

Schedule of Workshops and Briefings on:

Date:	Wednesday 16 October 2024
Time:	1:00 pm
Meeting Room:	Council Chambers
Venue:	126-148 Oxford Street Levin

Workshops and Briefings

SCHEDULE

MEMBERSHIP

Mayor
Deputy Mayor
Councillors

His Worship The Mayor Bernie Wanden
Councillor David Allan
Councillor Mike Barker
Councillor Rogan Boyle
Councillor Ross Brannigan
Councillor Clint Grimstone
Councillor Nina Hori Te Pa
Councillor Sam Jennings
Councillor Paul Olsen
Councillor Jonathan Procter
Councillor Justin Tamihana
Councillor Piri-Hira Tukapua
Councillor Alan Young

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WORKSHOPS

1.00pm	PUBLIC EXCLUDED - Douglas Links - Legal Briefing	5
2.00pm	PUBLIC EXCLUDED - Local Waters Done Well - Session 1: Regional Water Options - Morrison Low	7
3.30pm	Private Plan Change Request - PC6A	9
4.30pm	Council Lease Agreements - Overview	11
5.30pm	Dinner Break	
5.5	PUBLIC EXCLUDED - Presentation of Business Case for Foxton War Memorial Hall	13

File No.: 24/750

1 Douglas Links - Legal Briefing

Author(s)	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga
Approved by	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga

PURPOSE | TE PŪTAKE

1. The purpose of this workshop is to outline the options that are available to Council in respect to leasing a section of the Esplanade Reserve in Ōhau to enable the development of a Links Golf Course.
2. The intention is that following today's presentation Councillors will feel informed as to options moving forward, and any associated risks ahead of a decision paper coming to Council on 30 October 2024.

CONFIDENTIALITY

Reason:	The public conduct of this workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Interests:	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege.
Grounds:	s48(1)(a) The public conduct of this workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Plain English Reason:	This briefing is from Council's legal advisors on matters related to a proposed golf course development

File No.: 24/751

2 Local Waters Done Well - Session 1: Regional Water Options - Morrison Low

Author(s)	Cathryn Pollock Delivery Manager Ō2NL
Approved by	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga

PURPOSE | TE PŪTAKE

1. This workshop is the first in a series of briefings with Councillors to provide options and analysis of benefits and risks of various arrangements for delivering local waters.

CONFIDENTIALITY

Reason:	The public conduct of the part of the workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Interests:	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
Grounds:	s48(1)(a) The public conduct of the part of the workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Plain English Reason:	This workshop includes information about potential future options for the provision of water services. Release of this information at this time might prejudice Council's ability to undertake negotiations in the interest of the local community by releasing details of possible negotiation points to potential suppliers or partners.

File No.: 24/752

3 Private Plan Change Request - PC6A

Author(s)	Lisa Poynton Senior Policy Planner Kaiwhakamahere Matua, Kaupapahere
Approved by	Lauren Baddock Integrated Growth and Planning Manager Kaiwhakahaere o ngā Whanaketanga Pāhekoheko

PURPOSE | TE PŪTAKE

1. On 9th October 2024, Council received a Private Plan Change request from Kainga Ora (and others) to rezone a 22ha piece of land in north-west Levin from Deferred Residential to Residential. The piece of land the plan change request relates to is identified as a growth area in Council's Growth Strategy. This proposal has been the subject of numerous briefings with both Council and the Integrated Growth and Planning steering group. Officers have been working alongside Kainga Ora (and others) throughout the preparation of this request.
2. The workshop will introduce the plan change to the Council. This part of the workshop will be delivered by Kainga Ora (who will provide a copy of their presentation on Monday).
3. The workshop will also cover the options available to Council as to how the plan change request is processed. Council will be asked to decide on an option at its meeting on 30th October.
4. The options are as follows:
 - 4.1. Adopt the plan change as its own (treat it as a Council initiated plan change)
 - 4.2. Accept the plan change for processing (continue processing it as a private plan change)
 - 4.3. Reject the plan change request
5. The costs and benefits of each option will be outlined in the Council report.
6. In addition to the presentation from Kainga Ora which will be circulated on Monday, we provide the following attachments that you may wish to look at prior to the workshop. These have all been prepared by Kainga Ora (and others) and form part of the application.
 - Part 3.8 – North West Levin 1 – Multi-Zone Precinct (proposed plan provisions)
 - s32 Report (analysis of the proposal)
 - Assessment of environmental effects
 - Structure Plan
 - Planning maps
 - Stormwater memo (explains the process followed to understand the proposed stormwater management approach and an agreed pathway forward).

