

MINUTES OF STRATEGY AND OPERATIONS COMMITTEE

File reference ECM 9473959
Meeting Date Tuesday 1 April 2025 at 1pm
Venue Civic Centre, Liardet Street, New Plymouth.

Members Present

Councillor Bali Haque (Chairperson); Mayor Neil Holdom, Councillors Tony Bedford, Sam Bennett, Max Brough, Gordon Brown, David Publitz, Anneka Carlson Matthews, Murray Chong, Amanda Clinton-Gohdes, Harry Duynhoven, Dinnie Moeahu, Marie Pearce, and Bryan Vickery.

Members absent without apology

Tamzyn Pue (Te Huinga Taumatua Co-Chairperson)

Non-Members Present

Christine Fabish (Inglewood Community Board Chair), Mike Baker (Puketapu-Bell Block Community Board member), Graham Chard (Kaitake Community Board Chair), Jonathan Marshal (Waitara Community Board Chair) and Sarah Lucas (Inglewood Community Board member).

Staff in Attendance

Gareth Green, Sarah Downs, Helena Williams, Jacqueline Baker, Bernie O'Donnell, Renee Davies, Mitchell Dyer, Raymond Teunissen, Annabel Dennett, David Brown, Claire Kelly, Kathryn Scown, Julie Straka, Jody Symons, Riley McGregor, Charlotte Dunning, Storm Newland, Latesha Utiger, Kerri Rattenbury, Jo Ritchie, Rachel Lishman, Catherine Croot, Damien Clark, Damien Morresey, Rachelle McBeth, Jacob Stenner, Shaun Smith, Mark Hall, Chanelle Carrick, Jeremy Wichman, Loren Moore, Mandy Jamuna, Jess Battaerd, Rangī Maihi, Lauren O'Byrne and Quin Amooore.

Karakia

The hui opened with a karakia.

Apologies

SOC/2025/12

Strategy and Operations Committee Resolution

Cr Anneka)

Cr Pearce)

That the apologies for absence of Cr Te Waka be accepted.

Carried

Conflicts of Interest Declared

Councillor Bennett declared a conflict of interest in Tab 6 (Abbeyfield Land Purchase) due to his role as Chairperson of Age Concern Taranaki.

Public Forum

- Dr Dave Carter and Dr Catherine Hoad (Massey University, School of Music and Creative Media Production) - research on the economic and wellbeing value of live performance in Aotearoa (ECM 9469552).
- Eddie Sera – referenced an online petition and call to action to move where the speed limit zones reduce at the State Highway entrances to Oakura.

Deputations

- Jenny Goddard (Abbeyfield Taranaki Steering Committee) - progress update on Abbeyfield progress

Minutes

SOC/2025/13

Strategy and Operations Committee Resolution

Cr Bennet)

Cr Brown)

That the minutes of the meeting of the Strategy and Operations Committee meeting dated 18 February (ECM 9457393), and the proceedings of the said meeting, as circulated, be taken as read and confirmed as a true and correct record:

Carried

Tab 6 was heard at this juncture.

Item For Final Determination by the Council

Land Purchase to Enable Abbeyfield Community Housing Development

SOC/2025/19

ECM 9460976

The matter for consideration by the Council is supporting an alternative approach to providing community housing for elderly people. This approach requires approval for the strategic purchase of a yet to be identified property to enable a future Abbeyfield house development.

Strategy and Operations Committee Recommendation

Cr Bedford)

Cr Clinton-Gohdes)

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

- a) Authorises Council officers to work with Abbeyfield New Zealand (Abbeyfield) to identify properties suitable for an Abbeyfield house development.
- b) Approves in principle debt funding of up to \$1,500,000 for the purchase of a suitable property from the Housing Fund from years 1 to 3 of the 2024-2034 Long Term Plan (LTP).
- c) Notes future funding to be considered at 2027 Long Term Plan (LTP).
- d) Notes following the purchase the matter of a lease to Abbeyfield will be reported to Council for decision.
- e) Authorises the preparation of a sale and purchase agreement subject to final approval by Council.

