

## **MINUTES OF INGLEWOOD COMMUNITY BOARD**

**FILE REFERENCE:** DP-14-02 DM1534884  
**MEETING DATE:** Tuesday 25 March 2014 at 1.30pm.  
**VENUE:** Inglewood Library & Service Centre  
**MEMBERS PRESENT:** Mr Phillip Rowe, Mrs Jenny Bunn,  
Mr Donald McIntyre, Mr Kevin Rowan,  
Cr Marie Pearce.

**NON-MEMBERS PRESENT:** Mayor Andrew Judd, Crs Grant Coward, John MacLeod, Richard Jordan and Shaun Biesiek

**STAFF IN ATTENDANCE:** Jayne Beer, Mike Baker, Louise Tester, Catherine Croot and Steve Bowden

### **DEPUTATON**

Mr Chris Clark, Taranaki Regional Council re New Hawera-New Plymouth Bus Service

Mr Clark updated the Community Board members on the new bus service, advising that the “Knicker Run” on Thursdays only, had now been replaced with the new bus service “Connector”, running 4 return trips per week day. The new service required bookings as it was a 43 seater bus and they currently have 75 users registered. The service was still available to Supergold Card users, free of charge, on Thursdays with the exception of the last trip in the evening which would be at a charge of \$3. He requested that the Community Board members give consideration to a bus stop and shelter being placed in a central position in Inglewood, for both trips. A suggestion had been made to place one in Rata Street, outside the Z station and on the opposite side for return trips.

### **PART A**

**MATTERS FINALLY DETERMINED BY THE INGLEWOOD COMMUNITY BOARD UNDER DELEGATED AUTHORITY AND REFERRED TO THE COUNCIL FOR INFORMATION AND RECORD**

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#### **1. Minutes of Previous Meeting**

File Reference: DP-14-02 DM1531718

Resolved:

That the minutes of the Inglewood Community Board meeting held on Tuesday 11 February 2014 be confirmed as a true and accurate record.

#### **2. Members Activity Report for Phillip Rowe**

File Reference: DP-14-03, DM1532846

This report advises of the community board activities of Phillip Rowe in the period to 17 March 2014.

Resolved:

That having considered all matters raised in the report, the report be received.

#### **3. Annual Plan Submission 2014**

File Reference: DP-14-01, DM 1122939

The purpose of this report is to review and approve the Inglewood Community Board's annual plan submission.

Resolved:

That having considered all matters noted the Inglewood Community Board's Annual Plan be submitted with a request to speak to the submission for a maximum time of 15 minutes.

**PART B**  
**ITEMS FOR FINAL DETERMINATION BY THE COUNCIL**

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**4. Proposed closure date for Colson Road Landfill**

File Reference: DM1531663

The purpose of this report is to provide an update on the predicted remaining life of Colson Road regional landfill and the intention to notify South Taranaki District Council of the closure date as required by the Regional Waste Services Management Agreement between New Plymouth District Council, Stratford District Council and South Taranaki District Council.

The remaining life of the Colson Road landfill is calculated every six months. The latest survey undertaken in November 2013 indicates an estimated closure date of 30 June 2019, based upon current compaction rates.

Under the Regional Waste Services Management Agreement, Council is required to give notice to Stratford and South Taranaki District Councils of the estimated closure date for Colson Road landfill and will provide sufficient time for South Taranaki District Council to develop the Central landfill in order to accept waste following the closure of Colson Road landfill.

Recommendation:

That having considered all matters raised in the report, it is noted that:

- a) The estimated closure of Colson Road regional landfill is 30 June 2019.
- b) Through the Regional Waste Services Management Agreement, NPDC has an agreement with South Taranaki District and Stratford District Council to take waste to the central landfill following the closure of Colson Road Regional Landfill.
- c) Council officers will notify South Taranaki District Council of the estimated landfill closure date as required by the Regional Waste Services Management Agreement in order for South Taranaki District Council to have sufficient time to develop the central landfill to accept the region's waste following closure of Colson Road regional landfill.

## 5. **Local Approved Products (Psychoactive Substances) Policy**

File Reference: DM1513142

The Psychoactive Substances Act 2013 (the Act) received royal assent in July 2013. The purpose of the Act is to regulate the availability of psychoactive substances in New Zealand to protect the health of, and minimise the harm to individuals who use psychoactive substances. Within the Act Territorial authorities were empowered to develop a Local Approved Products Policy (LAPP) to regulate where the approved products may be sold.

