

Lisa Lowe

From: Neil Holdom
Sent: Wednesday, 27 December 2017 7:34 PM
To:
Subject: Re: Information please

Hi Jill,
Sorry I don't have the history on this.
I suggest you contact Peter.hancock@npdc.govt.nz our property manager and he will be able to answer any question regarding council land.

Kind regards
Neil H

Sent from my iPhone

> On 27/12/2017, at 4:18 PM,
>

> Kia Ora Neil, he patai ki a koe. A question. Please could you tell me how NPDC came to be custodians on the reserve land that Fitzroy Golf Course currently uses? My understanding is that this land was originally farm land, gifted by the family to become a recreational reserve. Is this correct? Thank you. "Regards".

>
>
>

Lisa Lowe

From: Stacey Hitchcock
Sent: Wednesday, 20 December 2017 11:18 AM
To: Neil Holdom
Subject: Fwd: Reserve land

You may know this info, but just some additional info from Liam re reserve land

Get Outlook for iOS

----- Forwarded message -----
From: "Liam Hodgetts" <Liam.Hodgetts@npdc.govt.nz>
Date: Tue, Dec 19, 2017 at 7:03 PM +1300
Subject: RE: Reserve land
To: "Stacey Hitchcock" <Stacey.Hitchcock@npdc.govt.nz>
Cc: "Alan Bird" <Alan.Bird@npdc.govt.nz>

Hi Stacey,

The councils guiding document for making decisions in regard to Open Space is the Open Space, Sport and Recreation Strategy (<http://www.newplymouthnz.com/-/media/NPDC/Documents/Council%20Documents/Plans%20and%20Strategies/Open%20Space%20Sport%20and%20Recreation%20Strategy.ashx>). Developed in 2015 the strategy determined (through a detailed stocktake) that we are well provided with Open Space, particularly regarding how accessible it is.

New Plymouth

Question	Categories to be included	Percentage
Dwellings within 400m of any open space	All	99.80%
Dwellings within 500m of any open space	All	99.99%
Dwellings within 500m of neighbourhood open space	Neighbourhood, Sports and recreation	83.99%
Dwellings within 700m of neighbourhood open space	Neighbourhood, Sports and recreation	92.87%
Dwellings within 500m of a recreation and ecological linkage	Pathway Networks	92.05%
Dwellings within 700m of a recreation and ecological linkage	Pathway Networks	98.17%
Dwellings within 1000m of a recreation and ecological linkage	Pathway Networks	99.73%

We have nothing that benchmarks us nationally. Ecologically speaking we have advice from Waikato University we have the highest % of ecological areas within the urban area.

The strategy does identify areas of un-used reserve land (surplus land) but it did not consider Coastal Reserves which Fitzroy Golf Club sits within as this is a coastal reserve.

The strategy does include a matrix that assists decision-making. If decisions are made on the land-development business (the current focus of the debate) then the next steps in regards to Fitzroy Golf Club are likely to be as follows:

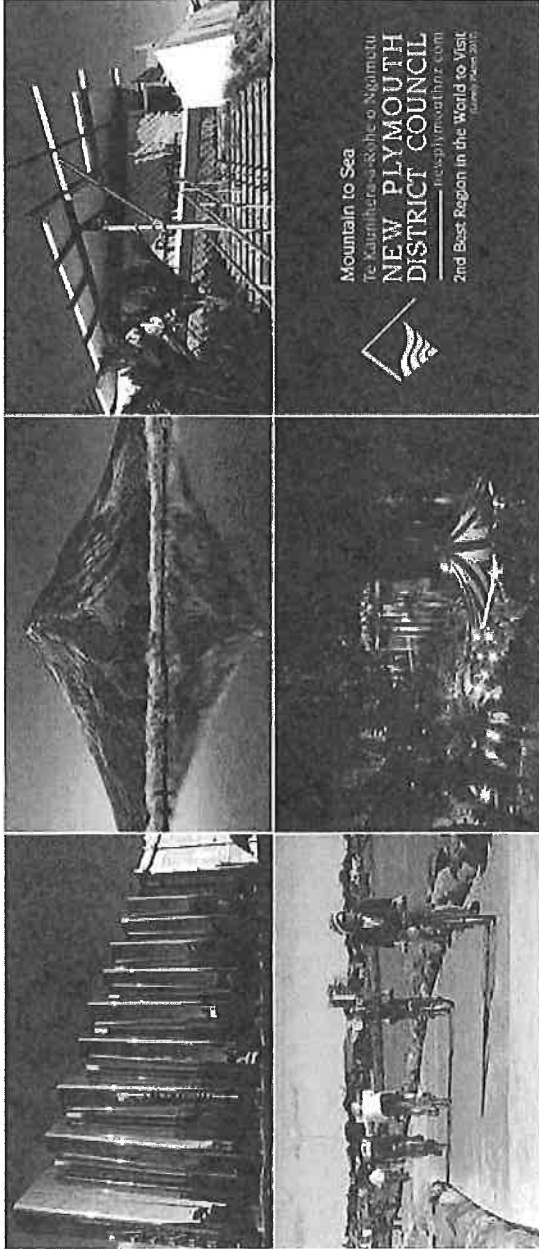
- ? Assess the strategic need for the Open Space against the Open Space Strategy. This includes consideration of recreational, biodiversity and cultural values.
- ? If the decision is made to dispose then a formal process needs to be entered into to revoke the reserve status under the Reserves Act. This involves notification and consultation with the community with the final decision lying with the Department of Conservation.
- ? Approval of Properties for Sale and Method of Sale Policy would also be applicable <http://www.newplymouthnz.com/-/media/NPDC/Documents/Plans%20and%20Strategies/Open%20Space%20Sport%20and%20Recreation%20Strategy.ashx>.

It is noted that the regional sports facilities Strategy is signaling that there is the opportunity for Golf Clubs to be rationalized (due to an oversupply). This strategy will be reported to Council in the new year.

Ngā mihi

Liam Hodgetts
Group Manager Strategy

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060



From: Stacey Hitchcock

Sent: Tuesday, 19 December 2017 12:05 AM

To: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>

Subject: Reserve land

Hi Liam

Further to our conversation, if you are able to send through any relevant information regarding the amount of reserves we have, and how this relates to our open spaces/parks/reserves strategy etc (how much do we need to provide, are we under or over surplus).

Also, any other guiding documents we as local government use to determine the acquisition or disposal of reserve land.

Also, if there has ever been any comparisons between different regions on the amount of reserve land provided that could be useful i.e I understand we have a large amount of green space in our city - how do we compare to other regions?

Any clarification let me know,

Thanks
Stacey

Lisa Lowe

From: Roy Weaver
Sent: Monday, 18 December 2017 12:18 PM
To: fitzroygolfclub@xtra.co.nz
Cc: Neil Holdom
Subject: Fitzroy Golf Club
Attachments: Archived attachment list.txt



Thanks John and Mike,

I believe this discussion needs to be had by the community. At this stage I am maintaining an open mind, but did appreciate Mike's full and informative letter. Looking forward to hearing more on the community's options and the club's preferences as we head into 2018.

Wishing you both a safe and enjoyable Xmas break,

Roy.

Sent from my iPad

On 12/12/2017, at 3:02 PM, Fitzroy Golf Club <fitzroygolfclub@xtra.co.nz> wrote:

Dear Councillor Weaver,

The attached document is a letter from our Club President, Mike Earley, requesting your view on the future of the Fitzroy Golf Club in particular, and the use of the reserve land the Golf Club occupies in general.

Please take the time to read this letter and any comments/views would be appreciated.

Thank you, John

<image001.jpg>
John Masters
Club Secretary
Phone C

<Letter to Councillors.pdf>

Lisa Lowe

From: Media Enquiries *
Sent: Monday, 18 December 2017 9:53 AM
To: Charles Woollin
Subject: 10-Year Plan Proposes a Bold Future 18 December 2017 MR correction
Attachments: Archived attachment list.txt



Hi there,
Please find attached an updated media release with a correction.
Thanks,
Charles

(18 December 2017)

Land business to pay for extending the Coastal Walkway to Waitara. One of the options being floated in NPDC's 10-year work programme*

NPDC's draft 10-year work programme proposes a new way to fund flagship projects and cap annual rates increases by setting up a Land business. This proposal will be debated on Thursday by the Mayor and Councillors at a full council meeting followed by extensive public consultation.

"We could recycle a small percentage of public land, such as half of the Fitzroy golf course to generate additional revenue of about \$40 million," says Mayor Neil Holdom.

"Half of this money could help pay for flagship projects such as extending the Coastal Walkway to Waitara, big ticket water sustainability work, an aquatic centre redevelopment, a multi sports stadium or other big items which we believe ratepayers will struggle to fund alone.

"The other \$20 million could be put away to be perpetually reinvested to create a new wealth fund for our grandchildren.

"I make no apology for suggesting this bold approach, as I don't believe our ratepayers can handle a double digit rates hike. We need to strike the balance between rates, revenue, growth, services and the ability of our ratepayers to fund it all. Ensuring that our facilities stay in good condition, our taps continue to run and our services continue at their current level, while committing to a five per cent cap on annual rates increases."