A division was called (ECM 9473924)

Those voting for the motion were Councillors Bennett, Vickery, Brown, Bedford, Haque, Moeahu, Duynhoven, Anneka, Bublitz, Pearce, Clinton-Ghodes and Mayor Holdom.

Those voting against the motion were Councillors Max and Chong.

The motion was Carried

Governance Advisor Note

Cr Duynhoven requested that it be noted that the previous lease from the Catholic Church for the housing for the elderly property at 52 Wynyard Street, Bell Block had been executed in line with the lease terms.

Matters finally determined by the Committee under Delegated Authority and Referred to the Council for Information and Record

New Plymouth District Planning, Growth and Development Update

SOC/2025/14

ECM 9437065

The purpose of this report is to provide an update on resource management planning, growth and development within the district.

Strategy and Operations Committee Resolution

Cr Duynhoven)

Cr Clinton-Gohdes)

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

Carried

Transport Safety and Access Improvements – Changes to Traffic Flow Parking Controls

SOC/2025/15

ECM 9460602

The matter for consideration by the Council is changes to traffic flow and parking controls at various locations across New Plymouth.

Strategy and Operations Committee Resolution

Cr Brown)

Cr Pearce)

That having considered all matters raised in the report and pursuant to the New Plymouth District Council Consolidated Bylaws 2008 Part 13: Traffic, the following changes are made:

Item 1 – One-way traffic on Flyger Lane, New Plymouth.

- Prohibit the driving of vehicles on Flyger Lane in a westerly direction, limiting traffic to one-way flow in an easterly direction.

Note: This item constitutes a resolution made by the Council under clause 7.1(a) of the New Plymouth District Council Consolidated Bylaws 2008 Part 13: Traffic. The remaining items are resolved under clause 10.1 of the same bylaw.

Item 2 – Create a section of no-stopping on King Street, New Plymouth.

- Create a section of no-stopping on the south side of King Street from 89.5m to 94.5m (5.0m) measured in an easterly direction from the prolongation of the east kerb of Dawson Street.
- Create a section of no-stopping on the south side of King Street from 107.0m to 111.8m (4.8m) measured in an easterly direction from the prolongation of the east kerb of Dawson Street.

Item 3 - Create a section of no-stopping at the intersection of Norwich Avenue and Ngāmotu Road, New Plymouth.

- Create a section of no-stopping on the south side of Ngāmotu Road from 0.0m to 22.6m (22.6m) measured in a westerly direction from the prolongation of the west kerb of Norwich Avenue.

Item 4 - Create a section of no-stopping on Taunton Place, New Plymouth.

- Create a section of no-stopping on the north side of Taunton Place from 0.0m to 94.9m (94.9m) measured in a westerly direction from the prolongation of the west kerb of Lorna Street.

Item 5 - Create a section of no-stopping at the intersection of Wrantage Street and Tukapa Street, New Plymouth.

- Create a section of no-stopping on the north side of Wrantage Street from 11.0m to 20.0m (9.0m) measured in a easterly direction from the prolongation of the east kerb of Tukapa Street.

Carried

Items For Final Determination by the Council

Consideration of Volumetric Water Billing Options for Consultation

SOC/2025/16

ECM 9461097

1. The matter for consideration by Council is the approval of consultation on various volumetric water billing options. The report sets out key topics for consultation including the tariff structure, shared meters, support for vulnerable users and addressing water leakages.
2. The report also advises of a proposed 12-month mock billing process to give residents an opportunity to fix leaks, install water-saving tools and appliances, and change their water use habits.

Strategy and Operations Committee Recommendation

Mayor Holdom)

Cr Max)

That having considered all matters raised in the report Council:

- a) Note that to enable mock billing for water and potentially wastewater to occur, consultation is proposed on options for tariff structures including properties with shared meters.
- b) Note that to inform potential policy amendments in the future, consultation is proposed on:
 - i) A Leakage Remission Policy
 - ii) Amendments to the Rates Remission and Postponement Policies
- c) Undertake public consultation (from 2 – 20 June 2025) on the following issues and options regarding water billing to enable mock billing and inform future policy amendments
 - i) Tariff Structures

