

Minutes of an ordinary meeting of the Gore District Council, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 10 December 2019, at 3.00pm

**Present** His Worship the Mayor, Mr Tracy Hicks JP, Crs Bolger, Davis, Dickson, Gardyne, D Grant, N Grant, Highsted, MacDonell, McPhail, Phillips and Reid.

**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), HR/Administration Manager (Susan Jones), Parks and Recreation Manager (Mr Ian Soper), Communications-Marketing Manager (Sonia Gerken), 3 Waters Asset Manager (Mr Matt Bayliss), Transport Manager (Mr Peter Standring), Planning Manager (Mr Dean Balkin), Project Manager Infrastructure (Mr Hashem Ramezan-zadeh), Planning Consultant (Mr Keith Hovell) and one member of the public in the gallery.

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*Cr Reid declared an interest in clause 10 (Approval of proposed priority areas for identifying earthquake-prone buildings) and clause 16 (amenity hire waivers 2018-19).*

## 1. CONFIRMATION OF MINUTES

**RESOLVED** on the motion of Cr Highsted, seconded by Cr Davis, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Thursday 19 September 2019, as presented, be received, noting that His Worship and the Chief Executive had signed the minutes prior to the local authority elections as being true and complete.

**RESOLVED** on the motion of Cr Reid, seconded by Cr Gardyne, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 8 October 2019, as presented, be received, noting that His Worship and the Chief Executive had signed the minutes prior to the local authority elections as being true and complete.

**RESOLVED** on the motion of Cr D Grant, seconded by Cr Phillips, **THAT** the minutes of the statutory meeting of the Gore District Council, held on Tuesday 29 October 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.

**RESOLVED on the motion of Cr Dickson, seconded by Cr Bolger, THAT the minutes of the extraordinary meeting of the Gore District Council, held on Tuesday 19 November 2019, as presented, be confirmed and signed by the Mayor as a true and complete record.**

**2. 2019 RATING RE-VALUATION (SC2178)**

Messrs Tim Gibson and Dave Johnson from Quotable Value were in attendance and provided a powerpoint presentation on the 2019 rating valuations that had been completed for the Gore District. Mr Gibson advised rating values were a snapshot of the market at a single point in time and did not include chattels.

The Gore District had seen increases in commercial land value by more than 35%, industrial land by 24.3% and residential land values by almost 20%. There had been a lack of rural sales in general while the lifestyle land values had increased by just over 17%. Lifestyle properties were those generally of an area of less than 20 hectares. The biggest changes in rural properties were those used for forestry, horticulture and specialist livestock.

A total of 42 objections had been received compared with 93 in 2016. The outcome of the objections would be completed by April 2020.

**RESOLVED on the motion of Cr McPhail, seconded by Cr Bolger, THAT the information be received.**

**2019/124**

*The QV representatives departed the meeting at 3.23pm*

**3. AMENDMENT TO LIABILITY MANAGEMENT POLICY (SC0110)**

A memo had been received from the Chief Financial Officer following the November meeting of the Audit and Risk Committee where changes were recommended to the hedging parameters in section 7.2 of the Council's Liability Management Policy. The changes reduced the level of fixed rate hedging required so the Council could take advantage of lower interest rates. A marked up copy of the Policy including the proposed changes had been circulated with the agenda.

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

**AND THAT the Council adopt the changes to section 7.2 of the Liability Management Policy.**

**2019/125**

**4. FINANCIAL REPORT FOR OCTOBER 2019**

A financial report for October 2019 had been circulated for the Council's perusal. The Chief Financial Officer advised there were some unfavourable variances due mainly to timing issues.

**RESOLVED on the motion of Cr Reid, seconded by Cr N Grant, THAT the financial report for October 2019 be received.**

**2019/126**

**5. JOINT MANAGEMENT COMMITTEE – AUDITED ACCOUNTS (SC2323)**

A memo had been received from the Parks and Recreation Manager together with a copy of the audited accounts from the Joint Management Committee. Crs Davis, Gardyne, Highsted and the Parks and Recreation Manager were the Council representatives on the Joint Management Committee.

**RESOLVED on the motion of Cr Davis, seconded by Cr MacDonell, THAT the information be received.**

**2019/127**

**6. PARKS AND RECREATION STRATEGY – 2018-19 REVIEW (SC0113)**

A memo had been received from the Parks and Recreation Manager seeking the Council's approval of the 2018-19 review of the 2013 Parks and Recreation strategy. The document had its genesis in 2013 with wide public consultation. The strategy was one part of a suite of documents that drove the current and future direction of community parks, recreation and facility assets in the Gore District. The strategy covered a period of 10 years. The five yearly review reflected actual growth and any change in community needs/expectations.

A copy of the strategy had been circulated with the agenda.

