

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:44 PM
To: Julie Straka
Subject: FW: Fitzroy Golf Club

From: Jeremy Wichman
Sent: Tuesday, 1 November 2016 4:36 PM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>; Murray Greig <murray.greig@npdc.govt.nz>
Subject: Fitzroy Golf Club

Thanks Jeremy , sounds like a worthwhile meeting for both parties.

Regards
Peter Handcock
Manager Property Assets

From: WICHMAN, Jeremy
Sent: Thursday, 10 January 2013 4:43 PM
To: HANDCOCK, Peter
Cc: BRUHN, Mark; GREIG, Murray; CRAWFORD, Anna
Subject: RE: Fitzroy Golf Club

10/01/2013 . Mark & Jeremy's meeting with Ken Durrant ,president of FGC, Chairman of the Board ,Taranaki Golf ,NZ Golf Delegate .

- Golf membership is declining ,particularly women members
- Clubs are staying alive with help of outside funding –i.e TET
- There are too many golf clubs in Taranaki -20
- FGC preference is probably to stay where they are and get another lease ,and spend money on their club house-possible extensions . they have around 400 members and been around since 1927.
- Our reply is that's fine ,but there is appetite to look at reducing rates ,by reducing costs such as debt repayment ,by selling off land .
- We also indicated that , contrary to FGC view , the land is not forever fixed as a 'golf course ' and that if council think that there is already ample rec reserve land available (and an oversupply of golf course) , then there is scope not to renew the lease in 10 years time ,and to utilise the land for something else . The open space plan will help answer this question, but will take 2 years to formulate , and the feedback and input from Taranaki golf into this plan would be of great assistance
- We also indicated that the lease stipulated that no compensation for improvements is payable so the **worst case scenario for FGC** is that in 10 years time they will walk away with nothing
- Ken indicated that NZ golf have a lease expert –Kevin Halliday – who is working with other golf clubs regarding lease issues –who will be able to help
- Ken indicated that if his members were to say be offered life membership at another golf club –i.e Ngamotu ,they could look at moving . **he also mentioned an amount of \$2m** ,but the proposal would have to be 'sold ' to the membership
- We reiterated that its not all plain sailing from our end –we would need to do some further work to see how viable it all would be
- Mark has volunteered to work with Taranaki Golf in order to progress the open space plan ,and further discussion on FGC.
- Ken indicated that given the uncertainty of what will happen in 10 years time , its important FGC start having serious thoughts about the options because as the years go by , their 'hold ' on the property reduces

,and the council gets closer to getting back the land , free of charge , in June 2023 ! but there will be a furore on that day if it ever arrives.... he says

Jeremy

From: HANDCOCK, Peter
Sent: Monday, 17 December 2012 1:27 PM
To: BRUHN, Mark; WICHMAN, Jeremy
Subject: RE: Fitzroy Golf Club

It's certainly a surprise. Mark I mentioned to Gaye this morning we suddenly had this request and if it needed to be raised tomorrow .

I away on leave on the 7th January , but I am happy for Jeremy to attend with you and anyone else , the two Councillors ?

Peter Handcock
Manager Property Assets

From: BRUHN, Mark
Sent: Monday, 17 December 2012 11:42 AM
To: WICHMAN, Jeremy; HANDCOCK, Peter
Subject: RE: Fitzroy Golf Club

Hi Jeremy

Who initiated the conversation, I met with David and a couple of councilors about 15 months ago, and was going to get back to me.

This week will be no good for me, but if you could organize a meeting for the week of 7 January (not the 11th as I'm away) that would be good.

Mark Bruhn
Manager Parks

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342 |
Ph 06-759 6060 | Mobile +64 27 465 8686 | www.newplymouthnz.com | [Facebook](#) | [Twitter](#)

From: WICHMAN, Jeremy
Sent: Monday, 17 December 2012 9:27 AM
To: HANDCOCK, Peter; BRUHN, Mark
Subject: Fitzroy Golf Club

David McCallum , GM Taranaki Golf ,and Ken Durrant ,Fitzroy Golf Club, would like to have a meeting with us to discuss the future of Fitzroy Golf club. The Discussion indicated that FGC would be open to vacating the site , subject to a suitable payout being negotiated .