Consultation issue	Options to consult on
Volumetric charging tariff structure	<ul style="list-style-type: none"> • Combination of fixed serviceability charge (with no volume included) and volumetric charge for each cubic meter of water used • Combination of fixed serviceability charge (that includes a fixed volume) and volumetric charge for each cubic meter of water used above fixed volume • Volumetric charge only • Should wastewater also shift to a volumetric charge to allocate the costs of wastewater infrastructure more fairly or continue to have a uniform annual wastewater charge regardless of household or business consumption?
Charging options for properties with shared meters	<ul style="list-style-type: none"> • Shared meter reading split equally between connected properties • All properties connected to a shared meter continue to be charged by a uniform annual water charge (UAWC) indefinitely • Shared meter reading split equally but with the introduction of a new shared meter remissions policy • Property owners with a shared meter can apply to be charged by UAWC

ii) Potential policy amendments in the future

Consultation issue	Options to consult on
Vulnerable households	<ul style="list-style-type: none"> • Continue with the current Rates Remission and Postponement Policy • Continue with the current Rates Remission and Postponement Policy and introduce a new Water Rate Remission for Vulnerable Households relating to high water usage (with or without the option for tenants to apply)

Consultation issue	Options to consult on
Potential amendment to Leakage Remission Policy (Policy 10)	<ul style="list-style-type: none"> • 50 per cent remission policy • 50 per cent leak remission policy and exclude commercial customers • 100 per cent leak remission policy • 100 per cent leak remission policy and exclude commercial customers • 100 per cent leak remission policy and retain 50 per cent for commercial customers <p>All options are contingent on timely leakage repairs being undertaken</p>
For Non-residential / commercial customers	<ul style="list-style-type: none"> • Introduce a rates remission policy for commercial customers who experience an increase in water billing costs due to the introduction of residential water billing • Introduce a rates postponement policy for commercial customers who experience an increase in water billing costs due to the introduction of residential water billing to smooth the impact of this over a few years
Potential amendments to the Revenue and Financing Policy	<ul style="list-style-type: none"> • Should a minimum charge be applied to very low users? • Should a part charge continue to be applied to properties within 100 metres of a serviceable pipeline that are not connected?
Fees and charges	<ul style="list-style-type: none"> • Should Council continue to pay for water meter installations at existing properties with shared meters? <p>(Noting that Property owners would meet the costs of infrastructure within their boundaries)</p>

- d) Determine the tariff structure to be implemented for mock billing at their meeting on 12 August 2025, following the hearing of submissions (if required) in July/August.
- e) Note that submissions on policy change matters will inform future decisions prior to the implementation of actual charging from 1 July 2027.
- f) Note that final tariff structures will be subject to:
- i) the Long-Term Plan 2027-37

- ii) applicable policy changes
- iii) outcomes of Local Waters Done Well / establishment of a new water service delivery entity.

Carried

Grant of a Lease to Waitara Golf Club Incorporated Over Leasehold Land at Mouatt Street and James Nuku Reserve, Waitara – Acting as the Administering Body

SOC/2025/17

ECM 6460849

1. The matter for consideration by the Council is granting a new lease to Waitara Golf Club (The Club) over Waitara leasehold land including James Nuku Reserve at Mouatt Street, Waitara. The Club's previous lease expired on 31 July 2024, and they are seeking a new lease to allow them to continue to operate as a Golf Club.
2. The land over which the Club is seeking a lease is subject to the New Plymouth District Council (Waitara Lands) Act 2018. The majority of the land has no reserve status, although there is a small area which includes part of James Nuku Reserve. Because of that, the decision is to be made in two parts:
 - a) A decision by the Council acting in its capacity as the administering body under Section 54 of the Reserves Act 1977 to grant a lease over part of Recreation Reserve (Blocks X & XI Town of Waitara East) Waitara and:
 - b) A subsequent decision by the Council to approve the lease, acting under the authority that has been delegated to the Council pursuant to "Instrument of Delegation for Territorial Authorities signed by the then Minister, Hon Dr Nick Smith MP on 12 June 2013". This decision is the subject of a separate report.

