



Mountain to Sea

Te Kaunihera-ā-Rohe o Ngāmotu

**NEW PLYMOUTH DISTRICT COUNCIL**

[newplymouthnz.com](http://newplymouthnz.com)

2nd Best Region in the World to Visit (Lonely Planet 2017)

When replying please quote: 7668130

10 April 2018

Dear

**COMPLAINTS AND LGOIMA REQUESTS – LTP SUPPORTING INFORMATION AND CONSULTATION DOCUMENT**

I acknowledge receipt of your emails of:

- 7 March 2018
- 12 March 2018 (x2)
- 14 March 2018
- 18 March 2018
- 23 March 2018

As indicated in my response (14 March) your correspondence, to that date, would be considered as one request. Your subsequent emails (18 & 23 March) are also responded to below.

Thank you for the time you have taken to date to provide your feedback on New Plymouth District Council's consultation document and consultation processes for the 2018-2028 Long-Term Plan.

Consultation documents were introduced to concisely and clearly present to communities the significant issues, plans, and projects to be included in Long-Term Plans. The consultation document is the primary means of advising the community of the Council's plans for the next 10 years and seeking their views on the Council's intentions. The consultation document is a very high level summary of the range of supporting information that the Council must adopt before releasing it for public feedback.

Draft consultation documents go through a rigorous Audit review process. The review process considers not only whether the legislative requirements are complied with, but also whether a consultation document is "fit for purpose" and whether the document is based on good quality, underlying information and assumptions.

***Response to email of 18 March – Public Law Obligations***

New Plymouth District Council takes its legal and ethical obligations extremely seriously. As required by statute, the Council has developed a draft Long Term Plan based on the information that it has in relation to the communities' views and preferences on a range of issues. No decisions in relation to Flagship Projects have been made. The elected members of the New Plymouth District Council are aware of their statutory obligations around bias and pre-determination, and consequences of not meeting those obligations.

The Mayor's comments do not show a bias or prejudice. The comments show a desire to hear the views and preferences of the community – including neighbours and regular users. In my opinion, the comments are not dismissive of the feelings of Fitzroy users, but seeking to offer the wider community an opportunity to also comment on the proposal.

***Response to email of 23 March 2018 – Local Government Act 2002 Decision-Making Requirements***

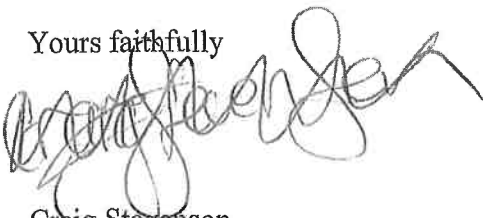
The Council is very aware of its decision-making requirements under the Local Government Act 2002 and the consequences of not meeting those requirements. The reference to “no Significant Policy and Plan Inconsistencies” relates to the process of adopting the LTP supporting information. The adoption of LTP supporting information, and the release of the Consultation Document is not a decision to sell and develop Peringa Park Recreation Reserve.

As noted in the Consultation Document, there are a number of issues to be addressed if alternative funding sources are to be used to fund Flagship Projects. To date only a high level analysis of the use of alternative funding sources has been undertaken. Any progress on this option would include development of a full master plan and business case. Consideration of those would be based on analysis of the statutory requirements relating to decision making.

In relation to your reference to s78 of the LGA, consultation on the LTP will help provide the decision makers with the views and preferences of those likely to be affected by, or who have an interest in, the matter. Prior to making future decisions, the Council wishes to make sure it has considered the views and preferences of those affected, and interested in, the matter.

Thank you again for the time you have taken to date to provide your feedback on New Plymouth District Council's consultation document and consultation processes for the 2018-2028 Long-Term Plan. The formal consultation period runs from 6<sup>th</sup> April – 9<sup>th</sup> May. We look forward to receiving your formal submission on the draft 2018-2028 Long-Term Plan.

Yours faithfully



Craig Stevenson  
CHIEF EXECUTIVE  
NEW PLYMOUTH DISTRICT COUNCIL

Cr Merrick )

Cr Hitchcock )

That having considered all matters raised in the report the Council:

- a) Adopt the strategic operating environment, consisting of the strategic framework and forecasting assumptions (appendix 1), for the Long-Term Plan supporting information
- b) Adopt the Financial Strategy (appendix 2) for the Long-Term Plan as supporting information for the Long-Term Plan
- c) Adopt the Infrastructure Strategy (appendix 3) for the Long-Term Plan supporting information

Carried

### **Adoption of Council Services Supporting Information in Relation to the Long-Term Plan 2018-2028 and Consultation Document**

ECM7601291

The matter for consideration by the Council is the adoption of the Council services supporting information required to be adopted by section 93G of the Local Government Act 2002 (LGA 2002) in relation to the Long-Term Plan 2018-2028 (LTP) and the Consultation Document.

#### Council Resolution:

Cr Jordan )

Cr Pearce )

That having considered all matters raised in the report the Council:

- a) Include the following key initiatives in Long-Term Plan 2018-2028:
  - 1) Parks and Open Spaces - Include capex service level improvements of \$16.5m, growth capex of \$5.7m and opex service level improvements of \$4.2m as per the work programme for the Long-Term Plan 2018-2028 in Appendix One highlighting the following:
    - Capex of \$1m over Years One to Five to provide for the Taranaki Traverse 'Mounga to Surf' - Waiwhakaiho River Corridor stage - land acquisition and business case
    - Capex of \$2m in Year Three to provide for the Weymouth Street Railway crossing improvements noting that partial external funding will be sought
    - Capex of \$2.3m over Years Four to Ten to provide for CBD Street scape improvements
    - Opex of \$50k in year one to provide for the development of a concept plan for Te Kohia Pa.

#### An amendment was moved at the Council meeting

Cr Johnston

Cr Merrick

- Capex of \$3.5m in Year Three to provide for the establishment of a Commercial and Industrial Materials Recovery Facility.
- Capex of \$562k in Year Six to provide for upgrades and improvements to rural Transfer Stations
- Capex of \$562k over Years Three to Ten to provide for recycling in public places and at events
- Capex of \$59k in Year Eight to provide for an information portal for commercial waste
- Capex of \$45k in Year Six to provide for additional infrastructure at Transfer Stations
- Opex of \$220k over Years One to Ten to provide for composting workshops
- Opex of \$7.5m over Years Two to Ten to provide food waste collection (weekly) and replace weekly and replace weekly 60L rubbish bag collection with 120L bin collected fortnightly
- Opex of \$457k over Years Two to Ten to provide flexibility in bin sizes
- Opex of \$73k over Years One to Ten to subsidise the backdoor collection service by 50 per cents
- Expansion of the kerbside collection area over Years One to Ten on a cost recovery neutral rates basis
- Opex of \$50k in Year Four to investigate alternative technologies to landfill
- Opex of \$300k over Years One to Ten to provide a subsidy for E waste recycling
- Opex of \$70k in Year Two to investigate feasibility of Commercial & Industrial MRF
- Opex of \$1m over Years One to Ten to employ a Commercial Waste Minimisation Officer
- Opex of \$50k over Years One to Ten to provide commercial access to MRF
- Opex of \$806k over Years One to Ten to provide collaboration options (bylaw review, contestable waste levy fund)
- Opex of \$2.95m over Years One to Ten to provide leadership options (illegal dumping strategy, in-house waste minimisation strategy, public place recycling, advocate to Central Government)

Council Resolution:

Cr Melody )  
Cr Pearce )

- 8) Emergency Management - Include capex service level improvements of \$1.65m and opex service level improvements of \$7.9m as per the work programme for the Long-Term Plan 2018-2028 in Appendix One highlighting the following:

- Capex of \$1.65m in Years Four to Six to provide for Civil Defence Emergency Management (CDEM) related capex
- Opex of \$3m over Years One to Ten to provide for building Emergency Operations Centre (EOC) capability.

Carried

Council Resolution:

Cr Brown )  
Cr Pearce )

- 9) Community Partnerships - Include opex service level improvements as per Council decisions from the 19 December meeting, and Sport Taranaki and the Housing for the Elderly as highlighted below and in Appendix One:

- Rentals for the Council's Housing for the Elderly units are increased on an annual basis to strengthen the renewal reserves to allow for the future consideration of investment and divestment options.
- Sport Taranaki – Receive \$81k per annum from Year One to Ten and cease the Strategic Partnership 5 year grant of \$25k.

Carried

Council Resolution:

Cr Pearce )  
Cr Johnston )

- 10) Govett-Brewster Art Gallery/Len Lye Centre - Include opex service level improvements of \$1.25m as per the work programme for the Long-Term Plan 2018-2028 in Appendix One highlighting the following:

- opex of up to \$100k per annum to increase the visitor experience as a result of the preparation of a strategic plan
- opex of \$250k in Year Three to provide for the 50th Anniversary Celebration

An amendment was moved at the Council meeting

Cr McLeod  
Cr Brown

Remove the Govett-Brewster/Len Lye Centre opex of up to \$100k per annum to increase the visitor experience as a result of the preparation of a strategic plan

The amendment was lost.

12) Venues and Events - Include capex service level improvements of \$1.36m and opex service level improvements of \$3.75m as per the work programme for the Long-Term Plan 2018-2028 in Appendix One highlighting the following:

- capex of \$750k in Year One to provide for external toilets and a concrete pad at the TSB Stadium
- capex of \$576k over Years One to Ten to provide for an annual new light feature at the Festival of Lights
- opex of \$310k per annum to provide for CBD activation through the Shaping our City Action Plan
- opex of \$100k per annum to provide for venues to attract events and generate revenue.

Carried

Council Resolution:

Cr Biesiek )  
Cr Duynhoven )

13) Customer & Regulatory Solutions – No levels of service changes proposed

Carried

Council Resolution:

Cr Handley )  
Cr Hitchcock )

14) Economic Development - Include opex service level improvements of \$7m highlighting the following:

- opex of \$350k per annum over Years One to Ten to provide for the implementation of the Tapuae Roa: Make Way for Taranaki—the Regional Economic Development Strategy and Action Plan

Carried

Council Resolution:

Cr Hitchcock )  
Cr Biesiek )

15) Governance - Include opex service level improvements of \$1m including:

- Opex of \$25k every third year to participate in the CouncilMARK programme
- Opex of \$300k over Years One and Two for participation in the national online voting trial.

Carried

*Cr McLeod requested that his vote against the preceding motion be recorded.  
Cr Handley was not present for voting on the preceding motion.*

Council Resolution:

Council Resolution:

Cr Biesiek )

Cr Pearce )

That having considered all matters raised in the report:

- a) Adopt the draft Development and Financial Contributions Policy as supporting information for the LTP 2018-28.
- b) Approve the draft Development and Financial Contributions Policy for consultation under section 82 of the LGA 2002.
- c) Note that the Development and Financial Contributions Policy will be consulted on in conjunction with the consultation for the LTP and the final policy will be subject to decisions made as part of the LTP 2018-28 process.
- d) Delegate authority to Council officers to make minor amendments updating the policy in light of any relevant decisions made by the Council as part of the LTP process and the availability of any new or updated information. Noting that any significant amendments will be presented back to the Council for adoption prior to consultation.

Carried

**Proposed Changes to the Revenue and Financing Policy and Rating System for the Long-Term Plan 2018-2028**

ECM7546727

The matter for consideration by the Council is changes to the Revenue and Financing Policy and rating system to be included in the Long-Term Plan 2018-2028.

Council Resolution:

Mayor Holdom )

Cr Handley )

That having considered all matters raised in the report, the Council:

- a) Note that the Revenue and Financing Policy sets the overall direction for the rating system and the directions for how the Council will raise revenue for each activity, with the detailed rating system set through the Long-Term Plan and Annual Plan processes

Rating differentials

b) Note that:

- i) The original intention of the differential system was for small holdings (being non-commercial/industrial properties between 1 and 4 hectares) to be rated in between residential and farmland properties, but
- ii) Due to growth in the number of small holdings, they are now paying less in rates per dollar of land value than farmland properties, and
- iii) A 2012 review found that the commercial/industrial properties pay a higher proportion of rates than the sector receives in benefits from Council services

c) Agree that the rating differentials be amended to:

- i) Increase the small holdings differential from 3.00% to 3.25% in 2018/19, 3.55% in 2019/20 and 3.80% in 2020/21

*Miscellaneous*

- i) Agrees to minor changes to:
  - i) provide that asset sale income may be used to build reserve funds
  - ii) provide that Housing for the Elderly rents will only be used for funding of that service
  - iii) reflect existing business processes
  - iv) enable the Emergency Management and Business Continuity activity may borrow funds for capital expenditure
  - v) remove a now completed transitional agreement
  - vi) reflecting legislative changes, particularly to development and financial contributions, and
  - vii) a number of technical tidy-ups and language changes to improve readability
- j) Note that above changes to the rating system must be included in the Long-Term Plan consultation document and the Revenue and Financing Policy is consulted on concurrently to the Long-Term Plan process
- k) Revoke the *Policy on Targeted Rates for the Use of Multiple Water Closets or Urinals for Wastewater Disposal* (P10-014).

Carried

*Cr Melody having declared an interest, withdrew from the table and took no part in the discussion or voting on the preceding matter.*

**Adoption of Financial Information and Statements Report Supporting Information in Relation to the Long Term Plan 2018-2028 and Consultation Document**

ECM7598174

The matter for consideration by the Council is the adoption of draft Financial Information and Statements supporting information required to be adopted by section 93G of the Local Government Act 2002 (LGA 2002) in relation to the Long-Term Plan 2018-2028 (LTP) and the Consultation Document, which includes confirming:

- Revenue initiatives and service level to reduce costs and achieve a 3.86 per cent average increase in the rating requirement over the ten years of the plan.

