

PLANNING COMMITTEE

File Reference: ECM8003285
Meeting Date: Tuesday, 7 May 2019 at 3.30pm
Venue: Council Chamber
Members Present: Councillor Roy Weaver (Chairperson); Mayor Neil Holdom, Councillors Shaun Biesiek, Stacey Hitchcock, Richard Handley, Alan Melody; Mike Merrick

Non-members Present: Councillors Marie Pearce, Colin Johnston, John Williams, Gordon Brown, Richard Jordan, Harry Duynhoven; John McLeod

Community Board Chairpersons: Andrew Larsen (Clifton); Ken Bedford (Kaitake)

Staff in Attendance: Craig Stevenson, Jacqueline Baker, Julie Straka, Juliet Johnson, David Langford, Teresa Turner, Liam Hodgetts, Greg Stephens, Kelvin Wright, Ian Baker; Charles Woollin

Apologies

Planning Committee Resolution:

Cr Biesiek)

Mayor Holdom)

That the apology for absence from Cr Murray Chong be received.

Carried

Acknowledgement

The Chairperson acknowledged the recent passing of previous Councillor Clive Pryme. Mr Pryme served on the Council from 1995-2004.

Cr Weaver extended the Council's condolences to the Pryme family including Mr Pryme's nephew, Cr John Williams.

Deputations

- Mr Scott Grieve on behalf of Hareb Investments – Private Plan Change application
- Mr Selwyn Watkins - Taranaki Racing Inc. Request to amend the New Plymouth Recreation and Reserves Act 1999

Conflicts of Interest

Cr Melody declared a conflict of interest in relation to Tab 3 (New Plymouth District Plan: Hareb Investments Limited – Private Plan Change Request)

Minutes

Planning Committee Resolution:

Cr Hitchcock)

Cr Melody)

That the minutes of the Planning Committee meeting (26 March 2019) and the proceedings of the said meeting, as previously circulated, be taken as read and confirmed as a true and accurate record.

Carried

ITEMS FOR FINAL DETERMINATION BY THE COUNCIL

1. **Adoption of Schedule of Fees and Charges for 2019/20**

The matter for consideration by the Council is the adoption of the Schedule of Fees and Charges for 2019/20.

Planning Committee Recommendation:

Cr Handley)

Cr Melody)

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

- a) Note that the draft Schedule of Fees and Charges for 2019/20 was considered on 12 February 2019 and it was determined that the changes proposed were not significant and did not require consultation prior to adoption.
- b) Note that in addition to adjustments for inflation where required, there were a number of updates to the Schedule of Fees and Charges for 2019/20 as outlined in the 12 February 2019 report.
- c) Adopts the final Schedule of Fees and Charges for 2019/20 as provided for in Appendix One.

Carried

At the Planning Committee meeting, Cr Biesiek requested that his vote against the preceding motion be recorded.

2. **Adoption of Annual Plan 2019/20 and Setting of Rates**

The matter for consideration by the Council is adoption of the Annual Plan 2019/20 (as the second year of the Long-Term Plan 2018-28) and to then set rates for the 2019/20 financial year.

Planning Committee Recommendation:

Mayor Holdom)

Cr Hitchcock)

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

- a) Note the minor refinements made to the Annual Plan 2019/20 outlined in the report since the contents of the Annual Plan was agreed to on 12 February 2019
- b) Notes the Annual Plan 2019/20 has a rates requirement increase of 4.60 per cent, resulting in the average residential rate increasing 3.82 per cent (or \$1.65 per week)
- c) Adopts the *Annual Plan 2019/20*
- d) Sets in accordance with the Local Government (Rating) Act 2002 (the Act) the rates for the financial year commencing on 1 July 2019 and ending on 30 June 2020 as follows:

Note: Goods and Services Tax

All rates below include Goods and Services Tax.

1. Uniform Annual General Charge
Pursuant to section 15 of the Act, a Uniform Annual General Charge of \$429.50 per Separately Used or Inhabited Part of a rateable Rating Unit.

