

**MINUTES OF AN ORDINARY MEETING OF THE GORE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 24 JUNE 2014 AT 7.30pm.**

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

**IN ATTENDANCE** The Chief Executive (Mr Stephen Parry), General Manager District Assets (Mr Paul Withers) Parks and Recreation Manager (Mr Ian Soper), 3 Waters Asset Manager (Mrs Sarah Crooks), HR/Administration Manager (Susan Jones), Chief Financial Officer (Mr Luke Blackbeard), Communications Coordinator (Sonia Gerken) and five members of the public in the gallery.

**APOLOGY** Cr Davis 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 Beale, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 13 May 2014, 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 Page, **THAT** the report of the ordinary meeting of the Community Services Committee, held on Tuesday 3 June 2014, 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 Beale, **THAT** the recommendations contained within the report of the Community Services Committee, held on Tuesday 3 June 2014, as presented, be ratified.

**RESOLVED** on the motion of Cr Beale, seconded by Cr Dixon, **THAT** the report of the meeting of the Operations Committee, held on Tuesday 3 June 2014, 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 Page, **THAT** the recommendations contained within the report of the Operations Committee, held on Tuesday 3 June 2014, 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 3 June 2014, as presented, be confirmed and signed by the Mayor as a true and complete record.

**RESOLVED** on the motion of Cr Dixon, seconded by Cr D Grant, **THAT** the recommendations contained within the report of the Regulatory and Planning Committee, held on Tuesday 3 June 2014, as presented, be ratified.

**RESOLVED** on the motion of Cr Bolger, seconded by Cr Highsted, **THAT** the report of the meeting of the Finance and Policy Committee, held on Tuesday 3 June 2014, 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 Gover, **THAT** the recommendations contained within the report of the Finance and Policy Committee, held on Tuesday 3 June 2014, as presented, be ratified.

## 2. PRESENTATION FROM YOUTH COUNCILLORS

Gore District Youth Councillors Devin Kubala and Renee Moyles were in attendance and provided an update on Youth Council activities.

*The Youth Councillors departed the meeting at 7:45pm*

## 3. REVIEW OF DELEGATIONS REGISTER (SC0112)

A memo had been received from the Chief Executive together with a copy of the reviewed delegations register. A comprehensive review had been undertaken, with the main changes being in the regulatory area where the enactment of the Sale and Supply of Liquor Act 2012 had necessitated considerable amendment to reflect that the Chief Executive no longer acted as a Secretary of the Licensing Agency. In addition, more specificity had been included among other regulatory statutes, such as the Dog Control Act 1996, Impounding Act 1955, Health (registration of premises) Regulations 1966, Health (hairdressers) Regulations 1980, Good Hygiene Regulations 1974, Camping Ground Regulations 1985 and the Food Act 1981.

**RESOLVED** on the motion of Cr Highsted, seconded by Cr D Grant, **THAT** the Council approve the revised delegations register with effect from 1 July 2014.

**2014/77**

## 4. REPORT FROM ANIMAL CONTROL CONTRACTOR – MAY 2014

The Council perused a report for the animal control contractor for May.

In response to a query from Cr Byars asking whether the two dogs that attacked were registered, the Chief Executive was unsure.

Cr Highsted asked if there was any reason why the owners of dogs that attacked could not be publicised.

The Chief Executive said it was basically a trade off between the public's right to know and an individual's right to privacy. The Council was not a court although it could opt to prosecute owners and owner's names would then be in the public arena.

**RESOLVED on the motion of Cr Highsted, seconded by Cr Sharp, THAT the Chief Executive report to a future meeting on the privacy issues surrounding publicising the names and addresses of dog owners.**

**2014/78**

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

**2014/79**

**5. ELECTED MEMBER REMUNERATION – 2014/15 (SC0298)**

A memo had been received from the Chief Executive together with a letter and schedule from the Remuneration Authority that confirmed the continuation of the new model introduced last year that centred around setting a base salary for a Councillor and applying a premium for those positions of extra responsibility. The rates that would apply from 1 July 2014 were as follows:

Mayor - \$66,786

Deputy Mayor - \$20,116

Portfolio Leader - \$17,870

Councillor - \$14,500

Mataura Community Board members - \$1,500

**RESOLVED on the motion of Cr Dixon, seconded by Cr Page, THAT the letter from the Remuneration Authority be received and noted.**

**2014/80**

**6. ESTABLISHMENT OF AUDIT AND RISK COMMITTEE (SC01007)**

A memo had been received from the Chief Executive advising that His Worship had expressed an interest in establishing an Audit and Risk Committee which would have a wider sphere than what currently existed with the Audit Committee. Draft terms of reference had been circulated. It was proposed that the new Committee would meet on a quarterly basis.

