

New community lease to Rodney Rams Rugby League and Sports Club Incorporated at Whangateau Reserve

File No.: CP2015/21278

Purpose

1. This report seeks the Rodney Local Board Parks Culture and Community Development Committee approval to a new community ground lease to Rodney Rams Rugby League and Sports Club Incorporated at Whangateau Reserve.

Executive Summary

2. The Rodney Rams Rugby League and Sports Club Incorporated (the Club) has a community ground lease issued by the former Rodney District Council for part of Whangateau Domain Recreation Reserve. The term of the community lease is 19 years commencing 1 January 1997 with a final expiry date 31 December 2015.
3. The Club has formally applied to enter into a new community lease at Whangateau Domain Recreation Reserve. The term of the proposed community lease in accordance with the Auckland Council Community Occupancy Guidelines 2012 will be 10 years plus one right of renewal for 10 years.
4. As specified in the Auckland Council Community Occupancy Guidelines 2012, groups that own their own buildings have an automatic right to apply for a new lease at the end of their occupancy term. There is no requirement to undertake an expression of interest process.
5. This report seeks the Rodney Local Board Parks Culture and Community Development Committee approval to a new community lease to Rodney Rams Rugby League and Sports Club Incorporated at Whangateau Reserve.

Recommendation/s

That the Rodney Local Board Parks, Culture and Community Development Committee:

- a) approves a new community lease to Rodney Rams Rugby League and Sports Club Incorporated on part of Whangateau Domain Recreation Reserve being part of Allot 156A Parish of Omaha (Attachment A) subject to the following terms and conditions:
 - i) Commencing 1 January 2016 for one term of 10 years plus one right of renewal for 10 years;
 - ii) Rent \$1.00 plus GST per annum if requested
 - iii) The approved Rodney Rams Rugby League and Sports Club Incorporated Community Outcomes Plan be attached to the lease document
- b) approves the Rodney Rams Rugby League and Sports Club Incorporated Community Outcomes Plan as attached to the agenda report (Attachment B)
- c) notes that all other terms and conditions will be in accordance with the Whangateau Recreation Reserve Management Plan adopted 17 October 2002 and the Auckland Council Community Occupancy Guidelines 2012
- d) approves retrospective landowner consent for the construction of the new permanent clubrooms in accordance with plans attached to the agenda report (Attachment C).

Comments

6. Whangateau Domain Recreation Reserve is located at Whangateau on the Leigh Road between Matakana and Mathesons Bay.
7. The bulk of the reserve is held by the Department of Conservation on behalf of the Crown and vested in Auckland Council, in trust, for recreation purposes. The reserve is classified as recreation and subject to the provisions of the Reserves Act 1977. A treaty clause will be included in a new lease to remind all parties of the underlying Crown ownership.
8. The operative reserve management plan for Whangateau Domain Recreation Reserve adopted 17 October 2002 contemplates a lease to the Club. The following is stated in the management plan under objective 5, policies and actions:
 - *Continue the current lease arrangements with the Rodney Rams Rugby League and Sports Club and encourage and allow the use of the clubrooms by other groups.*
9. The Club formed in 1992 and purchased its clubrooms (including goal posts and lights) from Mahurangi Rugby for approximately \$50,000.
10. Rodney Rams Rugby League and Sports Club was incorporated under the Incorporated Societies Act 1908 on 11 December 1992. Within the Club's rules and regulations, its objects include the following:
 - *To promote, foster and control the game of Rugby League Football under the jurisdiction and rules of the Auckland Rugby League (Incorporated) to which the Club shall be affiliated*
 - *To promote, control, arrange and participate in Rugby League Football matches and football competitions and such other sports games and pastimes as may be approved from time to time and to encourage healthy and rational recreation and social intercourse for its members.*
11. In 1997, the former Rodney District Council and Rodney Rams Rugby League and Sports Club Incorporated entered into a ground lease for an area on Whangateau Domain. The term of the community lease is 19 years commencing 1 January 1997 with a final expiry date 31 December 2015.
12. The Club has 235 members and while its main sports code is rugby league, the Club is diverse and includes; netball, touch, waka ama, pool and darts. During the cricket season, Pakiri Cricket Club use the pitch on the field adjacent to the clubrooms and post-match enjoy the benefits of Rodney Rams Club membership. Another regular event held at the clubrooms is a local fishing competition which is always well attended.
13. Historically, the Club has been proud to utilise its clubrooms as a community facility where locals of all ages can meet, play sport and socialise.
14. In May 2014 the Club's building was burnt to the ground. Immediately after the fire, the Club and the local community rallied and the Club applied for council's consent as landlord to build a temporary clubroom facility within its existing leased area.
15. On 20 October 2014, the Rodney Local Board Parks Portfolio Holders approved Landowner Consent to enable the Club to construct the temporary clubroom accommodation. The Club's intention for the temporary clubrooms is to provide basic facilities (for a period of 18 months) until sufficient funds can be raised to enable the Club to construct a permanent replacement building.
16. Building works are underway for both; the Club's temporary kitchen and the new clubrooms, for which consent has been issued and the concrete pad poured.
17. Whilst council has approved Landlord Consent for the construction of the new permanent clubrooms, council staff request retrospective local board approval for Landowner Consent. The new permanent clubrooms proposal is detailed in the attached plans (Attachment C).