2. General Rate
Pursuant to section 13 of the Act, a General Rate on all rateable land on the basis of land value and assessed differentially against each property group as described below at the rate of cents in the dollar:

Differential rates (cents per dollars of rateable value):

Group 1 - Commercial/Industrial	1.8423c
Group 2- Residential	0.4326c
Group 3 - Small Holdings	0.3028c
Group 4 - Farmland	0.2915c

3. Targeted Rates
 - 3.1. Roading Targeted Rate
Pursuant to section 16 of the Act, a Targeted Rate for Roothing of \$130.00 per separately used or inhabited part of a rateable rating unit on all rateable land in the district.
 - 3.2. Refuse Collection and Disposal Targeted Rate
Pursuant to section 16 of the Act, a Targeted Rate for Refuse Collection and Disposal (including kerbside recycling) of \$188.00 per separately used or inhabited part of a rating unit used as a household unit situated in defined

areas of the New Plymouth District, in which the Council provides the service.

3.3. Sewage Treatment and Disposal Targeted Rate

Pursuant to section 16 of the Act, a Targeted Rate for Sewage Treatment and Disposal as:

- a) A fixed amount per separately used or inhabited part of a rating unit in respect of rating units (other than commercial and industrial rating units and schools) connected either directly or through a private drain to a public sewerage drain.

The amount per separately used or inhabited part of a rating unit is \$522.00 for 2019/20.

- b) An amount per water closet or urinal depending on the number in each rating unit for rating units used for commercial and industrial uses (including schools) connected either directly or through a private drain to a public sewerage drain as shown below.

Sewage Treatment and Disposal, charges per water closet or urinal:

One to two	\$522.00
Three	\$437.00
Four	\$382.00
Five	\$332.01
Six to 10	\$297.00
11 to 15	\$277.00
16 to 20	\$267.00
21 or more	\$262.01

- c) A fixed amount for the Sewage Treatment and Disposal Part-Charge for Oakura at \$272.00 per separately used or inhabited part of a rating unit for rating units in the Oakura sewerage scheme area that have agreed to connect to the sewer pipe and have not done so.

3.4 Water Supply Targeted Rate

- 3.4.1 Pursuant to section 16 of the Act, Targeted Rates for Water Supply as below:

(Connected and not-metered, and not restricted flow connections)

- a) A network fixed charge of \$36.80 per separately used or inhabited part of a rating unit, and
- b) A standardised consumption charge of \$295.75 per separately used or inhabited part of a rating unit.

(Connected and metered)

- c) A supply charge of \$36.80 per separately used or inhabited part of a rating unit.

3.4.2 Pursuant to sections 16 and 19 of the Act, a Targeted Rate for Water Supplied by Volume as below:

Standard rate for consumption up to 50,000m ³ (per cubic metre)	\$1.31
Rate for consumption in excess of 50,000m ³ (per cubic metre) per annum*	\$1.33
Waitara Industrial untreated Water Supply (per cubic metre)	\$0.94
Restricted flow connections (per Water Supply as defined by Water, Wastewater and Stormwater Services Bylaw, Part 14) – per 1m ³ unit per day	\$210.07

* Large users are charged the standard water-by-meter rate to 50,000m³ and the excess rate for amounts in excess of 50,000m³.

3.5 Swimming Pool Compliance Targeted Rate

Pursuant to section 16 of the Act, a Targeted Rate for Swimming Pool Compliance of \$48.52 per separately used or inhabited part of a rateable rating unit which has a swimming pool/spa pool.

3.6 New Plymouth District Council Home Heating Scheme

Pursuant to section 16 of the Act a Targeted Rate for NPDC Home Heating Scheme of 11.1 per cent of the service amount (the cost of installation and finance charges) per rating unit which has been granted funding assistance for the installation of a home heating product.

4. Due Dates and Penalties

- 4.1 Resolves that the Council's rates (except metered water) for the 2019/20 year (1 July 2019 to 30 June 2020) will become due and payable by four equal instalments on the following dates:

Instalment 1 1 August 2019

Instalment 2 1 November 2019

Instalment 3 1 February 2020

Instalment 4 1 May 2020

- 4.2 The Council will charge a penalty of 10 per cent on any part of each respective instalment that remains unpaid after the due date listed below. The date the penalty will be applied is:

Instalment 1 (penalty date) 28 August 2019

Instalment 2 (penalty date) 27 November 2019

Instalment 3 (penalty date) 26 February 2020

Instalment 4 (penalty date) 27 May 2020

- 4.3 In addition, the Council will charge a penalty of 10 per cent on any rates (except metered water) that were assessed in any previous financial years prior to 1 July 2019 and which remain unpaid on 1 July 2019. The penalty will be applied on 30 September 2019 and a further additional penalty of 10 per cent on any rates (except metered water) that were assessed in any previous financial years and which remain unpaid on 31 March 2020.