*Council Resolution:*

Cr Jordan )

Cr Biesiek )

That having considered all matters raised in the report the Council,

- a) Adopt the following Financial Information and Statements supporting information required to be adopted by section 93G of the Local Government Act 2002 in relation to the Long-Term Plan 2018-2028 and the Consultation Document :
  - Statement of Accounting Policies



**Lisa Lowe**

---

**From:** Neil Holdom  
**Sent:** Tuesday, 3 April 2018 1:38 PM  
**To:** Jacqueline Baker  
**Subject:** Re: Draft Jim Tucker response

All good by me

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

Sent from my iPad

On 29/03/2018, at 5:29 PM, Jacqueline Baker <[Jacqueline.Baker@npdc.govt.nz](mailto:Jacqueline.Baker@npdc.govt.nz)> wrote:

Hi

Here's our draft response. Let us know if you would like anything added or attributed? Otherwise it will come from Alan. We have an extended deadline of

COB Tuesday.

Jacs

NPDC has a responsibility to represent all of our 80 000 residents. This includes discussing proposals with the entire district and listening to the feedback. Last year we held a public conversation on 10 proposed Focus Areas, asking the public to tell us what their priorities were. This discussion helped us define the issues that are being consulted on as part of the draft 10-Year Plan, including the Flagship Project of extending the Coastal Walkway to Waitara. More details about this discussion and its results are online here: [http://www.newplymouthnz.com/Council/Have-Your-Say/Consultations-and-Surveys/Draft-](http://www.newplymouthnz.com/Council/Have-Your-Say/Consultations-and-Surveys/Draft-Ten-Focus-Areas-Survey)

Ten-Focus-Areas-Survey

Under our proposal, there will be land remaining as open space for recreation. Our proposal is to recycle a portion of that land for public benefit elsewhere, and we'll find out through the draft 10-Year Plan consultation how much support this has among residents. NPDC will make a decision on the proposal only after all submissions to the draft 10-Year Plan have been received and heard at the coming public hearing.

Issues around the golf club's lease and any requirements around how the land was placed in NPDC's ownership have been and will continue to be worked on as part of the proposed land sale. Any legal advice we have received is confidential to NPDC.

If as a result of the consultation NPDC does decide to go ahead with developing this land, the process will include more opportunities to consult with the community.

NPDC has not decided how the development would be undertaken. A key part of the project, if approved through the 10-Year Plan, is to determine the most appropriate delivery arrangement – for instance, whether to establish a council-controlled organisation (CCO) for property development. Details around the options will be firmed up as part of this work.

The \$40m mentioned includes other land sales. The draft 10 year plan lists \$30m from the development of part of the reserve currently leased by the golf club, \$5m from development of the Weka Street site and \$5m from other land sales across the district.

If the development goes ahead, the early costs would be covered through debt-funding, which would be paid off as income from land sales comes in. Improvements to infrastructure, such as roads and water/wastewater, are considered as part of any residential development. Generally, the developer pays for new connections while NPDC pays for upgrades to existing infrastructure.

The public consultation on the draft 10 Year Plan is from 6 April to 9 May and we urge people to let us know what they care about.

**From:** Jacqueline Baker  
**Sent:** Tuesday, 20 March 2018 3:44 PM  
**To:** Neil Holdom <[Neil.Holdom@npdc.govt.nz](mailto:Neil.Holdom@npdc.govt.nz)>  
**Cc:** Alan Bird <[Alan.Bird@npdc.govt.nz](mailto:Alan.Bird@npdc.govt.nz)>  
**Subject:** RE: Questions re Fitzroy golf course proposal

Sure thing. We'll get onto it.

**From:** Neil Holdom  
**Sent:** Tuesday, 20 March 2018 11:38 AM  
**To:** Jacqueline Baker <[Jacqueline.Baker@npdc.govt.nz](mailto:Jacqueline.Baker@npdc.govt.nz)>  
**Cc:** Alan Bird <[Alan.Bird@npdc.govt.nz](mailto:Alan.Bird@npdc.govt.nz)>  
**Subject:** Fwd: Questions re Fitzroy golf course proposal

Hi Jacqs - can you work with Alan on appropriate answers - I dont think these all need to come from me, happy to have the governance related ones attributed to me.

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

Sent from my iPad

Begin forwarded message:

**From:** Jim Tucker <[jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)>  
**Date:** 20 March 2018 at 9:48:48 AM NZDT  
**To:** Neil Holdom <[Neil.Holdom@npdc.govt.nz](mailto:Neil.Holdom@npdc.govt.nz)>  
**Subject:** Questions re Fitzroy golf course proposal

Hi Neil

Please find attached some questions I have about the Fitzroy golf course proposal.

I would like a response by March 31, please.

When I arranged to talk to you in February, I made that appointment on the basis my story would focus on Fitzroy.

As you will recall, when I arrived I said I felt there was probably not enough in the Fitzroy angle to sustain a full Live piece of the length I usually write. We agreed the focus would be on the first half of your term as mayor.

However, after attending the February 28 meeting, hearing the submissions and seeing the heat that was being generated, I decided to make further inquiries.

After looking into this matter extensively, I now believe the main focus needs to be the original one for which I approached you.

The Fitzroy proposal raises interesting questions, certainly enough to sustain a full piece with that as its main focus.

Thanks

Jim Tucker

Jim Tucker @ **JIMTUCKERMEDIA**

021-757-863

Email: [jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)

Website: [Jim Tucker Media](#)

**Lisa Lowe**

---

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Thanks

Jim Tucker

Jim Tucker @ **JIMTUCKERMEDIA**

021-757-863

Email: [jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)

Website: [JimTuckerMedia](http://JimTuckerMedia)

When replying please quote: ECM 7678543  
File Ref: ID 8568

28 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – 1948 ACQUISITION OF FREEHOLD IN LEASE 15876 FOR RECREATION GROUND – PERINGA PARK – COOMBES AND OTHERS – LOTS 1-11 DP 1910 – 2.4838 HECTARES – TN160/110**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating to parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on the proposal. These requests will be made systematically as investigation and documentation is complied.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TN160/110
- Attachments listed in summary

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

Can you provide an estimate of cost for Purchase Order purposes to undertake the necessary work.

If you require any further information, you can contact me on (06) 759 6060 or email

Yours faithfully



When replying please quote: ECM 7678558  
File Ref: ID 8568

28 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – 1947 ACQUISITION OF LAND FOR RECREATION GROUND –  
PERINGA PARK – PUBLIC TRUSTEE – PUKWEKA 17A BLOCK – 24.9135 HECTARES –  
TNH3/1030**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating to parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on the proposal. These requests will be made systematically as investigation and documentation is compiled.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TNBH3/1030
- Attachments listed in summary

Note this land not identified for development unless part is required for boundary adjustment.

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and/or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

Can you provide an estimate of cost for Purchase Order purposes to undertake the necessary work.

If you require any further information, you can contact me on (06) 759 6060 or email

Yours faithfully

When replying please quote: ECM 7678535  
File Ref: ID 8568

28 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – 1947 ACQUISITION OF FREEHOLD DECLARED RECREATION  
GROUND – PERINGA PARK – R A & H WARD LOTS 16-17 DP 1910 – 0.4250 HECTARES –  
TNH3/1028**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating to parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on proposal. These requests will be made systematically as investigation and documentation is complied.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TNH3/1028
- Attachments listed in summary

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

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Yours faithfully

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File Ref: ID 8568

28 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – 1947 ACQUISITION OF FREEHOLD DECLARED RESERVE  
RECREATION RESERVE – PERINGA PARK – PUBLIC TRUSTEE –PUKEWEKA 17B  
BLOCK – 5.3621 HECTARES – TN133/185**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating to parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on the proposal. These requests will be made systematically as investigation and documentation is compiled.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TN133/185
- Attachments listed in summary

Note this land not identified for development unless part is required for boundary adjustment.

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

Can you provide an estimate of cost for Purchase Order purposes to undertake the necessary work.

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Yours faithfully

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File Ref: ID 8568

28 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – 1947 ACQUISITION OF FREEHOLD LAND DECLARED RECREATION RESERVE – PERINGA PARK – G H BELL – ALLOTMENT D DP 1100 – 2.6165 HECTARES – TN90/154**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating to parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on the proposal. These requests will be made systematically as investigation and documentation is complied.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TN90/154
- Attachments listed in summary
- Note that no information has been located on vendor G H Bell

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

Can you provide an estimate of cost for Purchase Order purposes to undertake the necessary work.

If you require any further information, you can contact me on (06) 759 6060 or email

Yours faithfully

When replying please quote: ECM 7681458  
File Ref: ID 8568

4 March 2018

The Property Group Limited  
PO Box 8200  
NEW PLYMOUTH 4342

Attention: Andrew Hopkirk

Dear Andrew

**SECTION 40 REPORT – ACQUISITION OF LAND ON SUBDIVISION FOR PLEASURE -  
RECREATION GROUND – PART PERINGA PARK – LOTS 5-6 DP 6496 – 0.1610  
HECTARES – TN160/34**

**1. Background**

As communicated the Council requires a number of Independent Section 40 Public Works Act 1981 investigations to be undertaken to establish if there are any offer back obligations relating parts of Peringa Park if reserve status was ever revoked as part of the LTP public submission report back on the proposal. These requests will be made systematically as investigation and documentation is complied.

**2. Documents Enclosed**

- Acquisition Breakdown Summary for TN160/34
- Attachments listed in summary

Note that at this stage no historical Borough background file information has been obtained, but any information subsequently retrieved will be forwarded. You will need to undertake any further search required and or obtain any Wills or other documents.

**3. Timeframe**

Deadline for receipt of report no later than 30 April 2018.

**4. Purchase Order**

Can you provide an estimate of cost for Purchase Order purposes to undertake the necessary work.

If you require any further information, you can contact me on (06) 759 6060 or email

Yours faithfully

**Lisa Lowe**

**From:** Richard Jordan  
**Sent:** Wednesday, 28 March 2018 3:48 PM  
**To:** Neil Holdom  
**Subject:** Fwd: Fitzroy Golf Club Land

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

Begin forwarded message:

**From:** Paul ; "richard.jordan@npdc.govt.nz" <richard.jordan@npdc.govt.nz>, "shaun.biesiek@npdc.govt.nz" <shaun.biesiek@npdc.govt.nz>, "gordon.brown@npdc.govt.nz" <gordon.brown@npdc.govt.nz>, "murray.chong@npdc.govt.nz" <murray.chong@npdc.govt.nz>, "harry.duynhoven@npdc.govt.nz" <harry.duynhoven@npdc.govt.nz>, Richard Handley <richard.handley@npdc.govt.nz>, "stacey.hitchcock@npdc.govt.nz" <stacey.hitchcock@npdc.govt.nz>, "colin.johnston@npdc.govt.nz" <colin.johnston@npdc.govt.nz>, "alan.melody@npdc.govt.nz" <alan.melody@npdc.govt.nz>, "marie.pearce@npdc.govt.nz" <marie.pearce@npdc.govt.nz>, "roy.weaver@npdc.govt.nz" <roy.weaver@npdc.govt.nz>, "john.williams@npdc.govt.nz" <john.williams@npdc.govt.nz>  
**Date:** 27 March 2018 at 9:02:55 PM NZDT  
**To:** Paul ; "richard.jordan@npdc.govt.nz" <richard.jordan@npdc.govt.nz>, "shaun.biesiek@npdc.govt.nz" <shaun.biesiek@npdc.govt.nz>, "gordon.brown@npdc.govt.nz" <gordon.brown@npdc.govt.nz>, "murray.chong@npdc.govt.nz" <murray.chong@npdc.govt.nz>, "harry.duynhoven@npdc.govt.nz" <harry.duynhoven@npdc.govt.nz>, Richard Handley <richard.handley@npdc.govt.nz>, "stacey.hitchcock@npdc.govt.nz" <stacey.hitchcock@npdc.govt.nz>, "colin.johnston@npdc.govt.nz" <colin.johnston@npdc.govt.nz>, "alan.melody@npdc.govt.nz" <alan.melody@npdc.govt.nz>, "marie.pearce@npdc.govt.nz" <marie.pearce@npdc.govt.nz>, "roy.weaver@npdc.govt.nz" <roy.weaver@npdc.govt.nz>, "john.williams@npdc.govt.nz" <john.williams@npdc.govt.nz>  
**Subject: Re: Fitzroy Golf Club Land**  
**Reply-To:**

Thank you. ... And you have every right to be annoyed, once again the Council Chambers are packed out with members of the public and the 2 or 3 deputations are rushed through and sent packing to the obvious disappointment of all those present including many councillors. Common sense, discretion, and a bit of courtesy towards both the speakers and all those who turned up would certainly have been appreciated.

On that particular note, Cr Jordan, I shall take this opportunity to respond to the question you decided to fire at me after we had agreed that I would not be taking any questions;

"So Mr Williamson, would you prefer if we didn't consult with the public at all then?" or something to that effect...

You must have been asleep throughout my deputation then sir, because I can find no other explanation as to why you would ask such a frivolous question. Just about everything I spoke about, and pointed out, related to me encouraging you to take this out for consultation and public feedback (better late than never), but to choose the "right debate" and to not enter into this with what appears to be a "pre-determined decision".

