

## **MINUTES OF COUNCIL MEETING**

**File Reference** ECM 9648851

**Meeting Date** 20 November 2025 at 10.00am

**Venue** Council Chambers, Civic Centre, Liardet Street, New Plymouth

### **Members Present**

Mayor Max Brough (until 11.58am – conclusion of Tab 4), Councillors EJ Barrett, Sam Bennett, Gina Blackburn, Gordon Brown, David Bublitz, Graham Chard, Murray Chong (until 11.58am – conclusion of Tab 4), Christine Fabish, Damon Fox, Moira George, Te Waka McLeod, Dinnie Moeahu, Kerry Vosseler, and John Woodward.

### **Non-Members Present**

Community Board Members Elect: Murray Seamark (Clifton), Mike Anderson and Teresa Goodin (Kaitake), Adrian Sole (via zoom from 10.25am), Mike Baker and Lance Mepham (Puketapu-Bell Block).

### **Executive Staff in Attendance**

Gareth Green, Sarah Downs, Helena Williams, Kathryn Scown, and Bernie O'Donnell.

### **Governance Staff in Attendance**

Julie Straka and Ashlee Carter.

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### **Opening**

Councillor Te Waka McLeod opened the meeting with karakia.

### Governance Advisor's Note

Mayor Brough advised that the report Transport Choices South Road/Devon Street West Post Construction Safe System Audit and Design Review Findings (Tab 5 of this agenda) had been withdrawn.

Council Officers are currently writing a Transport Choices Options report which considers possible changes South Road/Devon St West.

Both reports will be presented to Council for consideration at the meeting on 18 December 2025, which will enable Councillors to consider the full issue with all appropriate information.

### **Public Forum**

- Mike Morressey - CBD parking
- Chere Bailey - CBD parking
- Michelle Brennan – CBD – parking and support for retailers

## **Deputations**

### **Transport Choices South Road/Devon Street West Post Construction Safe System Audit and Design Review Findings**

- Sharon Bevins
- Emily Bailey (via Zoom)
- Sarah Sutherland
- Suraya Sidhu Singh
- Mary Hutching
- Kyle Adams
- David Soulsby

### **Granting a Ground Lease of Part of Ranfurly Park Recreation Reserve to York Developments Limited Acting as the Administering Body**

- Alan Warner and Josh Trimmer (York Developments Ltd)

## **Previous Minutes**

C/2025/137

### Council Resolution

Cr Bennett )

Cr Brown )

That the minutes of the following meeting of the Council, and the proceedings of the said meeting, as circulated, be taken as read and confirmed as a true and correct record:

Council Inaugural Meeting 31 October 2025 (ECM 9609543)

Carried

## COUNCIL RESOLUTIONS

### **Granting a Ground Lease of Part of Ranfurly Park Recreation Reserve to York Developments Limited Acting as the Administering Body**

C/2025/138

ECM 9634398

Presented by Charlotte Dunning (Property Management Lead) and Catherine Croot (Manager Property)

The matter for consideration by the Council is a decision to grant a new ground lease to York Developments Ltd; replacing the lease that expired on 30 June 2025 — over a portion of Ranfurly Park Recreation Reserve. The decision is to be made in two parts:

- a) A decision by the Council acting in its capacity as the administering body under Section 73(3) of the Reserves Act 1977 and:
- b) A subsequent decision by the Council to approve the lease, acting under the authority that has been delegated to the Council pursuant to "Instrument of Delegation for Territorial Authorities signed by the then Minister, Hon Dr Nick Smith MP on 12 June 2013". This decision is the subject of a separate report.

#### Council Resolution

Mayor Brough )

Cr Bennett )

That having considered all matters raised in the report, the Council acting in its capacity as the administering body under Section 73(3) of the Reserves Act 1977:

- a) Notes that the ground lease held by York Developments Ltd for a portion of Ranfurly Park A expired on 30 June 2025. York Developments Ltd is now seeking approval for a new ground lease to be granted under the provisions of the Reserves Act 1977.
- b) Approves a new ground lease to York Developments Ltd for the land shown in the attached plan outlined in purple subject to the same terms and conditions as the previous lease with the following additional terms and conditions:
  - i) The term of the lease will be for seven years commencing on 1 July 2025 giving a final expiry date of 30 June 2032.
  - ii) The market rental has been determined by independent valuation and will be set at \$7,448.00 plus GST per annum. The rental will be reviewed annually by CPI adjustment.
  - iii) York Developments Ltd will pay the costs associated with lease preparations.
  - iv) The Property Manager is authorised to approve the final lease terms and conditions and any minor adjustments to the ground lease.

