

Minutes of an ordinary meeting of the Gore District Council, held in the Council Chambers, civic administration building, 29 Bowler Avenue, Gore, on Tuesday 21 March 2023, at 4.03pm.

Present His Worship the Mayor (Mr B R Bell), Crs Dickson, Gardyne, Highsted, Hovell, MacDonell, McKenzie, P McPhail, R McPhail, Phillips, Reid and Stringer.

In attendance The Chief Executive (Mr Stephen Parry), General Manager Community Lifestyle Services (Mr Rex Capil), General Manager Corporate Support (Ms Lornae Straith), General Manager Critical Services (Mr Jason Domigan), General Manager People and Culture (Mrs Nicky Cooper), General Manager Communication and Customer Support (Sonia Gerken), Governance Manager (Susan Jones), 3 Waters Asset Manager (Mr Matthew Bayliss), Facilities Administration Officer (Mr Neil Mair), Roading Asset Manager (Mr Murray Hasler), Dr Niki Bould (Ahikā Consulting), two members of the Mataura Community Board and one member of the public in the gallery.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Cr Dickson, seconded by Cr P McPhail, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 14 February 2023, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr R McPhail, seconded by Cr Gardyne, **THAT** the minutes of the extraordinary meeting of the Gore District Council, held on Tuesday 21 February 2023, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr Reid, seconded by Cr Gardyne, **THAT** the minutes and recommendations of the Audit and Risk Committee meeting of the Gore District Council, held on Tuesday 21 February 2023, 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 Reid, **THAT** the minutes and recommendations of the Community Wellbeing Committee meeting of the Gore

District Council, held on Tuesday 21 February 2023, 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 Gardyne, **THAT** with the exception of Clause 3 – Partial desludging of pond 1 at the Gore wastewater treatment plant – additional sludge removal - the minutes and recommendations of the Assets and infrastructure Committee meeting of the Gore District Council, held on Tuesday 7 March 2023, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr Hovell, seconded by Cr MacDonell, **THAT** the minutes and recommendations of the Policy and Planning Committee meeting of the Gore District Council, held on Tuesday 7 March 2023, as presented, be confirmed and signed by the Mayor as a true and complete record.

The Council *noted* that Cr Phillips had been in attendance at the Policy and Planning Committee meeting.

2. URGENT LATE BUSINESS

RESOLVED on the motion of His Worship, seconded by Cr Stringer, **THAT** pursuant to Section 46 A (7) of the Local Government Official Information and Meetings Act 1987, the Gore District Council address the following item in committee, which requires urgent attention.

Subject

James Cumming Community Centre and Library – opening gesture.

Reason for not being on agenda

Information unavailable at time of agenda being published.

Reason for urgency

To enable His Worship to make a public announcement at the official opening of the new library building on 24 March 2023.

2023/21

3. HILBRE AVENUE WATER TOWER STRUCTURAL INTEGRITY UPDATE (SC2973)

A report had been received from the General Manager Critical Services providing an update on the structural integrity of the Hilbre Avenue water tower and associated health and safety risks. A copy of the Beca initial seismic assessment report and the structural condition assessment report had been circulated with the agenda.

At a recent meeting of the Assets and Infrastructure Committee held on 7 March, a report on deferring the demolition of the water tower had been presented to allow for additional de-sludging of the Gore wastewater treatment pond. The Committee had recommended the demolition be deferred subject to a report on the health and

safety risks of the tower remaining. As detailed in a report to the Council in July 2022, based on observations made during the site inspection, Beca confirmed its earlier assessment that the water tower did not present any significant hazard of immediate collapse. The report did highlight that falling concrete from the tower was a significant potential risk to anyone in close vicinity to it. Interim measures such as establishing an exclusion zone and erecting warning signs had been implemented at the site. Visual inspection of the site showed minimal signs of debris on the drop netting or around the temporary exclusion zone. The site was limited to authorised personnel and was fully fenced with locked access and signage to deter people entering the site.

The General Manager said if the Council was still hesitant about deferring the demolition until the 2024/25 financial year, it could consider the demolition through the 2023/24 Annual Plan and reprioritise other work. Staff were confident that the deferral of the demolition project until the 2024/25 financial year would not exacerbate the health and safety risk to the Council.

Cr Dickson asked if there were regular inspections undertaken and the removal of any loose concrete. The General Manager advised staff were on site on a regular basis, but not within the exclusion zone. The structure was regularly checked for any issues.

Cr Highsted said the decision to demolish was based on health and safety concerns and there were additional mitigation measures to be put in place. He wanted to understand when and what may happen to address the health and safety concerns. The General Manager said the mitigation measures outlined in the report had been implemented. The public could not access the site and the exclusion zone was in place. At this point, staff believed there were enough mitigation measures in place to avoid any health and safety issues. The 3 Waters Asset Manager added the gate was now permanently locked and had been for about two years. Cr Stringer asked what buildings or services on the property were still utilised by the Council. The Manager said there was a water treatment plant and reservoir on site which were still functional. The plan was to decommission the treatment plant once there was a pipeline across the Mataura River. The reservoir would also be decommissioned. There was a small building where a generator was housed although it would be replaced with a new pump shed.

Cr P McPhail asked if there was high deer fencing around the site. The Manager said there were sections of deer fencing and sections where an existing fence had been extended to a height of deer fencing. On the side where there were residential properties, there was a fence approximately 1.8 metres high.