For your benefit Cr Jordan, and please read this when you are wide awake(!), I will repeat the points that I made, in the order that I made them:

1) Page 9 (paragraph 5) of the Consultation Document (CD), the mayor states that he wants to have a "robust and full discussion on all the issues and options" and again on paragraph 9 "...to consider the range of options". Why then are you not presenting all the issues and ALL of the options?

2) And, as per Cr Biesiek, I mentioned how it is bizarre, and quite possibly unlawful, (see the Local Government Act section 7.) for you to have selected from all the possible options and alternatives that there might be relating to a new TSB Stadium, a single proposition that has not been discussed or debated or decided upon in an actual meeting by councillors.

3) Page 11 of the CD, the image/picture on this page is unnecessarily focussing on areas other than the Peringa Park Reserve. The debate about whether there are or are not too many Golf Courses in New Plymouth is the "wrong debate" as one of your councillors (Cr McLeod I think) also pointed out. Astonishingly, your CFO when questioned admitted that he wanted to "show the public that there is another Golf Course nearby". Sorry, this is not the conversation you are stating that you want to have, and once again this leads me (and others) to believe that your decision has been pre-determined, which undermines the whole process of consultation.

4) Page 11 of the CD - Risks... You have not fairly identified the real risk that the Fitzroy Golf Club may have a further right of renewal. And you do know for a fact that they believe they do have one, so regardless of the 'verbal' legal advice that you have had, to be fair you must acknowledge this as a real 'risk' as well.

5) Throughout the document you are referring to "alternative funding options" but you are not presenting options plural you are putting forward an option singular, that is developing and selling Peringa Park Reserve. At least your CFO did admit to that, and he promised to remove the plural from the CD... BUT, I still have an issue with the terminology "alternative funding" because this is the 'wrong debate' and appears to be a blatant attempt to mislead the public. You are offering a single alternative, and that is "developing and selling Peringa Park Reserve" (or if you want to push this right out to the edge of honesty, you could say "developing and selling Public Reserves") so in the interests of fairness, of having the 'right debate', and of getting a true understanding of your community's wishes as you claim to desire, then you should replace all references to "alternative funding sources" (the Heading on page 11 and everywhere else and ESPECIALLY the submission form with the actual alternative funding source that you want feedback on namely "developing and selling Peringa Park Reserve".

And finally Cr Jordan, because you personally met with your brother-in-law once removed, Mike Earley at the Fitzroy Golf Club the other day to try to persuade him to accept the 9 hole pitch and putt course you are suggesting that we as a community leave them with, then perhaps you should take a good and hard look at yourself and ask whether in fact you have already pre-determined your own decision and you really couldn't care less what the public think ;)

And my response to His Worship, who's been complaining to me both directly and indirectly about being 'picked on' over this issue, especially via public forums like letters to the editor, on Stuff and on social media, is that perhaps he needs to understand that this is precisely what he has been doing to the Fitzroy Golf Club, the Fitzroy community, and everybody that values and appreciates all of the prized green space in our district (he has been picking on them all, whether purposefully or not), so he shouldn't be too surprised that all these groups of people and many others are biting him back.

I do live in hope and I have a tremendous amount of faith in all of you as individuals (yes, including you Cr Jordan), so I implore all of you to encourage your mayor and your CEO make the urgent changes that they should to the CD in order to ensure that we are in fact having the "right debate", an open and honest debate, and that you as a council are asking the actual questions that you want the community to give you feedback on in a transparent and a more obvious manner.

Cheers for now, and thank you for reading this email.

PS. There are now over 2200 signatures on the Save Fitzroy Golf Course petition, you can read and see it for yourself here <https://www.toko.org.nz/petitions/save-fitzroy-golf-course>

**From:**

[richard.jordan@npdc.govt.nz](mailto:richard.jordan@npdc.govt.nz); [shaun.biesiek@npdc.govt.nz](mailto:shaun.biesiek@npdc.govt.nz); [gordon.brown@npdc.govt.nz](mailto:gordon.brown@npdc.govt.nz); [murray.chong@npdc.govt.nz](mailto:murray.chong@npdc.govt.nz); [harry.duynhoven@npdc.govt.nz](mailto:harry.duynhoven@npdc.govt.nz); [Richard Handley <richard.handley@npdc.govt.nz>](mailto:Richard.Handley@npdc.govt.nz); [stacey.hitchcock@npdc.govt.nz](mailto:stacey.hitchcock@npdc.govt.nz); [colin.johnston@npdc.govt.nz](mailto:colin.johnston@npdc.govt.nz); [john.mcleod@npdc.govt.nz](mailto:john.mcleod@npdc.govt.nz); [alan.melody@npdc.govt.nz](mailto:alan.melody@npdc.govt.nz); [mike.merrick@npdc.govt.nz](mailto:mike.merrick@npdc.govt.nz); [marie.pearce@npdc.govt.nz](mailto:marie.pearce@npdc.govt.nz); [roy.weaver@npdc.govt.nz](mailto:roy.weaver@npdc.govt.nz); [john.williams@npdc.govt.nz](mailto:john.williams@npdc.govt.nz)

**Sent:** Monday, 26 March 2018 8:45 PM

**Subject:** Re: Fitzroy Golf Club Land

Dear Councillor,

Today I presented to all councillors on the matter of the Proposed sale of Fitzroy Golf Club land.

Your leader cut me short.

What I had to say is extremely important and for that reason alone I am including the full text of my address.

As you will be aware there are matters which are currently before the Auditor-General ( and possibly, depending on the findings of the Auditor-Generals Office), the Serious Fraud Office. Those matters are nothing to do with me although I am cognisant of what is going on.

I ask that you read the full text of what I intended to say -particularly the last five paragraphs. (after the words "End of quote")

Text of address follows

Well, here we are again and you will not be surprised to know that I wish to address the matter of the proposal to develop the Fitzroy Golf Club land which is already efficiently used and is NOT in any way to be considered surplus land.



The leader of this council is fond of quoting his little catch-phrase "Love this place". Apart from being a poor use of the English language, he should not continue to use it. We, all the objectors to this obnoxious proposal, can faithfully use it because we are the ones that truly do 'Love this place'. His worship clearly doesn't or he wouldn't persist with this proposal.

Councillors may not be aware that last Wednesday (21st) I had a meeting with his worship in an attempt to get him to see sense. Bit of a waste of time really because he sees himself as a flash land developer but he wants to use our money to do it.

I will only comment briefly on the standard of the consultation document that we now have because I know others will do that, or have already done that. I agree with their premise though that the document is simply waffle, particularly the section entitled 'Alternative Funding Sources'. In our meeting his worship stated that HE intends to use the funds from developing the golf course to buy green space out past Bell Block. When I suggested that was simply swapping green space for green space he said new green space was urgently needed. So whose fault is that I asked, the council have control of the District Plan and they have allowed this situation to happen.

I was told too, that it is not possible to delete this proposal from the plan because it was passed by the whole council. If that is the case how-come we are to have a submission process AND just in the last few days we have the incredible revelation that behind the scenes things have been occurring that you councillors have been completely unaware of. If, God forbid, I was a councillor I would be absolutely incensed and would be calling for heads to roll. That sort of situation is completely intolerable.

His worship also asked me what I thought he should do. I said, the very least you can do is put this whole thing on the back burner and let it be investigated properly. He thought it already had been. How silly is that? He also told me he sensed I was angry. How very astute, except he underestimated me, I was irate.

Now I have suggestion. Are any of you sensible or brave enough to move a motion?

My suggestion:

"Delete the body of the Alternative Funding Sources section from the

annual Plan and replace it with the words ' see the section entitled PIF''

I suggest that because the section it is a make-weight in the plan. It admits there are problems in implementing it. It also states that its figures are based on 'high-level-analysis'. That's easy to say but we don't know who did that analysis (if it's staff then I don't accept it's high-level). Shades of the earlier council work there? It also says 'council believes there are no impediments to starting this process' - the initial investigation from some years ago, and now this section itself, says that there ARE impediments.

Another unrelated problem, and it's a serious one is that the land is held IN TRUST to be administered as was originally intended by the donors (not always voluntary I might add). It is NOT land held in fee-simple as our own residential titles are. On the face of it it might look as if it is but in the eyes of the law, it isn't.

His Worship tried to compare this proposal with a development that has happened in Napier. There is no comparison - the Napier development was NOT reserve land.

Since this country's earliest development our forebears looked to the future and legislated to protect a percentage of land from development. Today all subdivisions contribute, either in land area or in cash. It is the law of the land. It always has been and I don't see it changing. Our green space is an integral part and a very important part of this district. It is part and parcel of why we, residents and ratepayers, and all the many visitors do truly 'love this place'.

To achieve the removal of reserve status requires ministerial approval. That has never been easy and neither should it be. I note there are suggestions of interference here too.

Passing this document for consultation in its current form today will not achieve the mayor's hopes. It will just mean the argument goes on to another day (it even says that in the document). It also wastes a whole lot of time and effort. A whole lot of time and effort will be saved by deleting this proposal right NOW. There is simply no sense at all in dragging it out in a further consultation process.

I reiterate that a large majority of us residents are still incensed at the foisting on us of a grandiose airport terminal that is way much more than we actually need. That will not go away.

Perhaps it is appropriate to remind you all what your role is by stating

the Local Government Act.

### 11 Role of local authority

The role of a local authority is to—

- (a) give effect, in relation to its district or region, to the purpose of local government stated in section 10; and
  - (b) perform the duties, and exercise the rights, conferred on it by or under this Act and any other enactment.
- Subpart 1—Purpose of local government
- ### 10 Purpose of local government

(1) The purpose of local government is—

(a) to enable democratic local decision-making and action by, and on behalf of, communities; and

(b)

to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

End of quote.

Nowhere is there any suggestion that the council is at liberty to go into the land development business. There are of course opportunities for it to do small operations in the disposal of parcels of surplus land (which this land most certainly is not). So somebody please move a motion such as I have suggested. It seems that at the first adverse reaction to any council proposal the cry goes up "Well, the rates will have to go up". That, in my view is a pathetic response. We are not stupid and such a reaction does not scare us. As councillors you can hardly be blamed for something that you were blissfully unaware of. But what you can be blamed for is dereliction of duty. We as voters put you in a position of trust to look after the district in our best interests. You haven't done that, probably because

it was easiest to simply agree with everything put before you. These latest revelations of secret goings-on 'behind the scenes' were only enabled by your combined lethargy.

How can you continue to have confidence in a leader that has treated you with such disdain?

You all, as a council should realise that you WILL go down in history but for all the wrong reasons. Councillors you are being trampled on by a mayor who charges blindly on, relying mainly on your inaction.

We, the citizens and ratepayers have had enough. And election time is getting closer every day.

Maybe some of you should consider your positions. Seriously I suggest to his worship that he move on and get into the land development business using his own money. He should not be allowed to continue this misguided proposal which he says is the council's but we all know is his. The consultation document itself admits the proposal is shaky in the extreme.

**Lisa Lowe**

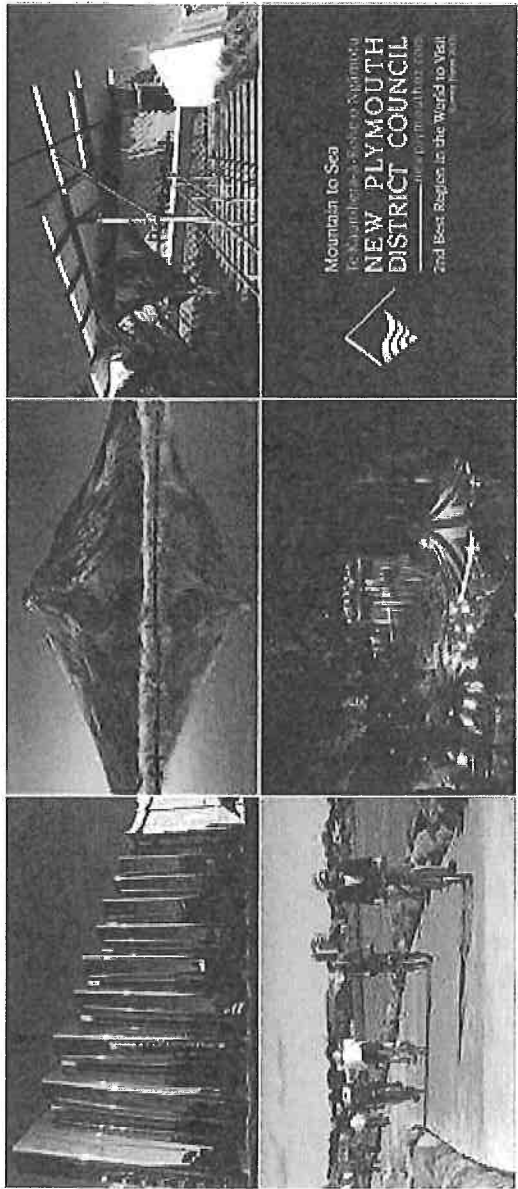
**From:** Wednesday, 28 March 2018 12:48 PM  
**Sent:** Julie Straka; Lisa Lowe  
**To:** CSM18/501727 - feedback Peringa Park Reserve  
**Subject:** View Application Process ID 541265.cilink  
**Attachments:**

Hi Julie and Lisa

Feedback received as per below. I've closed the call with the comment:

Forwarded to Julie Straka Governance Lead and Lisa Lowe Mayor's PA for their information. Customer would have received an automated email acknowledging receipt of their email. Call closed.