This purpose of this report is to propose an LAPP to cover both the New Plymouth and the Stratford Districts. Stratford District Council resolved on 25 February to release the draft policy for consultation.

### Recommendation:

That having considered all matters raised in the report:

- a) In accordance with section 68 of the Psychoactive Substances Act 2013, the Draft Local Approved Products Policy (Appendix A) be approved for consultation.
- b) In accordance with section 69 of the Psychoactive Substances Act 2013 the Statement of Proposal (Appendix B) be released for consultation.
- c) That the consideration of submissions received on the draft policy be heard by a Joint Hearing Committee comprised of no less than three (3) and no more than five (5) representatives from each of the New Plymouth and Stratford District Councils.
- d) The Mayor appoints the New Plymouth District Council members of the Joint Local Approved Products Hearings Committee.

## 6. **Housing for the Elderly – Consultation on the Future of the Housing Portfolio**

File Reference: DM 1530545 CM08-19-05

The Council currently owns 145 Housing for the Elderly units across the district. As part of an Activity and Service Level review between 2012 and 2013, the Housing portfolio was valued at \$11.94 million. As an outcome of the review the Council resolved to consider its options for the future of the housing for elderly portfolio and service.

With the rents of the properties set at 73% of market rent levels, the Council forgoes income of \$346,000. The cost of providing the service is \$1.1 million and income generated through rents is \$912,000. In 2014/15 the ratepayer contribution to the service will be \$100,000.

The main considerations for the Council in respect of identifying its preferred policy option are the financial verses the social considerations. Whilst it is reasonable to consult on several policy options, it is preferable for the Council to seek submissions around a specific proposal. The main options available to the council are to consult the community on selling all or part of the housing

assets, or retaining the assets in community ownership, either with the Council or by transfer to a social housing provider. There are financial opportunities that arise from the sale of the assets. The opportunity cost of selling the assets is approximately \$700,000, which is 6% of the value of the asset which could be off set against early debt repayment. Retention of the assets and the increasing of rents in line with market rents would allow the Council to realise some operational savings and maintain its role providing a public service for elderly people, but would not realise any capital benefit.

A two stage consultation is proposed. Stage one would engage the community in targeted consultation about the future of the Housing for the Elderly portfolio. Stage two would carry the recommendation of the consultation through to the draft Long Term Plan. Final determination via the Long Term Plan is necessary because of the significance of the issue.

Recommendation:

That having considered all matters raised in the report:

- a) A commitment is made to consult publicly on the future of the Housing for the Elderly portfolio.
- b) The preferred policy option for consultation is option 1(b).
- c) Consultation commences in July 2014, following the Council's identification of its preferred policy option and development and approval of the Statement of Proposal

*Jenny Bunn and Cr Marie Pearce requested that it be noted in the minutes that they abstained from voting.*

**7. Draft Local Alcohol Policy - Consultation**

File Reference: DM1524892

This report proposes that the draft Local Alcohol Policy, prepared in accordance with the requirements of the Sale and Supply of Alcohol Act, on behalf of the New Plymouth and Stratford District Councils be released for consultation.

The draft policy contains the following provisions:

- On licence premises may be located in all business environment areas, and class 2 and 3 clubs may additionally be located in open space areas, and only class 1, 2 and 3 restaurants and theatres and cinema may be permitted in residential areas.
- Supermarkets and grocery stores and cellar door sales will be permitted in all areas.
- Stand alone off licence bottle stores will only be permitted within business environment areas.
- A "flexible cap" on off licences is proposed, meaning that the number of standalone bottle stores is limited to the number of bottle stores in

operation at the time of policy adoption, except where the premise is deemed to be of sufficiently low risk and permitted by the District Licensing Committee.

- No standalone bottle store, hotel, class 1 club or tavern be permitted within 50 metres of a residential site.
- No new premises within 50 metres of sensitive sites (as defined in the policy).
- 8:00am opening and 2:00am closing time is proposed for on and club licence premises. 10:00am opening and 9:00pm closing time is proposed for off licence premises.
- A range of non-mandatory discretionary licence conditions, including a One-Way Door Policy is proposed.