They were looking at other options for their members at present ,given that their future is not secure ,and the unknown of what could happen in 11 years time . One option could be to merge with another club or buy another club i.e Manukorihi or buy longterm memberships at other clubs –say Ngamotu . Mention was also made that the

council could develop the site for residential development plus say a 9 hole golf course/Golf Driving range /Mini putt which could be very lucrative .

They are available to talk at short notice this week.

Staff Contact Details

Executive Director

David McCallum

Home phone

Mobile

Email

david@taranakiqolf.co.nz

Taranaki Golf Board Members

Ken Durrant

.....ork)
(home)

Jeremy Wichman
Team Leader Asset Management

New Plymouth District Council
Liardet Street
Private Bag 2025
New Plymouth 4342

Ph 06 7596060
DD 06 7596076
Mobile 027 2852353

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:43 PM
To: Julie Straka
Subject: FW: fitzroy GC

From: Jeremy Wichman
Sent: Tuesday, 1 November 2016 4:34 PM
To: Murray Greig <murray.greig@npdc.govt.nz>; Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: fitzroy GC

Master Details

Qpid: 1791790 Val.Ref.: 11660/100

Situation: 2 Ropiha Street **View Apportionment:**
Territorial Authority: 33 New Plymouth District **Property Name:**
Date Revised: 01/09/2016 **Category:** OS Other-Sporting
Nature of Imp: BLDG OBS OI

No. of Extensions:	2	Plan:	00	Suspect Valuation	No	Property File	No
Objections:	No	Subdivisions:	No	Consents:	No	SRAs:	No
Photos:	Yes	Floor Plans:	Yes	Survey Plans:	No	Site Plans:	No
Impr. Summary:	No	Valuation Data:	No				

Valuations	CV	LV	VI	Trees
Rating Values	5,615,000	4,855,000	760,000	0
Revision Values				0

Owner/Occupier Details

Type	Name	Address
Owner1	NEW PLYMOUTH DISTRICT COUNCIL	Private Bag 2025, New Plymouth Central, NEW PLYMOUTH 4342
Occupier	FITZROY GOLF CLUB	PO Box 3139, Fitzroy, NEW PLYMOUTH 4341

Complete Owner/Occupier Details

Certificates of Title: TN160/110 TNH3/1030

Legal Descriptions: LOT D DP 1100 LOTS 1-11 16 17 DP 1910 LOTS 5 6 DP 6496 & PT SEC 159 HUA DIST& PUKWEKA 17A 17B - REC RES - FITZROY GOLF CLUB -
Land Area: 38.5511Ha

LINZ Title Details

Certificates of Title	Land Area	Legal Descriptions
TN160/110	2.4838 ha	Lot 1-11 Deposited Plan 1910
TNH3/1030	24.9135 ha	Pukeweka 17A Block

TORAS

Code: 14150

Tenure	Ownership	Rateability	Apportionment	Special
Not Leased (Owner is Occupier)	Local authority: e.g. TA or RC	Rateable	APPORTIONMENT FOLLOWS	

Last Sale

Date of Agreement	Net SP	Chattels	Classification	Sale Status	Remarks
N/A					

Land Use Data

Zone:	0C	Use:	Active Outdoor
Units:	2	Sub:	4
Car Parks:		Age:	Mixed/Remod
Wall Cond.:	Mixed	Roof Cond.:	Mixed
Wall Const.:	Mix.Material	Roof Const.:	Mix.Material
Site:	540	Floor Area:	540
Production:		Maori Land:	N

MAS Appraisal Data

CSI	Lot Position	Contour	Landscaping								
View	View Scope	House Type	Modernisation								
EYB	Main	Total	Fdn	Deck	LDY	Ols	Acc	Drv	UMR	FS	Out
									0	0	N

Additional Data

No. of Bedrooms	No. of Toilets
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Property Comments