For the average residential ratepayer, the proposed increase in 2018/19 is \$1.68 per week (3.9 per cent). The average annual rise over the 10 years of the plan will be approximately 2.9 per cent for the average residential ratepayer, with a cap of five per cent in any one year.

For the next 10 years NPDC has a total estimated budget of about \$2.09 billion. The day-to-day running of NPDC (operational expenditure) is about \$1.6 billion. Investing in existing/new facilities (capital expenditure) is about \$491 million.

The 10-year plan proposes a work programme over six broad themes:

- Lifestyle: \$610 million
- On the Move: \$399 million
- Treasure our Water (Wai Warrior): \$263 million
- Prosperity: \$189 million
- Zero Waste 2050: \$175 million
- Flagship projects: \$40 million.

NPDC is looking forward to public feedback on the draft 10-year plan, including during the formal consultation period in March next year.

* Known as the Long Term Plan under local government legislation.

-ends-

Charles Woollin

Issues Advisor

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06-759 6172

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Lisa Lowe

From: Jacqueline Baker
Sent: Friday, 15 December 2017 2:17 PM
To: Neil Holdom
Subject: 10yrplan narrative
Attachments: Archived attachment list.txt

[Quick Look](#)

Hi

Suggest we pitch to media at 9am Monday, the agenda also goes public that morning. Let me know if you have any feedback on the story below, crafted largely from your blog.

Jacs

Land business to pay for extending the coastal walkway to Bell Block. One of the options being floated in NPDC's 10 year work programme*

NPDC's draft 10-year work programme proposes a new way to fund flagship projects and cap annual rates increases by setting up a Land business. This proposal will be debated on Thursday by the Mayor and Councillors at a full council meeting followed by extensive public consultation.

"We could recycle a small percentage of public land, such as half of the Fitzroy Golf course to generate additional revenue of about \$40 million. Half of this money could help pay for flagship projects such as extending the coastal walkway to Bell Block, big ticket water sustainability work, an aquatic centre redevelopment, a multi sports stadium or other big items which we believe ratepayers will struggle to fund alone. The other \$20 million could be put away to be perpetually reinvested to create a new wealth fund for our grandchildren," says Mayor Neil Holdom.

"I make no apology for suggesting this bold approach, as I don't believe our ratepayers can handle a double digit rates hike. We need to strike the balance between rates, revenue, growth, services and the ability of our ratepayers to fund it all. Ensuring that our facilities stay in good condition, our taps continue to run and our services continue at their current level, while committing to a five per cent cap on annual rates increases."

For the average residential ratepayer, the proposed increase in 2018/19 is \$1.68 per week (3.9 per cent). The average annual rise over the 10 years of the plan will be approximately 2.9 per cent for the average residential ratepayer, with a cap of five per cent in any one year. For the next 10 years NPDC has a total estimated budget of about \$2.09 billion. The day-to-day running of NPDC (operational expenditure) is about \$1.6 billion. Investing in existing/new facilities (capital expenditure) is about \$491 million.

The 10 year plan proposes a work programme over six broad themes:

- Lifestyle: \$610 million
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- Treasure our Water (Wai Warrior): \$263 million
- Prosperity: \$189 million
- Zero Waste 2040: \$175 million
- Flagship projects: \$40 million.

NPDC is looking forward to public feedback on the draft 10 year plan, including during the formal consultation period in March next year.

*Known as the Long Term Plan under local government legislation.

ENDS.

Background briefing note for journalists.

Lifestyle: \$610 million

- Everyday costs to maintain our great lifestyle.
- Running our Parks (1,500 hectares), Pools, Libraries, Museum, Venues, Events and art gallery.
- Enjoyed by some 2 million people each year and pivotal to us winning the Lonely Planet top two in the world accolade.

On the Move: \$399 million

- Keeping our roads, walkways, footpaths, bridges in top shape.
- Encouraging and educating around sustainable travel via the Let's Go programme.

Treasure our Water (Wai Warrior): \$263 million

Water sustainability is one of the biggest issues of our time.

Each day we each use 336 litres of water each; 30% more than the national average.

Our main water storage facility holds about 10 days' worth of water.

We need to save and invest in water. The 10 year plan proposes to:

- build two new reservoir tanks on Henwood Road and Mountain Road
- build three new water mains
- consider introducing universal water meters
- develop a new water source
- continue to upgrade existing water and wastewater facilities.

Prosperity: \$189 million

Fundamental to Building a Lifestyle capital is supporting a growing economy by:

- investing in Venture Taranaki to grow tourism and economic development
- protecting and growing the Perpetual investment fund of \$280 million which returns an annual rate subsidy of 3.3%
- funding community partnerships and the major events fund
- investing in a thriving central city.

Zero Waste 2040: \$175 million

Each year Taranaki throws out an entire rugby field worth of rubbish which is about 54,801 tonnes.

40% of this waste that goes to landfill could be recycled. We propose to:

- replace rubbish bags with rubbish bins
- provide a kerbside food waste collection
- establish a Zero Waste hub and ongoing education
- a commercial and industrial facility
- and run the central landfill.

Flagship projects: \$40 million

We could recycle some recreational land to pay for big projects. One idea is to:

- sell some recreational land such as half of the Fitzroy golf course. This could provide an income of around \$40 million
- this could pay for extending the coastal walkway from Bell Block to Waitara, \$8 million (\$4 million NPDC and \$4 million from central government)
- this could provide \$16 million for other flagship projects e.g. redeveloping TSB Stadium, Todd Energy Aquatic Centre, Pukekura Park's Bellringer Pavilion, or working with Port Taranaki to develop a marina at Breakwater Bay
- prepare us for tomorrow by allocating \$20 million for long-term land investments.

Reactive Questions and Answers

Why have a cap of five per cent when we could lower it to 3.9?

A cap gives our ratepayers certainty about what to expect as we continue to deliver quality services while planning for future growth. In some years the rates rise will be lower than others and in some years it will be higher. But it won't go above five per cent and the average over the 10 years will be 2.9 per cent.

Why can't we have zero rates?

Keeping our rates as they are would mean our roads, parks, libraries and water could not be maintained at current levels. We have \$2.5 billion worth of assets, we have to invest and maintain them.

The total draft budget for the next 10 years is \$2.09 billion yet the capital and operating expenditure doesn't add up to this figure. Why?

We have highlighted the key areas and the remaining expenditure is for ongoing operational costs.

Why haven't you spent money on our water infrastructure before now?

We have a 30 year infrastructure strategy and a Water Master plan, and are always planning for the future. Our elected members, past and present, have the final say on how much is invested.

Why should we sell land to pay for big projects?

By developing this new income stream it could help pay for flagship projects such as the Coastal Walkway's extension to Waitara and help avoid double digit rates hikes.

How will you decide which flagship project gets the money?

We will ask the public for feedback.

What do the members of Fitzroy golf club have to say?

I've meet with them several times to discuss it. At this stage it is only an idea or suggestion and we look forward to hearing what the public think. I make no apology for suggesting this bold approach, as I don't believe our ratepayers can handle a double digit rates hike.

Isn't the increase in developer contributions just another tax for business?

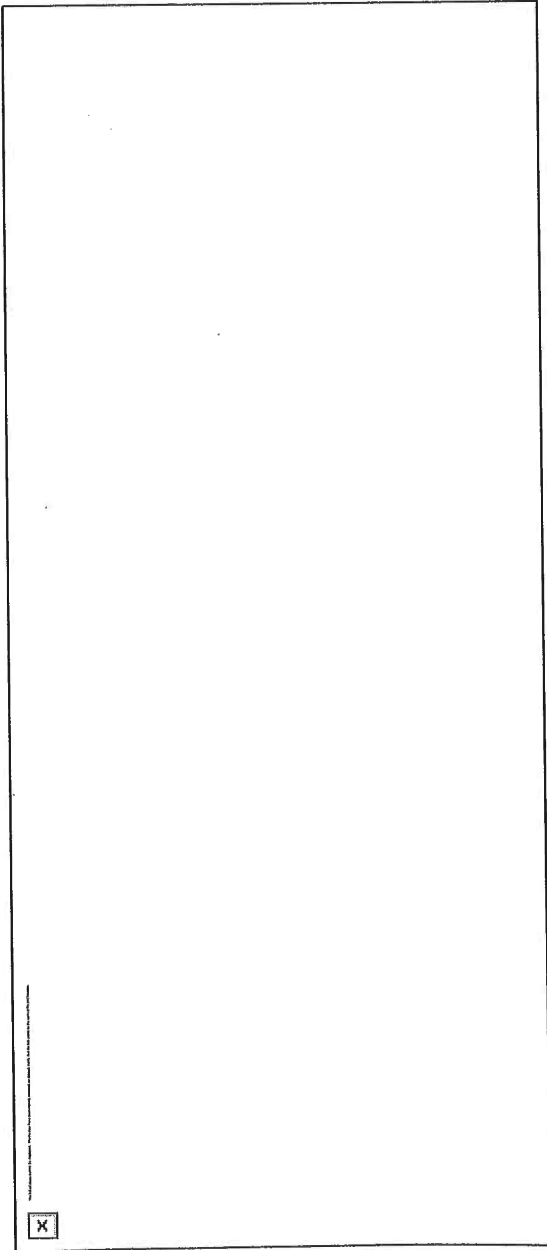
Previously these costs will have been incurred directly by the developer. This new approach requires us to undertake this work now.

