

## **MINUTES OF KAITAKE COMMUNITY BOARD**

**FILE REFERENCE:** DP-14-02 DM1585435  
**MEETING DATE:** Monday 18 August 2014 at 7pm.  
**VENUE:** Hempton Hall, Okato  
**MEMBERS PRESENT:** Mr Doug Hislop (Chair), Mr Keith Plummer,  
Mr Mike Pillette, Cr Richard Jordan

**APOLOGIES:** Mr Paul Coxhead

**STAFF IN ATTENDANCE:** Mrs Jayne Beer, Mrs Anna Crawford and  
Mr Liam Hodgetts

**NON-MEMBERS PRESENT:** Crs John McLeod and Grant Coward

### **DEPUTATIONS**

Fay Mulligan and Dennis Ngawhare on behalf of Nga Mahanga, re: Item B4.

They spoke in support of establishing a Maori ward for the next two triennial general elections.

### **PART A**

**MATTERS FINALLY DETERMINED BY THE KAITAKE COMMUNITY BOARD UNDER DELEGATED AUTHORITY AND REFERRED TO THE COUNCIL FOR INFORMATION AND RECORD**

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1. **Confirmation of Minutes**

*Resolved:*

That the minutes of the Kaitake Community Board meeting held on 23 June 2014 were confirmed as a true and accurate record.

2. **Members Activity Report for Doug Hislop**

File Reference: DP-14-03, 1584795

This report advises of the Community Board activities of Doug Hislop in the period to 11 August, 2014.

*Recommendation:*

That having considered all matters raised in the report, the report be noted.

### **PART B**

**ITEMS FOR FINAL DETERMINATION BY THE COUNCIL**

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3. **Variation to Oakura Boardriders Lease - Commercial Activity**

File Reference: CM 08 20; DM 1569921

The Oakura Boardriders Club Incorporated has requested that the Council consider a variation to its ground lease to allow a change of use for part of the premises involving subletting space to a commercial operator.

In June 2013, the club accepted the transfer of ownership of its clubrooms from the Council and a new ground lease was granted for a term of 10 years with rights of renewal for two further terms of 10 years.

The current purpose of the club's ground lease is for clubrooms and the rental is on a concessional basis due to the club's non-profit status. However, due to the commercial nature of the proposed commercial use (not currently authorised in the club's lease), a variation of the lease is required to allow for the activity and the fixing of a commercial rental in accord with the Council's Commercial Trading in Public Places Policy.

*Mr Doug Hislop and Mr Keith Plummer declared a conflict of interest and took no part in the debate or vote.*

*No recommendation was agreed due to no seconder for the motion.*

**4. Relationship Agreement Between New Plymouth Positive Ageing and New Plymouth District Council**

File Reference: DM 1559905

The Relationship Agreement, between the New Plymouth Positive Ageing Trust and New Plymouth District Council, outlines how the two parties will work together to meet the common goal of "all community members being active participants in improving their quality of life and experience and enjoy positive ageing". The agreement was first entered into in 2008. The revised agreement has been negotiated with the New Plymouth Positive Ageing Trust and is presented for Council's agreement. The agreement formalises how the two parties work together to contribute to positive ageing within the district, confirming the underlying intention to engage with a significant and growing proportion of our district population.

*Recommendation:*

That having considered all matters raised in the report, the Council agree to enter into the Relationship Agreement with the New Plymouth Positive Ageing Trust.

**5. Update On Three Public Toilets**

File Reference: PR 12 21 01, ID 13812 & 6180, DM 1515947

This report presents updates and options related to three Council owned public toilets, which the Council by resolution has asked to be investigated.

An investigation into the sale of the Gover Street toilet site identified that the sale is compromised by the existence of a Powerco transformer located in the building as well as Council owned electrical installations.

Six site options were investigated for a new public toilet location in the Oakura shopping area and are detailed in the report.

Investigation into the Okato Domain toilet has concluded the building is Council owned, closed to the public but used by the Okato Pony Club. The recommendation is to formalise the pony club's use of the building by

transferring the building to them and approve a ground only lease for the area they occupy at Okato Domain.

*Recommendation:*

That having considered all matters raised in the report:

Gover Street Toilet

- a) The property containing the public toilet facility at 28 Gover Street – legal description of Part Section 922 Town of New Plymouth is to be retained.

Oakura shopping area

- b) The Kaitake Community Board recommends that the Oakura toilet be sited on the road reserve on SH45 (between the supermarket and the service station) and the toilet be included in the Long Term Plan 2015-2025 and scheduled to be commenced, as a priority, in 2015/16.

Okato Domain Toilet

- c) It is agreed that the Council no longer wishes to own the toilet building adjacent to the Okato Pony Club facility.
- d) The sale of the toilet block identified in Appendix One at the Okato Domain to the Okato Pony Club be approved subject to:
  - i) The sale price being established as one dollar (\$1).
  - ii) The Okato Pony Club is responsible for all repairs and maintenance costs and keeping the building in good repair.
  - iii) Okato Pony Club is responsible for any applicable rates and taxes including Taranaki Regional Council rates.
  - iv) Okato Pony Club is required to have indemnity insurance cover on the building.
  - v) If at a future date the Okato Pony Club vacates the building or goes into recess, the Council has the option to purchase the building at the same price as sold, or if it does not wish to exercise this option, the Okato Pony Club would be responsible for relocating or demolishing the building at no cost to the Council.
- e) A ground only lease for approximately 9,300m<sup>2</sup> of Okato Domain be approved for equestrian activities including approximately 60m<sup>2</sup> for the area occupied by the former toilet building utilised by the Okato Pony Club. The legal description for the land is Lot 1 DP 9334, the lease being for a term of 10 years with a subsequent 10 year right of renewal, at a rental of \$36 (plus GST) per annum, which will be subject to either CPI or Annual Plan adjustments.

**6. Establishment of a Māori Ward**

This report outlines the process for establishing a Māori ward in the New Plymouth District. If the Council wish to consider establishing a Māori ward for the 2016 triennial election, it must either resolve (by 23 November 2014) to establish a ward or resolve (by 28 February 2015) to hold a poll of electors.

*Recommendation:*

That having considered all matters raised in the report, a Māori ward be established noting that the decision will take effect for the next two triennial general elections.

*Cr Jordan abstained from voting on this matter.*

**7. Governance Structure Review 2014**

File Reference: DM 1566586

The matter for consideration by the Council is determination of a governance structure for 2015/16.

*Recommendation:*

That having considered all matters raised in the report the Council adopt the following governance structure for the remainder of 2015/2016, the Kaitake Community Board have no preferred option in terms of the is matter. Determination of a governance structure is a matter for the Council to determine.

**8. Streetlight Led Conversion**

File Reference: RT 12 14 04; DM 1574252

The proposal is to fully replace all existing streetlights within the NPDC network over a planned project term of five years. The overall investment required is projected to be \$5.5m. It is likely that this project will be co-funded by the NZ Transport Agency at a (interim) FAR of 52%. It is proposed that the Council's 48% share be funded 50% through borrowing and 50% through the existing streetlight renewal reserves.

The conversion to a LED streetlight network represents an invest to save proposal which will result in a 10 year payback period. The remaining 10 years of the assumed 20 year network life offers savings totalling \$9.9m.

*Recommendation:*

That having considered all matters raised in the report:

- a) The "LED Streetlight Business Case Report" be approved.
- b) Consideration be given to appropriate budget provisions in Draft LTP 2015-2025 for streetlight LED conversions based on a 5 year programme of conversion commencing 2015/16.

The meeting closed at 8.04pm.