Cr R McPhail asked if the local residents had been spoken to and was there any activity occurring from members of the public. The Manager said prior to upgrading the fence and locking the gate, there had been reports of community members entering the site. However, he was not aware of that occurring following the fencing being erected and the gate being locked. Neighbours had been notified after the structural assessment had been completed.

Cr Hovell moved THAT the report be received.

The motion was seconded by Cr MacDonell.

Cr Stringer recalled it was 450k to demolish the tower. Did the Council have any reason for holding the land afterwards or could it be surveyed off and the tower sold? The assessment report stated the tower was structurally sound. The Council could sell it off and use the revenue for additional desludging or repaying debt. The 3 Waters Asset Manager said as part of the reservoir replacement project, the concept design work had been completed. It was intended to instal one new reservoir away from the water tower. There was also provision for a second reervoir closer to where the tower currently was. The existing access went into near where the tower was. It would be difficult to establish another access. The recommendation made by Beca about ongoing maintenance and it was expected the structural integrity and maintenance would become worse over time. He would expect reasonable costs to be associated with it and given there was no ongoing use for the water tower, the best outcome was to demolish it and avoid future maintenance costs.

Cr Phillips liked Cr Stringer's thinking but expected the pipes under the ground may inhibit the sale of the property.

The motion was put and it was carried.

2023/22

Cr Hovell moved THAT the Council agree to defer consideration of the demolition of the Hilbre Avenue water tower until the 2023-24 Annual Plan process.

The motion was seconded by Cr MacDonell.

Cr Hovell thought the Council should be making a balanced decision on the demolition of the water tower at a later date. Cr Gardyne agreed to the decision being deferred as there were other decisions to be made that could change the Council's thinking. Cr R McPhail also agreed to deferring the decision. He was satisfied that some of the concerns he had raised had been addressed. His Worship said by deferring the demolition, the funding allocated could be put into additional desludging work.

The motion was put and it was carried.

2023/23

4. GORE DISTRICT COUNCIL RECYCLING UPDATE – RETHINKING WASTE (SC0689/SC3332)

A comprehensive report had been received from the General Manager Critical Services providing an update on the Rethinking Waste project including potential recycling options and next steps.

In 2020, the Council significantly reduced its kerbside recycling options offered to the community. The changes were forced by collapsing markets for recyclable product, a

contentious and ultimately abandoned tender process for kerbside recycling and a lack of Government direction on waste minimisation initiatives. Details of the waste levy increases, waste and recycling budgets, Gore District kerbside recycling options, wider waste management and minimisation considerations, the Gore Pakeke Lions recycling operation, rural and larger scale commercial recycling, organic waste, a Waste Minimisation Officer, consultation with the community and five options for consideration had been included in the report.

The impact of the gradually increasing waste disposal levy should not be underestimated. Set at \$10 per tonne in 2009, it had recently increased from \$20 to \$30 per tonne at 1 July 2022. The pricing would continue to rise appreciably over the next two years with the Government planning on increasing the levy to \$50 per tonne from 1 July 2023 and to \$60 per tonne from 1 July 2024. Waste minimisation to avoid the sharp rise in costs in landfill disposal therefore had both financial and environmental advantages.

The table below showed the impact of the rising levy cost on waste disposal to landfill expenditure over the past three years and estimated potential cost due to the impact of the Government levy increase.

Financial year	Levy rate per tonne	Annual cost
2019/2020	\$10	\$1.20M (actual)
2020/2021	\$10	\$1.52M (actual)
2021/2022	\$20	\$1.74M (actual)
2022/2023	\$30	\$2.07M (estimate)
2023/2024	\$50	\$2.48M (estimate)
2024/2025	\$60	\$2.81M (estimate)

Note: based on average actual increase of \$250k/yr plus an additional \$80k for every \$10 increase per tonne in the waste levy)

There was potential for significant costs to be incurred by the Council should the amount of waste being disposed to landfill continue at the current amount with significant levy charges occurring over the next two financial years. As a result, changes were required in how the Council approached waste minimisation to reduce the amount of waste disposed of to landfill.

Following the November 2022 report to the Council, staff asked Ahikā Consulting to provide an options report to explore the different kerbside recycling options available to the Council, with advantages and disadvantages of each option considered in terms of potential Government legislative changes. A copy of the options report had been circulated with the agenda.

The five options were as follows:

1. Status quo;
2. Return to 2020 level of service;
3. A three bin system;

4. A three bin system plus home organic disposal; and
5. A three bin system plus home organic disposal and a feasibility study.

The General Manager recommended that consultation with the community occur after the Mataura River crossing project consultation had been completed to avoid having multiple issues requiring community input at the same time. The report from Ahikā outlined five potential options for the Council to consider in terms of potential Government legislative changes. Given the amount of change, coupled with the ongoing need to support waste management and minimisation (from collection, contract administration through to public education and interfacing with the likes of WasteNet), a dedicated Waste Minimisation Officer was required to help propel advancement in this area which had an economic, social and environmental impact. The General Manager introduced Dr Niki Bould from Ahikā Consulting to the meeting.

