

The Mayor, Councillors, Community Board Members
KAPITI COAST DISTRICT COUNCIL

Please note that a meeting of the **Property Subcommittee** will take place in the Council Chambers, Ground Floor, 175 Rimu Road, Paraparaumu on **Thursday, 28 May 2015** commencing at **10.00 am**.

Pat Dougherty
Chief Executive

25 May 2015

Membership:

Property Subcommittee Cr Michael Scott (Chair), Cr Gavin Welsh (Deputy Chair), Mayor Ross Church, Cr Diane Ammundsen, Cr Murray Bell, Cr Mike Cardiff, Cr Jackie Elliott, Cr Penny Gaylor, Cr K. Gurunathan, Cr Janet Holborow, Cr David Scott

Item	Order Paper (* indicates paper attached)	Page
1	Welcome	
2	<p>Council Blessing</p> <p><i>“As we deliberate on the issues before us, we trust that we will reflect positively on the communities we serve. Let us all seek to be effective and just, so that with courage, vision and energy, we provide positive leadership in a spirit of harmony and compassion.”</i></p> <p><i>I a mātou e whiriwhiri ana i ngā take kei mua i ō mātou aroaro, e pono ana mātou ka kaha tonu ki te whakapau mahara huapai mō ngā hapori e mahi nei mātou. Me kaha hoki mātou katoa kia whaihua, kia tōtika tā mātou mahi, ā, mā te māia, te tiro whakamua me te hihiri ka taea te arahi i roto i te kotahitanga me te aroha.</i></p>	
3	<p>(a) Apologies</p> <p>(b) Declarations of Interest relating to agenda items</p>	
4	* Confirmation of Minutes: 9 December 2014	3
5	Resolution to go into Public Excluded Session	

Item	Order Paper (* indicates paper attached)	Page
6	<p>That, pursuant to Section 48 of the Local Government Official Information and Meetings Act 1987, the public now be excluded from the meeting for the reasons given below, while the following matters are considered:</p> <ul style="list-style-type: none"> • Confirmation of Public Excluded Minutes: 9 December 2014 • Strategic Property Purchase – Prioritisation (CS-15-1577) <p>The general subject of each matter to be considered, while the public are excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:</p>	
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
<ul style="list-style-type: none"> • Public Excluded Minutes: 9 December 2014 	<p>Section 7(2)(a) – to protect the privacy of natural persons.</p> <p>Section 7(2)(f)(i) – to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority ... in the course of their duty.</p>	<p>Section 48(1)(a) - that the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>
<ul style="list-style-type: none"> • Strategic Property Purchase - Prioritisation (CS-15-1577) 	<p>Section 7(2)(h) - enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.</p> <p>Section 7(2)(i) - enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>Section 48(1)(a) - that the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>

PROPERTY SUBCOMMITTEE MINUTES	MEETING HELD ON TUESDAY, 9 DECEMBER 2014	TIME 1.04PM
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MINUTES of a meeting of the Property Subcommittee, held in the Council Chambers, 175 Rimu Road, Paraparaumu, on Tuesday 9 December 2014 commencing at 1.04pm.

PRESENT:	Cr	M	Cardiff	(Deputy Chair)
	Cr	G	Welsh	
	Cr	P	Gaylor	
	Cr	D	Ammundsen	
IN ATTENDANCE:	Mr	P	Dougherty	(Chief Executive)
	Ms	T	Evans	(Group Manager Community Services)
	Mr	S	Mallon	(Group Manager Infrastructure Services)
	Ms	N	Holden	(Corporate Property Manager)
	Ms	T	Ferry	(Executive Secretary Community Services)
APOLOGIES:	Mayor	R	Church	

The Deputy Chair welcomed everyone to the meeting and read the Council blessing.

PS 14/12/005

(a) Apologies

MOVED (Ammundsen/Gaylor)

That the apologies of Mayor Ross Church be accepted.

CARRIED

(b) Declarations of Interest relating to agenda items

There were none.

PS 14/12/006

PUBLIC SPEAKING

Mr Ed Isaac and Mr Brian Cardiff spoke on behalf of the Waikanae Golf Club. They referred to the parcel of land at 99 Te Moana Road which had been acquired by the New Zealand Transport Agency (NZTA) under the Public Works Act 1981 (the Act). This land had historically been used as overflow parking for the golf club and for vehicular access to the golf course and the neighbouring property. Mr Isaac noted that under s40(1) of the Act, NZTA can offer the land to local authorities if it is deemed the land has utility for a public good. Mr Isaac said the club believed the land could be classified as such due to safety issues that would be created if the land were disposed of to a third party. These issues include traffic congestion, hazardous conditions for golfers having to park on Te Moana Road, and lack of access to the golf course for emergency vehicles. The speakers urged the Subcommittee to consult with NZTA with a view to designating the land as having utility for public good, and thus allowing its current use to continue.

Mr Richard Laurenson spoke on behalf of the RNR Trust who own the land at 33 Old Coach Road North, Ōtaki. He said the Trust wishes to subdivide the land from the existing two lots to create a third lot as an Esplanade Reserve, to be vested with the Council, and proposes the Council pay for the subdivision costs of one parcel of the land.

PROPERTY SUBCOMMITTEE MINUTES	MEETING HELD ON TUESDAY, 9 DECEMBER 2014	TIME 1.04PM
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**PS 14/12/007
RESOLUTION TO GO INTO PUBLIC EXCLUDED SESSION**

MOVED (Welsh/Ammundsen)

PUBLIC EXCLUDED RESOLUTION

That, pursuant to Section 48 of the Local Government Official Information and Meetings Act 1987, the public now be excluded from the meeting for the reasons given below, while the following matters are considered:

- **Strategic Property Purchase – Prioritisation Methodology (CS-14-1407)**
- **Confirmation of Public Excluded Minutes: 7 October 2014**

The general subject of each matter to be considered, while the public are excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

Strategic Property Purchase Priorities (CS-14-1407)	<p>Section 7(2)(h) – enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.</p> <p>Section 7(2)(i) – enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	Section 48(1)(a): that the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Public Excluded Minutes: 7 October 2014	<p>Section 7(2)(a) – to protect the privacy of natural persons.</p> <p>Section 7(2)(f)(i) – to maintain the effective conduct of public affairs through free and frank expression of opinions by or between or to members or officers or employees of any local authority ... in the course of their duty.</p>	Section 48(1)(a): that the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

CARRIED

The meeting moved into Public Excluded session at 1.50pm.

The meeting came out of Public Excluded session at 3.02 pm and was closed.

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Chairperson

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Date