

**NORTHLAND FISH & GAME COUNCIL
CONFIRMED MINUTES OF AN EXTRA ORDINARY MEETING
HELD AT THE NORTHLAND FISH & GAME OFFICE
NELL PLACE, WHANGAREI
7.00 PM FRIDAY 14th JULY 2015.**

PRESENT:

Chairman: Dave Nicholson

Councillors: Noel Birchall, Maurice Blyde, Phil Durham, Leo Leonard,
Chris Lynch, Wayne Pepper, Cameron Shanks, Mark Williamson.

Member of Public: Chris Jenkins

Staff: Rudi Hoetjes (Manager), Fay Stodart (Office Administrator)

The Chairman welcomed everyone to the table. The Chairman asked for any apologies.

APOLOGIES: Kris Batelaan, Mike Newson.

The Manager updated the Council on the Underwood property in Dargaville. The Manager had arranged for an independent land valuation from Whangarei Valuers and Property Advisors Telfer Young. This appraisal was then given to the Underwoods for their consideration.

The size of the property is 347 hectares, including the wetland section. Telfer Young valued the property at \$655,000. The wetland section is approximately 32 hectares and this area has a valuation of \$94,700.

The Manager had asked Mr Chris Jenkins, the recently retired Department of Conservation Director Services Northern North Island, to view the property and also help in negotiation discussions with Mr Underwood. Mr Jenkins found the property astonishing and saw many conservation values in the property. Chris volunteered to donate his time to assist the Manager in the negotiations and to help prepare an agreement between the Crown and Northland Fish & Game if the purchase goes ahead.

The Nature Heritage Fund asked the Manager to negotiate on their behalf with the Underwoods. On this basis an offer of \$655,000 was made on behalf of the Crown and Northland Fish & Game Council, to the Underwoods to purchase the land. The Underwoods considered the market value as being fair and reasonable and have accepted the offer, subject to confirmation of finance.

The Manager showed the Council, using Google Maps, the access and boundary of the property. The property has an unformed paper road access which will need developing once the sale and purchase is completed. The Manager also explained that a boundary adjustment was required at one end of the property, and as part of the negotiations a small area is surveyed and returned to the Underwoods.

The Manager clarified the anticipated expenditure spread sheet:

- The shortfall of \$55,000. Agreed purchase price less the Nature Heritage Funding of \$600,000.
- Other Expenses. Survey Costs for agreed boundary adjustment.
- An estimate from an experienced contractor on constructing an access track/road into the property included digger and dozer, transporter costs, crushed brown rock and cartage, culverts.
- Development of a car park at the end of the access track/road.
- Possible requirement to fence the formed road way into the property.
- Legal Fees.
- Possible unforeseen costs.

The Manager has arranged to visit the Kaipara District Council to discuss opening up the paper road access and obtain more information on the guidelines on maintaining the road once developed.

Chris Jenkins informed the Council that there are three ways to purchasing the land.

1. Survey the wetland area off within the property and purchase the wetland. The wetland area will have its own separate title.
2. Compiled Plan. Survey the wetland area and gazettal this area as a Wildlife Management Reserve which allows game bird hunting and habitat management and creation.
3. Dual Classification. The whole property will be classified as a Scenic Reserve and the wetland area will be gazetted as a Wildlife Management Reserve. Under the Reserves Act, the Minister may classify part of a reserve for one purpose and the other part or parts of the same reserve for any other purpose or purposes.

Chris suggested that the compiled plan was his preferred option but the dual classification option was also viable.

The Manager explained that the Council needs to obtain approval from New Zealand Fish & Game Council to extract funds from their historic/dedicated reserves. Under the Exceptional Expenditure Policy, Northland Fish & Game has to apply to NZFG Council explaining the reason for the expenditure and why it was not included in the budget round.

It was moved: *To apply in writing to NZFG Council to obtain permission to utilise funds up to the value of \$200,000.00 from Northland Fish & Game Council Historical Reserves.*

Noel Birchall/Maurice Blyde

CARRIED.

A NZFG Council meeting is scheduled for the 24th & 25th July 2015 in Wellington and the Manager will send a letter to the NZFG Council to consider the Northland Council's request.

The Manager asked the Council if there are any conditions that need to be included in the agreement between the Crown and Northland Fish & Game if the purchase goes ahead. The Council agreed that game bird hunting MUST occur and ongoing access into the property for heavy machinery to carry out earthworks and any maintenance work in the future.

Chris Jenkins and the Manager are meeting with senior staff of the Department of Conservation in the next few days to discuss any conditions that both parties may have before any sale and purchase agreement is finalised and the approval the NZFGC has been received to withdraw the funds from reserves.

The Councillors acknowledged and congratulated the Manager and Chris Jenkins on the great result that had been achieved in negotiating this wonderful outcome and thanked them both. Chris Jenkins felt that Rudi should continue to be the main negotiator with the Underwood's as he had built up a good personal relationship with them.

The meeting closed at 8.30pm



Dave Nicholson
Chairman