His Worship asked in order to meet the proposed introduction date of 1 July 2023, when would the bins need to be purchased. The General Manager understood there was a two to three month order period for construction and delivery to Invercargill. The timeline to meet 1 July was probably now too tight and the Council needed to ensure it could undertake the consultation process to get the feedback. His Worship noted the organic waste collection was quite expensive. What was the difference between a collection and home compost bins. Dr Bould said research had shown that having green waste picked up at the kerbside was more successful as it was providing a solution for households that did not have space to compost green waste on site. Having it collected at the kerbside was proving to be successful around the country. Undertaking a feasibility study was recommended to determine whether a kerbside green waste collection was wanted by the community. His Worship noted there were 65 from 67 Councils in New Zealand who were recycling things like paper, cardboard, aluminium etc. Was Gore one of the two who were not? Dr Bould confirmed it was.

Cr Stringer referred to the waste levy and whether Councils had access to it. The General Manager advised some of the waste levy paid for waste going to landfill was returned to Councils. The Gore District received about \$60,000. That amount would increase as the levy increased, but the proportionate share was relatively small. Part of the levy went to the Waste Minimisation Fund that Councils could apply to for things like feasibility studies and waste minimisation initiatives.

Cr R McPhail was interested to hear Dr Bould's views about the Government previously putting pressure on assisting with waste minimisation, yet it had now stepped back from the bottle return scheme. Dr Bould said out of all of the things the Government could have stepped back on, it did not bother her about the container return scheme. The biggest issue for her was getting methane out of landfills from organics. The plastic and container return scheme would have helped the amount of plastic going into the oceans.

Cr Reid said before consultation was undertaken it would be helpful for ratepayers to know what the impact would be on their rates and the cost of the new bins. The General Manager said the costs were hard to forecast because it was about how much

might be recycled. Within its current recycling budget, the Council could meet those costs for the first year. What had been happening was the overflow from the waste expenditure was the recycling cost and that needed to be addressed. The current budget for waste disposal was just over \$1.2 million and the actual spend was \$1.7 million. There was a \$500,000 shortfall that would need to be worked through as part of the Annual Plan process. Staff were also working through the fees and charges schedule which would help offset the deficit. The cost of bins was approximately \$50 per household. It was proposed to loan fund those, reduce the impact of the capital expenditure and try and keep it within the existing waste budget.

Cr Reid said because the Council was a small one, was it not time to stop and think about working across the district and work in with the Southland District Council. She thought the Council needed to recycle smarter and that would involve neighbouring Councils. For cost efficiency, it made sense to work in with others as well as the education side of the process. The General Manager said it would not be a surprise to the Council that the momentum with WasteNet had slowed in the past 2-3 years but the governance group of WasteNet was due to reconvene in the next few weeks. Staff had certainly been working collaboratively about waste minimisation.

His Worship asked if there was potential to apply for grants to help subsidise the cost of the bins. The General Manager said there was a plastics fund that could be applied to. Dr Bould said the fund was available for bins a few years ago but the focus now was to remove organics from the waste stream. The Council could get support for a feasibility study and for assistance to implement the outcomes.

Cr Dickson had heard AB Lime was wanting more organic waste to reduce its methane level and asked whether organics could be collected. Dr Bould was unsure. Cr Dickson said reducing the size of the bins to 120l might encourage people to reduce waste. For elderly people, having an extra bin they did not fill every week could be a problem and they probably had limited organic waste. Dr Bould said the reduction in size of a wheelie bin that had proven to work around the country to reduce the amount of waste to landfill. In terms of organics, there could be an opt-out provision especially for those people who composted at home. Cr P McPhail thought the supermarkets would have massive amounts of organic waste. Dr Bould said there was a fund available that addressed food waste from businesses. Organisations such as Kiwi Harvest collected food that was able to be rescued and used. The Facilities Administration Officer advised that three years ago all waste produce from supermarkets, excluding meat, went to local pig farmers.

Cr Stringer asked whether the organic waste that was currently taken to the landfill, was composted. The Officer said the green waste at the landfill was partially used for cover, but it was not of a sufficient quality that could be incorporated into other material that was composted and used for local parks and gardens. Cr P McPhail asked if a Waste Minimisation Officer helped in other areas and did that role assist with the reduction of waste. Dr Bould said an Officer would be able to work with big businesses, cafes, schools etc to educate the community. It was essential in her opinion.

Cr Hovell said he lived in a rural area and every two weeks a commercial operator collected his bins. He asked whether the volume of waste generated outside of the urban area was significant and was that something that the Council needed to consider. The General Manager said the amount of waste from residential and other areas was quite significant. The Council needed the ability to focus on putting the right people in place and reducing waste.

His Worship said there were three options. In his opinion, options one and two were unacceptable. Realistically, that left the Council with options three, four and five. He believed staff had to be given direction to implement recycling by 1 July 2023.

Cr Phillips said if the Council kept giving people the bins to put rubbish into, they would keep filling them up. An incentive with a compost bin that did not need to be placed on the kerbside was a better option than providing another bin. Cr Highsted said people needed to understand what it cost. Recycling was expensive and there needed to be some options provided. He said he could not support any option at the meeting without costings and assumptions being made. Cr Gardyne agreed. The Council needed to look at the wider region and perhaps WasteNet needed to be up and running again. The waste volume in the Gore District was very small. He thought getting rid of the green waste into a regional facility should be considered.

Dr Bould defended recycling and the reason it went to landfill was lack of education and a lot of contamination. Education had to be part of any change made by the Council. The value of the materials and why they needed to be separated created good recycling habits and ensured recyclables went to the right place.

