

## ORA News and AAFL Use of Clubrooms

11 September 2010

Hello everyone,

First, apologies for taking so long to update everyone on the situation regarding the lease of the clubrooms in Onepoto Domain.

A lot of work has taken place over the past months with your Executive holding a series of meetings itself to work things through and then meetings with Council, the Liquor Board and the AAFL. Believe it or not, but the lease has only just been signed and issued by Council!!!

We are now formally on the Management Committee with the Northcote Birkenhead Community Trust and the AAFL. We each have two representatives on that Committee which will have a voice to deal with any issues at Council and especially the Community Board. See the attached Rules about the Committee.

We are confident that with an ongoing working relationship with the AAFL and ensuring that they respect the park and control noise etc, we can have a positive situation with the Clubrooms being fixed up and used by the Community (this includes us, the ORA!!!).

I have attached electronic copies of both the Lease and the Rules for the Management Committee.

Since the Lease is a rather long and legalistic document, here below I have copied the key clauses of interest to ORA members, that we insisted be written into the lease itself and therefore not subject to change by future Councils or Community Boards. There was a lot of argument about this but we could see that we could easily be outvoted on the Management Committee.

We stood our ground on many issues and believe that we have a solution that meets all the concerns of residents about the use of the rooms, limitations on liquor licences and the way in which we as residents can have some control over the future use of the clubrooms. Some of you may question the number of occasions Liquor Licences can be held. The number (36) is close to the number of games and meetings the AAFL expects to have on an annual basis. Even if the AAFL members simply bring along a couple of beers, the moment they go inside the Clubrooms, they MUST have a liquor licence. Seems silly doesn't it especially since is OK for anyone to drink a beer in the park as long as they are not inside a building!!!

So, we had to find a reasonable solution to this and so the number 36 was agreed to as being fair.

I have highlighted in red the specific parts we insisted be written in.....

### **REQUIRED USE:**

*The premises are to be used as clubrooms by the Lessee in accordance with the conditions stated in the Onepoto Domain Management Plan dated August 1997 and the Recreation 4 zoning in the North Shore City District Plan. The premises may also be used to provide community meeting space when not required by the Lessee for its normal activities.*

*The hours of operation shall be:*

<i>Monday - Thursday</i>	<i>10.00am - 9.00pm</i>
<i>Friday</i>	<i>10.00am - 9.30pm</i>
<i>Saturday</i>	<i>7.30am - 9.30pm</i>
<i>Sunday</i>	<i>10.00am - 7.30pm</i>

*On no more than 6 occasions in any calendar year the hours of operation of the Lessee from the premises are permitted to be extended to midnight.*

*These extended hours must be on a Friday, Saturday or public holiday.*

## **1. CONDUCT ON THE LEASED PREMISES**

*1.1 The Lessee must not allow any riotous or disorderly conduct to take place on the Leased Area and must not do or allow anything that is or may become dangerous, offensive, noisy, illegal or immoral or a nuisance or source of damage or annoyance to the Council or to the owners or occupiers of any neighbouring property.*

*1.2 The Lessee acknowledges that the premises are on a reserve that is secured by Council's contractors at the seasonal opening/ closing times.*

*If the premises are used outside of these times, in accordance with the approved operating hours stated in this document, the Lessee will ensure that appropriate management procedures regarding the locking and unlocking of the gate and the conduct of visitors and users of the premises are in place. A responsible person is to be appointed by the Lessee to implement these procedures and ensure that the gates are not left open or unattended after the official Council closing times.*

*1.3 The Lessee must at all times observe and comply with the Council's Policy Guidelines for Parks and Reserves ("Policy Guidelines"). The Council may vary or amend these from time to time by written notice to the Lessee. A certificate signed by an officer of the Council shall be conclusive evidence of the then current Policy Guidelines.*

## **2. LIQUOR LICENCES**

*The Lessee may not apply for a club licence in respect of the leased premises during the term of the lease.*

*The Lessee and its affiliates may apply for special licences for their own activities for up to 36 occasions each calendar year. The Lessee and its affiliates may apply for additional special licences following unanimous, prior agreement of the Management Committee.*

*Any other casual users may apply for a special licence following unanimous prior agreement of the management Committee.*

*Council's written consent as Landlord will be required prior to any liquor licence application being made.*

### **1. RULES FOR MANAGEMENT OF LEASED AREA**

*The Lessee may make rules for the management and control of the Leased Area and for the conduct of persons using it as may be proper and necessary and not inconsistent with this lease.*

*The rules may be prepared by the Management Committee that will be formed as a condition of this lease agreement, comprising representatives from the Lessee's organisation, the Onepoto Residents Association and the Birkenhead Northcote Community Facilities Trust*

We now expect to hold the first Management Committee Meeting in the next few weeks.

The AAFL has renovation plans to clean up and paint the clubrooms. They are also wanting to help install extra drainage around the Toilet/ Changeroom block which has predictably become a sea of mud.

One idea being discussed is to hold an Open House BBQ for us the Residents to meet the AAFL members.

More on this soon.

In the meantime, we welcome your feedback.

Yours,  
Gresham Bradley  
Secretary ORA Inc.