

MINUTES OF CLIFTON COMMUNITY BOARD

FILE REFERENCE: DP-14-02 DM6212010
MEETING DATE: Wednesday 21 January 2015 at 2pm.
VENUE: Urenui Community Centre
MEMBERS PRESENT: Mr Ken Bedford (Chair), Mr John Hill,
Mrs Judy Ransom, Mrs Elaine Selby and
Cr Craig McFarlane

NON-MEMBERS PRESENT: Cr Colin Johnston and Cr Grant Coward

STAFF IN ATTENDANCE: Julie Straka, Jan Holdt, Ralph Broad, Steve Bowden and
Mike Janes

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Resolved:

That the minutes of the Clifton Community Board meeting dated 12 November 2014 and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and accurate record.

PART A

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

1. Members Activity Report

File Reference: DM6207660

This report advises of the community board activities of Ken Bedford (Chair) in the period to 8 January 2015.

Resolved:

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

2. Members Activity Report

File Reference: DM 6207667

This report advises of the community board activities of John Hill in the period to 10 January 2015.

Resolved:

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

PART B
ITEMS FOR FINAL DETERMINATION BY THE COUNCIL

3. Outline of Process for Road Stopping and Sales Revenue Potential

File Reference: CM 08 28 01 v05, ECM 6201650

The purpose of this report is to provide background information on the stopping process for Council owned unformed legal road and the opportunities for sale revenue potential. In particular the report outlines:

1. The statutory process for stopping (ceases to be road) of unformed legal road vested in Council ownership and the methods by which road stopping and sale is instigated; and
2. The potential for the Council to proactively undertake a programme to identify, stop and sell stopped road parcels over and above stopping and sale that is instigated by way of standard application by the adjoining owner.

Recommendation

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

- a) That the statutory process for road stopping (ceases to be of road status on revocation) of unformed legal road and disposal more particularly set out in this report, is carried out under the provisions of two statues being either:
 - i. Sections 319(h), 342(1) and the Tenth Schedule of the Local Government Act 1974; or
 - ii. Section 116(1) and 117 of the Public Works Act 1981.
- b) That the ownership of all local roads as defined in Section 315 of the Local Government Act 1974, (which includes access way and service lane) are vested in an estate in fee simple (freehold) in the Council for the purpose of road pursuant to Section 316(1) of the Act.
- c) That the majority of road stoppings for sale purposes, are instigated by the adjoining land owner, excepting those that might otherwise be randomly identified or are associated directly with road acquisition and disposal, for the realignment, diversions, diminishing, widening, improvement or formation of local roads to secure ownership, upgrade road infrastructure and provide for better safety and visibility.
- d) That of the \$9M in land sales since 2006 that only \$0.65M is represented in the sale of stopped road at an average net sale price return of \$25,000, noting that the blanket aggregated road stopping and sale of parcels of land on Messenger Terrace is a one off exception, compared to the mainstream individual parcel road stopping and sale.

That the returns achieved historically from road stopping sales (principally limited to adjoining owners) provides an overall marginal fiscal economic return, weighted against applied resources and is not conducive to a programme of proactive road stopping sales, as a means of achieving any substantial net pecuniary revenue cash flows.

- e) That the statutory process for road stopping and sale under the Local Government Act 1974 (to which the Council is principally confined) can be onerous and costly and subject to objection to the Environment Court, and in recognising that adjoining owners who have free grazing use of unfenced unformed legal road in rural areas, may not wish to purchase unformed legal road parcels bisecting their property, nor cannot be forced to do so.
- f) That all applications for the stopping and sale of stopped road are scrutinised on merit, desired outcomes and economies consistent with other land sales, in particular the net revenue potential.

4. Property (Land) Sales Report to 31 December 2014

The purpose of this report is to provide an update on Land Sales as at 31 December 2014, outlining status of approved sales, potential sales, and other sales categories and supporting highlighted commentary on particular land sales. The last update was provided as at 30 June 2014.

Recommendation

That, having considered all matters raised in the report Appendix A Land Sales estimate to 31 December 2014, be noted.

