



**I give notice that
a Turangi/Tongariro Community Board Meeting will be held on:**

| | |
|------------------|--|
| Date: | Tuesday, 10 September 2019 |
| Time: | 1.00pm |
| Location: | Boardroom Turangi Service Centre Town Centre, Turangi |

AGENDA

MEMBERSHIP

Chairperson Mr Te Takinga New
Deputy Chairperson Mr Pauline Jenkins-Lyons

Members
Cr Tangonui Kingi
Cr Maggie Stewart
Mrs Karen Donlon
Miss Sharlyn Holt
Mr Wally van der Aa

Quorum 4

Gareth Green
Chief Executive Officer

Order Of Business

- 1 **Whakaponokore**
Apologies

- 2 **Tuhinga o Mua**
Conflicts of Interest

- 3 **Whatūturutanga ngā Menete**
Confirmation of Minutes
 - 3.1 Turangi/Tongariro Community Board Meeting - 13 August 20193

- 4 **Ngā Ripoata**
Reports
 - 4.1 Turangi/Tongariro Community Board Chairman's Report4
 - 4.2 Lease Renewal Turangi Tongariro Sports Foundation at 6 Te Mitiotu Grove Turangi5
 - 4.3 Action Points Update.....9
 - 4.4 Monthly Update on Turangi Projects.....10
 - 4.5 Turangi Operations Reports - August 201911
 - 4.6 Members' Reports12

- 5 **Ngā Korero Pakihi Muna**
Confidential Business
Nil

3.1 TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 13 AUGUST 2019

Author: Raeleen Rihari, Democratic Services Support Officer

Authorised by: John Ridd, Head of Economic Development and Business Transformation

NGĀ TŪTOHUNGA

RECOMMENDATION(S)

That the minutes of the Turangi/Tongariro Community Board meeting held on Tuesday 13 August 2019 be confirmed as a true and correct record.

NGĀ TĀPIRIHANGA

ATTACHMENTS

1. Turangi/Tongariro Community Board Meeting Minutes - 13 August 2019 [⇒](#)

4.1 TURANGI/TONGARIRO COMMUNITY BOARD CHAIRMAN'S REPORT

Author: Raeleen Rihari, Democratic Services Support Officer

Authorised by: Tina Jakes, Head of Democracy, Governance and Venues

TE TAKE MŌ TE PŪRONGO

PURPOSE

This item is for the Community Board Chair, Mr Te Takinga New, to provide a verbal report as the departing chairman for the 2019-2019 triennium.

NGĀ TŪTOHUNGA

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the information and thanks Mr Te Takinga New for his report.

NGĀ TĀPIRIHANGA

ATTACHMENTS

Nil

4.2 LEASE RENEWAL TURANGI TONGARIRO SPORTS FOUNDATION AT 6 TE MITIOTU GROVE TURANGI

Author: Nathan Mourie, Senior Reserves Planner

Authorised by: Kevin Strongman, Head of Operations

TE TAKE MŌ TE PŪRONGO**PURPOSE**

To decide on recommending to Council an offer of a new lease to the Turangi Tongariro Sports Foundation (TTSF) for Council owned land and building at 6 Te Mitiotu Grove, Turangi.

WHAKARĀPOPOTOTANGA MATUA**EXECUTIVE SUMMARY**

Council owned property has been leased by the TTSF since 2011. This land was purchased by Council in 2010 to provide a future area for expansion of the adjacent Turangi Community Health Centre, commonly known as Pihanga Health, which is also on Council owned land. There have been no plans for expansion of Pihanga Health during this time and there are no current plans development in the near future. Given the existing community use and the lack of plans for future use of the site by Pihanga Health, it is recommended that the TTSF is offered a new lease for the property.

NGĀ TŪTOHUNGA**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board recommends to Council that a new five (5) year lease is offered to the Turangi Tongariro Sports Foundation for the Council owned property at 6 Te Mitiotu Grove, Turangi.

TE PAPAMURI**BACKGROUND**

The proposal has not been presented previously.

Council purchased the property at 6 Te Mitiotu Grove in 2010 to future-proof the Turangi Community Health Centre (administered by the Southern Lake Taupō Health Trust) for projected service provision growth. There was no immediate need for the property to be used by Pihanga Health when the TTSF first approached the Community Board for approval to lease the building; the Board also considered that this was an appropriate use.

A Memorandum of Understanding (MOU) was put in place in 2010 between the Southern Lake Taupō Health Trust (SLTHT) and the Turangi Tongariro Sports Foundation (TTSF). The MOU outlines that while the land may be required for a future extension to the community health centre building, there was no need for the land in the immediate future for a building extension. As such, the building was to be made immediately available for the TTSF to use as an office. The original planned timeframe before the land would be needed was between two and five years.

Subsequently, a lease was secured for the TTSF from Council at an annual rent of \$183. The lease expired on 30 November 2019 and no new agreement has been entered into since.

In April 2018 the SLTHT was asked whether they still required the property for future extensions to the health centre. SLTHT confirmed that they believe the property should still be available for a future extension. They were also aware that the MOU with TTSF had expired. Council's Head of Finance and Strategy Mr Alan Menhennet has been in touch with the SLTHT and advised that the property is not needed for any expansion in the immediate future.

The Customer Relations Manager - Turangi has been in discussion with the TTSF and has advised that they would like to continue using the land and building.

