

Minutes of an ordinary meeting of the Gore District Council, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 14 May 2019, at 5.34pm

Present Cr Bolger (Chairman), Crs Beale, Davis, Dickson, Gardyne, Highsted, D Grant, P Grant, Phillips and Sharp.

In Attendance The Chief Executive (Mr Stephen Parry), General Manager Regulatory and Community Services (Mr Ian Davidson-Watts), General Manager Infrastructure (Mr Ramesh Sharma), Chief Financial Officer (Mr Luke Blackbeard), Parks and Recreation Manager (Mr Ian Soper), HR/Administration Manager (Susan Jones), Communications-Marketing Manager (Sonia Gerken), Transport Manager (Mr Peter Standring), Planning Consultant (Mr Keith Hovell) and two members of the public in the gallery.

Apologies His Worship the Mayor and Cr Reid apologised for absence.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Cr D Grant, seconded by Cr Highsted, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 26 March 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr P Grant, seconded by Cr Gardyne, **THAT** the report of the ordinary meeting of the Community Services Committee, held on Tuesday 16 April 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr P Grant, seconded by Cr Gardyne, **THAT** the recommendations contained within the report of the meeting of the Community Services Committee, held on Tuesday 16 April 2019, as presented, be ratified.

RESOLVED on the motion of Cr Phillips, seconded by Cr Dickson, **THAT** the report of the meeting of the Operations Committee, held on Tuesday 16 April 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr Phillips, seconded by Cr Dickson, THAT the recommendations contained within the report of the meeting of the Operations Committee, held on Tuesday 16 April 2019, as presented, be ratified.

RESOLVED on the motion of Cr Highsted, seconded by Cr D Grant, THAT the report of the meeting of the Regulatory and Planning Committee, held on Tuesday 16 April 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr Highsted, seconded by Cr D Grant, THAT the recommendations contained within the report of the meeting of the Regulatory and Planning Committee, held on Tuesday 16 April 2019, as presented, be ratified.

RESOLVED on the motion of Cr Bolger, seconded by Cr Phillips, THAT the report of the meeting of the Finance and Policy Committee, held on Tuesday 16 April 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr Bolger, seconded by Cr Phillips, THAT the recommendations contained within the report of the meeting of the Finance and Policy Committee, held on Tuesday 16 April 2019, as presented, be ratified.

2. UPDATE FROM EMERGENCY MANAGEMENT SOUTHLAND (SC2299)

Mr Angus McKay, the Manager of Emergency Management Southland was in attendance at the meeting and provided an update on the joint Civil Defence service agreement that would be considered by the Council later in the meeting.

3. SOUTHLAND CLIMATE CHANGE IMPACT ASSESSMENT REPORT (SC2273)

A memo had been received from the General Manager Regulatory and Community Services informing the Council of the release of a report from NIWA commissioned by Environment Southland on climate in Southland and recommending the development of a high level Gore District Council climate change action plan to assess and consider potential effects of climate change. A copy of the report had been circulated with the agenda, together with a paper summarising the potential impacts of climate in the Gore District that had been considered by the Audit and Risk Committee in August 2018. The outcome had been to develop an action plan to start considering what action may be required to address potential issues resulting from climate change.

Mr Gavin McCullagh, Team Leader, Policy and Planning for Environment Southland was in attendance and provided a powerpoint presentation on key points contained in the report.

In response to Cr Beale, Mr McCullagh said the impact of climate change would be taken into account in the future with applications for water consents.

Cr Bolger asked where the NIWA report was pitched in relation to the RIPC reports. Mr McCullagh advised Environment Southland had selected information with a high degree of certainty which was better for planning purposes.

The General Manager said the Council still had a big adaptation role with planning and thinking about avoiding subdivisions in flood plains for example, and with water. Some of the discussions around infrastructure planning would be pertinent to the findings of the report. The Subdivision and Land Development Bylaw had picked up some changes already in preparation for climate change.

Cr Gardyne referred to past flooding events and a recommendation that half a metre be added to the stopbanks on the floodbanks near the former hospital site. Despite an undertaking by Environment Southland to undertake the work, nothing had happened. Cr Beale said there had been 400mm added to the floodbank between Bury and Salford Streets and that had been agreed to in the past three years. Cr Bolger added there had been a lot of river works undertaken also.

Cr P Grant asked if the work had been programmed and how had it been financed. Cr Sharp said it was Environment Southland's expense. The Chief Executive said the Maitua catchment area would be rated for the work. He confirmed the work had been included in Environment Southland's plan and the work had been completed. There had been known deficiencies in the floodbanks in the last 5-6 years and the improvements identified from the 1978 flood had been actioned.

RESOLVED on the motion of Cr Davis, seconded by Cr Dickson, THAT the report be received,

AND THAT the Council approve the development of a high level climate change action plan, to be drafted for initial consideration by the Audit and Risk Committee.

