

# RURAL CITY LIVING



## Response to information request from STUFF

3 October 2023

Dear Rachael

Thank you for your email requesting the in-committee minutes of the Council's meeting on Tuesday 11 July.

Please find attached the relevant minutes. Sections have been redacted under the following sections of the Local Government Official Information and Meetings Act:

- Section 7 (2)(a) to protect the privacy of individuals.
- Section 7 (2) (i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

If you are unsatisfied with the response, you are entitled to lodge a complaint with the Office of the Ombudsmen. You can find more information on its website

<http://www.ombudsman.parliament.nz>

Kind regards

A handwritten signature in black ink, appearing to read 'Sonia Gerken'.

Sonia Gerken

GM Communications & Customer Support

CONFIDENTIAL AGENDA  
FOR THE  
MEETING OF THE  
GORE DISTRICT COUNCIL  
TO BE HELD ON  
TUESDAY 12 SEPTEMBER 2023

## ***IN COMMITTEE AGENDA***

**1. Confirmation of minutes**

Confirmation of the minutes of the ordinary meeting of the Gore District Council, held in committee, on Tuesday 11 July 2023.

Pages 1-10

Confirmation of the minutes of the meeting of the Audit and Risk Committee, held in committee, on Tuesday 18 July 2023.

Pages 11-15

**2. Wastewater discharge consent renewal - recommended shortlist of options and assessment criteria**

Pages 16-271

**3. Minutes of WasteNet meeting**

Pages 272-274

**4. Minutes of Mataura Community Board meeting**

Pages 275-278

**5. Minutes of Connected Murihiku Appointments Committee meeting**

Pages 279-281

**6. Report from intermediary**

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**7. Report from Chief Executive's Appraisal Committee**

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# RURAL CITY LIVING



Minutes of an ordinary meeting of the Gore District Council, held in committee, in the Council Chambers, civic administration building, 29 Bowler Avenue, Gore, on Tuesday 11 July 2023, at 5.49pm.

**Present** His Worship the Mayor (Mr B R Bell), Crs Dickson, Gardyne, Hovell, MacDonell, McKenzie, P McPhail, R McPhail, Phillips 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 Communication and Customer Support (Sonia Gerken), Governance Manager (Susan Jones, via Zoom), 3 Waters Asset Manager (Mr Matt Bayliss) and Facilities Administration Officer (Mr Neil Mair) – all permitted to remain at the meeting.

**Apology** Cr Reid apologised for absence which was accepted on the motion of Cr Stringer, seconded by Cr Dickson.

**RESOLVED** on the motion of His Worship the Mayor, seconded by Cr MacDonell, THAT the public be excluded from the following parts of the proceedings of this meeting, namely the items as listed below.

The general subject of each matter to be considered while the public is excluded, the reason for passing the resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution are as follows:

<u>General subject matter</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Grounds under Section 48(1) for the passing of this resolution</u>
<u>Confirmation of minutes</u>		
Confirmation of the minutes of the ordinary meeting of the Gore District Council, held in committee, on Tuesday 13 June 2023.		
<u>Other business</u>		
Elizabeth Street 3 Waters services upgrade – contract negotiations	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations.	7 (2)(i)
Gore District Council strategic property holdings - future options	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations.	7 (2)(i)
Gore Camping Ground meeting with key stakeholders	Protect the privacy of natural persons including that of deceased natural persons.	7(2)(a)

Minutes of Matura Community Board meeting	Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest.	7 (2)(c)(ii)
Minutes of Great South Joint Shareholder Committee meeting	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	7 (2)(i)
Minutes of WasteNet meeting	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations; and enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.	7 (2)(i) and (h)

1. CONFIRMATION OF MINUTES

The Council *noted* that the General Manager Community Lifestyle Services had been in attendance at the meeting via Zoom.

**RESOLVED on the motion of Cr Hovell, seconded by Cr P McPhail, THAT the minutes of an ordinary meeting of the Gore District Council, held in committee, on Tuesday 13 June 2023, as presented, be confirmed and signed by the Mayor as a true and complete record.**