- v) The land is classified as Recreation Reserve part of Ranfurly Park, Waitara being approximately 4965 m<sup>2</sup>; described as part Section 1 Block CXXXV Town of Waitara West comprised in register TNC1/177.

Carried

**Granting a Ground Lease of Part of Ranfurly Park Recreation Reserve to York Developments Limited - (Acting Under Delegated Authority Through an Instrument of Delegation from the Minister of Conservation)**

C/2025/139

ECM 9634430

Presented by Charlotte Dunning (Property Management Lead) and Catherine Croot (Manager Property)

The matter for consideration by the Council is a decision to grant a new ground lease—replacing the lease that expired on 30 June 2025—over a portion of Ranfurly Park Recreation Reserve.

Council Resolution

Cr Brown )

Cr George )

That having considered all matters raised in the report, the Council:

- a) Notes the Council resolved, acting as administering body to grant a new ground lease to York Developments Ltd a portion of Ranfurly Park A under the provisions of the Reserves Act 1977. The new ground lease will be subject to the same terms and conditions as the previous lease with the following additional terms and conditions:
  - i) The lease shall commence from the last expiration date as negotiated and agreed with the Property Manager for a term of 7 years commencing on 1 July 2025; giving a final expiry date of 30 June 2032.
  - ii) The market rental has been determined by independent valuation and will be set at \$7,448.00 plus GST per annum. The rental will be reviewed annually by CPI adjustment.
  - iii) York Developments Ltd will pay the costs associated with lease preparations.
- b) Delegates authority to the Property Manager to negotiate and approve any other lease terms and conditions.

Carried

Tab 4 was heard at this juncture.

**Deferral of Review of New Plymouth District Council Bylaw 2008 Part 14 Water, Wastewater and Stormwater Services under clause 54 of Schedule 1AA of the Local Government Act 2002**

C/2025/140

ECM 9634322

Presented by Mitchell Dyer (Corporate Planning and Policy Lead)

The matter for consideration by the Council is the decision to defer the review of the New Plymouth District Council (NPDC) Bylaw 2008 Part 14 Water, Wastewater and Stormwater (WWS Bylaw), under clause 54 of Schedule 1AA of the Local Government Act 2002 (LGA).

Council Resolution

Cr Bennett )

Cr Bublitz )

That having considered all matters raised in the report Council:

- a) Notes that water services have been subject to ongoing legislative change over the last few years including transitional arrangements relating to the requirement to review water services bylaws.
- b) Determines to defer the review of the New Plymouth District Council Bylaw 2008 Part 14 Water, Wastewater and Stormwater under clause 54 of Schedule 1AA of the LGA.
- c) Notes that the next step would be to publicly notify the Council decision to defer the review of the New Plymouth District Council Bylaw 2008 Part 14 Water, Wastewater and Stormwater under clause 54 of Schedule 1AA of LGA.
- d) Notes that the provisions in the NPDC Bylaw 2008 Part 14 Water, Wastewater and Stormwater will continue until the bylaw is reviewed in accordance with section 263 of the LGWSA.

A division was called (ECM 9648853)

Those voting for the motion were Councillors Te Waka McLeod, Christine Fabish, Murray Chong, David Bublitz, Sam Bennett, Gina Blackburn, Kerry Vosseler, Graham Chard, Gordon Brown, John Woodward, Moira George, and Mayor Max Brough.

Councillor Dinnie Moeahu voted against the motion.

Councillors EJ Barrett and Damon Fox abstained from voting.

Carried

Mayor Brough and Councillor Murray Chong departed the meeting at this juncture; Councillor Gordon Brown took the chair.

An adjournment was called at 11.59am, the meeting reconvened at 12.02pm.

## **Alcohol Control Bylaw 2020 – Initiation of Review**

C/2025/141

ECM 9634272

Presented by Felicity Gallacher (Senior Policy Advisor)

The matter for consideration by the Council is whether to approve the initiation of a review of the Alcohol Control Bylaw 2020 and to determine under section 155(1) of the Local Government Act 2002 (LGA) that a bylaw under section 147 of the LGA remains the most appropriate way of addressing the nuisance or problems associated with the consumption or possession of alcohol in public places.

### Council Resolution

Cr Bublitz     )

Cr McLeod    )

That having considered all matters raised in the report Council:

- a)     Determines that a bylaw continues to be the most appropriate way of addressing the perceived problems and nuisance that arise in relation to the possession or consumption of alcohol in a public place in accordance with section 155(1) of the Local Government Act 2002.
  
- b)     Approves the initiation of a review of the New Plymouth District Alcohol Control Bylaw 2020, in accordance with section 158 of the Local Government Act 2002.

Carried

Councillor Te Waka McLeod closed the hui with karakia at 12.08pm.