The Uniform Annual Charge, part of the rates make up, why is that increasing?

This charge has not increased since 2007/8. It's not an increase in this rate, just how it has been allocated.

The fiscal management of the Govett Brewster has been poor, yet this ten year plan injects millions more into it, why should I have to pay?
Govett Brewster is a key contributor to Building a Lifestyle capital, injecting \$7.4 million into our economy (BERL).
It has put us on the international tourist map and was instrumental in us winning the Lonely Planet top two in the world accolade.

Jacqueline Baker
Executive Leadership team member and External Relations Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
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Lisa Lowe

From: Neil Holdom
Sent: Wednesday, 13 December 2017 11:55 AM
To: Jacqueline Baker
Cc: Craig Stevenson
Subject: Re: Final blog
Attachments: Archived attachment list.txt

Quick Look

Thanks - looks good

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

On 13/12/2017, at 8:02 AM, Jacqueline Baker <Jacqueline.Baker@npdc.govt.nz> wrote:

Hi Neil

We've edited the blog to 500 words and changed the rateable properties figure to 34,600. It reads well.

Jacs

Funding our future

At NPDC we are developing a plan for the next 10 years of growth and development of our district with a vision for the next 30 years. We are both excited and ambitious for the future of Taranaki.

But growth and development comes at a cost and we have a limited number of options:

1. Do nothing new (or less and watch assets and infrastructure fail)
2. Borrow to fund new developments (our children pay)
3. Increase rates to fund new developments (we pay)
4. Develop new revenue streams to help fund new developments.

Historically NPDC has elected to go with options two and three but we are looking to add option four as a long term strategy to grow community wealth and keep downward pressure on rate growth.

NPDC has large tracts of land and we are considering recycling a small percentage of that land to generate additional revenue. Half of the proceeds of any land developments help fund large capital projects which could include a coastal walkway extension from Bell Block to Waitara, water infrastructure, an aquatic centre redevelopment, a multi sports stadium or other big ticket items which we believe ratepayers will struggle to fund alone.

The other half of the proceeds would be reinvested by acquiring land in areas of the district where houses will be required in a decade or so, growing NPDC's overall land holdings suitable for development, in tandem with ensuring the revenue generated from the sale of public land is perpetually reinvested to create a new wealth fund for future generations.

Many councils are at or close to their debt limits and simply don't have any options but NPDC does and we are looking to have these conversations now, as opposed to simply breaking the bad news in a decade.

We are committed to ensuring annual rate increases do not exceed 5 per cent whilst ensuring we do not run down our assets, that our taps do not run dry, that we do not reduce services and that we continue to invest in quality facilities and growing our economy.

So as a community we have to make some tough decisions. NPDC has been examining many options and one of these is the future of the council land which is currently leased to the Fitzroy Golf Club.

The course forms a fantastic green belt separating the coast from the suburb and the first thing to make clear is we want to ensure that we keep a wide green belt around the walkway and coast forever.

We have indicated to the club that NPDC supports its long term future on site, potentially at a reduced nine holes. The club does get a lot of casual players through which means more than just the 250 members enjoy the exclusive use of this land. Maybe 3,000 people a year.

But there are 80,000 people in our district and 34,600 rateable properties. We do not believe our ratepayers can handle double digit rate rises. So we have started a conversation about options, about funding the future of our district and about creating wealth. And to do that some people will get upset and some people may have to give something up. These are big serious conversations and it is time to start having them.

We are looking long term and asking the hard questions. How do we find a balance between rates, revenue, growth, services and the ability of our ratepayers to fund it all. We invite you to join this conversation.

Building a Lifestyle Capital.

Mayor Neil Holdom.

Jacqueline Baker

Executive Leadership team member and External Relations Manager

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342

Ph: 06 759 6085 Mob: 027 4775 137

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<image002.jpg>

Lisa Lowe

From: Jacqueline Baker
Sent: Monday, 11 December 2017 3:00 PM
To: Neil Holdom; Alan Bird
Subject: High level public narrative - 10yrpln
Attachments: Archived attachment list.txt

[Quick Look](#)

Hi Neil

Conscious you may be drafting your blog, so here's a rough cut of the high level LTP script.
Jacs

What is a 10 year plan?

- The 10 year plan proposes the NPDC's work programme for the next decade.
- We're asking the public for feedback via a consultation period in March/April 2018.
- It is centred on Building a Lifestyle Capital, underpinned by: People, Place and Prosperity.
- We've broken it down into seven broad areas: Lifestyle, Mobility, Treasure our Water, Zero Waste, Prosperity, Digital and Flagship projects.

The bottom line

- For the next 10 years we have a total estimated budget of about \$2.09 billion.
- The day-to-day running of NPDC (operational expenditure) is about \$1.6 billion.
- Investing in existing/new facilities (capital expenditure) is about \$491 million.
- For an average residential ratepayer this means a proposed increase of approximately 2.9%.
- For the first year, this is about \$1.68 per week for the average residential ratepayer.
- 50% of this increase will pay for more services and to help fund a growing population.
- For the first two years of the ten year plan, it will be approximately 3.9%, for the average residential ratepayer.

Lifestyle: \$610 million

- Everyday costs to maintain our great lifestyle.
- Running our Parks (1,500 hectares), Pools, Libraries, Museum, Venues, Events and an art gallery.
- Enjoyed by some 2 million people each year and pivotal to us winning the Lonely Planet top two in the world accolade.

Mobility: \$399 million

- Keeping our roads, walkways, footpaths, bridges in top shape.
- Encouraging and educating around sustainable travel via the Let's Go programme.

Treasure our Water (Wai Warrior): \$263 million

Water sustainability is one of the biggest issues of our time.

Each day we each use 336 litres of water each; 30% more than the national average.

Our main water storage facility holds about 10 days' worth of water.

We need to save and invest in water. The 10 year plan proposes to:

- build two new reservoir tanks on Henwood Road and Mountain Road
- build three new water mains
- consider introducing universal water meters
- develop a new water source
- continue to upgrade existing water and wastewater facilities.

Prosperity: \$189 million

Fundamental to Building a Lifestyle capital is supporting a growing economy by investing:

- in Venture Taranaki to grow tourism and economic development
- in maintaining the Perpetual investment fund of \$275 million which earns revenue of approximately 3.3% plus inflation
- in community partnerships and major events fund
- in a thriving central city.

Zero Waste 2040: \$175 million

Each year Taranaki throws out an entire rugby field worth of rubbish which is about 54,801 tonnes.

40% of this waste that goes to landfill could be recycled. We propose to:

- replace rubbish bags with rubbish bins
- provide a kerbside food waste collection
- establish a Zero Waste hub and ongoing education
- a commercial and industrial facility
- and run the central landfill.

Digital: \$106 million

- We want to connect in real time with our community.
- Modernising by providing more services online, is part of the plan.
- This means the public making submissions online, being able to look up digital Plans and apply for Land Information Memorandums (LIMs) online.

Flagship projects: \$40 million

We could recycle some recreational land to pay for big projects.

One idea is to:

- sell some recreational land such as half of the 18 hole Fitzroy golf course. This could provide an income of around \$40 million
- this could pay for extending the coastal walkway from Bell Block to Waitara, \$8 million (\$4 million NPDC and \$4 million from central government)
- this could provide \$16 million for other flagship projects e.g. redeveloping TSB Stadium, Todd Energy Aquatic Centre, Pukekura Park's Bellringer Pavilion, or working with Port Taranaki to develop a marina at Breakwater Bay

prepare us for tomorrow by allocating \$20 million for long-term land investments.

What's changed from the 2015-2025 10 year plan

- This plan creates \$40 million from recycling land, to pay for flagship projects such as the coastal walkway extension from Bell Block to Waitara.
- We're investing in the big issues of the day that will impact our grandchildren; Water and Zero Waste.
- The average residential rates increase was 3.6% in the 2015 plan, compared to a proposed 2.9% in 2018.
- We're now a high growth district (as defined by the Ministry of Environment) which means we have to set aside tens of millions to pay for new infrastructure such as roads, water and sewerage.
- We're looking to increase renewal spending to ensure we continue to invest in our core services.

Financial background

- NPDC has assets worth \$2.5 billion.
- Each year there is an operating budget of around \$135 million.
- International financial services company, Standard & Poor's reconfirmed the Council's 'AA' rating.

For more information

- Detailed costings and comprehensive background data can be found on our website: www.npdc.govt.nz

Jacqueline Baker
Executive Leadership team member and External Relations Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Ph: 06 759 6085 Mob: 027 4775 137
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Lisa Lowe

From: Neil Holdom
Sent: Saturday, 9 December 2017 8:02 AM
To: Richard Jordan
Subject: Second cut

Quick Look

At council we are developing a plan for the next 10 years of growth and development of our district and we are both excited and nervous about the future of Taranaki.

But growth and development comes at a cost and in a nutshell we have a limited number of options.

1. Do nothing new.
2. Borrow to fund new developments
3. Increase rates to fund new developments
4. Develop new revenue streams to help fund new developments.

Historically council has elected to go with options 2 and 3 but we are looking to add option four as a long term solution to help manage the downward pressure on rate growth.

NPDC has large tracts of land and we are considering recycling a small percentage of that land to generate additional revenue with the following approach.

