

Minutes of an ordinary meeting of the Gore District Council, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 28 June 2016, at 7.30pm

**Present** His Worship the Mayor (Mr Tracy Hicks, JP), Crs Beale, Bolger, Byars, Davis, Gover, D Grant, P Grant, Page, Highsted and Sharp.

**In Attendance** The General Manager District Assets (Mr Paul Withers), Chief Financial Officer (Mr Luke Blackbeard), 3 Waters Asset Manager (Mr Matt Bayliss), HR/Administration Manager (Susan Jones), Planning Consultant (Mr Keith Hovell), Building Control Manager (Mr Russell Paterson) and six members of the public in the gallery.

**Apology** The Chief Executive apologised for absence.

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His Worship called for any conflicts of interest. None were declared.

1. CONFIRMATION OF MINUTES

**RESOLVED** on the motion of Cr D Grant, seconded by Cr Bolger, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 10 May 2016, 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 Gover, **THAT** the minutes of the extraordinary meeting of the Gore District Council, held on Tuesday 31 May 2016, 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 P Grant, **THAT** the minutes of the extraordinary meeting of the Gore District Council, held on Tuesday 7 June 2016, 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 Byars, **THAT** the report of the ordinary meeting of the Community Services Committee, held on Tuesday 7

June 2016, as presented, be confirmed and signed by the Mayor as a true and complete record.

**RESOLVED** on the motion of Cr Gover, seconded by Cr Highsted, **THAT** the recommendations contained within the report of the meeting of the Community Services Committee, held on Tuesday 7 June 2016, as presented, be ratified.

**RESOLVED** on the motion of Cr Beale , seconded by Cr Page, **THAT** the report of the meeting of the Operations Committee, held on Tuesday 7 June 2016, as presented, be confirmed and signed by the Mayor as a true and complete record.

**RESOLVED** on the motion of Cr Davis, seconded by Cr D Grant, **THAT** the recommendations contained within the report of the meeting of the Operations Committee, held on Tuesday 7 June 2016, as presented, be ratified.

**RESOLVED** on the motion of Cr Highsted, seconded by Cr Page, **THAT** the report of the meeting of the Regulatory and Planning Committee, held on Tuesday 7 June 2016, 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 7 June 2016, as presented, be ratified.

**RESOLVED** on the motion of Cr Bolger, seconded by Cr Page, **THAT** the report of the meeting of the Finance and Policy Committee, held on Tuesday 7 June 2016, 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 Davis, **THAT** with the exception of rural dog registration fees for 2016-17, the recommendations contained within the report, of the meeting of the Finance and Policy Committee, held on Tuesday 7 June 2016, as presented, be ratified.

**Clause 2 – Proposed Fees and Charges for 2016/17** (SC1467)

Cr Sharp referred to the proposed increase in dog registration fees.

His Worship said there had been some comments received about the proposed increase. A letter from Federated Farmers requesting the Council not to approve the increase had been circulated prior to the meeting.

Cr Sharp felt increasing the cost from \$17 to \$25 per dog was too high. He suggested that the fee be \$20 per dog, not \$25.

Cr Byars would like the Council to reconsider the decision. She suggested running a public information campaign to enable rural dog owners to have their dog

registration in order. She thought a flyer could be included with registration information.

Cr Bolger said it was a good suggestion but it also would have a cost associated with it. He reminded the Council of requests from submitters such as Federated Farmers who asked for a user pays system, but now it did not want an increase to be made. The cost of the service had to be met by the users of it. He asked Cr Sharp where the activity deficit would come from.

His Worship said the cost of the dog control activity was contained within it.

Cr Bolger said if the Council accepted Cr Sharp's suggestion, where would the \$5 per dog deficit be made up from.

The Chief Financial Officer said the cost centred around the administration side of the activity. After analysing the time it took to process the various transactions for rural dogs when compared to urban dogs, the proposal to increase the fee reflected the time spent. It was about the administration. If the quality of the information coming to the Council was cleaner, the issue could largely disappear.

