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**MINUTES**

**THURSDAY 11 OCTOBER 2012**

**9.18AM – 10.22AM  
10.50AM – 12.06PM  
12.08PM – 12.09PM**

**Committee Room One  
Ground Floor, Council Offices  
101 Wakefield St  
Wellington**

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**PRESENT:**

Mayor Wade-Brown	(9.20am – 10.22am, 10.50am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Ahipene-Mercer	(9.18am – 10.22am, 11.20am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Best (Deputy Chair)	(9.18am – 10.22am, 10.50am – 10.51am, 10.52am - 12.06pm, 12.08pm – 12.09pm.)
Councillor Coughlan	(10.50am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Eagle	(9.23am– 10.22am, 10.53am – 11.32am, 11.35am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Foster (Chair)	(9.18am – 10.22am, 10.50am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Gill	(9.18am – 10.22am, 10.50am – 12.05pm)
Councillor Lester	(9.18am – 10.22am, 10.50am – 10.52am, 10.53am – 12.06pm, 12.08pm – 12.09pm.)
Councillor McKinnon	(9.18am – 10.22am, 10.50am – 11.30am, 11.34am – 11.49am, 11.53am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Marsh	(9.18am – 10.22am, 10.50am – 11.25am, 11.27am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Pannett	(9.18am – 9.33am, 9.37am – 10.01am, 10.04am – 10.22am, 10.50am – 11.31am, 11.35am – 11.40am, 11.53am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Pepperell	(9.18am – 10.22am, 10.50am – 12.06pm, 12.08pm – 12.09pm.)
Councillor Ritchie	(9.18am – 9.49am, 9.56am – 10.01am, 10.04am – 10.22am, 10.50am – 12.06pm, 12.08pm – 12.09pm.)

**APOLOGIES:**

Councillor Cook  
Councillor Morrison

**DEMOCRATIC SERVICES OFFICERS IN ATTENDANCE:**

Antoinette Bliss - Committee Advisor

296/12P **APOLOGIES**  
(1215/52/IM)

**Moved Councillor Foster, seconded Mayor Wade-Brown, the motion that the Strategy and Policy Committee accept apologies for absence for Councillor Cook and Morrison.**

**The motion was put and declared CARRIED.**

**RESOLVED:**

*THAT the Strategy and Policy Committee:*

1. *Accept apologies for absence for Councillor Cook and Morrison.*

297/12P **CONFLICT OF INTEREST DECLARATIONS**  
(1215/52/IM)

**NOTED:**

There were no conflicts of interest declared.

298/12P **ORAL HEARINGS – REPRESENTATION** (9.20AM – 9.33AM)  
**REVIEW**  
Schedule of Oral Submitters  
(1215/52/IM) (REPORT 1)

**NOTED:**

1. Bernard O’Shaughnessy (submission number 1), was not present to address the Committee in support of his submission.
2. Tom Law and Bernie Harris representing Federation of Wellington Progressive and Residents Association (submission number 14), addressed the Committee in support of their submission.

**TABLED INFORMATION:** Speaking notes reference 298/12P(a)

(Mayor Wade-Brown joined the meeting at 9.20am.)  
(Councillor Eagle joined the meeting at 9.23am.)

299/12P **REPORT BACK ON THE DRAFT LEASES (9.33AM – 10.16AM)**  
**POLICY FOR COMMUNITY AND RECREATION**  
**GROUPS CONSULTATION AND ADOPTION OF FINAL POLICY**  
Report of Hanita Shantilal, Senior Property Advisor and Paul Andrews,  
Manager, Parks, Sports and Recreation.  
(1215/52/IM) (REPORT 1)

**Moved Councillor Lester, seconded Councillor Best, the substantive motion with a new recommendation 6 as follows:**

THAT the Strategy and Policy Committee:

- 6. Note that provision has been made for officers to consider a rental reduction where a community or recreation group is suffering demonstrated financial hardship.**

(Councillor Pannett left the meeting at 9.33am.)  
(Councillor Pannett returned to the meeting at 9.37am.)  
(Councillor Ritchie left the meeting at 9.49am.)  
(Councillor Ritchie returned to the meeting at 9.56am.)  
(Councillor Ritchie left the meeting at 10.01am.)  
(Councillor Pannett left the meeting at 10.01am.)  
(Councillor Ritchie returned to the meeting at 10.04am.)  
(Councillor Pannett returned to the meeting at 10.04am.)