We propose that half of the proceeds of any land developments help fund large capital projects which could include new water infrastructure, walkway extensions, an aquatic centre redevelopment, a multi sports stadium or other big ticket items which we believe ratepayers will struggle to fund alone.

We propose that the other half of the proceeds of land developments be reinvested by acquiring land in areas of the district where houses will be required in a decade or so, growing NPDC's overall land holdings suitable for development, ensuring the revenue generated from the sale of public land is perpetually reinvested to create a new wealth fund for future generations.

At present more than 500 houses are being built a year in the district. NPDC sets the rules and zoning for land development and we are not required to pay income tax. These attributes offer Council the opportunity to significantly grow community wealth and positively shape future developments in the region through careful investments and developments in land on the city margins.

has changed but not substantially
email 13 Dec 2017 11:51

Councils around the country are struggling to come to terms with the real costs of depreciating and developing water and roading assets and large rate increases are already being proposed in some areas.

Many councils are at or close to their debt limits and simply don't have any options but NPDC does and we are looking to have these conversations now, early, as opposed to simply breaking the bad news in a decade.

In New Plymouth we are committed to ensuring annual rate increases do not exceed 5% whilst ensuring we do not run down our assets, that our taps do not run dry, that we do not reduce services and that we continue to invest in quality facilities and growing our economy.

So as a community we have to make some tough decisions.

Fitzroy Golf Course forms a fantastic green belt separating the coast from the suburb and the first thing to make clear is we want to ensure that we keep a wide green belt around the walkway and coast forever.

We have indicated to the club that this council supports their long term future on site, potentially at a reduced nine holes, despite there being another 18 hole golf course little more than a kilometre away and a widely accepted view the district has too many golf courses to be sustainable.

The good people at the Fitzroy Golf Club do get a lot of casual players through which means more than just the 250 members enjoy the exclusive use of this land. Maybe three thousand people a year.

But there are 80,000 people in our district. More than 30,000 ratepayers. We do not believe they can handle double digit rate rises and so we have started a conversation about options, about funding the future of our district and about creating wealth. And to do that some people will get upset and some people will have to give something up. These are big serious conversations and it is time to start having them.

As a council we are looking long term and asking the hard questions. How do we find a balance between rates, revenue, growth, services and the ability of our ratepayers to fund it all.

And this is a conversation that we invite you to join.

Regards

Neil Holdom

Mayor

New Plymouth District Council

P +64 6 759 6060

Sent from my iPad

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 5 December 2017 11:12 AM
To: Shaun Biesiek
Subject: Re: Fitzroy

 Quick Look

We never made an offer

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

On 5/12/2017, at 8:14 AM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

Sorry about email flurry
But Fitzroy also said they have rejected the offer that was on the table that would have meant early termination of lease

Sent from my iPad

On 4/12/2017, at 10:54 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Regards
Neil Holdom
Mayor

New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

On 4/12/2017, at 10:40 PM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

I

Sent from my iPad

On 4/12/2017, at 10:37 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Cool, is your version different to Murray's - sounds like he has a plan as well.

Sent from my iPhone

On 4/12/2017, at 10:34 PM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

Don't think i have made that comment, I am never a fan of selling green spaces, I went had a look got a better idea from their view of the world.

The debate on or if we renew the lease will come regardless

The first part is do i believe NPDC can have an effective business unit for land development for a project like this ?? , question I currently trying to rationalise in my mind.

I support the idea of what you are trying to achieve and I dont have an alternative money tree. And I haven't said its not a good idea, I would always consider selling green space especially reserve very carefully and Horse isnt the only one that gets out and does his Home Work and visit places, and I dont need to go on a tour of the suburbs i visit them regularly.. We want a lifestyle capital and having Fitzroy gold course adds to that maybe - more than selling parts off to the well to do who can afford the land.

I will wait till agenda is out read how its put and consider the options.

By tomorrow afternoon I will have a new amendment written up for freedom camping bylaw, Stacey and I have a meeting tomorrow about it..

Sent from my iPad

On 4/12/2017, at 10:21 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Indeed, I see from your comments online you don't think it's a good idea.

If you have any ideas about alternatives to raise funds for development and generate additional revenue over time I'd be keen to hear them.

Regards

Neil Holdom

Mayor

New Plymouth District Council

P +64 6 759 6060

Sent from my iPad

On 4/12/2017, at 8:21 PM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

Will have a catch up nothing different to what you have said really of course they want to retain all the land ... help put things into perspective for me

Sent from my iPad

On 4/12/2017, at 7:23 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Hi Shaun,

How did your meeting go with Fitzroy Golf Club?

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 28 November 2017 10:10 PM
To: Richard Jordan
Subject: Epic 1000 word rant

Quick Look

I'm not a fan of public asset sales, never have been and here I am advocating a proposal to potentially sell off some of the finest public land in New Plymouth.

But as I write this the ground is bone dry outside. We have known for a decade that we need to either reduce our water consumption or start planning and investing in a new water source. When I came to office a year ago virtually zero progress had been made on either front.

The costs to develop a new water resource range from a small short term project at around \$25 million, to a medium size one around \$40-50 million to a full blown new reservoir, water treatment plant and related pipelines that could exceed \$100 million over the next decade and a half.

Right now we have a team working on the early stages of a plan. A plan I believe should have been completed years ago with construction underway now.

Council used to be able to rely on an annual \$20 million investment dividend stream to offset rates but that has dwindled to around \$8 million for reasons I won't go into.

Household budgets are creaking under the weight of increasing bills and rates are already trending around double that of inflation.

Our community has made it clear we must not run down our community assets. We want to continue to grow the district without becoming so indebted that we are asking our children to pay for assets they will not get the benefit of. We have an ageing population on increasingly fixed incomes feeling stressed about increasing costs but there is a commitment to funding quality services and sustainability from the vast majority of our people.

So we have looked at all the options and we want our people to give us a steer. And we are genuine in terms of taking a lead from the bulk of the community, not just the usual squeaky wheels and vested interests.

So what have we proposed?

Fitzroy Golf Course forms a fantastic green belt separating the coast from the suburb and the first thing to make clear is we want to ensure that we keep a wide green belt around the walkway and coast forever.

We have indicated to the club that we support their future on site potentially at a reduced nine holes despite there being another 18 hole golf course little more than a kilometre away and a widely accepted view the district has too many golf courses to be sustainable.

We have proposed developing a residential subdivision on inland parts of the council land currently occupied by the golf club and to use the funds raised for two purposes.

- 1) Half of the proceeds of section sales to assist in funding future large capital projects which could include new water infrastructure, walkway extensions, an aquatic centre redevelopment, a multi sports stadium or other big ticket items which we believe ratepayers will struggle to fund alone.
- 2) Half of the proceeds reinvested in creating a new land development business focused on areas where we want to channel residential development in the future, ensuring the revenue generated from the sale of public land is perpetually reinvested to create a new wealth fund for future generations for all of our people.

Council doesn't pay tax. At present more than 500 houses are being built a year in the district and NPDC is responsible for investing in the infrastructure to make sure there is a 10 year supply of land available for housing.

So what is stopping Council from buying land for future development, ensuring the infrastructure costs are efficient and generating ongoing returns for ratepayers to create the next perpetual public wealth fund in the same mould as the TSB Community Trust, Taranaki Electricity Trust or the council's own PIF which has finally been stabilised and safeguarded.

Councils around the country are struggling to come to terms with the real costs of depreciating water and roading assets and double digit rate increases are already being proposed in some areas.

Many councils are at or close to their debt limits and simply don't have any options but NPDC does have options and we are looking to have these conversations now, as opposed to simply breaking the bad news in a decade.

In New Plymouth we are committed to ensuring annual rate increases do not exceed 5% whilst ensuring we do not run down our assets, that our

taps do not run dry, that we continue to invest in quality facilities and grow our economy.

So as a community we have to make some tough decisions.

The good people at the Fitzroy Golf Club are right to be concerned and we know they get a lot of casual players through which means more than just the 250 members enjoy the exclusive use of this land. Maybe three or four thousand a year.

But there are 80,000 people in our district. More than 30,000 ratepayers. We do not believe they can handle double digit rate rises and so we have started a conversation about options, about funding the future of our district and about creating wealth and to do that some people will get upset and some people might have to give something up.

These are big complex conversations and it is time to start having them.

So while some people look at our ideas and say 'no way', that 'no' means ratepayers can look forward to significantly higher average rate rises in the future, or higher public debt and interest costs, or reduced services or we forget creating any significant new community assets. If you don't like the options, welcome to our world.

As a council we are looking long term and asking the hard questions. How do we find a balance between rates, revenue, growth, services and the ability of our ratepayers to fund it all and we are inviting our people to tell us what they think, what they want and how they want us to achieve a more sustainable and affordable future for this great place.

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Lisa Lowe

From: Neil Holdom
Sent: Monday, 27 November 2017 7:39 PM
To: Councillors Distribution List
Cc: Craig Stevenson; Jacqueline Baker; Alan Bird
Subject: Fitzroy Golf Club
Attachments: Archived attachment list.txt

[Quick-look](#)

Hello all,

Attached below is a letter sent out by the Fitzroy Golf Club regarding discussions Alan Bird and I have had with representatives of the club.

