

## TENANCY AGREEMENT

The Hastings District Council ("the Landlord") and the Heretaunga Women's Centre "the Tenant") agree that the Tenant shall occupy that part of the Hastings Women's Rest on the corner of Eastbourne Street and Russell Street, Hastings ("the property") as shown outlined in yellow on the attached plan on the following terms:

1. **STARTING DATE**

The term of the tenancy begins on 1st August 1992, or on such date as the tenant occupies the premises, whichever is the later date.

2. **TERM**

The term of the lease shall run from the starting date until terminated by either party giving one month's written notice of termination to the other party.

3. **RENT**

The rent shall be \$133.33 (inclusive of G.S.T.) per month payable in advance. Such rent shall be deemed to include the tenant's contribution towards power and gas supplied to the premises.

4. **RATES**

The Landlord shall pay the rates in respect of the property.

5. **INSURANCE**

The Landlord shall pay for the insurance of the fabric of the building. The Tenant shall arrange such insurance as it shall require in respect of its furniture, equipment and other belongings kept on the property.

6. **IMPROVEMENTS**

The Landlord shall expend up to \$5,000 in materials and services during its financial year commencing 1st July 1992 in order to carry out such improvements as shall be requested by the Tenant. Such improvements, and any other improvements to the premises effected by the Tenant, shall remain on the property at the termination of the tenancy.

7. **MAINTENANCE**

The Landlord shall carry out any external maintenance required on the property. The Tenant shall be responsible for internal maintenance.

8. **BACK VERANDAH AND YARD**

The Tenant shall have the right, but not the exclusive right, to use the yard and back verandah at the rear of the property.

9. **SUB-LETTING**

The Tenant shall not assign its interest under this tenancy or sub-let to any person or body.

10. **ANIMALS**

No dogs or other animals shall be kept on the property or be encouraged to visit the property.

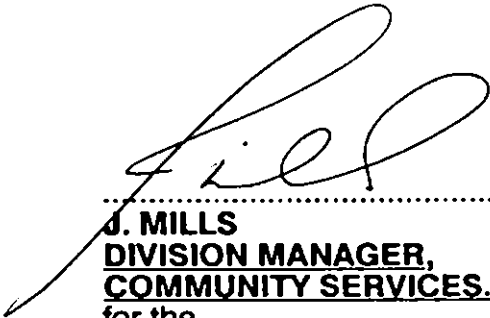
11. **ACCESS**

The Council retains the right of access through the kitchen of the property. However, this right shall not be exercised in an unreasonable manner.