Cr Beale said he had a retired farmer voice his concerns about the cost increasing by nearly 50%. However, having the ability to register dogs online would be progress.

Cr Davis asked how long it had been since the registration fee had increased.

Cr Bolger said it had remained at \$17 for several years.

His Worship said the Gore District was one of the cheaper Councils for rural dog registrations. If it was about cost recovery, was the fee going to generate more than was required?

The Chief Financial Officer said the fees would be expected to cover the costs of the activity.

His Worship felt the Council needed to put more effort into ensuring the registration process was available online. He felt the extra work associated with rural dogs could be alleviated by having a better online presence.

In response to Cr Bolger who asked what would happen if the account had a deficit at the end of the financial year as a result of increasing the rural dog registration fee to \$20 as opposed to \$25, the Chief Financial Officer said the matter would have to be referred back to the Council.

His Worship said the Council was operating on cost recovery. He asked if there was a public good in the animal control activity and should the rest of the community have to contribute to it.

Cr Sharp asked if a \$3 increase was agreed to, what would the shortfall in the activity be.

The Chief Financial Officer said it would be \$5 per dog.

**Cr Byars moved THAT the rural dog registration fee be set at \$20 for the 2016-17 year, review it and undertake public information about it and have better records with rural owners and investigate an improved online presence for dog registrations.**

**The motion was seconded by Cr Sharp.**

Cr Davis referred to a previous Dog Control Working Party and a desire to have a dog park that was proposed to be funded partly by other ratepayers however it was not supported by the Council. She could not support the amendment and was concerned the account would end up in deficit.

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

**The meeting AGREED THAT the proposed fee for rural dog registration contained in the proposed fees and charges document for 2016-17, being \$25 would therefore be upheld.**

## **2. URGENT LATE BUSINESS**

**RESOLVED on the motion of Cr Byars, second Cr D Grant, THAT pursuant to Section 46(a)(7) of the Local Government Official Information and Meetings Act 1987, the Gore District Council HEREBY RESOLVES to address the following item, in committee, which requires urgent attention.**

### **Subject**

**Consideration of a letter from KiwiRail**

### **Reason for not being on agenda**

**Issue was brought to the Council's attention after the agenda had been published.**

### **Reason for Urgency**

**To ensure that the issues raised can be responded to in a timely manner.**

**2016/66**

## **3. YOUTH COUNCIL**

Olivia Samson, Chair of the Youth Council and Hamish Goatley were in attendance and provided an update on Youth Council activities, including events held as a result of the funding received from the Ministry of Youth Development. A workshop would

be held in July to commence planning for the 2016 Youth Awards. An invitation was issued for “speed dating” between the Council and Youth Councillors to be held on 2 August from 6.00pm.

*The Youth Councillors departed at 8.04pm*

4. SOUTHLAND REGIONAL DEVELOPMENT STRATEGY UPDATE (SC1312)

Sarah Brown, Project Manager and Sarah Hannan, Programme Director of the Southland Regional Development Strategy (SoRDS), were in attendance at gave an overview and general update on SoRDS progress.

An outline of each of the nine action teams was provided. Reports from each team were expected to be presented to the Governance group by the end of July-early August.

*Mrs Brown and Mrs Hannan departed the meeting at 8.35pm*

5. VENTURE SOUTHLAND PROJECTS AND ACTIVITIES REPORT APRIL AND MAY 2016

A report from Venture Southland on its projects and activities for April and May 2016 had been circulated.

The Chief Executive, Mr Paul Casson, was in attendance to speak to the report.

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

**2016/67**

6. REVIEW OF DISTRICT PLAN (SC0464)

A memo had been received from the Planning Consultant advising the section 79 of the Resource Management Act (RMA) required local authorities to keep plans and policy statements up to date. Every provision had to be reviewed at least once every 10 years. The Gore District Plan became operative on 31 July 2006 and in 2011, the provisions were assessed as to their adequacy and regard given to issues that had arisen over the intervening period. The outcome of that process was the notification of a number of plan changes. The Plan was still very much “fit for purpose” but some minor changes were required for clarification. The Government had proposed a number of changes to the RMA and if implemented, would impact on the content and format of district plans.

