



REPORT OF THE ORDINARY MEETING OF THE FINANCE AND POLICY COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 19 NOVEMBER 2013, AT 6 PM.

PRESENT Cr Bolger, (Chairperson), Crs Beale, Byars, Davis, Dixon, Gover, D Grant, P Grant, Highsted, Page and Sharp.

IN ATTENDANCE The Chief Executive (Mr Stephen Parry), General Manager, Corporate Services (Mr Russell Duthie), Parks and Recreation Manager (Mr Ian Soper), Roading Manager (Mr Murray Hasler), 3 Waters Asset Manager (Ms Sarah Dowling), Planning Consultant (Mr Keith Hovell), Communications Coordinator (Mrs Sonia Gerken), Management Accountant (Mr Luke Blackbeard) and Corporate Support Officer (Mrs Tracey Millan).

APOLOGY His Worship the Mayor (Mr Tracy Hicks JP) apologised for absence.

1. LAND ADJACENT TO HOKONU PIONEER PARK: FUTURE (43.6.106)

A report had been received from the Chief Executive regarding options open to the Council to consider around the future use of land it owned adjacent to the Gore Vintage Car Club and Hokonui Pioneer Park located on the corner of Waimea Street and State Highway 94.

Cr Bolger suggested that the recommendation be considered in two parts.

RECOMMENDED on the motion of Cr Davis, seconded by Cr Gover, THAT the offer of Hokonui Pioneer Park for a 999 year lease on land formerly used as a golf driving range be declined.

Cr P Grant recommended **THAT the Council place the entire 4.4882ha of land adjacent to Hokonui Pioneer Park on the market in the New Year, with all offers received to be submitted to the Council for approval and acceptance.**

The recommendation was seconded by Cr Sharp.

Cr Highsted disagreed that the entire block should be placed on the market. The land was currently in a land bank and in the current market environment he believed

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the sale of the land to a potential land bank developer, would not guarantee that the land would be developed and provide sections to the district if sold. The best option would be for the Council to retain the land and keep its options open. He supported the notion of option 3 that the street frontage sections were easy wins and should perhaps be marketed. If the whole lot was marketed, a wise property owner would maximise the property by selling off the little areas of land and then the balance.

Cr Highsted moved an amendment recommending THAT the Council place the land adjacent to the Waimea Street frontage on the market in New Year with all offers received to be submitted to the Council for approval and acceptance.

Cr Gover seconded the amendment.

Cr D Grant said developers were sitting and waiting at the moment. The current population was static.

Cr Beale said he suspected development costs could prove to be prohibitive.

Cr Page said it appeared that nothing had changed since August 2011. A developer would just do what the Council was doing.

The Chief Executive said what had changed was that Solid Energy intentions for the area were no longer an issue.

Cr Sharp said the key to the value of the land was the sewer drain around the ponds. It made the area highly desirable. There would be no problem in selling the land.

The amendment was put and carried.

The amendment now became the recommendation, which was put and carried.

Cr Bolger said it did not necessarily mean that was the end of the matter. The Council did still have an opportunity to put the rest of the land on the market at a later time.

In response to Cr D Grant asking how the land would be marketed, the Chief Executive said there were able agents in Gore, however if the Council had a preference the staff would respect that.

2. REPORT ON COUNCIL BORROWINGS (SC0140)

A memo had been received from the General Manager Corporate Services providing a summary of the Council's borrowings.

The General Manager said at the last review discussion around the base policy was held and a minor adjustment to stay below the 80% coverage had been made. It was

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a bit of a balancing act and the Council did take advice from the ANZ tertiary manager and monitored it on a daily basis.

Cr Bolger asked if the Council had to formally amend its policy or just note that an explanation had been given.

The Chief Executive said it was required to note that it had sanctioned the policy for financial reasons.

Cr Highsted said the report was very informative. To get the best possible advice for the Managers he wondered if it would be a good time to seek some professional advice.

The Chief Executive said the Council could seek an opinion from an economic research agency not aligned with a bank. It would provide a counter balance against the banks.

RECOMMENDED on the motion of Cr Bolger, seconded by Cr Davis, THAT the report be received,

AND THAT the Council seek further independent economic advice.

3. FINANCIAL REPORT FOR SEPTEMBER 2013 (SC0154)

A financial report for the 3 months ending 30 September 2013 had been received from the Management Accountant and was perused by the Committee.

The Management Accountant reiterated the report did not include depreciation in the actuals or budget figures as the module had still been undergoing testing when the agenda had been prepared. Future reports would include depreciation.

RECOMMENDED on the motion of Cr D Grant, seconded by Cr Gover, THAT the financial report for the three months ended 30 September 2013 be received.

The meeting concluded at 6.23pm.