Cr McKenzie said there needed to be a real incentive for people to participate. People could be lazy. Cr Reid referred to education and perhaps the money was better spent initially with employing a Waste Minimisation Officer. His Worship disagreed. The bin lead time was two to three months. He did not see why the Council could not commit to getting the bins ordered and consider the financials at Annual Plan time. The Council seemed to be doing the same thing of “kicking the can down the road” and wanting more information. Cr Reid said everyone was aware of the pressure on rates. The Council needed to be aware and cautious of what it spent its money on. Until people were educated on what went into their bins, what was the point in providing additional bins?

In response to Cr Dickson, Dr Bould thought there would be some imposition by the Government about recycling. The Council was one of two Councils in the country that was not recycling. Cr MacDonell said a decision would not be made at the meeting as community consultation would take about six weeks. He agreed the Council needed to know the costs.

Cr R McPhail said rural residents did pay privately for bins to be collected, but bottles and cardboard were removed and recycled. He did not think the Council should lose sight of that. He also supported wanting to know the costs.

Cr Hovell said he heard the issues relating to knowing what the costs were. He said everyone in the urban area had two bins and maybe there was a transition to bring in another bin. The more debate and discussion the longer it would take. It needed to be done right. It was a significant environmental issues that the public, the young and those who had elected the Councillors had talked about. He suggested intermediate, small steps should be taken.

His Worship said if the Council selected an option what would the consultation look like. The General Manager replied the way the Ahikā Consulting report had been drafted, all five options were up for consideration. There were advantages and disadvantages with each. The idea of consultation was to give the community a choice. He understood a lack of understanding about cost. Through the existing recycling budget that the Council had in the current Annual Plan and the costs that the Council could understand, it was believed the budget could be met. The bigger cost was the landfill cost which was indicated to be a \$500,000 shortfall. That was the immediate cost that faced the Council. The cost of the bins could be reduced down over a ten year period. The additional service would be about \$80,000 per year. The biggest concern was the waste to landfill cost that had been increasing year on year at \$250,000 per year plus the increasing waste levy fee. By recycling, it was hoped to offset that but it was a cost faced by the community.

In response to His Worship, the General Manager said the Council needed to have a decision on costs made through the Annual Plan process.

Cr Hovell said the recommendation talked about a consultation process and the Council needed to be mindful of what it was consulting on. He asked if it should be included in the Annual Plan process. The Council needed to be conscious of costs and asked if it needed to be a separate consultation process. The Chief Executive said the Annual Plan process was not normally one where community engagement was undertaken unless there was a change in service delivery. It was not intended to have a consultation process with the Annual Plan this year.

In response to His Worship, the General Manager advised the additional 80k cost would apply to options three, four or five. Cr Stringer said it would be helpful to know what sort of funding the Council may be able to secure. The General Manager wondered if staff should provide a report to the next Council meeting about the timing and the Annual Plan process. By the April meeting, there would be a better understanding of the budgets across the organisation and staff could potentially detail the impact on ratepayers and any changes to service. In terms of Cr Hovell's comment about consultation, there was a big issue currently being consulted on. Cr Dickson thought the Pakeke Lions Club did an excellent job but noted there was still 13% of paper being put into the bins. There needed to be a lot more education.

Cr Phillips asked whether the cost of having a dedicated Waste Management Officer would save money. The General Manager said it would be difficult to put a number on whether there would be any savings. It would be over the long term that savings would be known. He could check with what had occurred with other Councils.

His Worship said if the Council did not make a decision it would miss the target of 1 July 2023 which the Council had earlier said was achievable.

The Chief Executive asked if Cr Hovell wanted costings only for options 3, 4 and 5 or all options.

Cr Hovell moved THAT the report be received,

AND THAT the Council staff prepare a further report on the costings and benefits of the five options identified and the costings for the employment of a dedicated Waste Minimisation Officer.

Cr Dickson thought it was pointless assessing options one and two. Cr Highsted said the Council did not understand what the current costs were. By not including those options, it would not balance what the other option costs were.

The General Manager said pulling together the previous two options was not too difficult. The most difficult part to identify was identifying the tonnage that might go to landfill. His Worship was still uncomfortable pursuing options one and two.

The motion was seconded by Cr Highsted.

Cr Reid said some of the larger stores in Gore took back certain items, for example Mitre 10 took plant pots and light bulbs.

The motion was put and it was carried.

His Worship voted against the motion and asked for his vote to be recorded.

2023/24

Dr Bould departed the meeting at 5.27pm

5. MATAURA RIVER CROSSING COMMUNITY ENGAGEMENT UPDATE (SC3446)

A report had been received from the 3 Waters Asset Manager together with an update on the proposed community engagement for the Mataura River crossing project. On 17 February 2023, the Mayor, Chief Executive and General Manager Critical Services met with representatives of Waka Kotahi to discuss its funding commitment to the project. Waka Kotahi confirmed the funding allocated to the project was still available, on the condition that the bridge was located at the original Surrey Street location.

If the Council decided it wanted to pursue an alternative bridge location, it would require a new business case to be prepared. Any funding commitment from Waka Kotahi for an alternative bridge location would then be dependent on the findings of the business case. Waka Kotahi's stance on the funding commitment, meant there was a significant difference between the Surrey Street location and the other locations being considered. After discussions with the Mayor and Deputy Mayor it was decided

to seek feedback on specific bridge locations (as opposed to the “broad” options previously discussed). The Council would seek feedback on the following:

Question 1 - Do you think we should:

- A. Look at options that combine the water pipes with a walking and cycling bridge.
- B. Just focus on getting the pipeline across the river.