- 4.4 Resolves that the Council's rates for metered water will generally be invoiced on a quarterly basis. However, rating units may be invoiced monthly if the unit has previously been invoiced monthly or who has notified the Council before 30 June 2019 to be invoiced monthly.

- 4.5 Resolves that the Council's rates for metered water for rating units invoiced on a quarterly basis for the 2019/20 year (1 July 2019 to 30 June 2020) will become due and payable by instalments on the following dates:

Instalment 1 27 November 2019

Instalment 2 26 February 2020

Instalment 3 27 May 2020

Instalment 4 26 August 2020

- 4.6 Resolves that the Council's rates for metered water for rating units invoiced on a monthly basis for the 2019/20 year (1 July 2019 to 30 June 2020) will become due and payable on the following dates:

Instalment 1 20 August 2019

Instalment 2 20 September 2019

Instalment 3 21 October 2019

Instalment 4 20 November 2019

Instalment 5 20 December 2019

Instalment 6 20 January 2020

Instalment 7 20 February 2020

Instalment 8 20 March 2020

Instalment 9 20 April 2020

Instalment 10 20 May 2020

Instalment 11 22 June 2020

Instalment 12 20 July 2020

Carried

At the Planning Committee meeting, Cr Biesiek requested that his vote against the preceding motion be recorded.

3. New Plymouth District Plan: Hareb Investments Limited Private Plan Change Request

The matter for consideration by the Council is whether to accept the request to publicly notify a private plan change received from Hareb Investments Limited. The request proposes to rezone land on the south-western side of Waitara from Rural Environment Area (with Future Urban Development overlay) to Residential A Environment Area and Open Space. The request also introduces a Structure Plan and new provisions to manage subdivision and development for this land.

Planning Committee Recommendation:

Cr Biesiek)

Cr Merrick)

That, having considered all matters raised in the report:

- a) Pursuant to Clause 25(2) (b) of Schedule 1 of the Resource Management Act 1991, the Council accept the proposed plan change request in Appendix 1 and publicly notify the request in accordance with Clause 26 of Schedule 1 of the Resource Management Act 1991.
- b) The Council notes that the acceptance of the plan change request and a decision to proceed to notification of the request is procedural only, and does not fetter the Council's ability to consider the merits of the request at a later stage.

Carried

4. Procurement Policy Review

The matter for consideration by the Council is revoking the Council's current Procurement Policy and adoption of a proposed Policy.

Planning Committee Recommendation:

Mayor Holdom)

Cr Hitchcock)

That having considered all matters raised in the report the matter be uplifted from the table and the Council:

- a) Revoke Procurement Policy P08-005
- b) Adopt the New Plymouth District Council Procurement Policy 2019.

Carried

5. Taranaki Racing Incorporated Request for an Amendment to the New Plymouth Recreation and Racecourse Reserve Act 1999

The matter for consideration by the Council is the request from Taranaki Racing Incorporated (TRI) for the Council to promote a local bill. TRI's proposal is to amend the New Plymouth Recreation and Racecourse Reserve Act 1999 to permit TRI to assume the rights provided to the Taranaki Jockey Club Incorporated under that Act. Having considered the relevant options, officers instead recommend issuing a lease under the Reserves Act 1977 as this is the quickest and most practical solution to providing TRI with a secure long-term lease.

Planning Committee Recommendation:

Mayor Holdom)

Cr Merrick)

That the matter lay on the table, and Council instruct staff to undertake informal community consultation, seeking public feedback, while we await a response from the Minister of Racing.

Carried

At the Planning Committee meeting, Cr Handley left the room during discussion on the preceding item and prior to the vote being taken.

The Planning Committee meeting closed at 4.21pm.