**RESOLVED on the motion of Cr Byars, seconded by Cr Gover, THAT the Council approve the establishment of an Audit and Risk Committee,**

**AND THAT it consider and approve the Committee's draft terms of reference, as circulated.**

**2014/81**

7. SCHEDULE OF BUILDING CONSENTS ISSUED

A schedule of building consents issued for May 2014 together with a comparison of the previous two years had been circulated.

**RESOLVED on the motion of Cr Highsted, seconded by Cr Dixon, THAT the information be received.**

**2014/82**

8. VENTURE SOUTHLAND – REVISED AGREEMENT (SC0333)

The Chief Executive had reported that over the past few months the three territorial authorities in Southland had met to consider the content of a new agreement governing the activities of Venture Southland. A copy of a new agreement for a three year term which had been approved for execution by both the Invercargill City and Southland District Councils had been circulated with the agenda.

**RESOLVED on the motion of Cr Beale, seconded by Cr D Grant, THAT the Council approve the Venture Southland agreement for 2014/2017.**

**2014/83**

9. PARARE TRUST – REQUEST FOR RATING REMISSION (SC0156)

A memo had been received from the Chief Executive advising that the Parare Trust owned a property at 1 Irk Street, Gore on which the former and now disused Methodist Church was located. The building was listed as a scheduled heritage structure in the Council's district plan. In recent months, the Council's planning and arts and heritage staff had been working with the Trust to encourage it to make logical and sensitive modifications to the building in order that it may be put to another use while still preserving its heritage value to the district.

A copy of a letter from William Watt, Planning Consultant acting for the Trust had been circulated, together with a copy of the most recent rates assessment and the Council's rates remission policy. The building was classified for rating purposes as a church and as such only had service charges levied. These amounted to \$805.42 for the 2013/14 year.

His Worship said the Council was interested in the heritage buildings it had listed in its district plan and there was also the earthquake prone building status.

Cr P Grant asked how many buildings there were that the Council may be affected by.

His Worship said the Council needed to face up to that issue during its long term planning process and determine how it would deal with the challenges presented.

Cr Gover moved **THAT** the Council approve the remission of water, sewerage and solid waste rates on 1 Irk Street, Gore for a maximum period of two years as an economic gesture to allow the owners to explore a way of maintaining the heritage value of the building in a commercially acceptable manner, and note that this was a specific departure from the Council's Rates Remission Policy.

The motion was seconded by Cr D Grant.

Cr Highsted moved as an amendment **THAT** the Council approve the remission of water, sewerage and solid waste rates on 1 Irk Street, Gore for a period of 12 months, as an economic gesture to allow the owners to explore a way of maintaining the heritage value of the building in a commercially acceptable manner, and note that this was a specific departure from the Council's Rates Remission Policy

**AND THAT** no further approvals be granted until the Council's position on heritage is resolved via its long term planning process.

The amendment was seconded by Cr Dixon.

The amendment then became the motion, was put and was **carried**.

2014/84

**10. LOCAL GOVERNMENT FINANCIAL PERFORMANCE – NEW ZEALAND TAXPAYERS UNION/FAIRFAX MEDIA REVIEW (SC0146)**

The Chief Executive reported on a financial performance report presented by Fairfax Media in tandem with lobby group, New Zealand Taxpayers Union. The information had been collated over several months and was published in an online report profiling the performance of all Councils based on a range of indices. Four tabulated reports had been circulated.

**RESOLVED** on the motion of Cr D Grant, seconded by Cr Page, **THAT** the report and circulated excerpts from the New Zealand Taxpayers Union Ratepayers report be received.

2014/85

**11. ADOPTION OF 2014/15 ANNUAL PLAN (SC0957)**

A memo had been received from the Chief Executive advising the adjustments that had been incorporated into the draft 2014/15 annual plan following the deliberative meeting held on 17 June. The adjustments would take the proposed rates increase to 4.11%.

**RESOLVED** on the motion of Cr Bolger, seconded by Cr P Grant, **THAT** pursuant to section 95 of the Local Government Act 2002, the annual plan for 2014/15 be adopted.