I think it is a balanced and pragmatic letter they have sent to other golf clubs and reflects the fact they are good people working for the good of their chosen sport and their local community dealing with a significant level of uncertainty and related speculation.

Helen Harvey from the Taranaki Daily News called me regarding this and I advised the following:

We have met with the club to discuss the future of the land.

There will be reference to a land development proposal going into the LTP.

No decisions have been made however we discussed with the club the possibility of developing half of the golf course land and their reducing the course to nine holes.

One of the key drivers of this is a desire to find alternative ways to fund our future capital works programme to put downward pressure on rate growth.

My preference if council does go down the path of land development is that half of any proceeds be reinvested in land for further development to create a new perpetual investment fund.

The public including the club and Fitzroy community will have an opportunity to express their views on the issue.

Helen also raised the issue of the Chorus Windy Peak land being up for sale and asked if NPDCC was selling its land on the site- I advised NPDCC was not selling our land at the site.

Helen asked if NPDCC had considered purchasing the Chorus property and I advised we had not considered purchasing the site.

Any questions let me know.

Lisa Lowe

From: Richard Jordan
Sent: Wednesday, 22 November 2017 7:20 PM
To: Neil Holdom
Subject: Fitzroy Golf Club
Attachments: Open-Letter-to-Taranaki-Golf-Clubs.pdf; ATT000001.htm

Hi Neil

Richard Jordan
0274 434911
Deputy Mayor
Chair Performance Committee
New Plymouth District Council



P.O. Box 3139, Fitzroy, New Plymouth 4341
3 Record Street, Fitzroy, New Plymouth 4312
Phone 06 758 2574
Email: fitzroygolfclub@xtra.co.nz

November 10, 2017

AN OPEN LETTER TO TARANAKI GOLF CLUBS

Ever since the idea of selling off part of the land that is currently occupied by Fitzroy Golf Club was first mooted, the rumour mill has been working overtime. As with most rumours they are made up of a little bit of fact and a lot of imagination. In recent times we have been made aware of some untruths which the club felt needed to be quashed. As such our committee felt it would be a good idea to shed some light on the current situation concerning the future of Fitzroy Golf Club.

The purpose of this letter is to ensure that your Golf Club and its members (please feel free to share this letter with them) are in possession of the facts with regard to Fitzroy Golf Club and its future.

Firstly I received a request in the middle of this year from the New Plymouth Mayor Mr Neil Holdom to meet himself and the acting NPDC CEO Mr Alan Bird. This meeting was accepted and myself, plus one other member of our committee, met with the Mayor and CEO. At this meeting the Mayor set out his desire to raise \$40 million to help fund council projects and top up the perpetual investment fund. We were informed that one of a number of proposed options included the partial sale of land currently occupied by Fitzroy Golf Club.

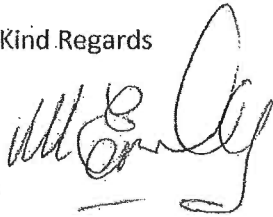
We in turn stated our club's desire to continue to operate as an 18-hole golf course at our current location. We also stated to the Mayor and CEO that we were exploring the option of creating a "community sports hub" as we recognised the importance of having a viable community based facility offering a number of leisure pursuits that was available to all to ensure our long term future. At the meeting we invited the Mayor to visit the golf club so we could better show him what our ideas currently were with regard to the future development of the course and club house. This visit took place in October with the acting CEO also in attendance. During this visit we provided them with our vision regarding developing our course which included redevelopment of the club house and the construction of two new holes to replace two existing holes (the current 8th and 9th holes) which we envisage as being utilised for other leisure pursuits. During the visit the mayor reaffirmed his desire to find ways of raising revenue to avoid double digit rate rises and the partial sale of the golf course land was one option.

We were informed that the proposed sale of land would most likely be included in the Long Term District Plan which is scheduled to be released in 2018. It was also confirmed that at this stage no decision had been made as to what land had been earmarked for possible sale. As with all district plans it will be open to public submissions and we are certain that there will be a high level of support for the continuation of a golf course as well as opposition to the development of recreational reserve land for residential housing. What the long term future holds we cannot say, but the Mayor did give us an assurance that regardless of

whether there was a partial sale of land or not the future of a golf course at Fitzroy was assured and saw such a presence as an important asset to New Plymouth. Since that meeting our committee continues to work towards the long term future of Fitzroy Golf Club and will continue to do so to ensure that our local community has the opportunity to enjoy one of this city's "Jewels in the Crown" for many years to come.

To help ensure you and your members are aware of the facts I have taken the trouble to list a few of them below. I hope this letter will go some way to quashing some of the inaccuracies that have been circulating around the fairways and 19ths of Taranaki golf courses for some time.

Kind Regards



Mike Earley
President Fitzroy Golf Club

Facts

1. Our current lease expires in August 2023
2. We have received no option to accept and early termination of this lease
3. Fitzroy Golf Club occupies Recreational Reserve land
4. Recreational Reserve land status can only be redacted by an act of parliament
5. Retention of a golf facility at Fitzroy is supported by both Taranaki Golf and NZ Golf

Lisa Lowe

From: Fitzroy Golf Club <fitzroygolfclub@xtra.co.nz>
Sent: Thursday, 28 September 2017 4:10 PM
To: Lisa Lowe
Cc: 'Taranaki Golf'
Subject: RE: RE:Fitzroy Golf Club
Attachments: Archived attachment list.txt

Quick Look

Hi Lisa,

That works fine for us. Look forward to meeting the Mayor (et al) Friday, 13th October, 9:00 am at the Fitzroy Golf Club.

Cheers, John

From: Lisa Lowe [mailto:Lisa.Lowe@npdc.govt.nz]
Sent: Thursday, 28 September 2017 2:40 PM
To: fitzroygolfclub@xtra.co.nz
Cc: Taranaki Golf
Subject: RE: RE:Fitzroy Golf Club

Hi John

Unfortunately Monday morning and Tuesday are unavailable on our end.

I have available on Friday 13th 9.00am, would that suit?

The Mayor will be away for the 2 weeks after that.

Regards
Lisa

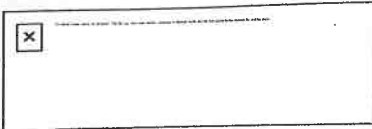
From: Fitzroy Golf Club [mailto:fitzroygolfclub@xtra.co.nz]
Sent: Thursday, 28 September 2017 1:57 PM
To: Lisa Lowe <Lisa.Lowe@npdc.govt.nz>
Cc: Taranaki Golf <nick.n@taranakigolf.co.nz>
Subject: RE: RE:Fitzroy Golf Club

Hi Lisa,

Our Management Committee member, Nick Northam, has a prior engagement on the afternoon of Monday 9th October, but would be available for a morning meeting that same day, say around 9:00 am. Failing this, any time on Tuesday 10th October would suit us.

Please advise if either of these options are acceptable.

Regards, John



John Masters
Club Secretary
Phone C

From: Lisa Lowe [<mailto:Lisa.Lowe@npdc.govt.nz>]
Sent: Wednesday, 27 September 2017 3:32 PM
To: fitzroygolfclub@xtra.co.nz
Cc: Taranaki Golf
Subject: RE: RE:Fitzroy Golf Club

Hi John

Unfortunately, the Mayor will now be away on Monday and unable to make this meeting.

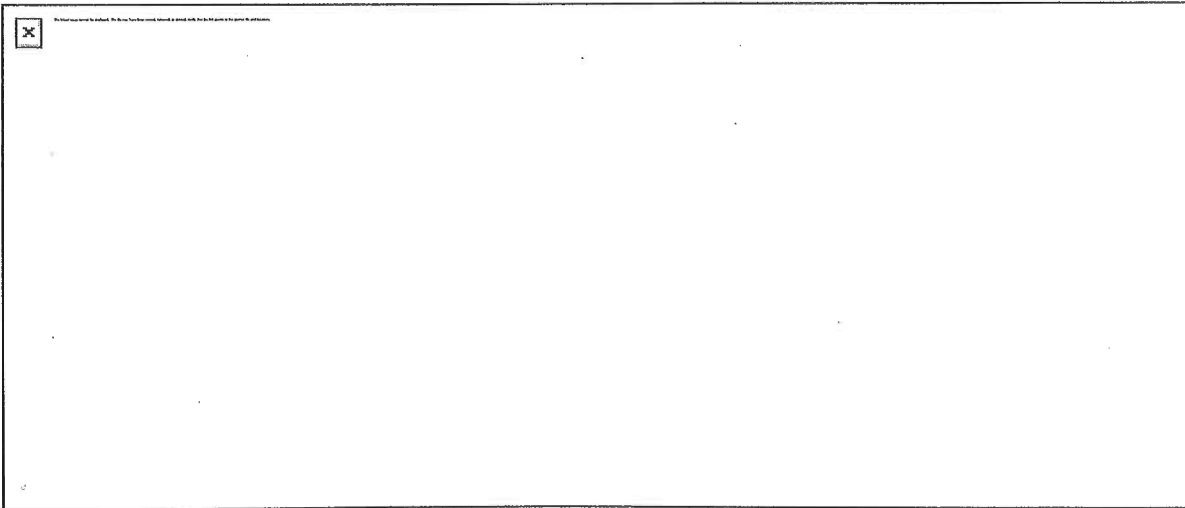
Would, Monday 9th October at 12.30pm be suitable to reschedule to?