Question 2 – If you selected A for Question 1 – please rank the following four bridge options:

Option A – Multi-span bridge at Maitland Street.

Option B - Multi-span bridge at Rock Street.

Option C – Multi-span bridge at Surrey Street.

Option D – Multi-span bridge at Halton Street.

The four options chosen for feedback, were the four highest ranking bridge options in the Beca Strategic Options Assessment, tabled at the February Council meeting.

Following the Council’s resolution, the Council staff considered the request to hold a public meeting as part of the engagement process. A key disadvantage of holding a public meeting was that some members of the community, did not feel comfortable asking questions and/or expressing their opinion in a public setting. Due to that, it could be difficult to ensure the feedback being received at a public meeting was representative of the wider community.

In consultation with the Mayor and Deputy Mayor, it had been decided that as an alternative to a public meeting, multiple drop-in sessions would be held. The drop-in sessions would be designed to allow one on one discussions with elected representatives and members of the community and held in a variety of locations and at different times to ensure as many people as possible had the opportunity to attend.

In an effort to enable the Council to make a decision on the preferred option as soon as possible, Council staff were aiming to table a report regarding the results of the community engagement process at the Council meeting on 16 May 2023.

Details of the proposed community engagement sessions had been detailed in the report.

The General Manager Communications said the consultation had only been open for two days but over 100 responses had already been received. There was a high degree of public interest and engagement.

His Worship acknowledged the effort put in by the staff to achieve the consultation information. The request for a public meeting had been discussed with staff and agreed that drop-in engagement sessions were preferred.

Cr Dickson noted the drop-in sessions were scheduled for day time and wondered whether there should be some held later in the day. The General Manager said a session later in the day would be good but it was trying to fit one within the timeframe.

Cr McKenzie attended On the Fly on 19 March and had several comments from people who felt the information circulated was biased towards a bridge. The General Manager said the staff had also received similar comments and the information and imagery on line had since been updated.

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

AND THAT the Council note the proposed changes to the community engagement process for the Matura River crossing project as outlined in the above report.

2023/25

6. FINANCIAL REPORT TO 31 DECEMBER 2022

A financial report to 31 December 2022 had been provided by the General Manager Corporate Services. The Council had adopted the 30 June 2022 Annual Report on 14 February 2023. The Council's auditors had not given final clearance until 24 February 2023 due to delays with the Council signing the representation letter. The effect of that delay meant the Council's general ledger could not be closed off for the 2021/2022 financial year and the opening balances brought forward into the 2022/2023 year.

The deficit as at 31 December 2022 had been recorded as \$1.356 million, compared to a forecast Annual Plan deficit of \$382k. Details of significant variances had been included in the report.

The General Manager said the result was not unexpected. There were a number of areas that were beyond the Council's control. It was difficult to attract and retain staff with the labour market being very tight. Some unexpected items had also been identified during projects that had been undertaken. Depreciation accounted for just under half of the unfavourable variation and that had been due to the revaluations undertaken in 2022. She would be preparing a report for the Council about the option of not funding depreciation in the 2022/23 year.

In response to His Worship, the General Manager expected other Councils would be experiencing similar cost pressures.

Cr Gardyne said the report was a concern and understandable that the Council was delaying decisions until Annual Plan time. Cr Dickson was concerned at the variation in planning costs and had comments from members of the public about consent fees being higher than people expected. The Chief Executive said the planning function was provided by an external company, The Property Group. For the first six months of the financial year, the Council had no internal planning staff. A graduate Planner

was now employed and a lot of the minor work that had been undertaken by The Property Group was now being undertaken by the Graduate Planner. He did not think the costs levied were outrageous.

Cr MacDonell expected the deficit at year end would be around \$2-2.5 million unless there was a reversal of depreciation. The General Manager said that was a fair comment. Depreciation was a paper exercise and good practice that it be funded. However, given the shock with the financial report, it would be worth reviewing that. She expected it would be difficult for Managers to reduce costs.

His Worship asked if there was a plan to have parks and reserves back within budget. The General Manager said spending for the final quarter of the year could be reduced and a lot of its work was seasonal. There had also been some additional work undertaking such as the library landscaping and Matai Ridge. In response to Cr Phillips, the General Manager said Project Ark was a fully funded project and additional staff had been employed. A long serving staff member had also resigned and had a large amount of annual leave owing.

The 3 Waters Asset Manager departed the meeting at 5.45pm

Cr Stringer asked if there were any areas where spending could be reduced. The General Manager said it would be a conversation she would have with budget holders.

RESOLVED on the motion of Cr MacDonell, seconded by Cr Hovell, THAT the financial report to 31 December 2022 be received.

2023/26

7. LOCAL GOVERNANCE STATEMENT – REVIEW (SC0110)

A memo had been received from the Chief Executive advising that local authorities were required under the Local Government Act 2002 to prepare and make publicly available following each triennial election of members, a Local Governance Statement.

A copy of the updated Local Governance Statement for the Council, which inter alia, took cognisance of the changes in the Council's membership following the 2022 local authority elections had been circulated with the agenda.

