

Strategy and Infrastructure Committee

OPEN MINUTES

Meeting Date: **Wednesday 19 April 2017**
Time: **3pm-3.16pm**
Venue: **Main Committee Room
3rd floor Civic Building
231 Hastings Street
Napier**

Present: Councillor Price (In the Chair), the Mayor, Councillors Boag, Brosnan, Dallimore, Hague, Jeffery, McGrath, Tapine, White, and Wise

In Attendance: Director Infrastructure Services, Director Community Services, Manager Communications, Manager City Development

Administration: Governance Team

APOLOGIES

APOLOGIES

COMMITTEE'S RECOMMENDATION

Councillor Jeffery / Councillor Brosnan

That the apology from Cr Wright and Cr Taylor be accepted.

CARRIED

CONFLICTS OF INTEREST

Nil

PUBLIC FORUM

ANNOUNCEMENTS BY THE MAYOR

Nil

ANNOUNCEMENTS BY THE CHAIRPERSON

Nil

ANNOUNCEMENTS BY THE MANAGEMENT

Nil

CONFIRMATION OF MINUTES

Councillors Wise / Brosnan

That the Minutes of the meeting held on 8 March 2017 were taken as a true and accurate record of the meeting.

CARRIED

AGENDA ITEMS

1. PARK ISLAND MASTER PLAN REVIEW

<i>Type of Report:</i>	<i>Legal and Operational</i>
<i>Legal Reference:</i>	<i>Resource Management Act 1991</i>
<i>Document ID:</i>	<i>347334</i>
<i>Reporting Officer/s & Unit:</i>	<i>Antoinette Campbell, Director Community Services</i>

1.1 Purpose of Report

To outline the process undertaken in reviewing the 2013 Park Island Master Plan and provide the updated Park Island Master Plan 2016 for Council's consideration.

At the Meeting

Councillors remarked that this plan reflected the strategic direction of the Council well.

COMMITTEE'S RECOMMENDATION

Councillor Brosnan / Councillor Hague

That Council

- a. Adopt the Park Island Master Plan 2016 and
- b. That a District Plan Change is initiated to rezone Park Island's Northern Sports Hub to meet the Master Plan objectives.

CARRIED

2. MCLEAN PARK RE-TURF PROJECT

Type of Report:	<i>Operational and Procedural</i>
Legal Reference:	<i>Enter Legal Reference</i>
Document ID:	<i>348170</i>
Reporting Officer/s & Unit:	<i>Debra Stewart, Team Leader Parks, Reserves, Sportsgrounds</i>

2.1 Purpose of Report

The purpose of this report is to update Council on the Mclean Park Re-turf Project and seek approval for an additional \$330,000 to be transferred from the Sportsground Renewal fund to enable the hybrid turf to be secured this (2016/17) financial year.

At the Meeting

It was noted that it is necessary to have hybrid turf to future-proof the park for growth in cricket and other sports.

In response to questions on the preferred option of the turf, and risks around timing of installation, the Director Infrastructure Services and Chief Executive advised:

- there will be never be a perfect time to install the turf. There will always be a risk due to the cross-over between the rugby and cricket seasons. Officials have looked at what events could be set aside during the construction period. If they delayed the construction any further then council would lose two 1 day international cricket matches which could result in a three year wait to secure international cricket matches.
- the preferred turf has been around for a number of years and has been tested in a variety of venues in New Zealand and Australia. The other option for turf had not been tested to international game standard, only community games. Therefore, officials selected the turf which has been tried and tested.
- the preferred turf is also versatile and can be upgraded if required in future years.

Director Infrastructure Services advised that the drop-in wicket will be ready for the under-19s world cup which will be held in January 2018. It was hoped it would be ready by now, but due to unforeseen events it had to be delayed.

COMMITTEE'S RECOMMENDATION

Councillors Jeffery / Wise

That Council:

- a. receive the report titled McLean Park Re-Turf Project.
- b. approve an additional \$330,000 to be transferred to the McLean Park Re-turf Project from the Sportsground Renewal fund to be spent in the 2016/2017 financial year.

CARRIED

3. GROUND LEASE - HAWKE'S BAY SPEEDWAY CLUB INCORPORATED

<i>Type of Report:</i>	<i>Legal</i>
<i>Legal Reference:</i>	<i>Reserves Act 1977</i>
<i>Document ID:</i>	<i>347418</i>
<i>Reporting Officer/s & Unit:</i>	<i>Bryan Faulknor, Manager Property</i>

3.1 Purpose of Report

To obtain Council approval to grant a new ground lease to the Hawke's Bay Speedway Club Incorporated for the land occupied by the Club's racetrack and buildings at Papakura Domain for a term of ten years with one ten year right of renewal.