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



**From:**  
**Sent:** Wednesday, 28 March 2018 11:42 AM  
**To:** S  
**Subject:** New Request logged: CSM18/501727

Hi,

A request has been logged and you have been nominated as the responsible officer. Please action the following request:

Request ID: CSM18/501727  
Received By:  
Referred To: CSM - Customer Service Manager  
Request Group: CSMGMNT  
Request Type: CSMFEEDBK, Feedback/Opinion (10 days)

Date Received: 28-Mar-2018 11:42:04  
Workgroup: CUSTSERVIC  
Priority:  
Source: Email

Customer Type:  
Call Back: Not Required

Caller's Address:

Work Ph:  
Fax:  
Mobile Ph:  
Email:

Location:  
Primary Street: Liardet Street, NEW PLYMOUTH, 4310  
Address:  
Location Owner(s):

Property Number: 0

**Full Details:**

Feedback/Opinion (10 days) received via contact centre 28/03/2018 11:14 AM

I am writing to state my objection to the sale of public reserve land. I am appalled by the idea of selling off the area currently leased by the Fitzroy Golf Course. It may be a golf course today, but by selling this you will be depriving future generations from deciding how this land is used by the public in the future. The fact that it is used as a golf course now is irrelevant, a point frequently laboured to create division between golfers and non-golfers.

Selling off assets is a temporary fix, as we have seen in the past with the false promises and over-optimistic reporting of potential benefits. The Council should not be entering the property development business, in competition with other businesses. Leave the Peringa Reserve as is - it is called a "Reserve" for a reason.

Thank You  
Administrator

 Lisa Lowe

---

**From:** Wednesday, 28 March 2018 10:30 AM  
**Sent:** Julie Straka; Lisa Lowe  
**To:** CSM18/501726 - feedback Fitzroy Golf Club/Peringa Park Reserve  
**Subject:** View Application Process ID 541223.cilink  
**Attachments:**

Hi Julie and Lisa

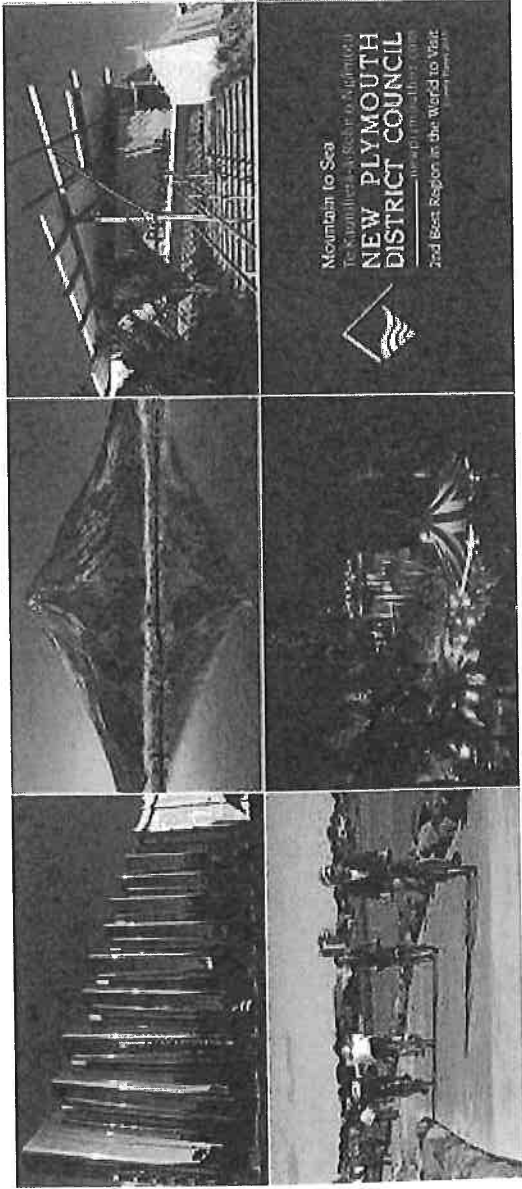
Feedback received as per below. I've closed the call with the comment:

Forwarded to Julie Straka Governance Lead and Lisa Lowe Mayor's PA for their information. Caller would have received an automated acknowledgement of their email, call closed.

Thanks.

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**From:** :  
**Sent:** Wednesday, 28 March 2018 9:36 AM  
**To:** S  
**Subject:** New Request logged: CSM18/501726

Hi S

A request has been logged and you have been nominated as the responsible officer. Please action the following request:

Request ID: CSM18/501726  
Received By:  
Referred To: CSM - Customer Service Manager  
Request Group: CSMGMNT  
Request Type: CSMFEEDBK, Feedback/Opinion (10 days)

Date Received: 28-Mar-2018 09:35:48  
Workgroup: CUSTSERVIC  
Priority:  
Source: Email

Caller Type:

Call Back: Not Required

Caller's Address:

Email Service Address Only

Home Ph:

Work Ph:

Fax:

Mobile Ph:

Email: \_\_\_\_\_

Problem Location:

Primary Street: Liardet Street, NEW PLYMOUTH, 4310

Address:

Location Owner(s):

Property Number: 0

Full Details:

Feedback/Opinion (10 days) received via contact centre 28/03/2018 9:28 AM

To the 'Mayor' of my home city,

I want to tell you, as someone who was born and raised in New Plymouth, that I am disappointed in you and the NPDC on the handling of the proposed sale of Fitzroy Golf Club.

You are being selfish and arrogant and I am a little sad to say that I come from New Plymouth because of this.

What will you want to sell next? Yarrow Stadium? The Bowl of Brooklands/Brooklands park?

Just leave our green belt and public spaces alone and find your money elsewhere.

There are a lot of other things I want to say to you, but you won't listen to me, like you won't listen to the public.

Thank You

Administrator

**Lisa Lowe**

---

**From:** Tuesday, 27 March 2018 3:26 PM  
**Sent:** Julie Straka; Lisa Lowe  
**To:**  
**Subject:**

Hi ladies

F... called as he would like to find out more about the mayor's proposal for Fitzroy Golf Club, which he has been in support of. ... has since heard through media that Peringa Park has been included in this proposal. Herb has called and left a message with Lisa earlier today but has not heard back.

I have tried a few people for I... and suggested he give Lisa until tomorrow to return his call. Herb does not want to wait until tomorrow or for the 6<sup>th</sup> April to discuss the proposal and wants someone to call him asap regarding this Mayors proposal.

Would you mind, when you have a moment calling Herb Spanickle?

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Phone: 06 759 6060  
[www.newplymouthnz.com](http://www.newplymouthnz.com) | [Facebook](#) | [Twitter](#)

**Lisa Lowe**

---

**From:** Sunday, 25 March 2018 10:44 AM  
**Sent:** Neil Holdom  
**To:** Peringa Reserve Sale  
**Subject:**

Dear Neil,

I am writing to state my objection to the sale of public reserve land. I am appalled by the idea of selling off the area currently leased by the Fitzroy Golf Course. It may be a golf course today, but by selling this you will be depriving future generations from deciding how this land is used by the public in the future. The fact that it is used as a golf course now is irrelevant, a point frequently laboured to create division between golfers and non-golfers.

Selling off assets is a temporary fix, as we have seen in the past with the false promises and over-optimistic reporting of potential benefits. The Council should not be entering the property development business, in competition with other businesses.

Leave the Peringa Reserve as is - it is called a "Reserve" for a reason.

Sincerely,

**Lisa Lowe**

---

**From:** Friday, 23 March 2018 12:57 PM  
**Sent:** Craig Stevenson  
**To:** Neil Holdom; Richard Jordan; Gordon Brown; Murray Chong; Harry Duynhoven; Richard Handley; Stacey Hitchcock; Colin Johnston; John Mcleod; hugh.jory@oag.govt.nz; Mike Merrick; Marie Pearce; Roy Weaver; John Williams; e.sage@ministers.govt.nz; Shaun Biesiek; clint.ramoo@auditnz.govt.nz  
**Subject:** LTP inconsistencies

Dear Craig

Further to my previous complaints regarding the first round of supporting information for the LTP and the CD, I would like to add the following:

On Page 8 of the meeting agenda under Compliance it is stated that there are no Significant Policy and Plan Inconsistencies.

From my reading of the Local Government Act, Section 80 states:

Identification of inconsistent decisions

- (1) If a decision of a local authority is significantly inconsistent with, or is anticipated to have consequences that will be significantly inconsistent with, any policy adopted by the local authority or any plan required by this Act or any other enactment, the local authority must, **when making the decision**, clearly identify—
- (a) the **inconsistency**; and
  - (b) the **reasons for the inconsistency**; and
  - (c) any intention of the local authority to amend the policy or plan to accommodate the decision.

Could you please explain how the LTP supporting information and CD were consistent with the following NPDC Plans and Policies? :

1. Open Space, Sport and Recreation Strategy – 30 Years 2015
  - a. Peringa Park Recreational Reserve not identified as surplus
  - b. From NPDC meeting agenda 28 October 2015 – “ Goal 1 includes maps of open space gaps/areas of interest and areas of oversupply. The Fitzroy Golf Course is not currently considered an area of oversupply. The area is leased to the Fitzroy Golf Club until 2023 and as part of the blueprint implementation plan consideration will be given to developing a wider master plan for the area including Peringa Park. The strategy promotes Sportsville hubs and this will be a consideration as part of a master plan.
2. Coastal Reserves Management Plan – 2006 (amended 18 June 2015)
  - a. This reserve is within the tribal rohe of Te Atiawa Iwi. The area is of historic and cultural significance to Ngati Te Whiti, Ngati Tupaerikino and Nga Mahanga

- b. Golf course area k) The existing use of this reserve land as a golf course is recognised. l) If formalised use of this area ceases at some time in the future, the area will be reverted to public open space and used for the purposes of casual and organised outdoor recreation.
3. Review of Revocation and Disposal Process of Recreation Reserve – Fitzroy Golf Club lease Doc No 1366252:
- a. Conditional Right of the Club to a Renewal Lease. Clause 24 provides that if the Council is satisfied that there is sufficient need for the continued operation of the Fitzroy Golf Club then the Club shall have the right or option (to be exercised in writing to the Council) to give at least six months' notice prior to the expiration of the term of the lease to take and accept renewal of the term created for the renewal period from the expiration of the term created at a rental to be agreed upon and failing agreement to be determined by a single arbitrator or in the case the parties cannot agree upon the appointment of such an arbitrator, then by two arbitrators one to be appointed by each party and an umpire selected by the two arbitrators, provided the rental shall not be less than the rental pertaining immediately prior to expiry of the said term, otherwise upon and subject to the same conditions as are herein contained excepting the present right of renewal.
- b. A right to exercise renewal of its lease on expiry of the current term on the same terms and conditions subject to a new rental for the new term.
- c. that no further action be taken until the completion of the Parks Recreation and Open Space Strategy. That Strategy is proposed to be available a draft for consultation in late 2013, and for adoption in early 2014, and will be a pre-requisite in determining if there is sufficient need for the continued recreational use for golf course purposes and/or retention of the land for public reserve

I have further concerns regarding other aspects of the Local Government Act including Section 77:

A local authority must, in the course of the decision-making process, —

(a) seek to identify all reasonably practicable options for the achievement of the objective of a decision; and

(b) assess the options in terms of their advantages and disadvantages; and

(c) if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.

From the information provided in the LTP supporting information and Consultation Document it would appear that NPDC have failed to implement parts a to c above, for the following reasons:

1. All options have not been communicated to the public — only one, the selling of Peringa Park Recreational Reserve has been notified. Options were not notified to the public “in the course of the decision-making process”
2. Minutes of the meeting where the decision to choose the Peringa Park option from “all reasonably practicable options for the achievement of the objective” have not been made public and must have occurred outside of a fully constituted public meeting. Decisions and resolutions cannot be lawfully made outside a fully constituted meeting — The Ombudsman.
3. It is implicit that no information has been provided regarding the advantages and disadvantages of the options

4. The decision to include the Peringa Park option in the LTP information and CD relates to land. No information has been taken into account regarding the relationship of Maori "in the course of the decision making process".

Further Section 78 of the LGA states:

(1) A local authority must, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter

I have not seen any evidence that "in the course of the decision-making process" that consideration of the views and preferences of those persons likely to be affected by the matter, in particular those most affected by the matter (the neighbours, golf club members as identified by the Mayor) were given consideration (please see previous complaints regarding the targeting of the Fitzroy Community and lack of consideration of impact). Please also see my previous complaint with regard to presenting the 'right debate'.

I look forward to hearing from you regarding these concerns, and the modification of the supporting information to reflect inconsistencies with current NPDC policies and plans.

Regards

**Lisa Lowe**

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**From:** Jacqueline Baker  
**Sent:** Thursday, 22 March 2018 4:54 PM  
**To:** Councillors Distribution List; Craig Stevenson; Alan Bird  
**Subject:** FYI... Media query/answer on Fitzroy

**Answer**

We've had a number of interested parties approach NPDC around the land currently leased by Fitzroy Golf Club, this includes the New Plymouth (NP) Golf Club. On 14 December the Mayor and the Chief Financial Officer met with representatives from the NP Golf Club.

We listened to them but no agreements or commitments were made.