The report proposes that the submissions on the draft policy be heard by a joint committee of the New Plymouth and Stratford District Councils in late June.

Recommendation:

That having considered all matters raised in the report:

- a) The draft New Plymouth and Stratford Local Alcohol Policy, prepared in accordance with section 77 and 78 of the Sale and sale of Alcohol act 2012, as attached, is recommended for both the New Plymouth District Council and the Stratford District Council.
  - b) In accordance with section 79 of the Sale and supply of Alcohol act 2012, the draft policy and accompanied Statement of Proposal be released for consultation.
  - c) That the submissions received on the draft policy be considered by a Joint Hearing Committee comprised of no less than 3 and no more than 5 representatives from each of the New Plymouth and Stratford District Councils.
  - d) The Mayor appoints the New Plymouth District Council members of the Joint Local Alcohol Policy Hearings Committee.
8. **New Plymouth District Plan: Plan Change PLC14/00042 - Financial Contributions for New Areas of Open Space in Growth Areas**

File Reference: PP11-02-04.PLC14/00042, DM 1532788

This report recommends that the Council approves the public notification of the proposed Plan Change PLC14/00042 and the accompanying Section 32 report to the New Plymouth District Plan (District Plan) in accordance with Schedule 1 of the Resource Management Act 1991 (RMA). The Plan Change seeks to introduce Financial Contribution provisions to ensure that the costs of providing reserves for open space are appropriately apportioned to the new growth areas that generate the demand for this space.

Recommendation:

That having considered all matters raised in the report, that pursuant to Schedule 1 of the Resource Management Act 1991 proposed Plan Change PLC14/00042 and the Section 32 report are approved for public notification. The proposed Plan Change PLC14/00042 will introduce Financial Contribution provisions to ensure that the costs of providing reserves for open space are appropriately apportioned to the new growth areas that generate the demand for this space.

9. **40KM/H Variable Speed Limit Zones Outside Three Schools**

File Reference: RT 12 08 05; DM 1531811

This report recommends the creation of a 40km/h variable speed limit on Brooklands Road, Tukapa Street and Kelly Street outside St Pius X School, Frankley School and Inglewood Primary School respectively.

Recommendation:

That having considered all matters raised in the report, and pursuant to the New Plymouth District Council Speed Limits Bylaw 2005, the following 40km/h variable speed zones be created, and will take effect from 5 May 2014.

NEW PLYMOUTH

*Brooklands Road*

1. Create a 40km/h variable speed limit zone on Brooklands Road from 80 – 337m measured in a southerly direction from the prolongation of the south kerb of Kaimata Street.

*Tukapa Street*

2. Create a 40km/h variable speed limit zone on Tukapa Street from 0 – 150m measured in a northerly direction from the prolongation of the No. 359 / No. 361 property boundary.

INGLEWOOD

*Kelly Street*

3. Create a 40km/h variable speed limit zone on Kelly Street, Inglewood from 30 – 150.7m measured in a westerly direction from the prolongation of the west kerb of Miro Street.

Times 40km/hr variable speed limits are in force

On any school day:

- a) A period between 8.15am - 9.00am.
- b) A period of 20 minutes at the end of school, beginning no earlier than 5 minutes before the end of school, and
- c) Ten minutes at any other time when at least 50 children cross the road or enter, or leave vehicles at the roadside.
- d) When the 40km/hr signs are illuminated.

10. **Consultation to Initiate the Disposal of Vacant Section - Standish Street Inglewood Township**

File Reference: CM 08 28 01 v03, ID 108703, DM 1320283  
Section 1 SO 399483, totalling an area of 1203m<sup>2</sup> comprises a vacant surplus Council owned section situated in Standish Street in Inglewood Township. The land formerly comprised unformed legal road (Part Moa Street) stopped in 2009 specifically to provide a site for a Child Care Centre at the request of the Inglewood Child Care and Early Education Centre Incorporated. That use for the land by the Inglewood Child Care and Early Education Centre did not eventuate, and the land has since remained vacant. No other requirement for the land has been identified.

This report now recommends that public notice and consultation process be initiated on the preferred option to sell the land for residential purposes, with a report back on the outcome of consultation for a final decision on any disposal of the land. Any decision to sell the land would be subject to the prerequisite of a plan change to rezone the land to residential to be undertaken at the time of the next review of the District Plan in 2015.