The Chief Executive said there were some minor legislative changes that had changed and would be incorporated into the updated document. Cr Gardyne asked if 3 Waters should be removed. The Chief Executive said it was correct as at this time. It may be that the Statement would be updated once the reforms process had been completed. Cr Stringer noted home addresses had been included for some Councillors and asked if they would be removed. The Chief Executive confirmed they would be. Cr Hovell added some of the telephone numbers were incorrect and there were some other minor changes required.

RESOLVED on the motion of Cr Hovell, seconded by Cr MacDonell, **THAT** subject to minor technical amendments, the updated Local Governance Statement be adopted and made available to the public.

2023/27

8. PROPOSED FEES AND CHARGES FOR THE HIRE OF COMMUNITY ROOMS AT JAMES CUMMING COMMUNITY CENTRE 2022/23 (SC3604)

A memo had been received from the former Management Accountant advising there were three community rooms available for public bookings in 2023 in the James Cumming Community Centre and library. The hire fees needed to be adopted to allow staff to take bookings and payment. A simple fee structure had been proposed that reflected the size and occupancy of each of the rooms and addressed the possible permutations made available by the floor plan.

The proposed pricing was as follows:

Community Room	Occupancy	Hourly charge	Tables and chairs per day or part day	Plates and cutlery per day or part day
1	180	\$30	\$15	\$15
2	80	\$20	\$10	\$10
3	17	\$10	\$5	\$5
1 & 2	260	\$50	\$25	\$25
2 & 3	97	\$30	\$15	\$15
1, 2 & 3	277	\$60	\$30	\$30

The Council also needed to consider whether criteria needed to be developed for fees to be discounted and/or waived, and which groups might be eligible for a discount or waiver, including the Council itself. Alternatively, that decision could be delegated to staff and assessed on a case-by-case basis.

Cr Highsted recalled during the design phase there were to be some rooms available for hire in the library. The Chief Executive said they remained and a couple of community rooms in the library itself. The General Manager Community Lifestyle Services said the intent of the library community rooms was for library activities and research and genealogy. At this stage, there was no intention to charge for those rooms for library related activities. His Worship asked what a library related activity was. The General Manager said research and genealogy and accessing and using the resources available in the library. Cr Highsted said during the design phase there was a concern expressed by the Council that with the reduced number of rooms in the community space, there would be rooms available at the library. The General Manager said that was news to him and he would follow up. Offering a community space in a library, that was not library related would pose some logistical issues that had not been discussed as part of the previous Council's intentions. The Chief Executive thought the community rooms were to be an overflow space in the event the community centre was fully booked. Cr Dickson understood that was to be the

case. The General Manager said he would follow up and report back. Hiring a library community space in the evening for example when there were no library staff available would create a host of security issues. The community rooms would not be available for hire until after Easter.

Cr Reid recalled the genealogy group being a user of a room in the library and it would be day time hire rather than in the evenings. Cr Phillips asked if the total hire cost was on par with other similar facilities in the area. The General Manager Corporate Support said the Management Accountant who proposed the fees had rung around other facilities. The General Manager said it was an operational decision to delay the community rooms being available to hire until after Easter. His Worship asked if it had been clearly communicated that the rooms were not available for use until after Easter. Cr Dickson asked if there was a bond likely to be imposed. The General Manager said it was part of the terms and conditions for hiring the facility.

Cr R McPhail asked if there would be some sort of vetting process for hiring the facility. He asked for a review of the facility after six months. In regard to the users of the previous James Cumming Wing, had they been liaised with about the new facility becoming available? The Facilities Administration Officer advised the indoor bowling club had merged with another club. The General Manager added some groups still had a rental subsidy in place. Communication around that had not been sent out as yet but would be once the new facility was available.

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

THAT the Council adopt the fees and charges for community rooms for inclusion on the schedule of fees and charges for the year commencing 1 July 2022,

THAT the Council authorise staff to assess to discount and/or waive fees on a case-by-case basis,

AND THAT a report be provided to the Council after six months with details of usage and waivers granted.

2023/28

9. JAMES CUMMING COMMUNITY CENTRE AND LIBRARY DEVELOPMENT PROJECT – UPDATE (SC2980)

A progress report from Signal Management Group on the James Cumming Community Centre and Library development had been circulated with the agenda.

The Chief Executive said the official opening would be held on 24 March. The site had been a hive of activity particularly in recent months. The Council's own staff had undertaken the landscaping and had done a stunning job.

Cr Reid asked if the public would be notified of the opening time. The General Manager Communications said there had been a notice in the previous week's Ensign and there would be notification through the digital channels.

In response to Cr Stringer, the Roading Asset Manager said the road cones would be removed around the building before the official opening. Cr McKenzie offered to spread the word about the opening.

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

2023/29

The meeting adjourned at 6.12pm and resumed at 6.24pm

10. PROPOSED DEMOLITION OF MATAURA POOL BUILDING (SC0871)

A report had been received from the Facilities Administration Officer with information to assist the Council make an informed decision regarding a recommendation from the Matura Community Board meeting held on Monday 6 March 2023. A report had been received at the Board's meeting from the Aquatic Services Manager about challenges to the Matura Centennial Pool reopening. The report highlighted the problems, both practical and financial which may arise from attempts to resurrect the Matura pool which had closed in 2017. As compensation for the loss of the pool, the Council had committed the sum of \$500,000 towards the redevelopment of Tulloch Park.