Strategy and Operations Committee Recommendation

Cr Bublitz)

Cr Bedford)

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

- a) Notes Waitara Golf Club Inc has previously held a lease over 20.5 hectares, (more or less) being Lot 2 DP 455390, Blocks VI, XII, XVIII, X and XI, Town of Waitara East (the land) at an annual rental of \$9,750 + GST.
- b) Notes the land is included in Schedule 1 of the New Plymouth District Council (Waitara Lands) Act 2018 and lease rental generated from the land is distributed under the Act.
- c) Notes that Waitara Golf Club Inc has requested a new lease over the 20.5 hectares (more or less) for a term of 15 years.

- d) Notes that the Property Team has engaged with Te Kōwhatu Tu Moana (our partner and a recipient of rental distributed under the New Plymouth District Council (Waitara Lands) Act 2018), and the Trust supports granting a new Lease.
- e) Notes that Te Kōwhatu Tu Moana, has requested that the Council set the rental in accordance with the Community Funding Investment Policy (Community Concessional Lease) currently set at \$1 + GST per annum (if demanded) instead of the previous rental set at market value. This is consistent with other leases to Golf Clubs.
- f) Notes that the Property Team has engaged with the other recipients of the rental distribution under the New Plymouth District Council (Waitara Lands) Act 2018 and that the Te Tai Pari Board supports a \$1 per annum concessional lease.
- g) Notes that the Taranaki Regional Council (TRC) has advised it cannot make a decision on whether to forgo a market rental. The recipient of the funds under the New Plymouth District Council (Waitara Lands) Act 2018 will be the Waitara River Committee, a sub-committee of the TRC that is yet to be formed.
- h) Notes that Waitara Golf Club Inc owns freehold 1.3 hectares (more or less) of land on which their clubrooms are situated, being Section 81A Waitara East District.
- i) Approves, granting a new lease to Waitara Golf Club of Lot 2 DP 455390 and BLKS VI XII & XVIII TN OF WAITARA EAST.
- j) Approves, acting in its capacity as the administering body under Section 54 of the Reserves Act 1977 the grant of new lease over part of James Nuku Reserve (BLKS X & XI TN OF WAITARA EAST) subject to approval by the Council acting under delegation of the Minister of Conservation.
- k) Delegates authority to negotiate and confirm the final lease terms and conditions to the Property Manager using the following terms as a starting point;
 - a) The lease shall commence from 1 August 2024 for a term of 15 years
 - b) The ground lease rental shall be \$1 + GST per annum (if demanded) in accordance with the charge set in the annual plan.

Waitara Golf Club Inc shall be responsible for paying for the preparation of the new lease and for insuring its improvements and paying all outgoings (eg. rates including water and TRC rates) in relation to the maintenance, operation and management of the land.

Carried

Approval to Grant a Right of Way Easement in Favour of New Plymouth District Council Acting as Administering Body under the Reserves Act 1977 – Over Part Local Purpose Reserve (Community Facilities) – 130 Parklands Avenue, Bell Block

SOC/2025/18

ECM 9460834

1. The matter for consideration by the Council is granting a right of way easement over Fred Tucker Hall Local Purpose Reserve (Community facilities), 130 Parklands Avenue, Bell Block. The decision is to be made in two parts:
 - a) A decision by the Council acting in its capacity as the administering body under Section 48 of the Reserves Act 1977 to grant a registered easement in favour of adjoining land over a parcel of Local Purpose Reserve (Community facilities) – Fred Tucker Hall site 130 Parklands Road, Bell Block.
 - b) A subsequent decision by the Council to approve the grant of the easement, acting under the authority that has been delegated to the Council pursuant to “Instrument of Delegation for Territorial Authorities signed by the then Minister, Hon Dr Nick Smith MP on 12 June 2013”. This decision is the subject of a separate report on this agenda.