We advised NP Golf Club the proposal relating to the land would be subject to the 10 year plan consultation process and NPDC would continue to engage directly with the Fitzroy Golf Club.

**Alan Bird, NPDC Chief Financial Officer.**

**Questions**

I am working on a story regarding a proposal whereby the NPDC would pay the New Plymouth Golf Club \$2.25 million to give subsidised life membership to the players from the Fitzroy Golf Club.

As part of this Nov 17 proposal, presented to the Fitzroy Golf Club by three committee members of the NPGC the Fitzroy Club would vacate its lease in Dec 2020.

What was the NPDC's role in drawing up this proposal?

How could the NPDC justify use of ratepayer money to help effect a deal for the Fitzroy Golf Club vacate its lease?

Would the NPDC consider that appropriate use of ratepayer funds?

What plans has the NPDC had or still have to develop the entire golf course land?

What plans does the council have to develop facilities in these areas?

What knowledge does the NPDC have about the creation of a new Waiwhakairo Reserve?

Taranaki Whanganui correspondent, Radio 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  
[www.newplymouthnz.com](http://www.newplymouthnz.com) | [Facebook](https://www.facebook.com/newplymouthnz) | [Twitter](https://twitter.com/newplymouthnz)



**Lisa Lowe**

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**From:** Neil Holdom  
**Sent:** Tuesday, 20 March 2018 11:38 AM  
**To:** Jacqueline Baker  
**Cc:** Alan Bird  
**Subject:** Fwd: Questions re Fitzroy golf course proposal  
**Attachments:** Questions to Neil H re Fitzroy proposal.docx; ATT000001.htm

Hi Jacqs - can you work with Alan on appropriate answers - I dont think these all need to come from me, happy to have the governance related ones attributed to me.

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

Sent from my iPad

Begin forwarded message:

**From:** Jim Tucker <[jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)>  
**Date:** 20 March 2018 at 9:48:48 AM NZDT  
**To:** Neil Holdom <[Neil.Holdom@npdc.govt.nz](mailto:Neil.Holdom@npdc.govt.nz)>  
**Subject:** Questions re Fitzroy golf course proposal

Hi Neil

Please find attached some questions I have about the Fitzroy golf course proposal.  
I would like a response by March 31, please.

When I arranged to talk to you in February, I made that appointment on the basis my story would focus on Fitzroy.

As you will recall, when I arrived I said I felt there was probably not enough in the Fitzroy angle to sustain a full Live piece of the length I usually write. We agreed the focus would be on the first half of your term as mayor.

However, after attending the February 28 meeting, hearing the submissions and seeing the heat that was being generated, I decided to make further inquiries.

After looking into this matter extensively, I now believe the main focus needs to be the original one for which I approached you.

The Fitzroy proposal raises interesting questions, certainly enough to sustain a full piece with that as its main focus.

Thanks

Jim Tucker

Jim Tucker @ **JIMTUCKERMEDIA**

021-757-863

Email: [jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)

Website: [JimTuckerMedia](http://JimTuckerMedia)

**Lisa Lowe**

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**From:** Jim Tucker <jimtuckermedia@gmail.com>  
**Sent:** Tuesday, 20 March 2018 9:49 AM  
**To:** Neil Holdom  
**Subject:** Questions re Fitzroy golf course proposal  
**Attachments:** Questions to Neil H re Fitzroy proposal.docx

Hi Neil

Please find attached some questions I have about the Fitzroy golf course proposal.

I would like a response by March 31, please.

When I arranged to talk to you in February, I made that appointment on the basis my story would focus on Fitzroy.

As you will recall, when I arrived I said I felt there was probably not enough in the Fitzroy angle to sustain a full Live piece of the length I usually write. We agreed the focus would be on the first half of your term as mayor.

However, after attending the February 28 meeting, hearing the submissions and seeing the heat that was being generated, I decided to make further inquiries.

After looking into this matter extensively, I now believe the main focus needs to be the original one for which I approached you.

The Fitzroy proposal raises interesting questions, certainly enough to sustain a full piece with that as its main focus.

Thanks

Jim Tucker

Jim Tucker @ **JIMTUCKERMEDIA**

021-757-863

Email: [jimtuckermedia@gmail.com](mailto:jimtuckermedia@gmail.com)

Website: [JimTuckerMedia](#)

**Questions to Neil Holdom concerning the proposal to take part of the leased reserve land used by Fitzroy Golf Club:**

1. The current lease appears to give the golf club a right of renewal if the council is satisfied that use of the reserve land continues to be appropriate (ie, there continues to be demonstrable demand for a golf course there).

*QUESTIONS:*

- a. *Who has responsibility for satisfying the council - the council itself or the golf club?*
  - b. *What kind of evidence will be required to achieve council satisfaction?*
  - c. *What form will the evidence take – a report? A public survey? A legal definition?*
  - d. *What is the estimated cost of such an exercise?*
  - e. *Who bears that cost?*
2. The proposal to revoke the reserve status of the land at Fitzroy appears to run counter to the council's 2014 strategy on open spaces and reserves, which stresses the importance of such places for a growing city with a reputation for being green and open, the "garden city" image that has been promoted for decades. See: 2014 Document: *Open Space, Sport and Recreation Strategy Background Document*  
  
The document also describes the council's commitment to a strategy called "sportsville", which encourages sports clubs to share space – something the Fitzroy Golf Club says it has been planning to do with a number of homeless or less viable neighbouring sports organisations.
    - a. *How do you reconcile NPDC's well-documented commitment and promotion of the benefits of open space with your proposal to reduce the amount of reserve open space in the city?*
    - b. *Have you evidence that the council's past open space policies now enjoy a lesser status among residents of New Plymouth District, to the extent that those declarations about the crucial nature of open spaces and reserves – which are presumably still current – can now be ignored?*
  3. The draft Long Term Plan 2018-2028 - to which you directed the Fitzroy Golf Club during the meeting on February 28 – uses fewer than 10 sentences to outline the proposal directly. There is a broad-brush map and what appears to be an approximate estimate of how much land the golf course will lose, but no detailed plan. See below:

FROM: **Long Term Plan 2018-2028 (tabled December 21, 2017)**

**Page 8: Flagship projects: \$40 million**

There is an opportunity to recycle some recreational land to pay for big projects that contribute to Building a Lifestyle capital. 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

**Page 136:**

**RECOMMENDATION FOR CONSIDERATION**

- Adopting the approach to develop and divest half of Fitzroy Golf Club and the Weka Street surplus reserve land, and to re-invest income equally between land purchase/development and a reserve for funding significant capital projects

**Page 158:**

**Property development, divestment and re-investment**

For two substantive properties - being part of the Fitzroy Golf Course and Weka Street - it is proposed that the Council develop the sites into residential sections and then sell the sections. Undertaking the development of these sites will enable the Council (and therefore the wider community) to receive the standard developer profit margin.

...

Approximately 15ha of the Golf Course (total of 30ha) would be developed into approximately 160 sections, with an estimated \$30 million return to the Council. This would leave half of the Golf Course remaining for a 9-hole course and possible opportunities for further community infrastructure improvements such as parks and picnic areas.

Both of these sites will undergo the Reserves Act 1977 disposal process, requiring public consultation and the approval of the Minister of Conservation.

There are a range of potential options for how the Council will undertake development, including the potential for establishing a property development Council Controlled Organisation.

The Council will need to undertake a review under section 17A of the Local Government Act 2002 to consider the most appropriate delivery arrangement. The net sale proceeds are estimated at \$34 million.

**QUESTIONS:**

- a. *Does a detailed proposal and exact maps/plans/surveys exist? If so, could you please provide them to me, especially something showing exactly where the boundary would run between the new housing built on the golf course and the area deemed suitable for a nine-hole course.*
- b. *How big a buffer zone would the club need to observe on a nine-hole course to ensure the safety of new housing residents?*
- c. *Is it \$40 million or \$34 million (net income)? Both sums are used in the LTP.*
- d. *Use of the verb "will" suggests this is a fait accompli – is it?*
- e. *Are details available on how a "property development Council-Controlled Organisation" would operate, who would oversee its governance, what legal obligations it would have, how it would handle the kinds of commercial sensitivities that might be involved in "property development"?*

*Referring me to a link describing generic CCOs would not be helpful in this case, since this one would presumably be unique within NPDC, given it would address activities the council has not previously been directly involved with. What does "most appropriate delivery arrangement" mean? Are there other options?*

4. The Fitzroy Golf Club claims it cannot refer this matter to its members for a decision because you have not provided the club with detailed plan/maps, etc. For example, reference is made in the LTP to a nine-hole golf course, but the club (judging by its assumptions about where houses will go) has been advised by golfing authorities there would be insufficient space left for a course that was anything more than pitch-and-putt, with few or no holes of driving distance. A large area would be needed as a safety buffer zone, meaning more loss of playable area.

- a. *If the club has yet to see detailed plans, is it reasonable to expect members to make a decision on what to do?*
  - b. *Would it not have been potentially less expensive for ratepayers if you had sorted out the club's lease status first before embarking on the other required steps - LTP public submissions, council hearings, oversight by the Auditor-General, application to the Minister of Conservation, etc?*
  - c. *What is the total estimated cost of revoking the land's designation under the Reserves Act 1977?*
  - d. *How will that sum be met?*
  - e. *If it is to come from the proceeds of sales, presumably these would not come in time to meet the initial process costs immediately, especially if the council faces legal action. Who then would meet the cost – general ratepayers? Where would that sit in the council budgets?*
5. There has been a period allowed for public consultation on the LTP (February 28 to March 17, as I understand it – please correct me if I'm wrong).
- a. *What was involved in that process, in terms of advertisements in mainstream media (newspapers, radio, TV, online news sites like Stuff), council website notices, council Facebook page advisories, printed notices to the letterboxes of Fitzroy residents, etc?*
  - b. *Was an online survey conducted by the council, of the kind that has been used for some issues and consultation in the past? Who was it directed at – all residents or just those in Fitzroy or some other option?*
  - c. *If an online survey was used, what were the questions asked and what are the statistics gathered? Were people asked straight up – do you favour this or not?*
6. Golf course neighbours, other Fitzroy residents, Fitzroy School, power/gas providers, and other sports groups are likely to be affected by this proposal - more traffic; bigger school roll; lowered property values because of golf course neighbours losing aspects they thought were guaranteed in perpetuity when they purchased their properties; expanding needs for non-council infrastructure; and sports groups being denied an opportunity to participate in a sportsville-like strategy proposed by the golf club.
- a. *Have councillors and/or council officers directly approached any of the above to explain in detail what is proposed, how it might affect them, and what they think? In other words, how many doors has the council knocked on?*
7. Extra infrastructure costs will be involved, some of them potentially affecting all ratepayers and all services consumers.
- a. *What is the estimated total cost of road and other infrastructure (water, gas, sewerage, street lighting, electricity improvements, school enlargement, providing new facilities for the golf club and others, etc)?*
  - b. *Are such expenses fully cost-recovery?*
8. Those who donated parts of the land presumably have some legal rights.
- a. *Is the council required by law to offer land back to the donors or their descendants?*
  - b. *At what price?*
  - c. *What is the total sum that such people would need to find if all of them took up the offer?*
  - d. *Have you found them all, and if so, by what process?*
  - e. *What was the reaction of those who you have contacted?*

## Lisa Lowe

---

**From:** Neil Holdom  
**Sent:** Monday, 19 March 2018 6:57 AM  
**To:** f  
**Subject:** Re: To the 'Mayor' of my home city

Hi

Thanks for the email.

It is very easy to read a couple of newspaper articles and Facebook posts and then form a view on an issue.

Many people in our district are struggling financially on fixed or low incomes and rates have roughly doubled in the past 15 years.

We have an ageing population and every week I have people coming to ask how we can keep rates down.

Previous administrations have hiked debt, they have not adequately invested in the underground infrastructure and they have made decisions which have seen councils investment income reduce drastically.

Council has little or no discretionary income to develop new parks and open green spaces in areas where we expect to see new suburbs in the coming decades.

As an example you might not be aware that the area between Bell Block and the Airport is expected to be filled up with housing over the next decade but their green space will be limited to a few small reserves and playgrounds and a strip along the coast and the old Hickford Park Reserve .

Private developer led subdivisions are done to maximise profit, not create new communities.

So that area will be filled with houses much like Papamoa in Tauranga which I feel is somewhat sad, there will be no new Te Henui Walkway and Reserve, No Huatoki Walkway, No Pukekura Park scale development for the people that live there.

This is the starting point for my coming to office.

Tired infrastructure needing significant investment.

A major shift needed in our environmental performance.

Ratepayers struggling with bills double or triple the rate of inflation.

And now the district is also growing by around 1000 people a year, which adds pressure.

So my councillors and I proposed the possible sale of 20 hectares of public land within the Peringa Reserve, there is around 200plus hectares of public green space in the wider area.

We have suggested half of the proceeds be used to fund a large project for the community like development of the TSB Stadium at the Racecourse or the Aquatic Centre.

We have suggested the other half of the proceeds be invested in buying land on the city fringes to create a council led development with a significant new green space in the Centre, of equal or larger size to the land sold to fund it.

This is adopting a model created by Napier City with their Parklands subdivision which is generated a lot of wealth for the people of Napier over the past decade.

We have suggested every time a council development makes a dollar, half be reinvested in purchasing and developing more land, sustainably in quality subdivisions, designed to create amazing communities in the future with access to green spaces, generating wealth for the public, not private individuals.