Kind regards

Lisa Lowe

Personal Assistant to Mayor Neil Holdom

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Ph 06-759 6060 | Direct dial 06-759 5689
www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



Lisa Lowe

From: Fitzroy Golf Club <fitzroygolfclub@xtra.co.nz>
Sent: Tuesday, 19 September 2017 2:14 PM
To: Lisa Lowe
Cc: Taranaki Golf
Subject: RE: RE:Fitzroy Golf Club
Attachments: Archived attachment list.txt

Quick Look

Hi Lisa,

Monday 2nd October 2017 is fine by us. Look forward to meeting the Mayor and Alan Bird at 12:30 pm that day.

Regards, John



John Masters
Club Secretary
Phone C

From: Lisa Lowe [mailto:Lisa.Lowe@npdc.govt.nz]
Sent: Tuesday, 19 September 2017 9:07 AM
To: Nick Northam
Cc: Mike Earley; fitzroygolfclub@xtra.co.nz
Subject: RE: RE:Fitzroy Golf Club

Good Morning Nick

Apologies for the delay in getting back to you.

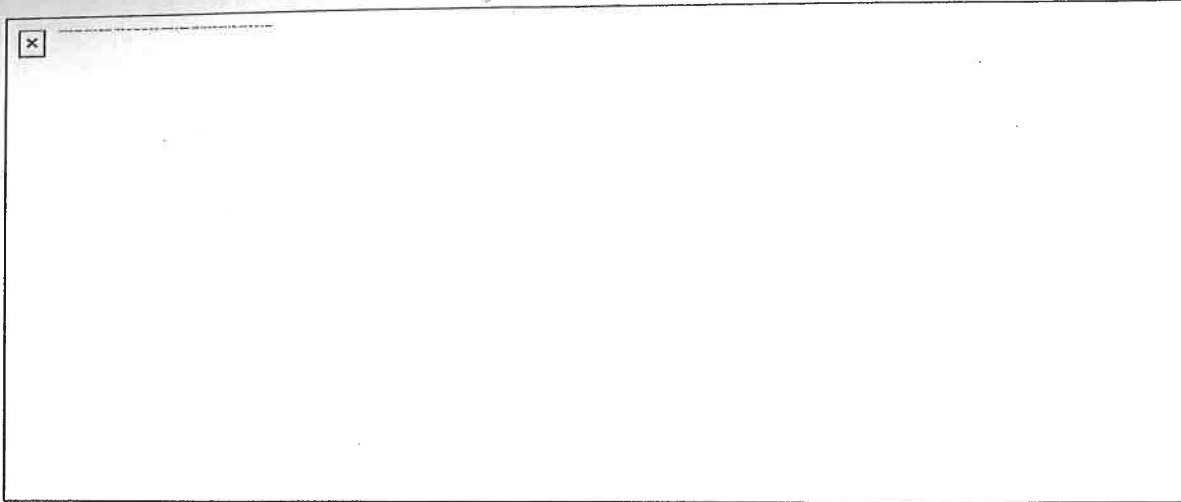
We have availability on Monday 2nd October 12.30 – 1.30pm. Would that be suitable for the Mayor and Alan Bird to come out to the club?

Kind regards

Lisa Lowe

Personal Assistant to Mayor Neil Holdom

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Ph 06-759 6060 | Direct dial 06-759 5689
www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



From: Nick Northam [mailto:nick.n@orcon.net.nz]
Sent: Monday, 18 September 2017 7:29 AM
To: Neil Holdom <Neil.Holdom@npdc.govt.nz>
Cc: Mike Earley <fizzfix@clear.net.nz>; fitzroygolfclub@xtra.co.nz
Subject: RE:Fitzroy Golf Club

Good Morning Neil

I am just following up on the email I sent a couple of weeks ago regarding a visit to Fitzroy Golf Club and wondered if you had found time for us in your schedule? We are aware that you have been sharing your ideas with the community, so it would be nice to provide you with ours.

As I said in that email we are reasonably flexible so if you could find some time for us that would be appreciated.

Regards

Nick Northam

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Lisa Lowe

From: Neil Holdom
Sent: Wednesday, 6 September 2017 4:44 PM
To: Lisa Lowe
Cc: Alan Bird
Subject: FW: Fitzroy Golf Club Visit

Quick Look

Hi Lisa, can we please arrange a visit to Fitzroy as per the below – possibly with Kelvin as COO or whoever Alan B thinks as most appropriate – no rush on this

Neil Holdom
Mayor
New Plymouth District Council
P +64 6 7596060 M +64 27 284 5875
www.newplymouthnz.com

From: Nick Northam [mailto:nick.n@orcon.net.nz]
Sent: Tuesday, 5 September 2017 8:05 AM
To: Neil Holdom <Neil.Holdom@npdc.govt.nz>
Cc: Mike Earley <fizzfix@clear.net.nz>; fitzroygolfclub@xtra.co.nz
Subject: Fitzroy Golf Club Visit

Good Morning Neil

Firstly thank you for inviting myself and Mike Earley to meet with you and Alan Bird with regard to your thinking about the long term future of Fitzroy Golf Club. We were grateful to get an update “from the horses mouth” and are encouraged that the council has no definitive plans for our course at this stage. Whilst at the meeting I invited you to visit the golf course, so we could share with you our thinking with regard to the reserve’s long term future.

As I said at the time we are reasonably flexible on when this visit can occur and we are more than happy for you to provide us with a date and time that would best suit yourself and the council officer who would accompany you.

We look forward to hearing from you and a chance to share our vision.

Regards

Nick Northam

Fitzroy Golf Club

Lisa Lowe

From: Nick Northam <nick.n@orcon.net.nz>
Sent: Tuesday, 5 September 2017 8:05 AM
To: Neil Holdom
Cc: Mike Earley; fitzroygolfclub@xtra.co.nz
Subject: Fitzroy Golf Club Visit

Quick Look

Good Morning Neil

Firstly thank you for inviting myself and Mike Earley to meet with you and Alan Bird with regard to your thinking about the long term future of Fitzroy Golf Club. We were grateful to get an update "from the horses mouth" and are encouraged that the council has no definitive plans for our course at this stage. Whilst at the meeting I invited you to visit the golf course, so we could share with you our thinking with regard to the reserve's long term future.

As I said at the time we are reasonably flexible on when this visit can occur and we are more than happy for you to provide us with a date and time that would best suit yourself and the council officer who would accompany you.

We look forward to hearing from you and a chance to share our vision.

Regards

Nick Northam

Fitzroy Golf Club

Lisa Lowe

Subject: Mike Earley, President Fitzroy Golf Club
Location: Mayor's office, NPDC

Start: Wed 30/08/2017 9:30 AM
End: Wed 30/08/2017 10:15 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Alan Bird
Required Attendees: Neil Holdom; fizzfix@clear.net.nz

Plus Nick Northam, previous Club Captain and Strategic Planning Board member

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:46 PM
To: Julie Straka
Subject: FW: Potential land sales including Fitzroy Golf Club land.pptx

From: Catherine Croot
Sent: Friday, 23 June 2017 4:33 PM
To: Wayne Leach <Wayne.Leach@npdc.govt.nz>
Cc: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>; Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: RE: Potential land sales including Fitzroy Golf Club land.pptx

Very rough estimate

Estimate 20 ha developable land

10 sections per ha

200 sections @ \$_____ \$_____

Less GST _____

Less selling costs _____ \$_____

Net realisation ex GST _____

Less allowance for Profit & Risk, Holding Costs @

\$_____

Less subdivision costs _____

Block value plus GST

\$_____

Or using comparable sales evidence 20ha @ \$_____ ha = \$_____ plus GST

From: Wayne Leach
Sent: Friday, 23 June 2017 2:57 PM
To: Catherine Croot
Cc: Liam Hodgetts ; Peter Handcock
Subject: RE: Potential land sales including Fitzroy Golf Club land.pptx

Thank you very much

Can you give me a very rough basis for the \$

Egg

X sections @ \$_____ = \$_____

Less Subdivision Costs :

Less Selling Costs

Net Land Value = \$_____

Regards

Wayne

7 10 2017

From: Catherine Croot

Sent: Friday, June 23, 2017 12:44 PM

To: Wayne Leach <Wayne.Leach@npdc.govt.nz>

Cc: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>; Peter Handcock <Peter.Handcock@npdc.govt.nz>

Subject: Potential land sales including Fitzroy Golf Club land.pptx

Hi Wayne

Attached are points relating to the Fitzroy Golf Club lease and an adjoining area of land located at the end of Weka Street, plus schedule of potential land sales over the next 3 years.

Note the comment relating to the right of renewal in the Golf Club lease – the wording in the lease isn't clear if the Club has any further rights of renewal and the Legal Team is referring it to Simpson Grierson to clarify.

Regards
Catherine

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 2 May 2017 5:31 PM
To: Brittany Baker
Cc: Jacqueline Baker
Subject: Re: Piggy backing on residential query



Hi Brittany,
Jacs will send you a note covering off the officers view of residential growth planning.
In terms of your question about Fitzroy my comment is as follows:

"New Plymouth district is an incredible place with a population of close to 80,000, an amazing natural environment and strong economic prospects, but if we want to improve our environmental performance, to grow, to increase prosperity and provide improved services to our people we can not simply continue hitting ratepayers in the pocket, we need to consider how we might change our thinking and reprioritise how we allocate our resources to fund our future needs and some of our wants."

