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6 October 2017

### **The PumpHouse Theatre / North Shore Theatre and Arts Trust – Lease amendments**

Dear Maureen

We have recently become aware of changes in liquor licensing requirements which have a significant impact on The PumpHouse Theatre.

We have been advised the lease for The PumpHouse Theatre complex which the North Shore Theatre and Arts Trust Board agreed with Auckland Council does not allow for certain activities which have historically taken place at The PumpHouse.

After meeting with yourself and Claire from Licensing and Compliance Services, the Trust Board has determined our best course of action is to seek an amendment to this lease to allow for these activities to take place.

#### **Background for change**

The PumpHouse Theatre sublets the Green Shed building to French Rendez-vous who operate a café/restaurant. They also provide a satellite bar service whenever there is a performance at The PumpHouse Theatre, Coal Bunker Studio or Amphitheatre serving ice cream, tea and coffee, pastries and alcohol to theatre patrons.

When the proprietors of the French Rendez-vous café renewed their liquor license in 2016 we became aware of a number of changes and new requirements needed for this to continue.

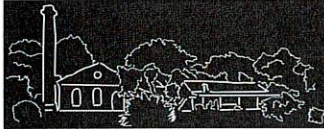
Most significantly, while the French Rendez-vous Café hold a liquor license for the full PumpHouse Theatre complex, we understand that under new legislation, alcohol may only be sold between the hours of 8:00 am and 4:30 pm and only in the café building.

This is because the Lake Pupuke Management Plan suggests these are the café's permitted hours of operation.

Were a liquor license granted today, we would no longer be able to offer alcohol in the evening to patrons attending performances at The PumpHouse Theatre.

#### **Changes requested**

We have been advised that certain activities must be specified in the lease we hold with Auckland Council before a liquor license can be granted.



The specific changes we would like to request are:

Change requested	Reason for change
Allow for a café/restaurant to operate and serve alcohol from the Green Shed building from 8:00 am until 10:00 pm, Monday to Sunday (A Resource Consent for this activity has already been granted – see LW-2143202)	The café/restaurant will have flexibility to operate at all times when there is an event at The PumpHouse Theatre including offering meal-and-show options.
Allow the holder of the liquor license for The PumpHouse Theatre to sell alcohol to café and/or theatre patrons from the Green Shed, The PumpHouse Theatre building or the covered deck area outside The PumpHouse.	This will allow the license holder to operate where an event is being held and not require audience members to negotiate the dark/wet conditions to purchase refreshments in a single specific location.
Allow for the consumption of alcohol in any part of the Green Shed, PumpHouse Theatre Building, covered deck and courtyard and Amphitheatre areas	This will allow theatre patrons to consume alcohol in the area where they watching a performance rather than being restricted to a single specific location
Allow for functions to be hosted in the Green Shed, PumpHouse Theatre building or Amphitheatre area. We understand a function to be defined as an event not open to members of the public. This may include events such as book, music or product launches, gala openings, conferences and educational workshops.	<p>This will allow flexibility in the events we are able to offer and services we can provide to venue hirers.</p> <p>We understand that an invitation-only event such as the 40<sup>th</sup> Anniversary Cocktail function earlier this year would no longer be possible without this change.</p>
Allow the potential for two liquor licenses to be granted for The PumpHouse Theatre complex – one for the Green Shed (café) building and one for the theatre areas.	<p>Currently one licence covers the full complex even though sales are restricted to the café space only.</p> <p>Should future café tenants not wish to provide bar services for theatre events no further license could be granted.</p>

### Term of lease

Should a new lease be required between the North Shore Theatre and Arts Trust and Auckland Council, we request that this be granted for a 10 year term with a 10 year right-of-renewal.

The current lease expires in 5 years (August 2023) and we understand that any new lease recommendation would be for 5 years, plus a 5 year renewal.

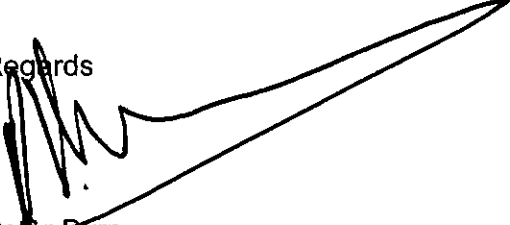


The Trust Board plan to invest in a number of significant upgrades and enhancements in the coming years and securing funding for capital projects on a relatively short-term lease can be problematic.

A longer term lease would significantly enhance strategic planning and funding relationships.

Please let me know what the next steps might be to pursue these requests further, and if there is any additional information we can provide.

Regards



Peter Burn  
Chairman  
North Shore Theatre and Arts Trust