I realise that for many this idea is so new and different that it is not well understood.



My goal is to create a more sustainable New Plymouth, to grow public wealth, to find alternative ways to fund the projects many of our people want and to do it in a way which continues the current status where every urban household is within 500 metres of a large public green space, many of the houses out by the airport will not be. So I am sorry if my thinking is offensive to you but the one thought I will leave you with is the point that as a district we have to listen to our people and live within our means and if I simply followed the traditional path that would involve council continuing to lift rates unsustainably, lifting borrowing and no new major recreational, environmental or cultural projects for our people in the next decade.

Regards

Neil Holdom

Mayor

New Plymouth District Council

P +64 6 759 6060

Sent from my iPad

> On 18/03/2018, at 11:25 PM,

>

> To the 'Mayor' of my home city,

>

> I want to tell you, as someone who was born and raised in New Plymouth, that I am disappointed in you and the NPDC on the handling of the proposed sale of Fitzroy Golf Club.

>

> You are being selfish and arrogant and I am a little sad to say that I come from New Plymouth because of this.

>

> What will you want to sell next? Yarrow Stadium? The Bowl of Brooklands/Brooklands park?

>

> Just leave our green belt and public spaces alone and find your money elsewhere.

>

> There are a lot of other things I want to say to you, but you won't listen to me, like you won't listen to the public.

>

>

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>

> No Regards,

>

>

**Lisa Lowe**

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**From:** om>  
**Sent:** Sunday, 18 March 2018 11:26 PM  
**To:** Neil Holdom  
**Subject:** To the 'Mayor' of my home city

To the 'Mayor' of my home city,

I want to tell you, as someone who was born and raised in New Plymouth, that I am disappointed in you and the NPDC on the handling of the proposed sale of Fitzroy Golf Club.

You are being selfish and arrogant and I am a little sad to say that I come from New Plymouth because of this.

What will you want to sell next? Yarrow Stadium? The Bowl of Brooklands/Brooklands park?

Just leave our green belt and public spaces alone and find your money elsewhere.

There are a lot of other things I want to say to you, but you won't listen to me, like you won't listen to the public.

No Regards,

**Lisa Lowe**

**From:** <...@...>  
**Sent:** Sunday, 18 March 2018 10:39 PM  
**To:** Craig Stevenson  
**Cc:** Neil Holdom; Richard Jordan; Gordon Brown; Murray Chong; Harry Duynhoven; Richard Handley; Stacey Hitchcock; Colin Johnston; John Mcleod; hugh.jory@oag.govt.nz; Mike Merrick; Marie Pearce; Roy Weaver; John Williams; e.sage@ministers.govt.nz; Shaun Biesiek; clint.ramoo@auditnz.govt.nz  
**Subject:** Public Law Obligations

Dear Craig

Further to my previous complaints regarding the LTP Consultation Document and LTP Supporting Information I would like to add some further concerns for your response. I briefly discussed the background to this with Clint Ramoo on Friday and he suggested that I include these in an email to you to ensure proper and transparent process.

My overarching concern is that, through its actions, the Council has demonstrated contempt towards the Fitzroy Community by failing to uphold the basic public law obligations to act fairly and reasonably, together with transparency and impartiality. I have noted a number of examples, as follows:

1. On 23<sup>rd</sup> January on Hokonui Radio, the NPDC Mayor made a comment on the proposal to sell Reserve Land that is currently leased to Fitzroy Golf Club as follows  
“The thing about me is I’m open minded. If the community came back to me and said ‘we absolutely’ – and when I say the community I’m not talking about those with a vested interest, i.e. the next-door neighbours and the people in the club, I’m talking about the 80,000 people in our district.”  
It is clear from this comment that the Mayor and Council do not consider the views of those who would be most affected by this decision to be important in the decision making process. This shows a bias and prejudice against the Fitzroy Community and a lack of fairness.
2. In the LTP supporting information and Consultation Document as of 28<sup>th</sup> February 2017 the Council has failed to include any information, and therefore has failed to consider, the impact of the option for funding Flagship Projects on the Fitzroy Community. As discussed in a previous complaint, the Council has failed to provide a balanced view and information regarding this option, and failed to include information that does not meet its own agenda, and therefore has not provided the means for the ‘right debate’.  
In terms of impact on the Fitzroy Community the NPDC has failed to address the following issues:
  - Market Neutrality – no consideration has been made of the effect on commercial markets / house market of creating a significant scale subdivision in a well-established suburb that has, to date, been restricted to existing roads and in-fill housing.
  - Effect on existing ratepayers – no consideration has been made of the potential devaluation of existing property and financial losses to residents due to the option. The fact that council has released this option for public consultation means that this ‘plan’ is legally notifiable to prospective purchasers of existing properties now.

- Infrastructure – no consideration has been made on the impact on infrastructure due to the option. As an established suburb Fitzroy has a number of narrow access points and roads that can be very busy during school times, work and sport (netball and Peringa Park) and will be affected by significant earth and building works, together with increased vehicle traffic from the further dispersed subdivision trying to access Devon Street. The suburb is popular with families with the two schools being fully-stretched and having full enrolment and zoning, characterised by high foot traffic at peak times during the day.
- Social – no consideration has been made on the social impact on the Fitzroy Community due to the option. The community has developed over many years and has a ‘village feel’, where children can safely walk / bike / scooter to school and there is a strong social and neighbour relationships across all age groups. There is a wide socio-economic mix of families and age-groups in the community which is likely not to be reflected in the purchasers of property under the option put forward.

As it stands the Fitzroy Community has been presented with no information on the nature of the development, or its impact on the ratepayers most affected by the option (Fitzroy). This has created a high level of uncertainty and anxiety in the Fitzroy Community and it is unfair, unreasonable and opaque of the Council to target the Fitzroy Community in this way – in effect the Fitzroy Community is being put ‘under siege’ by the very body that is in place to look after its interests. The residents of Fitzroy are therefore not in a position to be able to make an informed submission to the Council on this option, as the impact has not been considered or presented by the Council impartially.

From an objective perspective the option appears to be a poorly-researched, ill-conceived, grotesque, socio-economic experiment with no upside to the existing Fitzroy Community and should be halted immediately on this basis until an understanding of the expected impact has been developed.

3. As part of the sales process by the Council of the option, a number of phrases and terminology have been adopted by NPDC that could be considered to misrepresent the situation or at least to diminish the seriousness or impact of the option on the wider community. For example, the use of the phrase “recycling of NPDC owned land” arguably misrepresents the actual nature of the option. The actual situation is that the land is not being recycled but sold, and taken away from the community to which it was placed in trust. The land is not ‘owned’ by NPDC, but is vested in or administered by NPDC and is therefore not able to be sold without the approval of the Ministry of Conservation, and after all objections have been considered. This misrepresentation and obfuscation of facts and process is not transparent and I request that NPDC desists from using such language and other misrepresentations in its LTP supporting documentation, CD and other advertising and communications.

I look forward to your prompt reply to these concerns.

Regards

**Lisa Lowe**

**From:** Friday, 16 March 2018 12:06 PM  
**Sent:** Neil Holdom  
**To:** Re: Re Fitzroy Golf Club land  
**Subject:**

Fine. See you then.  
I

On 16/03/2018 11:58 am, Neil Holdom wrote:  
> How about 9am Wednesday next week at NPDC as I have a 9.30 in the  
> Civic centre

>  
> Regards  
>  
> Neil Holdom  
> New Plymouth District Mayor  
> P +64 27 284 5875

>  
> Sent from my iPhone  
>  
>> On 16/03/2018, at 11:46 AM,

>>  
>> My call. OK, say when.  
>> I was reluctant to commit last night because I was aware my letter to the editor was pending.  
>> I only have a small window late this afternoon but next week is good.

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>>> On 15/03/2018 8:33 pm, Neil Holdom wrote:

>>> Hi

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>>> As I said I thought you might wish to ask some questions face to face.

>>> The offer is there and I would certainly appreciate the opportunity to have a one on one discussion.

>>> If it is something you are uncomfortable with for some reason the offer of bringing a support person was there to put you at ease.

>>> You have been most forthcoming with your views about me and my performance despite not having sat down with me.

>>> Generally when I have an issue with someone I look to speak with them face to face - hence I have requested a meeting.

>>> You are perfectly entitled to refuse it but I thought you might enjoy the opportunity to challenge my thinking face to face.

>>> Your call.

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>>> Regards

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>>> So far there isn't any debate. That's probably because you seem intent on avoiding it. I am quite happy to come and speak to the council, which I will certainly do at the first opportunity.

>>> I will not get into a person to person exchange here but I do wonder why you think I might need a support person?

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

>>> Sent: Thursday, 15 March 2018 7:58 PM

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>>> Subject: Re: Re Fitzroy Golf Club land

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>>> Well I thought the whole point of this debate is to discuss the issues and I am interesting in your perspective and having a discussion face to face.  
>>> Why is it you consider talking through the issues a waste of time?  
>>> I would be happy to meet at the place of your choosing and if you need it perhaps bring along a support person.  
>>> I am genuinely interested in hearing from you and you seem highly  
>>> engaged on the topic. I don't see it as a waste of my time to listen to someone with an opposing view, particularly someone as learned as yourself.

>>>  
>>> Regards

>>> Neil Holdom  
>>> New Plymouth District Mayor  
>>> P +64 27 284 5875

>>> Sent from my iPhone

>>>  
>>>> On 15/03/2018, at 4:24 PM, . . . . . z>>> wrote:

>>>> I feel that would be an absolute waste of time.

>>>>  
>>>>  
>>>>

>>>> On 15/03/2018 3:15 pm, Neil Holdom wrote:  
>>>> Hi I if you ever wanted to sit down and have a discussion face to face please let me know.

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

>>>> Sent from my iPad

>>>>  
>>>>> On 15/03/2018, at 2:08 PM, I wrote:

>>>>>> Dear Councillor,  
>>>>>> I am sending this opinion piece which I submitted to the Daily News. It may well still be published but I believe they consider it to be too long. It was originally to be circulated to you all but has been amended for newspaper publication.  
>>>>>> The way the mayor is handling this proposal is an abomination and it needs to be stopped NOW.  
>>>>>> What happens if the council misses its deadline for confirming its annual plan?

>>>>> Also the mayor's suggestion that it will be an expensive exercise to cancel this proposal is ludicrous and is not a good reason to continue. It is only getting expensive because of his actions. To proceed will be even more expensive.

>>>>> !

>>>>>

>>>>> Save Fitzroy Golf Course.

>>>>> Karen Venables for the "Save Fitzroy Golf Course" proponents has told the council that she is of the opinion that to do as is proposed with the FGC land is possibly illegal.

>>>>> While that may well be true it is not the end of the matter. Even if it is correct it is the way with such matters that the law can be manipulated or changed to suit.

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>>>>> It has always been the case, at least since the mid-1800s that, when land is subdivided, a small percentage of the land is reserved for public purposes. That has been the case ever since the NZ title system was first formulated. Under the Municipal Corporations Acts (various dates), under the Land Subdivision in Counties Act and most recently under the Resource Management Act. It is clearly stipulated under the Resource Management Act and local authorities CANNOT by-pass it by their District Schemes.

>>>>> In the event that a local authority is of the opinion that land (at the time and in the particular area) is not required, it is entitled to request money in lieu of land area, BUT that money MUST be spent for the same purposes.

>>>>> This whole system is a mark of the forethought that our forbears put into their formulation of the laws they put in place to enable this country to function and thrive. That this council can think to dispute and override such foresight is unbelievable. It's a sort of 'we know better' mentality, and for what? For what they see as a quick buck.

>>>>> There is however provision to have reserve status revoked. Quite correctly this is not an easy process and requires the consent of a Government Minister – which particular one is dependent on the type of reserve.

>>>>> And, and this a very important AND, the Minister can only revoke the reserve status if he/she is satisfied that the land is no longer required for the status for which it was reserved. That is clearly NOT the case here.

>>>>> And then we come to the suggestion that the Golf Club can be forced out by the council upping the annual rent to make it untenable. I am sure the golf club already anticipate an increase but such a move, if overly great would provoke anger and frustration and anyway would be subject to objection and review under existing law.

>>>>> Councillors who support this whole preposterous idea are risking their seats and reputations.



>>>> The listing, in the proposed plan documents of options is ludicrous. The way it is worded is simply an attempt to scare ratepayers into ticking off this proposal. It reads as if approving this proposition is the only option other than huge rate rises. It isn't. The status quo is fine. This proposal has already cost us all money which could well have been spent on other things. The earlier in-house look at this idea, albeit put together by non-professionals signalled the difficulties likely to be encountered.

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>>>>>>> proper professional investigation is carried out. I anticipate such an investigation would conclude that it is a nonsense and not wanted, or needed, by the ratepayers. The councillors that did say anything at last Wednesday's meeting showed conclusively that they really have no idea.

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~~Lisa Lowe~~

**From:** Neil Holdom  
**Sent:** Thursday, 15 March 2018 8:33 PM  
**To:**  
**Subject:** Re: Re Fitzroy Golf Club land

Hi

As I said I thought you might wish to ask some questions face to face. The offer is there and I would certainly appreciate the opportunity to have a one on one discussion. If it is something you are uncomfortable with for some reason the offer of bringing a support person was there to put you at ease. You have been most forthcoming with your views about me and my performance despite not having sat down with me. Generally when I have an issue with someone I look to speak with them face to face - hence I have requested a meeting. You are perfectly entitled to refuse it but I thought you might enjoy the opportunity to challenge my thinking face to face. Your call.