**The substantive motion with a new recommendation 6 was put and declared CARRIED.**

**RESOLVED:**

*THAT the Strategy and Policy Committee:*

- 1. Receive the information.*
- 2. Note that the draft leases policy for community and recreation groups was publicly consulted on from 26 June 2012 to 3 August 2012.*
- 3. Note that forty two submissions were received.*
- 4. Note that if adopted, the Leases Policy for Community and Recreation Groups would be effective from 1 January 2013 with the new rental model and maintenance fee structure being effective from this date where applicable and existing lease provisions allow.*

5. *Note that where existing lease provisions allow for the rental model to be adopted, rental increases greater than \$500.00 per annum will be phased in over a period of three years (i.e. one third increase each year).*
6. ***Note that provision has been made for officers to consider a rental reduction where a Community or Recreation Group is suffering demonstrated financial hardship.***
7. *Agree to recommend to Council that it adopt the Leases Policy for Community and Recreation Groups as shown in Appendix 1 of the officers report.*
8. *Agree that the Chief Executive and the Community Facilities Portfolio Leader have the authority to make any minor editorial changes required as a result of Strategy and Policy Committee amendments, prior to the Leases Policy for Community and Recreation Groups being referred to Council for approval.*

**NOTED:**

The resolutions differ from the recommendations in the officer's report as follows:

The Committee added the text in **bold**.

300/12P **ORDER OF BUSINESS**  
(1215/52/IM)

**NOTED:**

The Chair advised the meeting that the remainder of the agenda would be taken as follows:

Report 4 – Placing Land into The Permanent forest Sink Initiative and Revocation of Previous Resolution to Dispose of Land.

Report 3 – Brooklyn Wind Turbine Lease.

301/12P **PLACING LAND INTO THE PERMANENT FOREST SINK INITIATIVE AND REVOCATION OF PREVIOUS RESOLUTION TO DISPOSE OF LAND** (10.16AM – 10.33AM)

Report of Zach Rissel, Senior Policy Advisor and Amber Bill, Manager Community Engagement and Reserves.

(1215/52/IM)

(REPORT 4)

**Moved Mayor Wade-Brown, seconded Councillor Ritchie, the substantive motion.**

**The substantive motion was put and declared CARRIED.**

**RESOLVED:**

*THAT Strategy and Policy Committee:*

1. *Receive the information.*
2. *Recommend that the Council revokes that part of Resolution Clause 5 of ITEM 027/99F (1215/28/IM) (REPORT 6) dated April 1999 that relates to “Kilmister Block” and the “surplus ex Kilmister land” (refer to Appendix 1 for the original resolution).*
3. *Recommend that the Council agree that the Council register the land areas identified referred to in recommendation 2 into the Permanent Forest Sink Initiative (PFSI) scheme.*
4. *Delegate to the Chief Executive all the authority necessary to finalise agreement with the Ministry of Primary Industries for registering the land in Appendix 2 (of the officers report) into the PFSI.*
5. *Note that Council has until 31 December 2012 to register any additional land into the PFSI in order to obtain five years’ worth of carbon credits from 2008-2012.*

(The meeting adjourned for morning tea at 10.22am and reconvened at 10.50am.)

(Mayor Wade-Brown, Councillors Best, Coughlan, Foster, Gill, Lester, McKinnon, Marsh, Pannett, Pepperell and Ritchie were present when the meeting reconvened.)