In response to Cr Dickson, the Manager advised accessibility would certainly be included when the strategy was open for public submission in 2024. There had been initial discussions about accessibility held with the Southern District Health Board.

**RESOLVED on the motion of Cr Dickson, seconded by Cr Reid, THAT the information be received,**

**AND THAT the Council adopt the Parks, Recreation and Facility Strategy 2019.**

**2019/128**

**7. APPROVAL OF PROPOSED PRIORITY AREAS FOR IDENTIFYING EARTHQUAKE-PRONE BUILDINGS (SC0980)**

A memo had been received from the Compliance Officer following recent consultation for the proposed earthquake prone buildings (EPB) priority areas. There had been no submissions received. Priority buildings were those that fitted into set criteria but also

potentially posed a high risk to life safety due to their location or use or were considered to be critical to assist with recovery operations in an emergency. The EPB system administered by the Council initially required attention to earthquake-prone buildings that were priority buildings which must be identified and remediated in half the time allowed for other earthquake-prone buildings (ie 12.5 years). That meant the Council had to identify potential priority buildings and notify the owners that their building required an assessment.

Maps showing the streets included within the proposed priority areas for both Gore and Mataura had been circulated with the agenda.

In response to Cr Highsted, the General Manager Regulatory and Community Services was unsure how many buildings in total were in the affected area.

Cr Bolger said in Kana Street area the priority area extended across the river to include some residential buildings. He questioned whether that was required. The General Manager said that area included a key transport link which was Kana Street. It was one of the few areas that needed to be protected in terms of emergency access as well as earthquake-prone buildings.

The General Manager said the Council would assess each building included within the boundary area and speak with the building owners. The Building Control Officers would undertake the consultation with building owners.

**RESOLVED on the motion of Cr Bolger, seconded by Cr Phillips, THAT the Council approve the proposed priority areas and priority route, as the final priority areas and priority route for the Gore District, as required by the Building (Earthquake-prone Buildings) Amendment Act 2016.**

**2019/129**

**8. HEALTH AND SAFETY REPORT (SC2347)**

A report had been received from the Human Resources Manager. The report covered Gore District staff training, regional training, details of the incident schedule for the period 15 August to 19 November 2019, annual departmental audits and an update on the tragic fatality at the Gore oxidation ponds that had occurred on Tuesday 29 January 2019.

His Worship noted the remedial work being undertaken at the oxidation ponds in response to the improvement notices issued by WorkSafe. The 3 Waters Manager advised the fencing work was scheduled to be completed by the end of the week.

In response to Cr Gardyne enquiring whether the incident would result in significant changes for other local authorities, the Chief Executive said it may, but the Council was responding to an improvement notice issued by WorkSafe and the regulations for oxidation ponds only required stock proof fencing.

**RESOLVED on the motion of Cr Highsted, seconded by Cr Gardyne, THAT the report be received.**

**2019/130**

**9. COUNCIL MEETING SCHEDULE**

A memo had been received from the Administration Manager following a new meeting cycle being agreed after the 2019 local authority elections. A schedule that reflected the changes, being three Committees that would meet on a quarterly basis and the full Council on a monthly basis had been circulated with the agenda.

**Cr MacDonell moved THAT the schedule of meeting dates for 2020, as circulated, be adopted.**

**The motion was seconded by Cr D Grant.**

Cr Davis said she would be unable to attend three meetings in February that started before 5.00pm because of work commitments. His Worship understood that and said the schedule may not work for everyone. However, the remuneration for elected members was such that it compensated for the time commitments required.

**The motion was put and it was carried.**

**Cr Davis voted against the motion.**

**2019/131**

**10. EMERGENCY COMMITTEE (SC2549)**

A memo had been received from the Administration Manager advising that with the Council not meeting until February next year, it would be prudent to establish an Emergency Committee to deal with any urgent governance or policy issues that may arise over the summer recess. The Committee would only meet as required and should be given authority to act on any urgent matters that arise.

**RESOLVED on the motion of Cr D Grant, seconded by Cr Highsted, THAT an Emergency Committee consisting of His Worship the Mayor, Cr Bolger and Cr McPhail be appointed to deal with urgent governance and policy issues that require actioning prior to the February 2020 Council meeting, with any two of the Emergency Committee members having power to act,**

**AND THAT any decisions made by the Emergency Committee be reported to the next meeting of the Gore District Council to be held on 11 February 2020.**

**2019/132**

11. FRESHWATER LAW REFORM – ESSENTIAL FRESHWATER – ACTION FOR HEALTHY WATERWAYS (SC2545)

A memo had been received from the Chief Executive advising a working party comprising Crs Bolger, Dickson, Highsted and himself had met and prepared a submission to the Ministry of Environment’s Freshwater Law Reform proposal entitled *Essential Freshwater: Action for Healthy Waterways*. A copy of the submission had been circulated with the agenda. There had been a total of 17,500 submissions received by the Government.