"Development of part of the land at Fitzroy Golf Course represents one opportunity of many for Council to grow value for our community, to increase community wealth and generate income outside of rates to either reinvest or offset the cost of future developments and as Mayor I am interested in testing opportunities to grow community wealth, to grow our district and to build the Lifestyle Capital of New Zealand."
"No decisions have been made regarding the golf course and they have a lease in place for several years to come so these are discussions council will have with the golf club, and with the community over the next few years regarding balancing our community needs and wants with our ability to pay and a desire to pay something forward for the next generation.

"My view is we need to be bold and develop a plan which caters for an ageing population on increasingly fixed incomes that have high expectations of us and want us to show some leadership and some creativity in developing an affordable long term plan for our region that cements our place as the number one region in NZ to visit, to live, to work and to play."

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

On 2/05/2017, at 4:32 PM, Brittany Baker <brittany.baker@fairfaxmedia.co.nz> wrote:

Neil,

In late 2015, you suggested the Fitzroy Golf Club reduce to nine holes and turn half the land into residential development. With the continued pressure for more residential developments, do you still stand by this view? Could we see more of these creative efforts occur in the community to help ease the housing demand?

Thank you,
Brittany

--

Brittany Baker
Reporter

[E: Brittany.Baker@fairfaxmedia.co.nz](mailto:Brittany.Baker@fairfaxmedia.co.nz) | P (06) 759 0836 | M (027) 406 5302
Fairfax Media: 49-65 Currie St, New Plymouth, 4310 New Zealand

TARANAKI
DAILY NEWS stuff

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Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:49 PM
To: Julie Straka
Subject: FW: Fitzroy Golf Club - Rent and Rates

From: Peter Handcock
Sent: Tuesday, 19 December 2017 1:24 PM
To: Alan Bird <Alan.Bird@npdc.govt.nz>
Subject: Fitzroy Golf Club - Rent and Rates

Hi Alan,

The current annual rent is \$8,293.08 plus GST.
There is a 3 - yearly CPI rent review in the process of action. It's around 7%.

Club Rates are \$4,829.26 GST inclusive - (currently just charged 9 'sewer drainage charges' = \$2,475 plus residential dwelling 6 Ropiha St \$2,354.26)

Regards

Peter Handcock
Property Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060 Mobile: 027 280 0780



Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:49 PM
To: Julie Straka
Subject: FW: Fitzroy GC

From:
Sent: Tuesday, 19 December 2017 9:59 AM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: FW: Fitzroy GC

Hi Peter

Are you able to assist with Mel Cook's enquiry below?

Cheers

J

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
DDI 0 | Ph 06 759 6060 | www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



From:
Sent: Monday, 18 December 2017 12:50 PM
To:
Cc:
Subject: Fitzroy GC

Hello !

Not sure if you can help with this, but I'm a bit interested in the proposal for the future, that part of the Fitzroy Golf Club property be redeveloped. I support the idea and am wondering if the golf club pay rates? On the Taranaki Explorer website it notes rates as zero and I wonder if the rates are captured in the lease? I'm interested to know what the rates are for the property. Inglewood GC pay total rates of \$3,613.91 on 28 ha and Fitzroy occupy 38.55ha.

Kind regards,

Mel

Mel Cook c1u

JP, Director, Authorised Financial Adviser, NZDipBus, NZIM DipMgt, Member IFA, ANZIIF. FSP25941

M 027 442 6943 P 0508 267 267 O 06 756 6019 F 06 756 6039 E mel.cook@htlnz.co.nz

35 – 37 Rata Street, Inglewood www.htlnz.co.nz www.melcook.co.nz

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Disclosure statements are available free and upon request

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:49 PM
To: Julie Straka
Subject: FW: Fitzroy Golf Land Development Processes
Attachments: Fitzroy Golf Land Development Processes.docx

From: Peter Handcock
Sent: Monday, 30 October 2017 12:58 PM
To: I
Cc: Catherine Croot <Catherine.Croot@npdc.govt.nz>; Charlotte Dunning <Charlotte.Dunning@npdc.govt.nz>
Subject: RE: Fitzroy Golf Land Development Processes

Thanks – updated attached
Peter

From: I...
Sent: Thursday, 26 October 2017 4:40 PM
To: Peter Handcock
Cc: Catherine Croot ; Charlotte Dunning
Subject: FW: Fitzroy Golf Land Development Processes

Pete r- I think we should also add in Iwi consultations (s4 Conservation Act 1987) and address overall consultation under LGA 02. (significance under Engagement and Consultation Policy and practicable options for retention and disposal)

Include Recreation and Open Spaces Strategy and amendment to the Coastal Reserves Management Plan (as it relates to Peringa Park) – probably comes under Master Plan

Scoping Report on potential suitability for subdivision development of the land (routinely check any contamination land issues)

Land Sales Policy?

Murray

From: Peter Handcock
Sent: Tuesday, 24 October 2017 11:50 AM
To: Charlotte Dunning <Charlotte.Dunning@npdc.govt.nz>; P
Cc: Catherine Croot <Catherine.Croot@npdc.govt.nz>
Subject: Fitzroy Golf Land Development Processes

– this make sense , very high level

Fitzroy Golf Land Development - Current Recreation Reserve/ Open Space

- Current lease term expires 30 June 2023
- Master Planning
- Scoping report on potential suitability for subdivision development of the land (routinely check any contamination land issues)
- Include Recreation and Open Spaces Strategy and amendment to the Coastal Reserves Management Plan (as it relates to Peringa Park) – probably comes under Master Plan
- Opening of Te Rewarewa Bridge – Achieved via the Te Rewarewa purchase in 2004/5 - \$1M
- Now provides for significant green space from Fitzroy East to Wills Road
- Reserve revocation – public consultation
- Iwi consultations (s4 Conservation Act 1987) and
- Overall consultation under LGA 02. (significance under Engagement and Consultation Policy and practicable options for retention and disposal)
- Rezoning
- Land Sales Policy

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:48 PM
To: Julie Straka
Subject: FW: Rezoned Golf Courses
Attachments: Item 06 L Feathers Evidence Hamilton Golf Club.pdf

From: Peter Handcock
Sent: Tuesday, 10 October 2017 1:56 PM
To: Catherine Croot <Catherine.Croot@npdc.govt.nz>; J
Subject: Rezoned Golf Courses

Plenty of planning examples around of golf courses being modified to sell excess land , enable intensive residential and mastered planned developments

<http://www.primecommercial.co.nz/3011214>

Regards

Peter Handcock
Property Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6680 Mobile: 027 280 0780
www.newplymouthnz.com | [Facebook](#) | [Twitter](#)

BEFORE THE HAMILTON CITY COUNCIL HEARING COMMISSIONERS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed Hamilton District Plan
Hearing on Residential Provisions

STATEMENT OF EVIDENCE OF LOUISE ELIZABETH FEATHERS
On behalf of Hamilton Golf Club (Submitter No. 955)

INTRODUCTION, QUALIFICATIONS AND EXPERIENCE

1. My full name is Louise Elizabeth Feathers. I am a planning consultant based in Hamilton and I am the director of Feathers Planning Limited, a company which I founded in 2011. I have the following qualifications and experience:

(a) *Qualifications:*

Bachelor of Resource and Environmental Planning (honours) from Massey University. I am a full member of the New Zealand Planning Institute and the Resource Management Law Association.

(b) *Experience:*

I have been a practising planner for 14 years, 11 of which have been based in Hamilton, specialising in land use and subdivision consenting as a consultant planner. I have worked on various development projects across the North Island. I have also worked in Local Authorities in the United Kingdom and in New Zealand in both consenting and policy, respectively.

2. I have been engaged and authorised by the Hamilton Golf Club Incorporated ("Golf Club") to present this evidence in support of its primary submission to the Hamilton Proposed District Plan ("PDP"), specifically that part of their primary submission seeking rezoning of their land at 62-64 St Andrews Terrace.

3. I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2011, I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except when I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

BACKGROUND and GENERAL COMMENT

4. Feathers Planning Limited lodged a primary submission on behalf of the Golf Club.

5. The reporting planner has rejected the submission as "No justification submission reads like a resource consent application." There is no elaboration or assessment provided by the reporting planner and so the submitter is at a loss as to the reasons for rejection.
6. It is my understanding that despite the format of a submission, but as long as the submission made covers the basic requirements, each and every submission is given a fair assessment by the reporting planner. I will put aside my concern with the Reporting Planner's statement for rejection and instead I wish to provide a short, frank summary of the justification and request of the Hamilton Golf Club so that an assessment can be undertaken.

