

MINUTES OF CLIFTON COMMUNITY BOARD

FILE REFERENCE: DP-14-02 DM 1535153
MEETING DATE: Wednesday 26 March 2014 at 2pm.
VENUE: Urenui Community Centre
MEMBERS PRESENT: Mr Ken Bedford (Chair), Mr John Hill, Mrs Judith Ransom, Mrs Elaine Selby and Cr Craig McFarlane

NON-MEMBERS PRESENT: Mayor Andrew Judd, Councillors Grant Coward, Colin Johnston, John McLeod and Shaun Biesiek,

STAFF IN ATTENDANCE: Jayne Beer, Mike Baker, Andrew Barron and Steve Bowden

PUBLIC FORUM

Onaero Residents Association

Mr Steve Fromont, Chairperson, and Mr Frank Kerslake addressed the Community Board seeking endorsement from the Board to support their submission to the Annual Plan regarding the sea wall protection for the property at the Onaero Beach. They are seeking an extension of the area covered by the resource consent to enable immediate action should sudden erosion maintenance be required.

PART A

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

1. **Minutes of Previous Meeting**

Resolved:

That the minutes of the Clifton Community Board meeting held on 12 February 2014 be confirmed as a true and accurate record.

2. **Members Activity Report for Ken Bedford**

File Reference: DP-14-03, DM1532995

This report advises of the community board activities of Ken Bedford in the period to 7 March 2014.

Resolved:

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

3. **Members Activity Report for Judith Ransom**

File Reference: DP-14-03, DM1532998

This report advises of the community board activities of Judith Ransom in the period to 17 March 2014.

Resolved:

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

PART B
ITEMS FOR FINAL DETERMINATION BY THE COUNCIL

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

File Reference: DM1531663

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 proposed policy would restrict the sale of approved psychoactive substances within the combined area of the New Plymouth District and the Stratford District to the central business district of New Plymouth, as included in the Business A Environment Area under the New Plymouth District Plan, provided that no premises where these products are sold is within:

- 100m of any other premises selling these products, and
- 50m of any kindergarten, early childhood centre, school, education facility, youth centre, reserve or playground (sensitive sites).

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 identified.
- 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

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.

The meeting closed at 3.20pm