File No.: 24/753

4 Council Lease Agreements - Overview

Author(s)	Sean Hester Parks & Property Lead Kaihautū Kaupapa Papa Rēhia, Rawa
Approved by	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga

PURPOSE | TE PŪTAKE

1. The purpose of this workshop is to provide Councillors with an overview of Council's leases, the current policy settings for leases and a discussion on a proposed work programme.

BACKGROUND | HE KŌRERO TŪĀPAPA

The workshop will include a summary of:

- How many leases Council currently has, both as lessor and as lessee (Landlord/Tenant);
 - *There are 84 leases in total, some dating back many decades (including all the way back to 1960). Of this total, there are 54 leases that pre-date the two leasing policies (Community/Commercial) which were adopted in 2017.*
 - *Also, among this total of 84 leases are five that have required a report and subsequent resolution of Council due to either the length of lease term sought, or otherwise have deviated from the leasing policies in some form.*
- Summary analysis of lease portfolio;
 - *20 Leases require administration – either rent reviews or overdue for renewal/has rolled over*
 - *18 Leases are expired*
 - *39 Leases are fine/don't require immediate attention*
 - *7 Leases are un-documented – I cannot find signed documents/renewal instruments*
- Current Lease income and expenditure;
 - *This will provide a snapshot of the financial viability/sustainability of the impacts of particularly the Community Leasing Policy*
- The current policy settings (Community and Commercial Leasing Policies);
 - *Summary of key elements of both policies and the overall intent*
- Debt Management;
 - *31 tenants are behind on their invoiced rent – 1 of these has gone into liquidation and no longer leases from HDC.*
 - *The process for managing these overdue invoices.*
- First right of refusal:
 - *9 leases have a first right of refusal clause.*

- Legacy/Strategic issues;
 - *This includes any leasing scenarios that are not covered in the points above, and any trends or impacts that officers need to note, including the Property Strategy, and the O2NL project*

Key issues for discussion

In the workshop we will discuss:

- Analysis of Lease income and expenditure, and the sustainability of the existing approach;
- Debt management approach moving forward;
- Review of Community Leasing Policy;
- Review of Commercial Leasing Policy;
- Other external lease impacts/implications, both current and future e.g.
 - O2NL
 - HDC Property Strategy
 - Larger projects – e.g. Town Centre Development
- Proposed work programme over the next three years relating to leases, capturing all of the above.

File No.: 24/755

5 Presentation of Business Case for Foxton War Memorial Hall

Author(s)	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga
Approved by	Brent Harvey Group Manager - Community Experience & Services Tumu Rangapū, Wheako Hapori, Ratonga

PURPOSE | TE PŪTAKE

1. This is a presentation of a business case for the Foxton War Memorial Hall developed by Hapū of Ngāti Raukawa ki te Tonga and Foxton War Memorial Hall Society Incorporated

CONFIDENTIALITY

Reason:	The public conduct of this workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Interests:	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
Grounds:	s48(1)(a) The public conduct of this workshop would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Plain English Reason:	The business case has been developed by Hapū of Ngāti Raukawa ki te Tonga and Foxton War Memorial Hall Society Incorporated and contains commercial details which have been provided to Council in confidence for evaluation purposes.