302/12P **BROOKLYN WIND TURBINE LEASE** (10.51AM – 12.08PM)  
 Report of Tracy Morrah, Principal Property Advisor.  
 (1215/52/IM) (REPORT 3)

**Moved Councillor Ritchie, seconded Councillor Pannett, the substantive motion with changes to recommendation 3 of the officer’s report as follows.**

THAT the Strategy and Policy Committee:

3. Instructs officers to negotiate the following terms of the lease:

Location: Part of Part Section 5, Upper Kaiwharawhara District  
 Term: 20 years plus three five-year rights of renewal  
 Rent: \$8,545 + GST per annum  
 Reviews: Five yearly (next rent review due 01/04/13) to current market rent.  
 Use: ~~Wind turbine generator, visitor facilities, access, parking, landscaping.~~  
**Solely and exclusively for the use of the existing wind turbine generator, visitor facilities, access, parking, and landscaping and for no other purpose whatsoever. Any change to the existing structures (apart from demolition, routine or emergency maintenance and repairs) would need specific Council approval via the appropriately delegated committee.**

(Councillor Best left the meeting at 10.51am.)  
 (Councillor Best returned to the meeting at 10.52am.)  
 (Councillor Lester left the meeting at 10.52am.)  
 (Councillor Lester returned to the meeting at 10.53am.)  
 (Councillor Eagle returned to the meeting at 10.53am.)

**Moved Mayor Wade-Brown, seconded Councillor Coughlan, the following foreshadowed amendment to 3 and new recommendation 6.**

THAT the Strategy and Policy Committee:

3. Instructs officers to negotiate the following terms of the lease:
 

Location: Part of Part Section 5, Upper Kaiwharawhara District  
 Term: 20 years plus three five-year rights of renewal  
 Rent: \$8,545 + GST per annum  
 Reviews: Five yearly (next rent review due 01/04/13) to current market rent.  
 Use: **Wind turbine generator, visitor facilities, access, parking, landscaping.**  
~~Solely and exclusively for the use of the existing wind turbine generator, visitor facilities, access, parking, and landscaping and for no other purpose whatsoever. Any change to the existing structures (apart from demolition, routine or emergency maintenance and repairs) would need specific Council approval via the appropriately delegated committee.~~
  
6. **Note that any upgrade of the Wind Turbine will require resource consent. Any significant increase in height or bulk is likely to be notified.**

(Councillor Ahipene-Mercer returned to the meeting at 11.20am.)  
 (Councillor Marsh left the meeting at 11.25am.)

(Councillor Marsh returned to the meeting at 11.27am.)  
 (Councillor McKinnon left the meeting at 11.30am.)  
 (Councillor Pannett left the meeting at 11.31am.)  
 (Councillor Eagle left the meeting at 11.32am.)

**Moved Councillor Best, seconded Councillor Pepperell, the following foreshadowed amendment to 3.**

THAT the Strategy and Policy Committee:

3. Instructs officers to negotiate the following terms of the lease:  
 Location: Part of Part Section 5, Upper Kaiwharawhara District  
 Term: 20 years plus three five-year rights of renewal  
 Rent: \$8,545 + GST per annum  
 Reviews: Five yearly (next rent review due 01/04/13) to current market rent.  
 Use: Wind turbine generator (**up to the maximum defined in the table below**), visitor facilities, access, parking, landscaping.

	Existing Turbine	Lease Max
Hub height	31.5m	<b>55m</b>
Rotor diam.	27m	44m
Rotor radius	13.5m	22m
Tip height	45m	77m
Capacity	225kW	900kW

(Councillor McKinnon returned to the meeting at 11.34am.)  
 (Councillor Eagle returned to the meeting at 11.35am.)  
 (Councillor Pannett returned to the meeting at 11.35am.)  
 (Councillor Pannett left the meeting at 11.40am.)