18. Three local groups have provided letters of support for the Club as follows:
 - Ngati Manuhiri Settlement Trust
 - Whangateau Hall and Reserve Advisory Committee
 - Leigh Road Cottage Residential Care Centre
19. The Club has provided financial accounts which indicate that its funds are sufficient to meet its liabilities and are being managed appropriately. The Club has all necessary insurance cover, including public liability insurance, in place.
20. Council staff has negotiated and agreed a community outcomes plan with the Club (Attachment B) which, if approved by the Rodney Local Board Parks Culture and Community Development Committee will be appended as a schedule to the community lease.
21. Council staff from relevant departments has been consulted and is supportive of the proposal.

Consideration

Local Board views and implications

22. At its business meeting of 6 July 2015, the Rodney Local Board Parks Culture and Community Development Committee resolved to; a) approve the 2015/2016 Community Development Arts and Culture work programme (resolution number RODPC/2015/31). The community lease work plan for 2015/2016, b) was also approved. The proposed new lease to the Club is listed on the community lease work plan 2015/2016.

Māori impact statement

23. There are no significant changes or impacts for Maori associated with the recommendations in this report. A treaty clause will be included in the proposed new lease to remind all parties of the underlying Crown ownership.

Implementation

24. The recommendations contained in this report do not trigger the Auckland Council Significance Policy.

Attachments

No.	Title	Page
A	Lease area to Rodney Rams Rugby League and Sports Club Incorporated on part Allotment 156A Parish of Omaha as outlined and cross hatched in red	25
B	Rodney Rams Rugby League and Sports Club Incorporated Community Outcomes Plan	27
C	Construction Plans for Rodney Rams Rugby League and Sports Club Incorporated new permanent clubrooms	29

Signatories

Authors	Karen Walby - Advisor Community Lease
Authorisers	Graham Bodman - Manager - Community Development, Arts and Culture Lesley Jenkins - Relationship Manager

Attachment A Lease area to Rodney Rams Rugby League and Sports Club Incorporated on part Allotment 156A Parish of Omaha as outlined and cross hatched in red



Attachment B: Rodney Rams Rugby League and Sports Club Incorporated Community Outcomes Plan

Name and Location of Land/Facility	Whangateau Recreation Reserve
Name of the Community it serves	Whangateau and surrounding communities
Local Board Area	Rodney
Name of Community Group	Rodney Rams Rugby League & Sports Club Incorporated
Postal Address	PO Box 423
	Warkworth
	Auckland 0941
Contact person	Kahu Viliua, Chairperson
Name of Community Lease Advisor	Karen Walby

Auckland Council and/or Local Board Priority	Performance Measure	Target	Achievements	
Auckland Plan Strategic Direction 1: Create a strong, inclusive and equitable society that ensures opportunity for all Aucklanders Priority 1 <i>Put children and young people first</i> Priority 3 <i>Strengthen Communities</i>	Rodney Rams maintains strong links with Leigh Primary School.			
	Provide for an Easter Egg Hunt for local children.	Target one hunt per annum.		
	Rodney Rams will promote its membership and activities, within the local and wider community by providing publicity material and by making use of all appropriate media to ensure active public access to the membership and activities.	Maintain and update Rodney Rams Facebook Page. Minimum of six updates per annum		
	Rodney Rams ensures that its membership fees are affordable for the local community.	Membership fees are comparable with those set by other similar sports clubs in the area.		
	Rodney Rams facilitates a produce swap and a pre-loved clothing	Target one on bi-annual basis.		