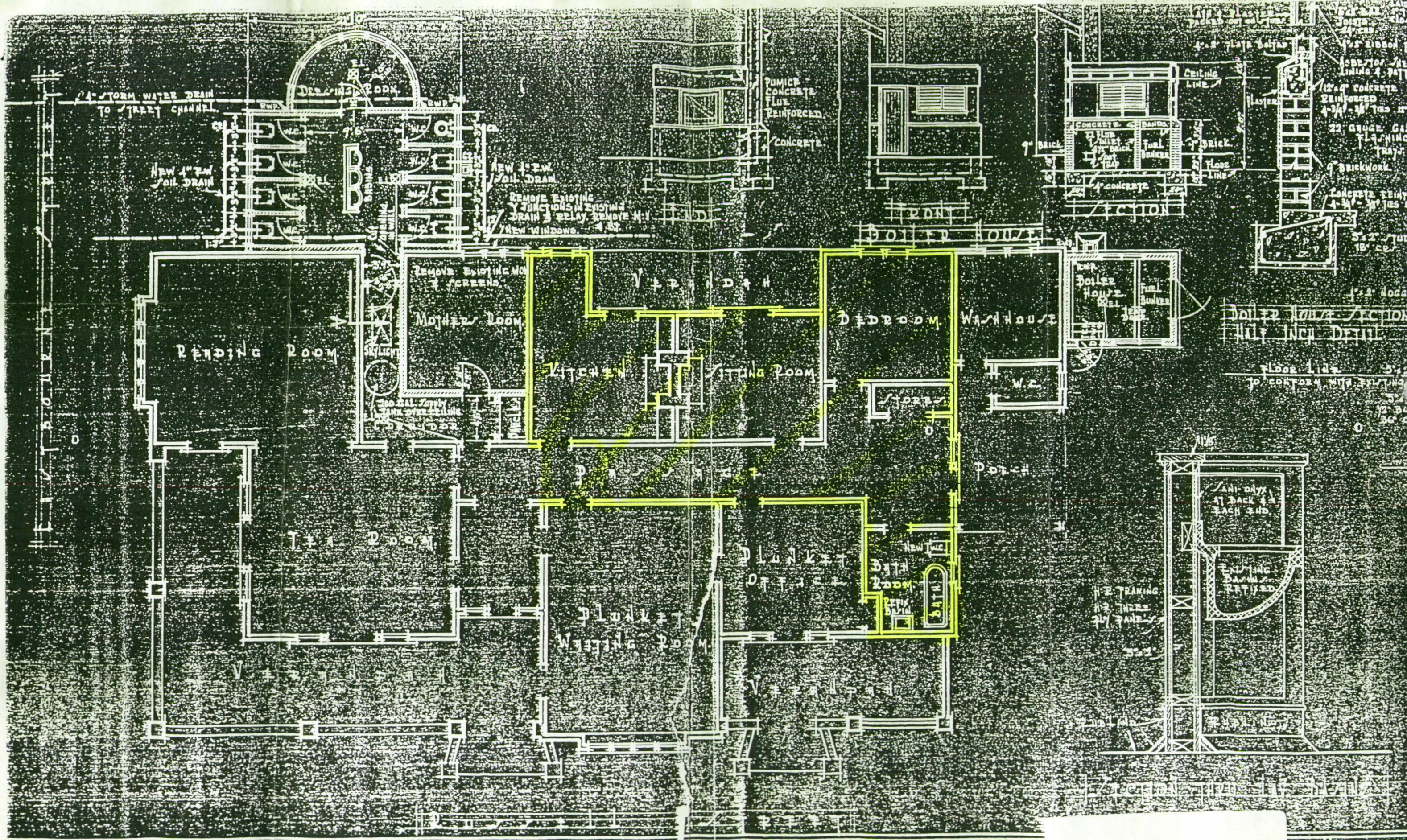
12. **PUBLIC ROOMS**

The tenant shall be entitled to use the public rooms in the Women's Rest from time to time for meetings or other appropriate purposes provided that the right of female members of the public to use the Hastings Women's Rest is not interfered with. This entitlement shall exist unless withdrawn in writing by the Landlord subsequent to complaints from the public.

DATED this 27th July 1992.

  
.....  
**J. MILLS**  
**DIVISION MANAGER,**  
**COMMUNITY SERVICES.**  
for the  
**HASTINGS DISTRICT COUNCIL**

  
.....  
for the  
**HERETAUNGA WOMEN'S CENTRE**



DRAWING

ADDITIONAL WOMEN'S DIST. BUILDING

FOR THE WASHINGTON DISTRICT



# Hastings District Council

**COPY FOR YOUR  
INFORMATION**

PETER. N.

## Community Services

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File Ref: N0 000 SBab: LHereWomCen

18 March 2002

Dianne Giles  
Heretaunga Women's Centre  
PO Box 27  
Hastings

Dear Dianne

**Re: Women's Rest Building**

Thank you for your letter of 28 February and your contribution to the meeting we recently held to discuss the issues you raised in your letter.

Please find enclosed a copy of discussion points I noted from our meeting.

### Option 1

This is certainly an option I favour and would see the transfer of the responsibility, including income and expenditure, except capital maintenance to the Heretaunga Women's Centre as the management agency on behalf of Council.

### Option 2

Is a renegotiated lease and contains some issues the lease would need to address.

I would appreciate it if your committee would consider these options and advise me of your preferred course of action. Once we have an agreed position I will need to refer this to Council for approval. Subject to satisfactory negotiations with Plunket, I can arrange for our legal officer to draft the necessary arrangements.

In the meantime, should you have any inquiries, please do not hesitate to contact me.

Yours faithfully

Stephen Bunting  
**MANAGER**  
**COMMUNITY SERVICES**

Noted  
PLW

21.3.02.