The Council *noted* that Cr Gardyne had also been involved with the working party that compiled the submission.

**RESOLVED on the motion of Cr Bolger, seconded by Cr Reid, THAT the submission be received and endorsed.**

**2019/133**

12. COMMUNITY STRATEGY COMMITTEE – DRAFT TERMS OF REFERENCE (SC2570)

A memo had been received from the Chief Executive following the creation of a new committee that would cover community strategy. In consultation with His Worship and the Chairman, Cr McPhail, a draft Terms of Reference for the new committee had been developed. A copy had been circulated with the agenda.

Cr Highsted asked whether the Capital Works Committee should be consulted with any capital projects under item 9 in scope of activity. He suggested item 10 should be referred as a recommendation to the Council before any applications to the Provincial Growth Fund were lodged. The Chief Executive said any projects emanating from the Ready for Growth programme were quite specific. Cr Highsted asked where the Ready for Growth programme was defined. His Worship said most Councillors had seen the programme. He said there needed to be information disseminated again about just what had occurred over the past 2-3 years.

Cr Phillips asked if the frequency of the meetings was too long. His Worship thought the work being undertaken by the Committee may necessitate more frequent meetings or at least more workshops.

Cr Davis asked what item 11 meant insofar as “oversight of events would mean”. His Worship said there was an events strategy created about 12 months ago and there were some key events included in that. He expected the Committee would have some input into those. The Chief Executive added the rejuvenation of the Country Music festival was an example of what the Committee could be involved with. His Worship said there had been a Trust formed to oversee a Country Music festival with emphasis on activities in the central business area. He thought the Community Strategy Committee had a role in building on the events strategy and putting suggestions to the Council.

The Council agreed that a new clause “to consult with the Rununga and/or Iwi as required” should be added.

Cr Reid suggested adding an education sector representative to the list of stakeholders, perhaps from the Community of Learning.

**RESOLVED on the motion of Cr McPhail, seconded by Cr Dickson, THAT subject to minor additions, the Council approve the draft Terms of Reference for the Community Strategy Committee,**

**AND THAT it be noted that a formal review of the Terms of Reference will be conducted by the Committee following its first year of operation.**

**2019/134**

**13. AMENITY HIRE FEE WAIVERS 2018/19**

A memo had been received from the Chief Executive reporting on the community organisations that had received full or partial waivers for the hire of Council amenities for the financial year ended 30 June 2019. A schedule of organisations had been circulated with the agenda.

**RESOLVED on the motion of Cr Bolger, seconded by Cr Gardyne, THAT the report be received.**

**2019/135**

**14. GRANTS SUB-COMMITTEE MEETING (SC2424)**

A copy of the report of the meeting of the Grants Sub-Committee held on 14 November had been circulated with the agenda.

**Cr D Grant moved THAT the report of the meeting of the Grants Subcommittee held on 14 November 2019 be received,**

**AND THAT the recommendations contained in the report be ratified.**

**The motion was seconded by Cr N Grant.**

Cr Highsted thought there was going to be a financial overview that included approved grants. As a non-member of the Sub-Committee, he found it difficult to understand what the impact on the Council’s budget would be without a financial statement. In response to Cr Highsted, the Chief Financial Officer said there had been a small increase for Children’s Day and a 10k increase for the Eastern Southland Gallery mainly due to increases in insurance premiums.

Cr Gardyne said it would be helpful to have a discussion about insurance requirements given some of the collections at the Eastern Southland Gallery were irreplaceable.

His Worship suggested a future report be provided to ensure the Council understood the quantum and impact of insurance premiums.

**The motion was put and it was carried.**

**2019/136**

**15. ADDITION TO STAFF WARRANT AND AUTHORISATIONS (SC2354)**

A memo had been received from the senior Regulatory Officer requesting the Council to appoint and authorise the warranting of a staff member employed by Abernethy Contracting to undertake regulatory and enforcement functions under the Local Government Act 2002 and other relevant Acts. Mr Shawn Morgan would provide after hours cover during the Christmas period as an Animal Control Officer.

**RESOLVED on the motion of Cr Davis, seconded by Cr Gardyne, THAT the Council appoint and authorise Mr Shawn Morgan as an Animal Control Officer to undertake various enforcement related duties in line with this role for the Council.**

**2019/137**

**16. MATAURA COMMUNITY BOARD REPORT**

A copy of the report of the Mataura Community Board meeting held on 2 December 2019, had been circulated with the agenda.

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

**AND THAT the recommendations contained in the report be ratified.**

**2019/138**

The meeting concluded at 4.18pm