The following recommendation to demolish most of the pool had been passed by the Board which would leave the front of the building and the power board remaining:

RECOMMENDED on the motion of L Turnbull, seconded by Cr Phillips, THAT the report be received,

THAT with the exception of the front change rooms, office, toilets and power boards, the Board request the Council to fund the demolition and removal of the remainder of the Matura Centennial Pool and associated infrastructure,

THAT the Council outline why it was not viable to re-open the pool via a pamphlet drop to Matura residents,

AND THAT the Council hold a drop-in session with plans for stage 2 of the Tulloch Park development.

The report only addressed the second recommendation.

Details about the history of the front section of the building, the War Memorial, power board and toilet facilities had been included in the report.

Cr Stringer asked if the Board had considered selling the building as it was. The Officer said the costings provided had been for demolition and as much as possible would be retained, however, there was not a lot that could be saved and sold. The Chairperson of the Community Board was in attendance at the meeting and said the Board was happy to back the Council with its decision.

His Worship asked what the proposed demolition cost would be. The Officer advised two figures had been received for \$158k and \$165k about 12 months ago. If demolition was to proceed, he would be seeking updated quotes including from a Matura company that had undertaken demolition works previously. In response to His Worship, if \$200k was put aside for demolition, would that include the removal of the furnace which was coal fired. Cr Phillips asked if the building was demolished, would the site be a HAIL site which would cause real problems for the Board. He asked if Councillors decided to demolish the building, that the cost of demolition be at the Council's cost.

Cr Highsted said there was a stage 2 proposed for Tulloch Park. He asked if there was there any efficiency in terms of pre-demolishing the building to enable what that project may or approaching it as a whole of project and once that was understood, tendering the demolition and construction. Would it be to the advantage of the Council to demolish first and build later. It seemed to him it may be fragmented. The Officer said it was likely there would be two different companies who would be involved with demolition and building. There was also a specific requirement with how the pool tank was to be filled in. He was not sure what stage 2 may include apart from a zero depth water feature. Once the building had been demolished, the Board had the capacity to look at a wider picture as to what the cleared area may allow. Cr Highsted said what went on top dictated the level of remediation on the land. He looked at it with stage 2 requiring addressing the pool building, a group of funders and the Council being part of it. The Officer said up until now the pool had always been there and possibly impacted the way people viewed what stage 2 may look like. Holding off demolition may be worthwhile and ascertaining what construction companies were able to do.

His Worship supported the suggestion from Cr Highsted that the demolition and stage 2 development should run together. The Council also needed to find \$200k in the budget to fund the demolition.

In response to Cr Reid, the Board Chairperson said in an ideal world the Council would have demolished the building when the pool had been closed in 2017. A number of Board members had campaigned on the basis of saving the pool but now they had all the information, that was no longer a viable option.

His Worship said there was consensus that the Council should demolish the pool and fund the cost of it. He outlined the proposed recommendation. It was important the residents of Matura had the facts.

Cr McKenzie asked if the old dive pool under the building had to be removed. Cr Phillips said the pool floated when it was empty because of the way it had been constructed. There was no deep dive pool.

Cr Gardyne asked how financing of the 200k would be met and who paid for the demolition of the pool. His Worship said the Council would consider that as part of the Annual Plan process or the Long Term Plan. Cr Gardyne asked which department paid and how would it be funded. The Chief Executive said the Council would fund it and the funding would come from greater than just the Matura community. There may be other sources of funding that could be accessed. In principle, if there was going to be a rate component and servicing any borrowing for it, logic would suggest it would be a district wide cost. Cr Gardyne suggested through the Annual General Charge. The Chief Executive said it was for the Council to determine, but there could be an equal charge where everyone paid.

His Worship said the 500k set aside from the Better Off funding was not to be used towards demolition. Cr Highsted said it was a good intention, but if the Council was going to funders such as Community Trust South and the Matura Licensing Trust, the total cost of the project assisted with funding parameters. He suggested the Council had to caution itself about the size of the project. He noted the intent, but said the bigger the project, the more help the community funders could provide.

Cr Gardyne moved THAT the Council endorse the demolition of the Matura pool building with consideration being given as part of the 2023-24 Annual Plan for funding the cost of demolition,

THAT while the Community Board finalised its plans for the stage 2 redevelopment of Tulloch Park, the Council undertake a pamphlet drop to the Matura community outlining why it was not viable to re-open the pool,

AND THAT the Council hold a drop-in session with plans for stage 2 of the Tulloch Park redevelopment.

The motion was seconded by Cr Stringer, was put and it was carried.

2023/30

11. PROPOSED GRANTS SUB-COMMITTEE (SC3649)

A report had been received from the Chief Executive following recent discussions at both Committee and Council levels that revealed a desire for a formal procedure to be instituted in respect of monitoring and critiquing grants made to outside organisations. The Chief Executive noted that the recommendations from the Sub-Committee would be made to the Community Wellbeing Committee, not the Finance and Policy Committee as referred to in the ToR.

In response to Cr Reid, the Chief Executive said the General Manager Corporate Support would be the principal advisor to the Sub-Committee. She asked if five

elected members was too many. Cr Phillips had been a member of the previous Sub-Committee and thought the resurrection of it would be useful and hearing from grant recipients had been helpful. Five members was also a good number.

His Worship suggested a further report be presented to the April Council meeting with members and a timeline work programme. Cr Hovell asked why it could not be settled at the meeting especially with three former members around the table.