KORERORERO

DISCUSSION

Given the apparent lack of urgency for use of the land by the SLTHT and the request from TTSF to remain on site, it is logical to offer a new short to medium term lease to the TTSF for use of the property at 6 Te Mitiotu Grove (highlighted in yellow in the following image with Pihanga Health highlighted in blue).



Figure 1 - 6 Te Mitiotu Grove and Turangi Health Centre

Based on this information it is considered that there are two options.

NGĀ KŌWHIRINGA

OPTIONS

Analysis of Options

Option 1 – Offer a new lease to TTSF

| Advantages | Disadvantages |
|---|---|
| <ul style="list-style-type: none"> Continued support of a local community organisation Use of a building and property which may otherwise stand empty | <ul style="list-style-type: none"> If the SLTHT determines that they need the land for extension during the lease period, it may be difficult to accommodate |

Option 2 – Decline to offer a new lease to TTSF

| Advantages | Disadvantages |
|---|--|
| <ul style="list-style-type: none"> A new tenant may provide a better lease rental return | <ul style="list-style-type: none"> Would have to find a new occupant for the site or leave the property empty |

Analysis Conclusion:

The preferred option is to offer a new five-year lease to the Turangi Tongariro Sports Foundation.

**NGĀ WHAKAARO
CONSIDERATIONS****Whakaua me te Tirohanga o te Kaunihera****Alignment with Council's Vision**

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: Resilient and Value.

Ngā Ritenga ā Pūtea**Financial Considerations**

The financial impact of the proposal will be the rental charged to the TTTF. At the current community rate per square metre this is estimated to be around \$370 per annum.

Whai Whakaaro ā Ture**Legal Considerations**Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social well-being is of relevance to this particular matter.

The proposal is consistent with relevant legislation.

Authorisations as follows are required for the proposal:

- Resource Consent Building Consent Environmental Health
 Liquor Licencing Licence to occupy

Authorisations are not required from external parties.

Ngā Kaupapa Here**Policy Implications**

There are no known policy implications.

Mahi Māori**Māori Engagement**

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti o Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti o Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

Ngā Raru Tūpono**Risks**

There are no known risks.

TE KAHA O TE WHAKATAU ME TE TONO RANEI**SIGNIFICANCE OF THE DECISION OR PROPOSAL**

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that the proposal under consideration is of low importance.

TE WHAKAPIRI**ENGAGEMENT**

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

PĀPĀHO WHAKAWHITI**COMMUNICATION/MEDIA**

Direct communication has been/will be carried out with affected parties/key stakeholders but no wider communication is considered necessary.

TE MUTUNGA**CONCLUSION**

The benefits offered to the community by the TTSTF, coupled with the lack of immediate need for the space by the Health Centre, lead officers to believe that maintaining the use of the property by the current occupants is the best current use of the property.

NGĀ TĀPIRIHANGA**ATTACHMENTS**

Nil

4.3 ACTION POINTS UPDATE

Author: John Ridd, Head of Economic Development and Business Transformation

Authorised by: Gareth Green, Chief Executive Officer

TE TAKE MŌ TE PŪRONGO**PURPOSE**

This item is to provide an update to members on those items requiring follow up from previous meetings of the Board.

NGĀ TŪTOHUNGA**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the action points update.

NGĀ TĀPIRIHANGA**ATTACHMENTS**

1. Current TTCB Action Sheet (A2549164) [⇒](#)

4.4 MONTHLY UPDATE ON TURANGI PROJECTS

Author: Andy Hema, Customer Relations Manager - Turangi

Authorised by: Gareth Green, Chief Executive Officer

TE TAKE MŌ TE PŪRONGO**PURPOSE**

This item is to provide the Community Board with regular updates on the status of Turangi capex projects.

A current version of the schedule is attached (refer Attachment 1).

NGĀ TŪTOHUNGA**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update on Turangi projects as at September 10, 2019.

NGĀ TĀPIRIHANGA**ATTACHMENTS**

1. Turangi Projects Monthly Report (A2536494) [⇒](#)

4.5 TURANGI OPERATIONS REPORTS - AUGUST 2019

Author: Greg Hadley, Districts Parks Operations Manager

Authorised by: Kevin Strongman, Head of Operations

TE TAKE MŌ TE PŪRONGO**PURPOSE**

This item is for the District Parks Operations Manager to provide a verbal update on Turangi parks and reserves operations for current and recent months.

General statistics and brief updates for the Turangi Public Library and Turtle Pool are also included within the report (refer Attachment 1).

NGĀ TŪTOHUNGA**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the Turangi Operations Reports as presented on September 10, 2019.

NGĀ TĀPIRIHANGA**ATTACHMENTS**

1. Turangi Operations Report (A2546604) [↗](#)

4.6 MEMBERS' REPORTS

Author: Tina Jakes, Head of Democracy, Governance and Venues

Authorised by: John Ridd, Head of Economic Development and Business Transformation

TE TAKE MŌ TE PŪRONGO**PURPOSE**

This item permits members to provide feedback on any items of interest arising from meetings/conferences/seminars they have attended over the past month, and for the Board to approve either prior or retrospectively, member attendance at conferences and professional development opportunities.

This item also provides the opportunity for members to provide any updates on the Turangi/Tongariro Community Board Community Plan.

No debate and/or resolution is permitted on any of the reports.

NGĀ TŪTOHUNGA**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the members' reports and community plan updates.

NGĀ TĀPIRIHANGA**ATTACHMENTS**

Nil