Recommendation:

That having considered all matters raised in the report the Inglewood Community Board requested that Option D be considered for Land Use and Option 3 be considered for Consultation.

11. **Road Stopping – Little Lepper Road (Unformed)**

File Reference: RT-13-03; DM 1531544  
The owner of the property at 862 Mountain Road, Lepperton has requested the Council to stop a 3078m<sup>2</sup> part of Little Lepper Road, currently occupied by the applicant for farming purposes. The proposal is to then amalgamate the stopped road with an adjoining lot following subdivision.

Recommendation:

That having considered all matters raised in the report, in relation to the proposal to stop an unformed part of Little Lepper Road, Lepperton for sale to the adjoining owner:

- a) Officers be authorised to initiate the road stopping process under Section 342 and the Tenth Schedule of the Local Government Act 1974 in respect of the land identified in the plan attached as Appendix A.

Schedule

Shown as	Area	Adjoining
Section 1	0.3078ha	Pt Sec 194 Huirangi Dist

- b) Subject to all statutory and Council requirements being met and no objections to the road stopping being received, the Chief Executive be delegated the power to:

- i) Formally approve the road stopping and issue the public notice to declare the road stopped; and
  - ii) Enter into a sale and purchase agreement for the stopped road with the adjoining land owner at the price determined by the Council's valuer or the cost of the stopping, whichever is the greater, and otherwise on terms and conditions acceptable to the Chief Executive; and
  - iii) Amalgamate the portion of stopped road with the adjoining property as described in the Schedule.
- c) It is noted that if any objections are received as part of the road stopping process under Section 342 and the Tenth Schedule to the Local Government Act 1974, a further report may be presented to the Council for consideration as follows:
- i) If the objections are withdrawn, the road stopping proposal would be able to proceed and be completed.
  - ii) If the objections are not withdrawn and the Council accepts them, the road stopping proposal would terminate.
  - iii) If the objections are not withdrawn and the Council does not accept them, the road stopping proposal would be referred to the Environment Court for a final decision, which could confirm, modify or reverse the Council's decision.

12. **Road Legalisation: Motukawa Road, Tarata**

File Reference: RT 13 02; ID 27965, 27966, 27966, DM 1530253

The Council has identified a need to reconstruct an eroded area in part of Motukawa Road adjacent to the Waitara River. To achieve this, there is a need to acquire land from three adjoining properties on Motukawa Road and to straighten the legal road. Compensation has been assessed by a registered valuer and the three land owners involved have accepted the compensation as assessed.

Recommendation:

That having considered all matters raised in the report in relation to the acquisition of land from the three properties on Motukawa Road adjoining the Waitara River at Tarata for road:

- a) Under the provisions of the Public Works Act 1981, acquisition of three areas of land comprising 6776 square metres and shown as Sections 1, 2 & 5 on SO Plan 460656 and the first schedule below to vest as road with compensation to be paid as assessed by a registered valuer,
- b) And secondly that the two areas of road comprising 1717 square metres described in the second schedule shown as Sections 3 & 4 on SO Plan

460656 be stopped and amalgamated with the adjoining land as part compensation for the land acquired for road be approved.

- c) The Minister of Land Information be requested to declare the land in the first schedule to be vested in New Plymouth District Council as road pursuant to Section 114 of the Public Works Act 1981 and the road described in the second schedule to be stopped and amalgamated pursuant to sections 116, 117 & 120 of the Public Works Act 1981.

#### FIRST SCHEDULE

Land to be acquired

SHOWN	DESCRIPTION	CFR	AREA
Section 1 SO 460656	Lot 1A DP 2138	TNK1/452	0.0507Ha
Section 2 SO 460656	Kawau 1C Block	TNH1/781	0.6016Ha
Section 5 SO 460656	Kawau 1C Block	TNH1/781	0.0253Ha

#### SECOND SCHEDULE

Road to be stopped

SHOWN	DESCRIPTION	CFR	AREA
Section 3 SO 460656	Lot 1A DP 2138	TNK1/452	0.0606Ha
Section 4 SO 460656	Kawau 1B Block	TNG2/839	0.1111Ha

The meeting closed at 2.44pm