- a) Category 1 - Properties Approved for Sale.
- b) Category 2 - Properties that are being considered for Sale, but have yet to be formally considered or a final decision yet to be made by Council.
- c) Category 3 - Properties with low Sale Potential.
- d) Category 4 - Properties that have been considered for Sale but are to be retained.

5. District Petroleum Activity Update

File Reference: ECM 6192183

The 2014 Block Offer outcomes were announced with three onshore permits approved in the District at Urenui, Inglewood and Tarata / Waitui area. The 2015 Block Offer submissions have been invited with submission closing 9 February 2015.

Council officers continue to liaise with and advocate to New Zealand Petroleum and Minerals and other central government agencies on a range of Oil and Gas issues.

Taranaki Regional Council and the District Council's are working together to co-ordinate the regulation of land farms with clarity now provided on the statutory responsibilities under the National Environmental Standards. Work also continues on a regional approach to oil and gas regulation. If achievable, the intention is to adapt and incorporate this common approach into our respective District Plan Reviews.

A review of our monitoring regime is underway and an update on consenting and compliance activity is also provided.

Recommendation

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

6. NZ Petroleum & Minerals – Petroleum Exploration Block Offer 2015 Consultation

File Reference: ECM 6094360

Petroleum exploration Block Offer 2015 has been released by NZ Petroleum & Minerals (NZPM) inviting submissions from affected local authorities on matters of concern. Submissions close 9 February 2015.

Recommendation

That having considered all matters raised in the report a submission be made in respect of the following matters detailed in the report:

- a) That the scope of block offer submission considerations be widened to include how permit areas are constructed to reduce adverse effects on sensitive activities identified by the Council so that community expectations are better met than by resource management tools alone.
- b) That NZPM engage with immediate communities hosting oil & gas activities to receive feedback on their experiences and satisfaction with the engagement they have with operators.
- c) NZPM to widen block offer bid assessment to include external verification of an operators environmental performance and community relationships.
- d) To monitor the effectiveness of a permit holders community engagement and work with the Council to promote successful community engagement practice.
- e) That NZPM and Council officers continue to work closely together to manage the Districts oil & gas activities.

7. **Temporary Road Closures – Taranaki Car Club**

File Reference: ECM 6200012

The matter for consideration by the New Plymouth District Council is to recommend the temporary closure of roads in the New Plymouth District to enable the Taranaki Car Club to hold four separate motorsport events.

Recommendation

That having considered all matters raised in the report the road closures for the following events be approved:

a) Waitara Street Sprint

Date and period of closure: from 6am to 6pm on Saturday 14 February 2015.

Roads to be closed:

- Memorial Place.
- Whitaker Street from Blake to Browne streets.
- Browne Street from McLean Street to High Street West.
- Stafford Street from Grey to Browne streets.
- Cameron Street from Grey to Blake streets.
- Broadway from Cameron to Pratt streets.
- High Street West from Browne to Cracroft streets.
- Cracroft Street from High Street West to McLean Street.
- Stafford Street from Blake to Cracroft streets.

Detours will be in place.

b) Lepperton Rally Sprint

Date and period of closure: from 6am to 6pm on Sunday 29 March 2015.

Roads to be closed:

- Richmond Road from Cross to Ackworth roads
- Ackworth Road from Richmond to Kelly roads.
- Kelly Road, south from Cross Road.
- Cross Road from Kelly to Richmond roads.

c) Korito Road Hill Climb

Date and period of closure: from 6am to 6pm on Sunday 19 April 2015.

Road to be closed:

- Korito Road, south from Herbert Road.

d) Mataro Road Hill Climb

Date and period of closure: from 6am to 6pm on Sunday 14 June 2015.

Road to be closed:

- Mataro Road, south from Hickman Road.

The above road closures are subject to the conditions outlined in a letter sent to the Taranaki Car Club dated 5 December 2014.

8. 2015 Representation Review Process

File Reference: DM 1605834v6

The matter for consideration by the Council is the establishment of a preliminary consultation process for the 2015 Representation Review.

Recommendation

That having considered all matters raised in the report:

- a) The preliminary timetable be noted
- b) Preliminary consultation be undertaken comprising
 - Written feedback
 - Community Conversations
- c) Consultation be coordinated internally.

The meeting closed at 2.45pm.