**Oratia Ratepayers and Residents**

**Date:** 13/6/17

**Present:** Donna Cooper (Auckland Council ), Helen Biffin (Auckland Council), Joanne Chilvers (Auckland Council - legal services), Carolynne Stone (Oratia Local, guest speaker open forum), Dave Smith, Jonathan Wood, Jean van Polanen Petel, Robin Kewell, Lorna Painter, Ben Chester, Penny Sparks

**Apologies:**

**Location: Oratia Small Hall 7:30 - 9**

**Community Open Forum:** Carolynne Stone: Is looking at setting up a Pest Control Group. If anyone would like to volunteer please get in touch. The Oratia R&R are happy to be an umbrella group and provide legal structure and support where required so they are able to apply for funding.

**Council Lease:**

Donna Cooper Spoke about the history and the current lease to date. Unique lease. 33 year right of renewal. Owned by council. Gifted by Oratia to council. 88k was spent on the improvements to Settlers’ hall (wing and front entry extension) and this funding was repaid by the community.

One issue with the current lease is the word premises which council’s lawyers interpret as the land and all buildings on it. Land Is the 2 parcels of land. Letter from R&R prior to signing in 1989 to council saying council is responsible for roof, ground, maintenance and upgrade of carpark . But this was not responded to.

Penny: Our lease is inconsistent with other council owned halls in our area and Council’s occupancy guidelines, where council is responsible for interior and exterior maintenance and capital improvements.

Council is suggesting the following

**Option 1**: Stay the same. Oratia R&R. responsible for everything (all capital upgrades, maintenance) inside and out, gardens, carpark, buildings. .

**Option 2**: Surrender the Carpark. Council takes responsibility for carpark and gardens. They will take care of external structures (external paint, roof, guttering) but not decks or gates. Will replace fencing. 30 June 2019. R&R responsible for internal repairs (capital upgrades). Must be smoke free. Rent $200.

Jonathan : Requested the legal opinion from Joanne Chilvers. And a copy from Donna Cooper of the Historical File for 567 West Coast Road dating back to 1987.

Donna is going on leave and returns 4 september. Yusuf will be our contact while she is away. Will send a template deed and maintenance schedule for council owned buildings.

[Yusuf.kahn@aucklandcouncil.govt.nz](mailto:Yusuf.kahn@aucklandcouncil.govt.nz)

Oratia Ratepayers to consider and respond. No changes were signed.

Contact info: John Cranfield –is the senior property manager in Waitakere

**Accounts received:** Jonathan, Dave

**Communications:**  Apple Newsletter: in progress.

**Halls:**

Smoke Alarms. Robin Kewell has bought and will install smoke alarms.

**Funding opportunities:**

BNZ Closed for Good: Submit application for some halls minor maintenance (Paint front gate, repair legs on pews in Small Hall)

**AGM: July 11th.**AGM. Invite Local Board. Ben price for Janice Parkin Catering**.** Robin buy beverages.

Dave send invites to local board. Penny confirm dates and accounts with Gillian

**Road Chip:** Ben has had correspondence with AT. And the smaller chip didn’t stick due to weather so they are coming back in spring.

Closed 9pm