The Consultant advised it would be unwise to proceed with a review of the District Plan until the proposed changes to the RMA were enacted and the provisions of the Regional Policy Statement finalised given the potential impact these would have on the form and content of any reviewed district plan.

**RESOLVED on the motion of Cr Davis, seconded by Cr Page, THAT the Council endorse delaying the review of the district plan at this time,**

**AND THAT the matter be subject to a further report to the Council in the first quarter of 2017.**

**2016/68**

**7. GORE DISTRICT SUBDIVISION AND DEVELOPMENT BYLAW 2011 (SC0107)**

A joint memo had been received from the Policy and Planning Officer and Planning Consultant advising that the Subdivision and Development Bylaw had been adopted on 2 November 2011 and came into force on 1 January 2012. It was originally introduced to overcome problems being experienced in processing subdivision consent, administering the provisions of the district plan and providing certainty for those undertaking development.

The bylaw was still considered to be the most appropriate way of addressing the perceived problem and some minor amendments were appropriate to the design standards in it recognising technology changes over time. Consideration was also required as to the range of matters included in the bylaw from the district plan.

**RESOLVED on the motion of Cr Byars, seconded by Cr Gover, THAT the Council determine that the Subdivision and Development Bylaw is the most appropriate way of addressing the perceived problem,**

**AND THAT a review be undertaken of the Subdivision and Development Bylaw 2011.**

**2016/69**

**8. DELEGATIONS UNDER THE RESOURCE MANAGEMENT ACT 1991 (SC0112)**

A memo had been received from the Planning Consultant advising that subsequent to the Committee Structure and Delegations Register being approved at the 10 May meeting, several errors and omissions had been noted. A schedule setting out the full additions required to the register had been circulated with the agenda.

**RESOLVED on the motion of Cr Highsted, seconded by Cr Page, THAT the Council approve the additional delegations as circulated for inclusion in the revised Committee Structure and Delegations register approved on 10 May 2016, with immediate effect.**

**2016/70**

**9. ADOPTION OF 2016-17 ANNUAL PLAN (SC1446)**

A memo had been received from the Chief Financial Officer together with a copy of the draft 2016-17 annual plan. As intimated in the Long Term Plan, the Council would not balance its budget in the 2017 year due to the mix of rates and debt funding for the planned capital work. It was an accounting deficit, not a cash deficit.

The unbalanced budget in 2017 was considered to be financially prudent given that:

- It would not affect the Council's ability to achieve the predicted levels of service, service capacity or the integrity of the assets.
- The Council would have sufficient income to meet its cash expenses.
- To balance the budget an extra 2.18% increase on rates would be required in the 2017 year which would be a breach of the self-imposed rating cap of 5% and given the two previous points and would be an unnecessary increase in cost to the ratepayer.
- The Council maintained a very strong financial position, for example, the Council's forecast term debt was never more than six percent of its total assets and it was in a good position to borrow further funds to meet an emergency situation.
- There was nothing in any of the Council's financial policies that precluded it from adopting an unbalanced budget.

**RESOLVED on the motion of Cr Bolger, seconded by Cr Byars, THAT the unbalanced budgets in the draft 2016-17 Annual Plan are considered to be prudent in the circumstances of the Council's current financial situation,**

**THAT the draft 2016-17 Annual Plan be adopted,**

**AND THAT the Chief Executive be authorised to make any layout and formatting changes required prior to publishing the 2016-17 Annual Plan.**

**2016/71**

*Mr Casson departed the meeting at 8.57pm*

**10. RATES RESOLUTION (SC1203)**

A memo had been received from the Chief Financial Officer recommending the Council set the following rates under the Local Government (Rating) Act 2002.

