the landlord that these leases will not be renewed.

The future aggregate minimum lease payments payable under non-cancellable operating leases are as follows:

	2023/24 \$000s	2022/23 \$000s
Not later than one year	293	336
Later than one year and not later than five years	992	1,037
Later than five years	62	310
Total non-cancellable operating leases	1,347	1,683

The total minimum future sublease payments expected to be received under non-cancellable subleases at balance date is \$NIL (2022: \$NIL).

Leases can be renewed at the Council's option, with rents set by reference to current market rates for items of equivalent age and condition.

There are no restrictions placed on the Council by any of the leasing arrangements

You also requested copies of leases. However, we have decided to refuse this part of your request for information which relates to providing copies of lease agreements. Any lease agreements entered into between Council and a third party are confidential to the signatories, and contain commercially sensitive information such as insurances. We have considered the level of public interest in release of this document, however believe this is outweighed by the need to protect the confidentiality of the lease agreement under section 7(2)(c) of the Local Government Official Information and Meetings Act 1987, which relates to protecting information that is subject to an obligation of confidence. Instead we have included high-level detail regarding the lease in the information above.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Ngā mihi



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From: Allie Dunn

Sent: Tuesday, November 19, 2024 1:40 PM

To: [REDACTED]

Subject: CM: Acknowledgement - Request for information re Denmark Street Dannevirke Leases

Kia ora

This email is to acknowledge receipt of your request for information, regarding Denmark Street Leases.

We will endeavour to respond to your request as soon as possible and in any event no later than 17 December 2024, being 20 working days after the day your request was received. If we are unable to respond to your request by then, we will notify you of an extension of that timeframe.

As part of our commitment to openness and accountability, we are now proactively publishing copies of requests for information and the responses provided to these requests, on our website. In doing so, we will ensure we comply with the provisions of the Privacy Act 2020 and redact any personal / identifying information from any response published.

If you have any questions about this, please don't hesitate to get in contact with me.

Ngā mihi



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From: [REDACTED]

Sent: Tuesday, 19 November 2024 1:25 pm

To: Info - Tararua District Council <Info@TararuaDC.Govt.NZ>

Subject: Denmark Street Dannevirke Leases

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Could you please Provide all information relevant to the Lease Agreements TDC have on Properties Occupied in the Tararua District? I would like this Information to include all Costs of Leases involving the Denmark Street Address, Current, and the most recent Leases. Also include all Lease Agreements and Costs for all other Buildings and Storage Yards in the Tararua District, and the Cost to Tararua Ratepayers for any Leases for Buildings and Storage Yards at Oringi Business Park. Thanks.

[REDACTED]