2. ELIZABETH STREET 3 WATERS SERVICES UPGRADE – CONTRACT NEGOTIATIONS (SC3327/SC2900)

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

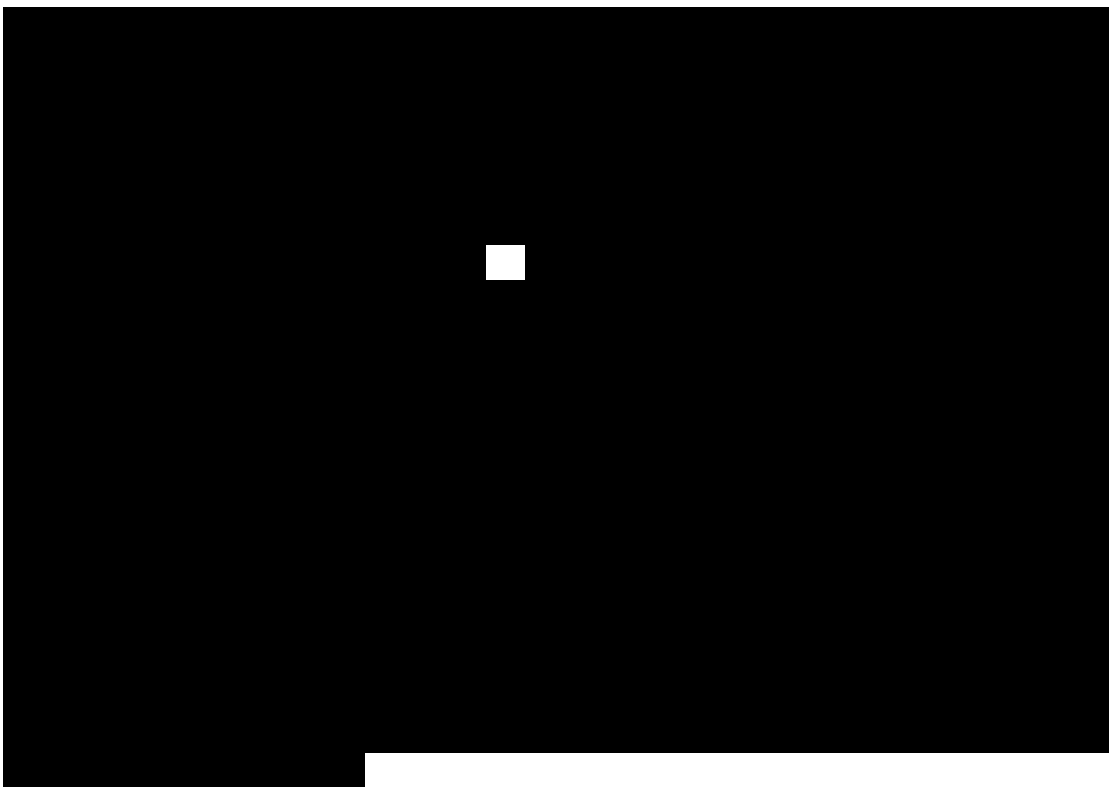
[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]

[Redacted]



[REDACTED]

Cr Phillips moved THAT the report be received,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The motion lapsed for want of a seconder.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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3. GORE DISTRICT COUNCIL STRATEGIC PROPERTY HOLDINGS – FUTURE OPTIONS (SC1176)

A comprehensive report had been received from the Chief Executive profiling opportunities for both divestment and redevelopment of strategic property owned



by the Council in Gore. The focus was on key large properties which lent themselves to an alternative use, taking cognisance of growth pressures that had arisen over the past decade in particular. The report also analysed the potential role of the Council in facilitating any newly identified development opportunities. Over the past decade or so, the Council had been proactive in acquiring large areas of land in the Gore township as they had become available. Each acquisition had been approved by the Council of the day, with a mind to the future.

Details of acquisitions had been included in the report relating to the following land:

- Charlton Road, south of Multisports Complex;
- Matai Ridge East Gore;
- Former hospital site, corner Wigan and Salford Streets;
- Hyde Park;
- Former golf driving range land; and
- Gore Camping Ground.

Aerial photographs of each property had been circulated with the agenda. Commentary on each property and how it may assist in facilitating future growth had been provided by the Chief Executive. He noted the Council had several options in regard to the level of involvement it wished to have in any property development. It could range from being completely hands off and letting the market determine the future use, through to the Council leading the development itself. In between was the Council making deliberate decisions on how a particular parcel of land should be packaged through to entering into a joint venture agreement with another development partner. Commentary on each option had been provided in the report.

The Council's Significance and Engagement Policy listed land held under the Reserves Act as being a strategic asset. Consultation with the community would need to occur before instigating a process to change the classification of any reserve land.