RESOLVED on the motion of Cr MacDonell, seconded by Cr Stringer, THAT the Council approve the establishment of a Grants Sub-Committee,

THAT the Terms of Reference circulated with the agenda, as amended, be approved,

AND THAT the Council appoint His Worship and Crs Phillips, McKenzie, Stringer, MacDonell and Dickson to the Grants Sub-Committee.

2023/31

12. ESTABLISHMENT OF DISTRICT PLAN SUB-COMMITTEE (SC2961)

A memo had been received from the Chief Executive following the Council's decision at its extraordinary meeting held on 21 February to appoint members to a District Plan Sub-Committee. The primary purpose of the Sub-Committee was to oversee the completion of the District Plan review prior to its public notification which was expected to be in July 2023.

His Worship the Mayor, Cr Hovell (Chair), Cr Dickson, Cr Gardyne, Cr Phillips, Cr Stringer and an Iwi representative had been appointed to the Sub-Committee.

There was no defined Terms of Reference for the Sub-Committee, but the formal establishment of it needed to be ratified by the Council.

RESOLVED on the motion of Cr Stringer, seconded by Cr MacDonell, THAT the District Plan Sub-Committee be formally established to oversee the completion of the review and expected public notification in July 2023 of the Gore District Plan, noting the elected members already appointed.

2023/32

13. MINUTES OF THE MATAURA COMMUNITY BOARD (SC3535)

A copy of the minutes of the ordinary meeting of the Mataura Community Board held on Monday 6 March 2023 had been circulated with the agenda.

His Worship drew the Council's attention to the intention of the Board not to permit truck parking on residential streets. In response to Cr Stringer, His Worship said parking would be monitored through the Roding Bylaw. Cr Stringer asked how it would be managed. The Chief Executive said Mataura was a small town and he was sure there would be sufficient notification of any flagrant abusers of the bylaw.

Cr Highsted asked if the exclusion of truck parking on residential streets was consistent with other areas such as Gore. His Worship said loaded trucks parking on residential streets often caused damage to them. The General Manager Critical Services said the issue was not isolated just to the Gore District and prohibiting trucks on residential streets was a practice undertaken in other areas to reduce the impact on those areas. The Council would be engaging with the transport companies and making them aware of the rules around the process.

Cr Phillips had been speaking with a local Police Officer who was aware of the vandalism being caused by a small group of local youths who faced consequences if they were seen together. The Officer was disappointed at the cost of the vandalism.

Cr Stringer asked if there were cameras around Tulloch Park. Cr Phillips said there were plenty of cameras in Mataura including a couple at Tulloch Park.

Cr Highsted referred to the concept of co-funding with Waka Kotahi to clean the bridge. He asked if there was any way the Council could put pressure on the agency to do the work. There was plenty of tax paid through road user charges etc that should be used. His Worship said it had been raised with NZTA representatives but it funded safety projects rather than asset cleaning. The Community Board had had a conversation about funding the work itself which had been raised with NZTA who had said it was a very unique situation. Cr Highsted asked what the cost was likely to be. The General Manager Critical Services understood James Caygill was to have advised His Worship what the likely cost may be. The Roading Asset Manager would be inviting a representative from Waka Kotahi to speak with the Board about its programme.

Cr Reid asked if the vandalism was occurring at night. She recalled the Gore Community Patrol used to visit Mataura and it may be worth following up as to whether that still occurred.

Cr Phillips said the Board had good intentions about funding the bridge clean, but it should not have to. Waka Kotahi should be doing the work.

RESOLVED on the motion of Cr Phillips, seconded by Cr P McPhail, THAT the minutes be received,

AND THAT with the exception of Clause 3 – Challenges to Mataura Centennial Pool opening, the recommendations contained in the minutes be ratified.

2023/33

14. ISSUING OF STAFF WARRANTS AND AUTHORISATION

A memo had been received from the Governance Manager requesting the Council to appoint and authorise two new staff members for various enforcement functions. Mr Vickus de Plessis had recently joined the Council as an after-hours Animal Control

Officer and needed to be appointed and warranted under the Dog Control Act 1996 and the Local Government Act 2002.

Mr Tony Osborne would soon commence duties as the Council's Deputy Building Control Manager and was required to be appointed and authorised under the Local Government Act 2022 and the Building Act 2004.

RESOLVED on the motion of Cr Reid, seconded by Cr R McPhail, THAT the Council appoint and authorise Vickus du Plessis to undertake various enforcement related duties in accordance with the Dog Control Act 1996 and the Local Government Act 2002,

AND THAT the Council appoint and authorise Tony Osborne to undertake various enforcement related duties in accordance with the Local Government Act 2002 and the Building Act 2004.

2023/34

15. MINUTES OF CREATIVE COMMUNITIES ASSESSMENT SUB-COMMITTEE (SC3459)

A memo had been received from the Governance Manager, together with a copy of the minutes of the Creative Communities Assessment Committee meeting held on 9 March.

Cr Dickson pointed out that the five in the first part of the resolution on page 3 of the minutes should read \$14,557.09, not \$14,457.09.

RESOLVED on the motion of Cr Reid, seconded by Cr Highsted, THAT the minutes be received.

2023/35

16. SUMMARY OF MAYORAL FORUM MEETING (SC3619)

A memo had been received from the Chief Executive together with a summary of the Southland Mayoral Forum meeting held on Friday 24 February 2023.

RESOLVED on the motion of Cr Reid, seconded by Cr Stringer, THAT the information be received.

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The meeting concluded at 7.08pm