Regards

Neil Holdom  
New Plymouth District Mayor  
P +64 27 284 5875

Sent from my iPhone

On 15/03/2018, at 8:17 PM,

So far there isn't any debate. That's probably because you seem intent on avoiding it. I am quite happy to come and speak to the council, which I will certainly do at the first opportunity.  
I will not get into a person to person exchange here but I do wonder why you think I might need a support person?

Sent from Mail for Windows 10

**From:** Neil Holdom  
**Sent:** Thursday, 15 March 2018 7:58 PM  
**To:** \_\_\_\_\_  
**Subject:** Re: Re Fitzroy Golf Club land

Hello I

Well I thought the whole point of this debate is to discuss the issues and I am interesting in your perspective and having a discussion face to face. Why is it you consider talking through the issues a waste of time? I would be happy to meet at the place of your choosing and if you need it perhaps bring along a support person. I am genuinely interested in hearing from you and you seem highly engaged on the topic. I don't see it as a waste of my time to listen to someone with an opposing view, particularly someone as learned as yourself.

Regards

Neil Holdom  
New Plymouth District Mayor  
P +64 27 284 5875

Sent from my iPhone

> On 15/03/2018, at 4:24 PM, F

> I feel that would be an absolute waste of time.

>

>

>

>> On 15/03/2018 3:15 pm, Neil Holdom wrote:

>> Hi if you ever wanted to sit down and have a discussion face to face please let me know.

>>

>> Regards

>> Neil Holdom

>> Mayor

>> New Plymouth District Council

>> P +64 6 759 6060

>>

>> Sent from my iPad

>>> On 15/03/2018, at 2:08 PM,

>>>

>>> Dear Councillor,

>>> I am sending this opinion piece which I submitted to the Daily News. It may well still be published but I believe they consider it to be too long. It was originally to be circulated to you all but has been amended for newspaper publication.

>>> The way the mayor is handling this proposal is an abomination and it needs to be stopped NOW.

>>> What happens if the council misses its deadline for confirming its annual plan?

>>> Also the mayor's suggestion that it will be an expensive exercise to cancel this proposal is ludicrous and is not a good reason to continue. It is only getting expensive because of his actions. To proceed will be even more expensive.

>>> Paul Catchpole.

>>>

>>> Save Fitzroy Golf Course.

>>> Karen Venables for the 'Save Fitzroy Golf Course' proponents has told the council that she is of the opinion that to do as is proposed with the FGC land is possibly illegal.

>>> While that may well be true it is not the end of the matter. Even if it is correct it is the way with such matters that the law can be manipulated or changed to suit.

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**Lisa Lowe**

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**From:** Jacqueline Baker  
**Sent:** Wednesday, 14 March 2018 8:49 PM  
**To:** Councillors Distribution List; Craig Stevenson  
**Subject:** FYI....Media response on 10 year plan questions

**Answer**

Public consultation begins on the draft 10 year plan on April 6<sup>th</sup> and we're looking forward to hearing what our community cares about, including the land development proposal to fund Flagship Projects. Our legal advice says while there is a process to go through, there are currently no legal obstacles to starting the process (eg recycling NPDC owned land for development, to fund Flagship Projects). We are working through the details on some of the questions below and look forward to sharing more information at the public meeting on 26<sup>th</sup> of March when Elected Members look to adopt the Consultation Document on the draft 10 year plan.

**TDN media query**

I understand councillors had a workshop last week with lawyers Simpson Grierson to discuss the Fitzroy Golf Club and the legalities around trying to revoke the status of reserve land. Please can I talk to someone about this?

I would like to know:

How much would it cost to revoke the reserve status?

What is the process?

What was the lawyers opinion on revoking the status?

What was the legal opinion on the Fitzroy Golf Club being able to extend it's lease?

Did the lawyers come from Auckland or Wellington and how much did this cost?

How many consultants has the council employed to look into selling the golf course?

What is the cost of this?

**Lisa Lowe**

**From:** k  
**Sent:** Wednesday, 14 March 2018 5:33 PM  
**To:** Craig Stevenson  
**Cc:** Neil Holdom; Julie Straka  
**Subject:** RE: Complaint  
**Attachments:** CR03 MPDC.doc

Dear Craig

Many thanks for your email regarding my complaint and subsequent enquiries. I look forward to receiving the information and response from you.

I would like to raise a further concern regarding the consultation process proposed under the Consultation Document for the option of revocation and sale of Reserve Land to fund Flagship Projects. This may be implicit in my original complaint, but I believe it is worthwhile to be explicit to avoid confusion.

This concern relates to the imprudent use / waste of ratepayers money in undertaking the consultation as outlined in the preferred option of the Consultation Document. The progress of the option currently presented (revocation and sale of reserve land occupied by the Fitzroy Golf Course to fund Flagship Projects) is *contingent* on a number of factors including:

- The golf club being unable / prevented from renewing their lease
- The consideration by the Minister of Conservation, following public consultation and after reviewing all objections, that the reserve status can be revoked
- That the reserve can be sold by NPDC and the proceeds returned to NPDC.

As I understand it, if the golf club was able to renew its lease there would be no point in undertaking public consultation of the presented option as it would be moot. Similarly, if the revocation of the reserve was rejected by the Minister of Conservation there would be no point in undertaking public consultation as the option would be moot.

Again, if the proceeds of any sale cannot be claimed by NPDC the option would be moot.

As it stands under the current CD, consultation with the community will likely be carried out twice (under the CD and revocation process), costing both the Council / Ratepayers significant time and money, with significant risk that the option will not proceed. A way to avoid this significant expenditure would be to address those contingent factors above, in order, before consultation of the LTP information and CD, with a probable outcome that no expense in consultation is incurred on behalf of the ratepayer, or that only consultation regarding revocation of the reserve may be required. In the interests of all ratepayers I urge you to consider this so that the money saved can be put to good use, or at least provide me with some logic that supports the proposed process. I don't believe that the need to meet the timeline for the LTP and CD approval is a valid reason to waste this money.

On the subject of public consultation I note that in a document titled "Leading Practice and innovation" from the 2011 SOLGM Local Government Excellence Awards, Matamata Piako Council determined that there was a valuable basis in discussing 'big issues' with the community before developing the LTP (attached):

"Rationale for the Project and Expected Benefits

Audit New Zealand expects Council's to engage the community in 'the right debate'. This is done by many Councils as part of their consultation on the draft LTP.

We feel that there are several 'big issues' that are fundamental to developing the LTP that should be discussed with the community prior to the plan being developed. Guessing how the community feels on these issues, then finding out that we have it wrong when we publish the draft would not only mean a lot of work for Council, but that the community are more likely to feel that Council 'has already made up their mind' on those key issues.

Undertaking the right debate as a separate consultation process means that we get buy in from the community on the LTP right from the start of the process, we can demonstrate that Council listens to the community, and Council can feel confident that their plan reflects the wants and needs of our community."

Please could you let me know if you are aware of this process or have an understanding of this "leading practice" approach and why this process was not adopted by NPDC, when it fully understands that the issue of the revocation and sale of reserve land is highly contentious and controversial, and creates significant uncertainty and anxiety for the whole community, and in particular those residents of Fitzroy.

Regards

-----Original Message-----

From: Craig Stevenson [mailto:Craig.Stevenson@npdc.govt.nz]

Sent: Wednesday, 14 March 2018 9:05 a.m.

To:

Cc: Neil Holdorn; Julie Straka

Subject: Re: Complaint

Hi

Yes I confirm I did receive your complaint last week and your two follow up emails.

You have raised a range of matters and also requested some background information. Some of the matters are easily answered while others (documents) will need to be collated.

To simplify things I will treat all of these as a single request under the Local Government Official Information and Meetings Act.



expect to have a reply to all matters raised within a week.

Kind regards  
Craig

Sent from my iPhone

On 12/03/2018, at 10:08 AM, I

> wrote:

Dear Mir Stevenson,

Further to my questions below, could you also provide me with minutes of the meeting(s) in which Council first tabled the idea of selling part of Reserve Land occupied by Fitzroy Golf Course and the decision to include the option in the Draft Long Term Plan?

Regards

From: Kristian Slack [mailto:kristian@innoviq.com]

Sent: Monday, 12 March 2018 9:43 a.m.

To: craig.stevenson@npdc.govt.nz<mailto:craig.stevenson@npdc.govt.nz>

Cc: 'neil.holdom@npdc.govt.nz<mailto:neil.holdom@npdc.govt.nz>'; 'richard.jordan@npdc.govt.nz<mailto:richard.jordan@npdc.govt.nz>'; 'gordon.brown@npdc.govt.nz<mailto:gordon.brown@npdc.govt.nz>'; 'murray.chong@npdc.govt.nz<mailto:murray.chong@npdc.govt.nz>'; 'harry.duynhoven@npdc.govt.nz<mailto:harry.duynhoven@npdc.govt.nz>'; 'richard.handley@npdc.govt.nz<mailto:richard.handley@npdc.govt.nz>'; 'stacey.hitchcock@npdc.govt.nz<mailto:stacey.hitchcock@npdc.govt.nz>'; 'colin.johnston@npdc.govt.nz<mailto:colin.johnston@npdc.govt.nz>'; 'john.mcleod@npdc.govt.nz<mailto:john.mcleod@npdc.govt.nz>'; 'hugh.jory@oag.govt.nz>'; 'mike.merrick@npdc.govt.nz<mailto:mike.merrick@npdc.govt.nz>'; 'marie.pearce@npdc.govt.nz<mailto:marie.pearce@npdc.govt.nz>'; 'Roy.Weaver@npdc.govt.nz<mailto:Roy.Weaver@npdc.govt.nz>'; 'john.williams@npdc.govt.nz<mailto:john.williams@npdc.govt.nz>'; 'e.sage@ministers.govt.nz<mailto:e.sage@ministers.govt.nz>'; 'shaun.biesiek@npdc.govt.nz<mailto:shaun.biesiek@npdc.govt.nz>

Subject: Complaint

Dear Mir Stevenson,

Please could you let me know if you received the complaint I sent to you on 7th March, and a timeframe in which I might expect a response?

Further to my complaint I understand that a workshop was held by the Council to discuss matters related to my complaint on Friday 9th March. Could you confirm to me that the workshop was not a meeting in the sense of Part 7 of LGOIMA - i.e. "a meeting ... at which no resolutions or decisions are made is not a meeting"?

if resolutions or decisions were made at the workshop, please could you provide me with full minutes of the meeting?

For context I have attached a document issued by the Chief Ombudsman in 2010 that outlines the definition of a meeting, in particular the following:

\* This has caused some confusion in the past when local authorities held "workshops" to which the public were not admitted. The meetings provisions in Part 7 cannot be avoided just by calling a meeting a workshop. If a "workshop" meets the definition of "meeting", including the requirement that resolutions or decisions are made, then Part 7 applies. However, local authorities are entitled to hold private workshops to debate and find out more about an issue.

\* "...it was noted that local authorities needed to be careful where a 'workshop' has been held to discuss an issue, ... not [to] create a perception that the matter has been predetermined when the issue is brought to an open meeting for deliberation and decision."

Regards

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# Leading practice and innovation

2011 SOLGM Local Government  
Excellence Awards

COUNCIL COMMUNITY RELATIONSHIPS

**Decisions for the Future of our Community  
(the Right Debate)**

**Matamata-Piako District Council**



## **1. Brief Description of the Project**

Audit New Zealand expect Councils to engage their communities in 'the right debate' – a transparent discussion with stakeholders about the important issues, the options to address these, and the implications of those options.

'Decisions for the Future of our Community' was our 'right debate' – presenting six high level issues (including the basis for the financial strategy) that will form the basis of our Long Term Plan to the Matamata-Piako community in a way that was clear, balanced and easy to understand.

(examples attached as Appendix A – both hard copy and electronic copy enclosed)

A booklet presenting these issues was widely distributed in our community (distributed via newspapers to residents and by post of out of district ratepayers, as well as through other community channels such as cafes and churches). The information and submission form were also available online at [www.ourcommunity-ourfuture.co.nz](http://www.ourcommunity-ourfuture.co.nz) – a website dedicated to our Long Term Plan. Staff and Councillors met with a wide range of community groups to discuss the options and encourage people to make submissions.

The feedback we received through this process has given Council a better understand of community views on the fundamental decisions, and has already started to shape our Long Term Plan (known as 'Our Community Our Future').

## **2. Organisations Involved**

The organisation driving this project was Matamata-Piako District Council. The project required staff to work closely internally, and with Councillors through numerous workshops. This level of internal collaboration resulted in a project that was widely supported by staff and Councillors.

## **3. Rationale for the Project and Expected Benefits**

Audit New Zealand expects Council's to engage the community in 'the right debate'. This is done by many Councils as part of their consultation on the draft LTP.

We feel that there are several 'big issues' that are fundamental to developing the LTP that should be discussed with the community prior to the plan being developed. Guessing how the community feels on these issues, then finding out that we have it wrong when we publish the draft would not only mean a lot of work for Council, but that the community are more likely to feel that Council 'has already made up their mind' on those key issues.

Undertaking the right debate as a separate consultation process means that we get buy in from the community on the LTP right from the start of the process, we can demonstrate that Council listens to the community, and Council can feel confident that their plan reflects the wants and needs of our community.