Cr P Grant questioned whether the Waimumu hall was supposed to be included in the schedule for rating purposes.

The Chief Financial Officer recalled it being discussed, but no decision had been made.

His Worship added the Council had approached Hall Committee but no decision had been forthcoming.

**RESOLVED** on the motion of Cr Bolger, seconded by Cr Davis,

1. **THAT** under the Local Government (Rating) Act 2002, the Council set the following rates on rating units in the district for the financial year commencing 1 July 2016 and ending on 30 June 2017:

*a. Uniform Annual General Charge*

A uniform annual general charge set under section 15 of the Local Government (Rating) Act 2002 for all rateable land in the district of \$650 (GST inclusive) per separately used or inhabited part of a rating unit.

*b. General rate*

A general rate set under section 13 of the Local Government (Rating) Act 2002 for all rateable land in the district of an amount of \$0.000395 (GST inclusive) in the dollar of capital value of the land.

*c. Southland Regional Heritage Trust rate*

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 in relation to all rateable land in the district, to fund the Council's contribution to the Southland Regional Heritage Trust, of an amount of \$34.82 (GST inclusive) per separately used or inhabited part of a rating unit.

*d. Targeted rate for various specified activities*

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 to fund the following activities: roading; civil defence; aquatic facilities; district libraries; property; rural fire, MLT Event Centre and public toilets. The rate is set based on the capital value of the land and at different rates in the dollar for different categories of land as follows:

Categories of rateable land	Per \$ of capital value (GST inclusive)
Gore, Residential	0.001680
Gore, Commercial	0.004114
Mataura, Residential	0.000546
Mataura, Commercial	0.002724
Rural	0.000923
Heavy Industry 1	0.058415
Heavy Industry 2	0.011461
Heavy industry 3	0.010777



**e. Parks & Reserves Residential rate**

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for parks and reserves on all rateable land defined as residential, and at different amounts for different categories of such land as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Gore, Residential	Per separately used or inhabited part of a rating unit	\$302.23
Mataura, Residential	Per separately used or inhabited part of a rating unit	\$236.50

**f. Parks & Reserves Rural rate**

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for parks and reserves on all rateable land defined as rural, and at different fixed amounts for different categories of such land, as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Rural, capital value \$0 - \$132,000	Per separately used or inhabited part of a rating unit	\$201.02
Rural, capital value 132,001 and above	Per separately used or inhabited part of a rating unit	\$346.25

**g. Parks & Reserves Commercial rate**

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for parks and reserves on all rateable land defined as commercial, and at different amounts or rates in the dollar for different categories of such land, as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Commercial, capital value \$0 – 87,000	Per rating unit	\$450.00
Commercial, capital value \$87,001 - \$870,000	Capital value	\$0.005053

<b>Commercial, capital value \$870,001 and above</b>	<b>Per rating unit</b>	<b>\$4,450.00</b>
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***h. Water rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for water supply, at different amounts for different categories of land as follows:

<b>Categories of rateable land</b>	<b>Factor(s) for calculating liability</b>	<b>Rate (GST inclusive)</b>
<b>Gore or Maitara water scheme – connected</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$320</b>
<b>Gore or Maitara water scheme – serviceable</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$160</b>

***i. Additional water rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for water supply, on all non-residential land which is connected to the Gore or Maitara water schemes, of an amount of \$320 (GST inclusive) per connection after the first connection.