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4. JOINT CIVIL DEFENCE SERVICE AGREEMENT (SC2299)

A memo had been received from the General Manager Regulatory and Community Services seeking approval of the updated joint Civil Defence services agreement for Southland. A copy of the updated agreement had been circulated with the agenda. The bulk of the content from the original 2010 agreement had been carried through with the following amendments incorporated into the new agreement:

- removal of the original clauses relating to establishment;
- change to the clauses relating to human resources to align with Environment Southland human resources policies as Environment Southland provides human resource services for Emergency Management Southland;
- adding a health and safety section;
- including "response, transition and recovery" rather than just "response" in the delegations;

- rotating the chair of the operations subcommittee annually;
- adding a requirement for the operations subcommittee to review the agreement after a new group plan is produced; and
- adding a requirement that the operations subcommittee develops the job description for the Emergency Management Southland Manager and is involved in the performance appraisal process, taking into account the CEG chair and joint committee feedback.

The level of financial delegation, financial reserves and the funding split were unchanged from the original document, except that the manager's business as usual delegations had been aligned with current Environment Southland policy.

RESOLVED on the motion of Cr Phillips, seconded by Cr Highsted, THAT the report be received,

THAT the Council approve the updated joint Civil Defence services agreement which will take effect in July 2019 (exact date to be confirmed),

AND THAT the Council authorise the Mayor and Chief Executive to sign the agreement on behalf of the Gore District Council.

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Cr Phillips acknowledged the efforts of the Civil Defence working group.

Mr McCullagh and the Emergency Management Southland staff departed the meeting at 6.18pm

5. MATAURA COMMUNITY BOARD REPORT (SC1522)

A memo had been received from the Administration Manager together with a copy of the report of the meeting of the Mataura Community Board held on 6 May 2019.

Clause 4 – Replacement of street signage (SC2114)

Cr Davis noted the Board had chosen option 2 for the replacement of street signage and she asked what option 1 was. Cr Phillips said the cost of option 1 was slightly less and was from a different contractor. He displayed a sample of the sign accepted by the Community Board. It was highly reflective. He thanked the Board for agreeing to the new signage.

In response to Cr Beale, the Transport Manager advised how the signs would be fixed to the poles and said it was standard across the country.

Cr Davis asked what the difference in the two quotes were. Cr Phillips advised the two quotes had been \$77.24 each, or \$22,085 total and \$83.80 each or \$23,311.72 total.

The Chairman of the Mataura Community Board, Mr Alan Taylor, was in attendance and said the Board had taken some time to come to the decision. It was felt that improving the signs would be a good outcome for Mataura.

Clause 5 – Mataura Railway Station (21.8)

Cr Highsted referred to the clause about possible purchase of the Mataura railway station. The Council had not seen the offer nor the conditions attached to it. The Chief Executive said Cr Highsted raised a fair point and the offer had initially been presented to the Community Board. If the Council wanted to look at the offer and formulate some conditions, it may wish to hold in abeyance the adoption of the recommendation and request a report at the next meeting to flesh it out further before proceeding. He added the offer from KiwiRail had been on the table for about 12 months.

RESOLVED on the motion of Cr Davis, seconded by Cr Gardyne, THAT the report be received,

THAT with the exception of clause 5 – Mataura Railway Station - which is to be held in abeyance, the recommendations be ratified,

AND THAT a report on the possible purchase of the railway station building be provided to a future meeting for consideration.

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6. YOUTH COUNCIL

Youth Councillors Emily Chamberlain, Georgie Crowley and Sara Chisholm were in attendance and gave an update on Youth Council activities. A movie fundraiser had been held with donations to be made to the Christchurch Mayoral Fund supporting the victims of the March mosque attacks and the Gore Women's Refuge. A number of events would be held to celebrate Youth Week culminating with the Gore Youth Awards to be held on 25 May, featuring Paralympian gold medallist, Liam Malone.

The Youth Councillors departed at 6.33pm

7. WARD AND SINCLAIR ROADSIDE PARKING AND STORAGE (SC2389)

Cr Beale declared an interest in this item and withdrew from the table and did not participate in the discussion.

A memo had been received from the Transport Manager seeking the Council's approval to allow Ward and Sinclair a Licence to Occupy two sections of River Street road reserve to eliminate unsafe parking, improve aesthetics and reduce adverse visual impact.

In response to Cr Phillips, the Manager advised the change to signage around the business would be covered by the Council.

RESOLVED on the motion of Cr Sharp, seconded by Cr Highsted, THAT the report be received,

AND THAT the Council agree to grant Ward and Sinclair Limited a further Licence to Occupy, allowing the licensee the right to occupy and use of road reserve, as shown on the circulated plan, for the storage of wrecked vehicles and create a staff and visitor car park.

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8. MATAI RIDGE FINANCIAL UPDATE

A memo had been received from the Chief Financial Officer with details of the financial implications of the Council's decision not to continue with the development of the Matai Ridge subdivision. To date, the Council had spent a total of \$748,000, made up of:

Land purchase	\$363,000
Design and construction costs	\$323,000
Advertising and promotion costs	\$35,000
Interest costs (from 1 July 2018)	\$27,000

The land had been purchased in April 2017 and the Council initially financed the purchase from its general cashflow. From 1 July 2018, the cost of the land and all other costs incurred to 30 June 2018 had been financed by a loan. There was no allowance in the 2019/20 Annual Plan for the retirement of the loan, however, an allowance had been made for the interest cost. The annual interest cost was approximately \$31,000.