Cr Phillips referred to Waimea Street and noted there were no pipelines included on the aerial photo. He understood there were pipes on the property and an easement would be required. The 3 Waters Asset Manager also believed there were pipes. Cr Phillips reminded the Council that it had recently extended the area leased to St John on Charlton Road that also needed to be taken into account. He questioned whether the Charlton Road land needed to be retained for future stormwater works. It had been suggested it was not ideal for building on. [REDACTED]

Cr Hovell said there were two categories of land that were covered in the report. Some was reserve or potentially reserve and others that sat outside of that. He wondered if it would be better to consider those reserve areas as part of the reserve management plan process rather than dealing with them separately. Cr P McPhail was supportive of considering the future of the properties. Cr Gardyne thanked the Chief Executive for a very good report. [REDACTED]

[REDACTED]  
[REDACTED] he Chief Executive said the purpose of the report was to set a blueprint for the future of the Council's property holdings. [REDACTED]  
[REDACTED]

Cr Dickson asked if the Waimea Street property lent itself to stormwater collection. The 3 Waters Asset Manager said there was not as much benefit as there was with other locations predominantly because the creek that ran through it discharged it to the other side of the stopbanks. It was not protected as such by the stopbanks. To discharge stormwater to a floodplain was not as challenging as it was in other parts of town. There were other areas that would generate more benefit for stormwater attenuation. Cr Dickson thought the other option could be for a wetland development which could also be a tourist attraction with being close to the Croydon Lodge. The Manager said there may be some opposition to having a wetland close to a residential area.

[REDACTED]  
[REDACTED] Cr R McPhail was pleased to have a report in front of the Council. It had been a long time coming and he thanked the Chief Executive. There was room for further discussion and he took cognisance of Cr Hovell's suggestion for the reserve land as listed to be considered as part of the reserve management plan process.

Cr Gardyne said the Council had also purchased land [REDACTED] which may also be appropriate for a wetland. That land should probably also be looked at through the Long Term Plan process in the future. The Chief Executive agreed and said once the easements for the water supply had been preserved, the land could be sold.

Cr Hovell suggested the report lie on the table until the Reserve Management Working Party had discussed the issues and considered how best to move forward.

His Worship agreed and thought there was more discussion to be had on the land holdings. [REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

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

**THAT** the Council approve in principle the sale of the former Golf Driving Range land with the north western corner being retained for a historical reserve,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**AND THAT** the Council note that further reports on each individual property will be prepared as divestment or repurposing plans are advanced.

2023/119

Cr Hovell thanked the Chief Executive for an excellent report.

4. GORE CAMPING GROUND MEETING WITH KEY STAKEHOLDERS (SC0081)

A report had been received from the Chief Executive together with a copy of the minutes of the most recent meeting held on 8 June between stakeholders associated with the Gore Camping Ground. [REDACTED]

His Worship thanked the Chief Executive and the Facilities Administration Officer for the hard work put into the issues surrounding the camping ground that now seemed to be contained and under control.

**RESOLVED on the motion of Cr Dickson, seconded by Cr MacDonell, THAT the minutes of the meeting of stakeholders in the Gore Camping Ground be received.**

**2023/120**

5. MINUTES OF MATAURA COMMUNITY BOARD MEETING (SC3534)

A copy of the minutes of the ordinary meeting of the Matura Community Board held in committee, on Monday 19 June 2023, had been circulated with the agenda.

**RESOLVED on the motion of Cr Gardyne, seconded by Cr Stringer, THAT the minutes be received.**

**2023/121**

6. MINUTES OF GREAT SOUTH JOINT SHAREHOLDER COMMITTEE MEETING (SC3084)

A copy of the minutes of the Great South Joint Shareholder Committee meeting held in committee, on Friday 16 June 2023, had been circulated with the agenda.

**RESOLVED on the motion of Cr Stringer, seconded by Cr Gardyne, THAT the minutes be received.**

**2023/122**

7. MINUTES OF WASTENET MEETING (SC0705)

A copy of the minutes of the Waste Advisory Group (WasteNet) meeting held in committee, on Monday 15 May 2023, had been circulated with the agenda for the Council's information.

Cr Hovell advised WasteNet had approved funding of 80k for a plastic shredder to be based in Invercargill. The exact split of the funding held in reserve was still to be determined.

In response to Cr Dickson, the General Manager Critical Services advised the increase in the administration fee related to the gate fee at the landfill.

**RESOLVED on the motion of Cr Hovell, seconded by Cr Gardyne, THAT the minutes be received.**

**2023/123**

**RESOLVED on the motion of His Worship the Mayor, seconded by Cr Phillips, THAT the Council return to open meeting.**

The meeting concluded at 6.53pm