## **4. Linkage to Council's Strategic Direction**

The results of the project are not only linked to our strategic direction, but help shape it for the next ten years. 'Decisions for the future of our community' ensures that the key decisions that shape the Long Term Plan reflect the wants and needs of our community.



## 5. Project Planning

This project was planned as part of the overall LTP process, which is part of our corporate project management system. A sub-committee of the LTP project team was established to plan and execute this project involving staff from Corporate Services, Communications and Records.

The sub-committee met at the beginning of the process and developed a project plan for the development of the consultation material based on the Council workshop schedule. A consultation plan was also developed, outlining the groups that needed to be consulted with, the actions that needed to take place, who would be responsible for those actions, dates and times, and completion dates (a copy of this project plan is attached as Appendix B). This plan was the guiding document throughout the process, and was used at weekly sub-committee meetings to measure and report on progress.

## 6. Project Management

This project was planned as part of the overall LTP process, which is part of our corporate project management system. This involves a project team who are responsible for setting and reporting on tasks and timeframes for all LTP related projects, and establishing sub committees as required.

A sub committee was established to plan and execute this project as part of the LTP process. This committee included a mix of staff from the project team, and other Council departments. They planned and completed this project (as detailed above), reporting to the project team on progress each month.

## 7. Relationship / Stakeholder Management

There were two groups of stakeholders that were key to this project – internal stakeholders (including staff and councillors), and external stakeholders (including targeted groups and the general public).

Internally the subcommittee worked closely with the staff whose issues were selected for consultation to ensure that the options for their activities were realistic, and clearly explained the costs and implications. The committee also worked closely with Council, taking the content to several workshops to ensure the project was truly driven by and fully supported by the elected members.

External stakeholders were key to the success of this project, as the more submissions we received, the more accurately the resulting decisions and LTP will reflect the wants and needs of our community. We identified a range of targeted groups to consult with (much wider than the usual groups we consult with), mailed letters and booklets to out of district ratepayers, and distributed the booklets to every household in the district. We also engaged with customers online, running polls on Facebook, and driving people to the Our Community Our Future website to make submissions.

## 8. Innovation and Originality

As mentioned above, many Councils undertake 'the right debate' as part of their consultation on the draft LTP. We believe that the approach we have taken (completing the right debate as a separate preconsultation process) is relatively unique. While this does add additional costs to the LTP process, both staff and Councillors believe it adds significant value to the Long Term Plan.

The design of the consultation booklet was particularly innovative (see the enclosed hard copy of Appendix A). The booklet was designed with a fold out 'flap' at the front, which meant the reader could keep the submission form open and complete it as they read the booklet (which detailed the six major issues, the options for addressing them, and the costs and implications of those options). The 'flap' could then be torn off (along a perforation), and folded and sealed as a free post envelope. We received several comments from people about how easy the document was to follow, and how simple it was to use.

The wide number of ways we distributed the consultation booklets (through meetings, newspapers, post, community and service groups, schools, online, street stalls, community notice boards, at cafes and at Council offices/facilities), was also unique for us. We trialled extending the channels we use to reach people in our community – and the results prove that this was very successful.

We also accepted submissions outside our usual channels (hard copy and online), by posing the right debate questions as 'polls' on Facebook, and including the results as formal submissions.

## 9. Evaluation Framework

The sub-committee had three key goals for this project

### 1. To get buy in from the community on the Long Term Plan

The way we chose to measure this was through the number of submissions received. We aimed to receive over 500 submissions (an improvement on the 441 submissions received when we undertook 'right debate' consultation for the 2009-19 LTCCP. At the time this was the most successful consultation project Council had completed).

The number of submissions to Council planning documents is usually very low, a response of over 500 people would indicate to Council that there was buy-in from the community.

### 2. To get buy in from Councillors on the Right Debate

As this project sets the guiding principles for the LTP, it was essential that Councillors were involved in every step of the process and believed that it was a valuable exercise. We chose to survey the Councillors to measure this.

### 3. To get quality feedback that would be useful to Council in developing the Long Term Plan

Part of the rationale for this project was to get quality feedback that would help Council to make key decisions so their plan reflects the wants and needs of the community. We chose to analyse the data to illustrate trends for the Councillors as well as surveying the Councillors to measure whether they believed the information they received was valuable.

## 10. Outcomes for Council

The key outcomes for Council from this project were:

- **A great response from the community**  
The high number of submissions means that Council can make decisions based on this feedback and be confident that their decisions reflect the wants and needs of their community. The number of informal, positive comments we received from people regarding this project was overwhelming (especially considering it is rare for Council to get positive feedback on consultation processes at all).
- **A learning experience for Council staff**  
This consultation involved trialling several new ways of communicating with our community (such as distributing booklets through community channels such as cafes and churches, running polls on Facebook, and holding 'street stalls'). We also developed a unique way to present the booklet that made it easy for people to understand major issues and take part in the consultation process. These changes provided staff with an opportunity to trial new ideas, and identify tools and channels that we can build on for future projects.
- **A more involved consultation experience for Councillors**  
As part of this project we also encouraged the Councillors to take a more active role in the consultation process, booking them in to meet with community groups and help at street stalls. This experience allowed them to discuss the topics with the public and gain more insight into the views of our community. In the survey following the project, Councillors expressed that they really enjoyed being more involved with consultation, making comments like "it allowed groups to put a 'councillor face' to the right debate and hopefully appreciate that Council was keen to get feedback", "I think this was one of our best consultation processes", and "it made me aware of my responsibilities to both Council and ratepayers".

## 11. Outcomes for Community

The key outcomes for the community from this project were:

- **A high level of representation in decision making**  
The high number of submissions received means the community can be confident that Council have a good understanding of their wants and needs.
- **The opportunity to see their feedback in action**  
The feedback received from this project will shape the LTP – and staff developing the document for Council are making sure they clearly show how feedback from this project has helped shape the plan. This will help the community to see that participating in the democratic process is worthwhile, and that Council do listen to their feedback.
- **Improved understanding of Council issues and financial management**  
The 'Decisions for the future of our community' booklet was widely distributed in our community and read by many people. Informal discussions with residents and ratepayers have shown that many people who didn't make submissions still read the booklet and gained a better understanding about some key Council issues (particularly around why Council borrows money and how much we borrow).

## 12. Results

'Decisions for the future of our community' was a very successful project – delivering well on all three goals:

### 1. Get buy in from the community on the Long Term Plan

We received 713 submissions from 812 people - the most submissions we have ever had towards a Council planning document (and much more than the 'over 500' the sub committee was aiming for). We also received a lot of informal feedback from people in the community, who either commented to staff or Councillors about how well the consultation was presented, or who noted positive comments on their submission forms – this was a good indication of buy in from the community, as it is rare for Council to get positive feedback on consultation processes.

### 2. To get buy in from Councillors on the Right Debate

We surveyed the Councillors to measure their views on the right debate process. Results showed that they not only found it useful, but enjoyed being involved in both the development of the consultation materials, and the actual consultation with the community. Some of the things the Councillors enjoyed about the process included "being able to hear of the community's views first hand"; "the interaction with small community groups", and "it gave me an opportunity to talk to residents/ratepayers".

### 3. To get quality feedback that would be useful to Council in developing the Long Term Plan

Staff analysed the responses to highlight trends for Council (copy attached as Appendix D). These results showed clear trends that have already proven valuable for Council when making decisions for the LTP. To measure the quality of feedback we also surveyed Councillors to determine whether they found the process and the feedback useful. Prior to the survey they were given copies of the submissions (example attached as Appendix E), and the results were discussed as part of several Long Term Plan workshops. The majority of the Councillors felt the pre consultation process very useful and increased their understanding of community views.

## 13. Supporting Material

Appendix A – 'Decisions for the future of our community' booklet (both hard copy and electronic copy)

Appendix B – Project Plan

Appendix C – Councillor survey results

Appendix D – Data analysis

Appendix E – Submissions spreadsheet

### Contact/s for further information

For further information on this project, please contact:

Michelle Hawthorne  
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PO Box 266, Te Aroha 3320  
Phone: 07 884 0060  
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**Lisa Lowe**

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**From:** Neil Holdom  
**Sent:** Wednesday, 14 March 2018 3:04 PM  
**To:** Jacqueline Baker  
**Cc:** Craig Stevenson  
**Subject:** Re: Media questions: FITZROY GOLF CLUB

Fine by me

Regards

Neil Holdom  
New Plymouth District Mayor  
P +64 27 284 5875

Sent from my iPhone

On 14/03/2018, at 2:59 PM, Jacqueline Baker <[Jacqueline.Baker@npdc.govt.nz](mailto:Jacqueline.Baker@npdc.govt.nz)> wrote:

Hi Neil

See the media request below and our suggested high level response. We suggest the debate should focus on the council meeting on the 26<sup>th</sup> March.

Jacs

- Public consultation begins on the draft 10 year plan on April 6<sup>th</sup> and we're looking forward to hearing what our community cares about, including the land development proposal to fund Flagship Projects
- Our legal advice says while there is a process to go through, there are currently no legal obstacles to revoking the reserve status
- We are working through the details on some of the questions below and look forward to sharing more information at the public meeting on 26<sup>th</sup> of March when Elected Members look to adopt the Consultation Document on the draft 10 year plan.

**From:** Helen Harvey [<mailto:helen.harvey@stuff.co.nz>]

**Sent:** Wednesday, 14 March 2018 9:55 AM

**To:** Charles Woollin <[Charles.Woollin@npdc.govt.nz](mailto:Charles.Woollin@npdc.govt.nz)>

**Subject:** FITZROY GOLF CLUB

Hi Charles

I understand councillors had a workshop last week with lawyers Simpson Grierson to discuss the Fitzroy Golf Club and the legalities around trying to revoke the status of reserve land.

Please can I talk to someone about this?

I would like to know:

How much would it cost to revoke the reserve status?

What is the process?

What was the lawyers opinion on revoking the status?

What was the legal opinion on the Fitzroy Golf Club being able to extend it's lease?

Did the lawyers come from Auckland or Wellington and how much did this cost?

How many consultants has the council employed to look into selling the golf course?

What is the cost of this?

Please can I have the answers to this by 3pm

thank you

**Helen Harvey**

Reporter

**E** [helen.harvey@stuff.co.nz](mailto:helen.harvey@stuff.co.nz) | **P** (06) 757 6881 | **M** (027) 298 7714

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<image001.jpg>

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**Lisa Lowe**

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**From:** Craig Stevenson  
**Sent:** Wednesday, 14 March 2018 9:05 AM  
**To:** I  
**Cc:** Neil Holdom; Julie Straka  
**Subject:** Re: Complaint

Hi

Yes I confirm I did receive your complaint last week and your two follow up emails.

You have raised a range of matters and also requested some background information. Some of the matters are easily answered while others (documents) will need to be collated.

To simplify things I will treat all of these as a single request under the Local Government Official Information and Meetings Act.

I expect to have a reply to all matters raised within a week.

Kind regards  
Craig

Sent from my iPhone

On 12/03/2018, at 10:08 AM, \_\_\_\_\_ wrote:

Dear Mr Stevenson,

Further to my questions below, could you also provide me with minutes of the meeting(s) in which Council first tabled the idea of selling part of Reserve Land occupied by Fitzroy Golf Course and the decision to include the option in the Draft Long Term Plan?

Regards  
K

**From:** .....  
**Sent:** Monday, 12 March 2018 9:43 a.m.  
**To:** craig.stevenson@npdc.govt.nz  
**Cc:** 'neil.holdom@npdc.govt.nz'; 'richard.jordan@npdc.govt.nz'; 'gordon.brown@npdc.govt.nz'; 'murray.chong@npdc.govt.nz'; 'harry.duynhoven@npdc.govt.nz'; 'richard.handley@npdc.govt.nz'; 'stacey.hitchcock@npdc.govt.nz'; 'colin.johnston@npdc.govt.nz'; 'john.mcleod@npdc.govt.nz'; 'hugh.jony@oag.govt.nz'; 'mike.merrick@npdc.govt.nz'; 'marie.pearce@npdc.govt.nz'; 'Roy.Weaver@npdc.govt.nz'; 'john.williams@npdc.govt.nz'; 'e.sage@ministers.govt.nz'; 'shaun.biesiek@npdc.govt.nz'  
**Subject:** Complaint

Dear Mr Stevenson,

Please could you let me know if you received the complaint I sent to you on 7<sup>th</sup> March, and a timeframe in which I might expect a response?

Further to my complaint I understand that a workshop was held by the Council to discuss matters related to my complaint on Friday 9<sup>th</sup> March. Could you confirm to me that the workshop was not a meeting in the sense of Part 7 of LGOIMA – i.e. “a meeting ... at which no resolutions or decisions are made is not a meeting”?

If resolutions or decisions were made at the workshop, please could you provide me with full minutes of the meeting?

For context I have attached a document issued by the Chief Ombudsman in 2010 that outlines the definition of a meeting, in particular the following:

- This has caused some confusion in the past when local authorities held “workshops” to which the public were not admitted. The meetings provisions in Part 7 cannot be avoided just by calling a meeting a workshop. If a “workshop” meets the definition of “meeting”, including the requirement that resolutions or decisions are made, then Part 7 applies. However, local authorities are entitled to hold private workshops to debate and find out more about an issue.
- “ ...it was noted that local authorities needed to be careful where a ‘workshop’ has been held to discuss an issue, ... not [to] create a perception that the matter has been predetermined when the issue is brought to an open meeting for deliberation and decision.”

Regards