**Moved Councillor Lester, Seconded Councillor Marsh, the procedural motion that the motion be put.**

**The procedural motion, that the motion be put was put and declared carried.**

**The foreshadowed amendment to recommendation 3 and new recommendation 6 moved by Mayor Wade-Brown was put and a DIVISION called.**

Voting for: Mayor Wade-Brown, Councillors Ahipene-Mercer,

Best, Coughlan, Eagle, Gill, Lester, McKinnon,  
Marsh, Pepperell and Ritchie

Voting against: Councillors Foster and Pannett

Majority vote: 11:2

**The foreshadowed amendment to recommendation 3 and new recommendation 6 moved by Mayor Wade-Brown was declared CARRIED.**

**The foreshadowed amendment to recommendation 3 moved by Councillor Best was put and a DIVISION called.**

Voting for: Mayor Wade-Brown, Councillors Best, Coughlan, Eagle, Foster, Gill, Lester, McKinnon, Pepperell.

Voting against: Councillors Ahipene-Mercer, Marsh, Pannett and Ritchie.

Majority vote: 9:4

**The foreshadowed amendment to recommendation 3 moved by Councillor Best was put declared CARRIED.**

**Moved Councillor Foster, seconded Councillor Eagle, the following amendment.**

THAT the Strategy and Policy Committee:

2. Agree to grant a new ground lease to Meridian Energy Limited, **subject to notifying the proposed lease and no objections being received.**
  
7. **Note that if objections are received and unable to be resolved by officers the objections will be considered by Strategy and Policy Committee and a final decision made on whether to grant the lease.**

**The amendment to recommendation 2 and new recommendation 7 moved by Councillor Foster was put and a DIVISION called.**

Voting for: Councillors Eagle, Foster, Pannett, Pepperell and Ritchie

Voting against: Mayor Wade-Brown, Councillors Ahipene-Mercer, Best, Coughlan, Gill, Lester, McKinnon and Marsh.



Majority vote: 5:8

**The amendment to recommendation 2 and new recommendation 7 moved by Foster was declared LOST.**

(Councillor McKinnon left the meeting at 11.49am.)

(Councillor Pannett returned to the meeting at 11.53am.)

(Councillor McKinnon returned to the meeting at 11.53am.)

(Councillor Gill left the meeting at 12.05pm.)

(The meeting adjourned at 12.06pm and reconvened at 12.08pm.)

(Mayor Wade-Brown, Councillors Ahipene-Mercer, Best, Coughlan, Eagle, Foster, Lester, McKinnon, Marsh, Pannett, Pepperell and Ritchie were present when the meeting reconvened.)

**The substantive motion as amended was put and declared CARRIED.**

**RESOLVED:**

*THAT the Strategy and Policy Committee:*

1. *Receive the information.*
2. *Agree to grant a new ground lease to Meridian Energy Limited.*
3. *Note the terms of the lease:*

**Location:** *Part of Part Section 5, Upper Kaiwharawhara District*

**Term:** *20 years plus three five-year rights of renewal*

**Rent:** *\$8,545 + GST per annum*

**Reviews:** *Five yearly (next rent review due 01/04/13) to current market rent.*

**Use:** *Wind turbine generator (**up to the maximum defined in the table below**), visitor facilities, access, parking, landscaping.*

	<b>Existing Turbine</b>	<b>Lease Max</b>
<i>Hub height</i>	<i>31.5m</i>	<b>55m</b>
<i>Rotor diam.</i>	<i>27m</i>	<i>44m</i>
<i>Rotor radius</i>	<i>13.5m</i>	<i>22m</i>
<i>Tip height</i>	<i>45m</i>	<i>77m</i>
<i>Capacity</i>	<i>225kW</i>	<i>900kW</i>

4. *Agree that Officers will negotiate and finalise all matters relating to the lease.*
5. *Note that public consultation on a new lease is not required as the land is not held subject to the Reserves Act 1977.*
6. ***Note that any upgrade of the Wind Turbine will require resource consent. Any significant increase in height or bulk is likely to be notified.***

**NOTED:**

The Resolution differs from the officer's recommendations as follows:

The Committee added the text in **bold**.

The meeting concluded at 12.09pm.

Confirmed: \_\_\_\_\_

Chair

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