***j. Wastewater and stormwater rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for wastewater and stormwater at different amounts for different categories of land, as follows:

<b>Categories of rateable land</b>	<b>Factor(s) for calculating liability</b>	<b>Rate (GST inclusive)</b>
<b>Gore or Maitara scheme, connected</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$332.94</b>
<b>Gore or Maitara scheme, serviceable</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$166.47</b>
<b>Waikaka scheme, connected</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$101.94</b>
<b>Waikaka scheme, serviceable</b>	<b>Per separately used or inhabited part of a rating unit</b>	<b>\$50.97</b>

Pukerau scheme, connected	Per separately used or inhabited part of a rating unit	\$76.46
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***Additional wastewater and stormwater rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for wastewater and stormwater on all non-residential land connected to the Gore, Maitara or Waikaka Wastewater and Stormwater Schemes, at different amounts for different categories of land, as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Connected to Gore or Maitara Scheme, short term accommodation	per water closet or urinal after the first	\$166.47
Connected to Gore or Maitara Scheme, educational institutions	per water closets or urinals after the first. The number of water closets or urinals will be assessed on the basis of 6.25% of the total number of staff and pupils at each establishment.	\$332.94
Connected to Gore or Maitara Scheme, all other non-residential rating units (excluding educational institutions).	per water closet or urinal after the first.	\$332.94
Connected to Waikaka Scheme, all non-residential (excluding educational institutions).	per water closet or urinal after the first.	\$101.94

***k. Otama water unit allocation rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for the Otama water scheme on all land connected to the scheme, of an amount of \$200 (GST inclusive) per water unit allocation ie on the extent of the provision of the service.

***l. Otama water connection rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for the Otama water scheme on all land connected to the scheme, of an amount of \$215 (GST inclusive) per water connection.

***m. Solid waste rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for solid waste at different amounts for different categories of land as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Gore and Maitāhara, vacant land (unserved)	Per separately used or inhabited part of a rating unit	\$70.66
Gore and Maitāhara, small wheelie bin service (80 ltr)	Per separately used or inhabited part of a rating unit	\$243.13
Gore and Maitāhara, (standard wheelie bin service (240 ltr)	Per separately used or inhabited part of a rating unit	\$291.90

***n. Community hall rate***

A targeted rate set under section 16 of the Local Government (Rating) Act 2002 for rural halls as follows:

Categories of rateable land	Factor(s) for calculating liability	Rate (GST inclusive)
Brydone hall area	Per separately used or inhabited part of a rating unit	\$24.22
Mandeville hall area	Per separately used or inhabited part of a rating unit	\$46.00
Otama hall area	Per rating unit	\$80.50
Pukerau hall area	Per separately used or inhabited part of a rating unit	\$34.00
Tuturau hall area	Per separately used or inhabited part of a rating unit	\$34.86
Waikaka hall area	Per separately used or inhabited part of a rating unit	\$46.00

Knapdale hall area	Per separately used or inhabited part of a rating unit	\$57.50
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2. **THAT** all rates will be payable in four instalments with the due dates for payment being:

Instalment No	Period covered	Due date for payment
1	1 July to 30 September	26 August 2016
2	1 October to 31 December	25 November 2016
3	1 January to 31 March	24 February 2017
4	1 April to 30 June	26 May 2017

### 3. Penalties

**THAT** a 10% penalty will be added to each instalment, or any portion of the instalment, of rates assessed in the 2016/2017 rating year that remain unpaid on the day after the due date for payment of that instalment.

**THAT** additional 10% penalties will be added to any rates assessed in previous financial years that remain unpaid on 8 July 2016; and then again on 8 January 2017.

Only payments actually received at the Council offices named below will be accepted as paid on that date.

### 4. Method of Payment

Rates can be paid at the main Council office in Civic Avenue, Gore or at the Maitara Service Centre in Bridge Street Maitara.

Payments may be made in cash or by cheque or EFTPOS. Credit card payments may be made online via the Council's e-services website. A 2.88% surcharge will be added to any credit card payment.

Electronic payments by direct debit or online banking can be arranged by contacting a customer services representative on 209-0330.

2016/72

## 11. REPORT OF THE MATARA COMMUNITY BOARD

A copy of the report of the meeting of the Maitara Community Board held on 20 June 2016 had been circulated with the agenda.

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

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

**2016/73**

**12. REPORTS FROM COUNCILLORS**

The Council perused reports from Crs Gover, D Grant, Davis and Page.

The meeting concluded at 9.11pm