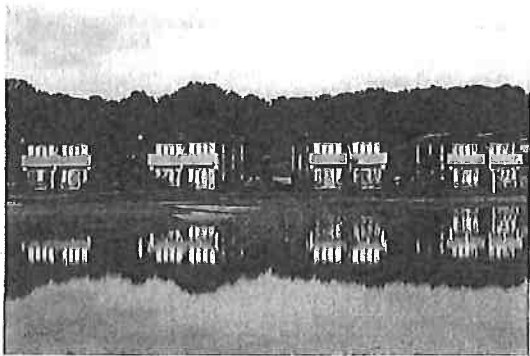
SUMMARY OF PRIMARY SUBMISSION

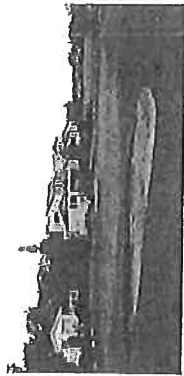
7. The request is to rezone 62-64 St Andrews Terrace (consisting Golf Club car park, Club house and green-keeper's sheds/house) from General Residential to Residential Intensification.
8. In recent years, membership numbers have been steadily declining and with costs of maintenance increasing, the Golf Club need to find a better, more sustainable use of the 9300m² land that they have in ownership. One of the key motivating drivers of the rezoning is to generate an income for the Golf Club to ensure its ongoing existence.
9. Council's 'Active Communities' strategy states that "*clubs are struggling with decreasing memberships and increasing costs. The number and types of applications to Council and Charitable Trusts appears to have increased in recent years; an indication that more sports and recreation clubs are under pressure. As times change, (clubs)require further adaptation - and above all a commitment to do things smarter. Like other cities across New Zealand, Hamilton's sport and recreation clubs and facilities face challenges around ongoing sustainability.*"
10. The Golf Club have identified that adaptability needs to be in the form of developing the Club's land for residential purposes, as per the underlying zoning.

FURTHER DETAILS

11. While many premier golf clubs have established a resort type environment with short stay accommodation as part of the clubs offering and attractions, the Hamilton Golf Club do not have the land nor is there considered a high demand for this short stay accommodation on site. There is however a demand for lock up and leave, quality apartment living overlooking the St Andrew's Golf Course and as such the Club wish to establish superior apartment living on site for sale.
12. The most appropriate zone for this type of development is Residential Intensification. This zoning indicates to the community that apartment living is a likely development on the land and this is enforced by 'Purpose' 4.1.2 of the Proposed District Plan.
13. While an apartment development could be applied for under the General Residential zone provisions, such an application (in my experience) will almost certainly generate the requirement for full public notification for the reason that the community expectations for this land is currently not apartment living. The change of zone from Residential to Residential Intensification will therefore convey to the public that apartment living is the likely form of housing on this land.
14. The continued need for the land for club house and car parking ensures that only the land abutting the golf course would be developed for residential use and the remaining land would be redeveloped for golf club use. This is indicated on the redevelopment schematic provided by Chow:Hill Architects (attached).
15. The Golf Club would develop apartment living in a defined edge on the land with the development being to the highest quality. This type of development has been identified as the best fit in terms of the surrounding context and environment. The benefits of this are as follows:
 - a) It supports the premier status of the Golf Club;

- b) Fewer apartments are required for a good return and therefore the footprint of the residential accommodation is limited allowing the majority of the land to be retained for golf club car parking as it is now;
 - c) There is minimal visual disruption to neighbouring properties as the area of land affected is minimised;
 - d) High levels of amenity are provided by capturing the view across the golf course and this will ensure a higher value apartment which will ultimately attract the desired market;
 - e) Apartments are low maintenance "lock and leave" type living which suits the target market - be it for professional couples, empty nesters or early retirees; and
 - f) Body Corporate rules can assist in ensuring ongoing maintenance and amenity.
16. In order to restrict the area of land that could be developed, Council may consider rezoning only a portion of the land on the site to Residential Intensification to provide certainty that the entire site is not developed for apartment living.
17. I attach images of high quality residential living on golf courses. New Zealand examples of the type of development that could be possible with a change of zone includes: Millbrook Resort, Kauri Cliffs, The Dunes - Matarangi, Jack Nicklaus Kinloch Course, Terrace Downs and Waireki.



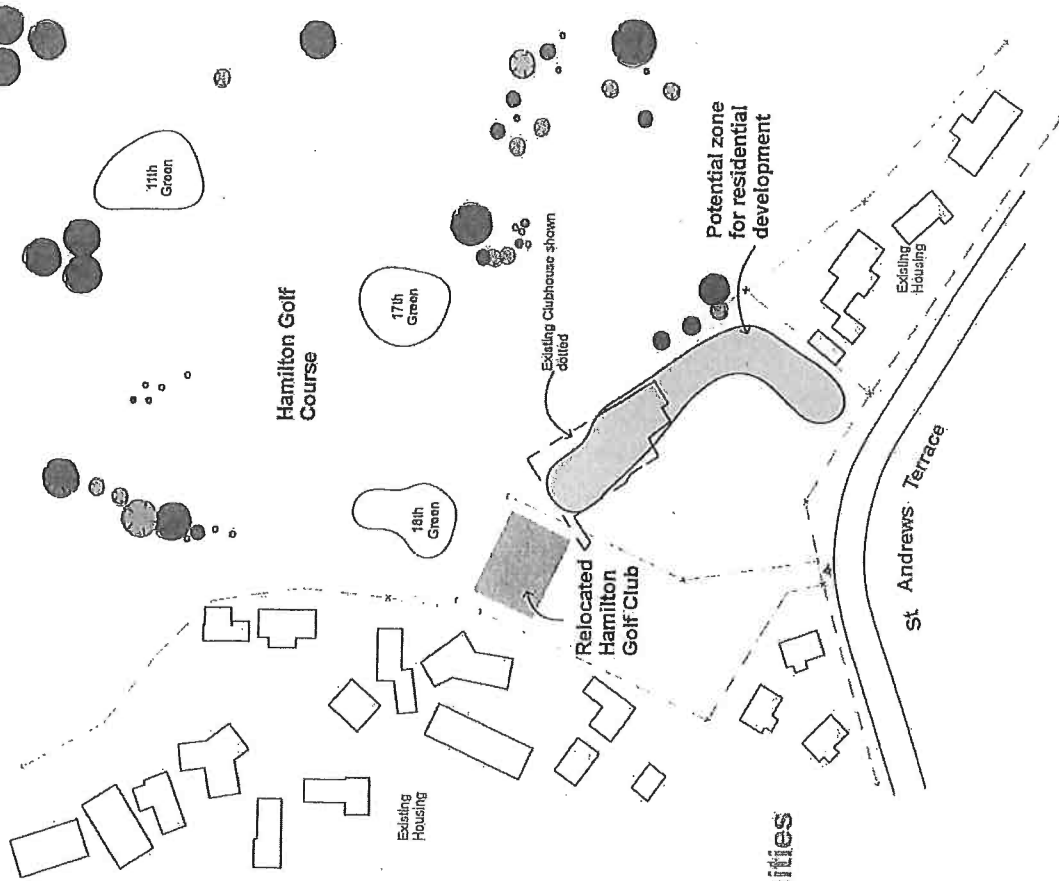
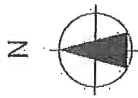


VIEW OF 18TH GREEN FROM CLUBHOUSE



.....maximising opportunities to live, work and play in your local area.

Chow-Hill



**HAMILTON GOLF CLUB:
REDEVELOPMENT SCHEMATIC**

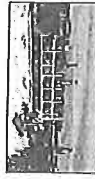


VIEW OF 16TH TEE FROM CLUBHOUSE



VIEW OF 17TH GREEN FROM CLUBHOUSE

.... safe sustainable, high quality urban environment



.....higher density housing close to open spaces.

St. Andrews
of Hamilton since 1903

Lisa Lowe

From: t
Sent: Tuesday, 20 March 2018 7:00 AM
To: Neil Holdom
Subject: Re: Here is a suggestion

Not at all Neil, but you and I both know it is all about perceptions.

I voted for you because I thought you would challenge those people around the table to do their jobs, ask questions and go out and find out what the people felt. It seems to me that too many of the electorate don't care anymore because consultation and making their voice heard is pointless, other than Fitzroy, which may be the exception that proves the rule.

While you have clowns there talking about Acts of God, which will probably result in an enquiry which says previous Councils had fucked up, and Councillors who think that the qualifications of your administration are enough to justify everything they do, i think you are peeing into the wind.

Still might be an idea to announce something about the Walkway, even a cynic like me will see that as a positive 😊

Best of luck.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Neil Holdom <Neil.Holdom@npdc.govt.nz>

Date: 20/03/2018 6:31 am (GMT+12:00)

To: t

Subject: Re: Here is a suggestion

Hi.

The Walkway will be completed before the end of June.

I think the discussions around Water and the Peringa Park land are healthy - people are being offered options - some might not think we should offer options

they don't agree with but it is my belief you need to have serious discussions about how we fund the future and then we see what our people want.

Freedom camping has been blown out of proportion by a few - we have one or two spots with a few issues which will be resolved as we tackle this nationwide issues but as you can see from today's paper, locals spread far more waste and cause far more damage than these young visitors from overseas.

You didn't want me to just sit back and just warm the seat did you?

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

> On 20/03/2018, at 6:18 AM, wrote:

- > With all the negative publicity surrounding council currently; water crisis, Fitzroy Golf club, freedom camper indecision, maybe a bit of good news like they have started on the Walkway past Matthews place.
- > I thought you did say it would begin at the latest before the end of the financial year.
- > Just a thought.
- >
- >

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