Strategy and Operations Committee Recommendation

Mayor Holdom)

Cr Duynhoven)

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

- a) Notes that the Reserves Act 1977 is a two-step statutory process and provides that the administering body of a reserve may grant easements in the case of reserves vested in the administering body with the consent of the Minister of Conservation on such terms as the Minister thinks fit. The Minister has delegated decision-making powers to territorial authorities and that delegation cannot be sub-delegated.
- b) Notes that the affected reserve land comprising 4827 square metres more or less, being Lot 28 Deposited Plan 14642 is originally land purchased for its current use, and vested by NPDC as Local Purpose Reserve in 1985.
- c) Notes the easement is required to provide egress to service the planned new Wynyard Street elderly housing units.
- d) Notes that Council are currently investigating options for housing for the elderly housing on the reserve and it will be subject to a separate report.
- e) Approves, acting in its capacity as the administering body under Section 48 of the Reserves Act 1977 the grant of a registered right of way easement in favour of adjoining land (Lot 29 DP 14642) over the affected part of the reserve being granted in perpetuity.

- f) Delegates to the Property Manager approval of the final terms and conditions of the easement instrument.

Carried

Community Funding Investment Policy Review 2025

SOC/2025/20

ECM 9461181

The matter for consideration by the Council is whether to adopt the new Community Funding Investment Policy and Policy Schedules.

Strategy and Operations Committee Recommendation

Cr Bedford)

Cr Anneka)

That having considered all matters raised in the report Council:

- a) Adopt the draft Community Funding Investment Policy (ECM_9461206) and associated Policy Schedules (ECM_9461199);
- b) Revoke Community Funding Investment Policy P22-022
- c) Adopts the tiered accountability framework for community funding as proposed in this report
- d) Adopts Taranaki Arts Festival Trust and The Taranaki Gardens Festival Charitable Trust as a Strategic Council Partnership
- e) Notes the current Strategic Council Partnerships
- f) Revoke current delegations and delegate authority for decisions as follows (noting that Council will review committee establishment and delegations following the 2025 triennial election):

Grant Scheme	Delegation
Community Programmes and Services Grant (under \$5k outside of Community Development Committee)	Officer Delegation [Currently Community Development Committee]

Carried

Animals Bylaw 2020 – Initiation of Review

SOC/2025/21

ECM 9460686

The matter for consideration by the Council is whether or not to approve the initiation of a review of the Animals Bylaw 2020, and to determine that a bylaw is the most appropriate way of addressing the nuisance or problem relevant to the Animals Bylaw as per the Local Government Act 2002. For clarity, this bylaw does not include dogs which are covered by the Dog Control Policy and Bylaw as required by legislation. Following completion of the review, a draft bylaw will be brought back to Council to approve for public consultation for the consideration of submissions to help inform the adoption of a final bylaw.

Strategy and Operations Committee Recommendation

Mayor Holdom)

Cr Bennett)

That having considered all matters raised in the report Council:

- a) Determines that a bylaw continues to be the most appropriate way of addressing the perceived problems that arise in relation to animals in accordance with section 155(1) of the Local Government Act 2002.
- b) Approves the initiation of a review of the New Plymouth District Bylaw Animals Bylaw 2020, in accordance with section 158 of the Local Government Act 2002.

Carried

Fire and Smoke Nuisance Bylaw 2020 – Initiation of Review

SOC/2025/22

ECM 9460930

The matter for consideration by the Council is whether or not to approve the initiation of a review of the Fire and Smoke Nuisance Bylaw, and to determine that a bylaw is the most appropriate way of addressing the nuisance or problem relevant to the Fire and Smoke Nuisance Bylaw as per the Local Government Act 2002.

Strategy and Operations Committee Recommendation

Cr Brown)

Cr Anneka)

That having considered all matters raised in the report Council:

- a) Determines that a bylaw continues to be the most appropriate way of addressing the perceived problems that arise in relation to fire and smoke nuisance in accordance with section 155(1) of the Local Government Act 2002.
- b) Approves the initiation of a review of the Fire and Smoke Nuisance Bylaw, in accordance with section 158 of the Local Government Act 2002.

Carried

Triennial Election Update and Candidate Order

SOC/2025/23

ECM 9452033

The matter for consideration by the Council is the order of candidate names on voting documents for the 2025 triennial election. The report also provides updates on general election matters.

Strategy and Operations Committee Recommendation

Holdom)

Cr Bennett)

That having considered all matters raised in the report the names of candidates for the 2025 triennial election be arranged on the voting documents in alphabetical order by surname.

Carried

The hui closed at 3.52pm.