Attachment B: Rodney Rams Rugby League and Sports Club Incorporated Community Outcomes Plan

	trade.		(Annual Report)
<p>Auckland Plan Strategic Direction 5: Promote individual and community wellbeing through participation and excellence in sport. Priority 2 <i>Prioritise and optimise our recreation and sport facilities and public open space use and the capability of recreation and sport organisations.</i></p>	<p>Rodney Rams encourages its Senior Women's Netball team during the season.</p>	<p>The club facilitates transportation to enable its netball team to play at Wellsford on Friday nights.</p>	(Annual Report)
	<p>Rodney Rams manage and host Touch Module annually, October to March.</p>	<p>One Tournament per annum.</p>	
	<p>Rodney Rams hosts 9 Aside League Tournaments</p>		
<p>Local Board Outcome: Parks and sports facilities are easy to access and enjoy. <i>"Our communities, young and old, will have increased access to a wide range of recreation opportunities for health, well-being and enjoyment."</i></p>	<p>Rodney Rams facilitates a fishing club which caters for all ages.</p>	<p>Target one bi-annual fishing competition.</p>	(Annual Report)
	<p>Rodney Rams provides for Waka Ama to hold annual regattas.</p>	<p>One Waka Ama regatta per annum.</p>	
	<p>Rodney Rams hosts pool and darts competitions in conjunction with members from the Avondale and Warkworth Returned Services Association.</p>	<p>Host one competition per annum.</p>	
<p>Local Board Outcome: Our environment is healthy, cared for and enjoyed <i>"Our rolling green hills, bush-clad slopes, wild west coast surf beaches, gentle east coast white sand bays and pristine harbours make Rodney special to us all. We love our piece of paradise and the lifestyle it offers. This is why we are so passionate about looking after what we have."</i></p>	<p>Rodney Rams manages its edible food waste by way of an arrangement with a local pig farmer.</p>	<p>Nightly collection of edible food waste from premises.</p>	(Annual Report)
	<p>Rodney Rams maintain a strict recycle policy for glass and tin.</p>	<p>Maintain supply of 44 gallon drums for recyclable waste and appropriate disposal.</p>	
	<p>Rodney Rams as a club, use best endeavours to assist in keeping the reserve clean.</p>	<p>Club holds an annual 'clean up the reserve day'.</p>	

**INCORPORATED CONSTRUCTION PLANS FOR Rodney Rams Rugby League and Sports Club
Incorporated new permanent clubrooms**

Private Bag 92300, Auckland 1142
Ph 09 301 0101 www.aucklandcouncil.govt.nz



Item 14

12 June 2015

Rodney Rams Rugby League
c/o TAYLORED Architecture & Environments Ltd.
Private Bag 93010
New Lynn
Auckland 0600

Attention: William Taylor

**Re: Landlord Consent for Rodney Rams Rugby League Proposed New
Clubhouse Building Works**

I am pleased to advise that Auckland Council has no objections to the new clubhouse project as described in your email/letter of 10 June 2015, the plans from which are enclosed with this letter for reference.

Landlord consent is subject to the following criteria:

- All work to be undertaken must occur within the leased area as designated on the site plan attached to your lease documents enclosed.
- All work must be undertaken by qualified and professional trades-people with adequate public liability insurance.
- Work must be completed in a tidy, efficient, professional and timely manner.
- This letter of consent is subject to the lessee obtaining the necessary building or resource consents.
- That all health and safety regulations are met and supervised sufficiently for the duration of the project.

As always, please contact me at the details below with any questions or concerns.

Yours sincerely,



Toto Vu-Duc | Property Lease Advisor, Community Leasing
e-mail: Toto.Vu-Duc@aucklandcouncil.govt.nz
DDI 09 977 6707 | Extn (46) 6707 | Mob 021 830 673
Auckland Council, Level 7, Bledisloe House, 24 Wellestey Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

Attachment C

Cc: Denis Crimp, Rodney Rams Secretary; Jeff Lyford, Auckland Council Parks Advisor page 1/15