At the Meeting

A discussion occurred on the following points:

- it was a shame the set-up for the burnout competition was not right.
- the lease term at 10 plus 10 appears longer than standard commercial leases.
- Councillors raised questions on the conditions of the lease including:
 - whether there is a risk of having a lease that is so long and would Council wish to use that land for other purposes?
 - why is council only provided with this decision after the lease has expired?
 - regarding the change to the sub-lease, is there any risk with the burn-out company seeking compensation because they will not be able to use the facility?
- in response to the questions raised, the Director Infrastructure Services and Chief Executive advised
 - the long length of the lease is required to encourage investment into the facilities so that organisations develop and maintain buildings on council land.
 - that it is not uncommon for rights of renewal to be in place for these sorts of activities and this acts as a placeholder while the decision is put to Council. In addition, the negotiations for renewing a lease can take months.
 - the sub-lease was with the speedway club so no obligation of Council to the sub-leasee.

COMMITTEE'S RECOMMENDATION

Councillor Brosnan / Councillor McGrath

That Council

- a. Grant a new ground lease to the Hawke's Bay Speedway Club Incorporated for the land occupied by the Club's racetrack and buildings at Papakura Domain for a term of ten years with one ten year right of renewal; and
- b. That the terms and conditions of the lease will be as per Council's standard terms for leases on Reserve land to community groups.

CARRIED

4. GROUND LEASE - HAWKE'S BAY SEAFARERS WELFARE SOCIETY INCORPORATED

Type of Report:	<i>Legal</i>
Legal Reference:	<i>Reserves Act 1977</i>
Document ID:	<i>347419</i>
Reporting Officer/s & Unit:	<i>Bryan Faulknor, Manager Property</i>

4.1 Purpose of Report

To obtain Council approval to grant a new ground lease to the Hawke's Bay Seafarers Welfare Society Incorporated, for the land occupied by the Seafarers Centre on Marine Parade, for a term of 15 years with one fifteen year right of renewal.

At the Meeting

Questions raised by Councillors included:

- has there been any other identification for the use of the land?
- How much do they pay for it, and does the price go up when Council is renewing the lease?
- By the time the lease comes up they are expired by the time they come to Council for decision. Would it not be better before the lease runs out for Council to make a decision on it.

In response to the questions raised, Director Infrastructure Services and the Chief Executive noted:

- no one has expressed interest in the use of the land other than the leasee.
- It takes time to negotiate new terms with the lease holder, sometimes months, and this is why there is the ability in the lease to go straight into a month by month rolling lease after it expires.

Action required: Director Infrastructure Services to report back on how much the lease is and whether they price will go up when Council is renewing the lease.

COMMITTEE'S RECOMMENDATION

Councillor Brosnan / Councillor Wise

That Council

- a. Grant a new ground lease to the Hawke's Bay Seafarers Society Incorporated, for the land occupied by the Seafarers Centre on Marine Parade, for a term of 15 years with one 15 year right of renewal; and
- b. That the terms and conditions of the lease will be as per Council's standard terms for leases on Reserve land to community groups.

CARRIED

5. OMARUNUI REFUSE LANDFILL JOINT COMMITTEE MINUTES, 17 MARCH 2017

<i>Type of Report:</i>	<i>Information</i>
<i>Legal Reference:</i>	<i>Local Government Act 2002</i>
<i>Document ID:</i>	<i>347158</i>
<i>Reporting Officer/s & Unit:</i>	<i>Jon Kingsford, Director Infrastructure Services</i>

5.1 Purpose of Report

To provide key points of interest and a copy of the minutes from the Omarunui Refuse Landfill Joint Committee meeting held on 17 March 2017.

COMMITTEE'S RECOMMENDATION

Councillor Wise / Councillor White

That Council:

- a. receive the minutes from the Omarunui Refuse Landfill Joint Committee held on 17 March 2017.

CARRIED

The meeting ended at 3.16pm.

APPROVED AND ADOPTED AS A TRUE AND ACCURATE RECORD OF THE MEETING

CHAIRPERSON: _____

DATE OF APPROVAL: _____