Cr Dickson asked if the Council had reviewed the Southland housing action plan which detailed the acute housing shortage in the region. She asked whether the Council could be involved with Housing New Zealand over Matai Ridge. Cr Bolger said he had considered that but thought the criteria for a Housing New Zealand development would not be met. At the time, the Council had been pitching the subdivision to fill a void in the middle housing market, whereas the Housing New Zealand plan was aimed at first home buyers. The Chief Executive said if the Council was of a mind to look at first home buyers and work with Housing New Zealand then the Council needed to review its policy and instruct the staff accordingly.

Cr Dickson thought it would be worth looking into.

Cr Gardyne said there had been a suggestion in the past of the funding shortfall coming from other avenues, such as the Kaiwera Downs road closures and the sale of land to St John's. Had anything come of that? He said it had been recorded at a

meeting on 7 December 2015. Cr Bolger was not aware of that and understood the outstanding debt would remain intact. The Chief Executive advised the road closure monies had gone into the consolidated fund, but if there was a wish to cover some of the interest from the shortfall, then a report could be provided. The land sale to St John was at a discounted rate rather than cash.

Cr Highsted said the financial information report was the first time it had appeared on a public agenda, but the Council needed to remember 9 of 11 Councillors had supported the decision to discontinue the subdivision. The rationale was to remove the risk to ratepayers in continuing the development which would have resulted in a loss of close to \$1 million had all sections been sold. It was very clear what the Council was trying to provide with the subdivision. The cost escalated during the due diligence process. Cr Bolger said his comment as Chair was to place or continue to place the issue in abeyance. The decision made by this Council was unlikely to be revisited. He did not want to get into a debate but he had a different point of view to Cr Highsted.

Cr Davis said the issue had been put in abeyance and any future Council could reconsider it. She felt it would be worth looking into what could be possibly achieved with Housing New Zealand and whether the land could meet its criteria. The Council had 36 sections with resource consent, roading and drainage plans and felt it would be worthwhile to check to ascertain if it met Housing New Zealand's criteria.

Cr Bolger said Housing New Zealand's expectation of what it was prepared to fund and what a private person could afford to build a house would be quite different. It would add a certain flavour to that area. One had to be very careful. Cr Davis thought there was no harm in investigating. Cr Bolger reiterated he believed any development with Housing New Zealand would be quite different.

RESOLVED on the motion of Cr Davis, seconded by Cr Dickson THAT the Council consider the criteria of Housing NZ insofar as exploring the possibility of central Government investing in the Matai Ridge subdivision.

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Cr Davis said if the Council had earlier determined that some monies from the Kaiwera Downs road closures had been marked for Matai Ridge that should be investigated. Cr Bolger said he had no recollection that funds from roading sales would be used for Matai Ridge. It was news to him. It concerned him that after making a decision that, as Cr Highsted rightly said the majority of the Council had supported, that the Council was carrying a debt forward and now it was scrambling to try and get itself out of the situation.

Cr Phillips was disappointed that the matter had been brought up and not put in committee for the Council to consider. Cr Davis said it was on the open agenda and the Council was able to discuss the issue.

Cr Beale said the Council still owned the land and still had the design and construction plans. He believed that made the statement from Cr Bolger on 30 March in the Southland Times rather erroneous that the Council had spent 750k and had nothing for it. It had 9 acres of land and design and construction plans. The majority of the Council declined to support the subdivision. Cr Bolger said he stood by his comments and knew it may make him unpopular to point out that the Council had spent \$750,000 and had no subdivision.

Cr Bolger moved THAT the report be received,

AND THAT a suitable debt retirement programme be included in the 2021-2031 Long Term Plan.

Cr Sharp said every time he came to Gore people asked him about Matai Ridge. No-one understood the mess the Council was in with it. He was fed up. If he had a chance he would not landbank it and would sell it. The Council had made a mistake and it should get out of the land.

Cr Beale said the problem with East Gore was there were too many state houses.

Cr Highsted said the project was going to have a loss, but in terms of moving on and receiving a report on Matai Ridge he would also like one on the former hospital site and Charlton Road. He did not have a clear understanding about where that was all sitting.

The motion was seconded by Cr D Grant, was put and was carried.

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9. SUBDIVISION AND LAND DEVELOPMENT BYLAW (SC2379)

A memo had been received from the Planning Consultant advising that the Council had adopted the Subdivision and Land Development Bylaw at its meeting on 26 March. Due to an oversight, the recommendation to the Council omitted to include a date on which the Bylaw would become operative. That date was then publicly notified.

RESOLVED on the motion of Cr Highsted, seconded by Cr Dickson, THAT the Council adopt the amended, notified Subdivision and Land Development Bylaw 2019,

AND THAT the Bylaw become operative on 4 June 2019.

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The meeting concluded at 6.58pm