2014/86

12. RATES RESOLUTION – 2014/15 (SC0157)

A memo had been received from the Chief Financial Officer recommending that the Council set its rates under the Local Government (Rating) Act 2002 on rating units in the district for the financial year commencing 1 July 2014.

**RESOLVED** on the motion of Cr Bolger, seconded by Cr Byars, **THAT** pursuant to the Local Government (Rating) Act 2002, the Council set the following rates for the financial year commencing 1 July 2014:

**1. Uniform Annual General Charge**

**a. Uniform Annual Charge**

A uniform annual general charge of \$678.59 (GST inclusive) on each separately used or inhabited part of a rating unit, (a separately used or inhabited part of a rating unit is any portion that can be occupied or used separately from any other parts eg multiple dwellings/flats/commercial buildings. The Council will assess and rate separately used or inhabited parts of a rating unit based on the information in the rating database), set under Section 15 of the Local Government (Rating) Act 2002.

**b. Southland Regional Heritage Trust rate**

A uniform annual general charge of \$33.50 (GST inclusive) on each separately used or inhabited part of a rating unit (a separately used or inhabited part of a rating unit is any portion that can be occupied or used separately from any other parts e.g. multiple dwellings/flats/commercial buildings. The Council will assess and rate separately used or inhabited parts of a rating unit based on the information in the rating database), set under Section 15 of the Local Government (Rating) Act 2002.

**2. General Rates**

A general rate, set under Section 13 of the Local Government (Rating) Act 2002, of 0.000206 (GST inclusive) for each dollar of capital value on all rating units in the District.

**3. Targeted Rates**

A targeted rate, set under Section 16 of the Local Government (Rating) Act 2002.

### **Valuation based Targeted Rates**

The rate (GST inclusive) for each dollar of capital value in each of the rating areas as follows:

#### **Gore**

	<b>Per \$ Capital Value</b>
<b>Residential</b>	<b>0.001568</b>
<b>Commercial</b>	<b>0.003821</b>

#### **Mataura**

	<b>Per \$ Capital Value</b>
<b>Residential</b>	<b>0.000759</b>
<b>Commercial</b>	<b>0.003872</b>

#### **Rural**

	<b>Per \$ Capital Value</b>
<b>All properties</b>	<b>0.000942</b>

#### **Heavy Industrial**

	<b>Per \$ Capital Value</b>
<b>All properties</b>	<b>Per \$ Capital Value</b>
<b>Capital value under \$540,001</b>	<b>0.053619</b>
<b>Capital value between \$540,001 and \$1,000,000</b>	<b>0.010621</b>
<b>Capital value over \$1,000,000</b>	<b>0.005602</b>

The heavy industrial rate shall apply to the following properties:

<b>Company Name</b>	<b>Company Address</b>
<b>Alliance Group Ltd</b>	<b>8 and 50 Selbourne St RD 2 Mataura</b>
<b>Alliance Group Ltd</b>	<b>171-177 Main St Mataura</b>
<b>Alliance Group Ltd</b>	<b>18-30 Mcqueen Ave Mataura</b>
<b>Old papermill building</b>	<b>65-121 Kana St Mataura</b>
<b>Ngahere Sawmilling Co Ltd</b>	<b>7, 9 and 11 Exeter Lane Mataura</b>
<b>Ngahere Sawmilling Co Ltd</b>	<b>303, 305 and 307 Main St Mataura</b>
<b>Ngahere Sawmilling Co Ltd</b>	<b>11 and 33 Cardigan Bay Road RD 2 Mataura</b>

#### **Targeted Rate – Parks and Reserves**

A targeted rate, based on each dollar of capital value imposed on commercial properties in Gore and Mataura. The rate for each dollar (GST inclusive) of capital value and the maximum and minimum charges in each of the areas are as follows:

**Gore**

	Per \$ Capital Value
Commercial	0.004662
Commercial (maximum)	\$4,000
Commercial (minimum)	\$450

**Mataura**

	Per \$ Capital Value
Commercial	0.004662
Commercial (maximum)	\$4,000
Commercial (minimum)	\$450

**Fixed Targeted Rates****Targeted Rate – Parks and Reserves**

A targeted rate (GST inclusive) on each separately used or inhabited part of a rating unit in each of the rating areas as follows:

**Gore**

	Fixed Charge
Residential	\$269.31

**Mataura**

	Fixed Charge
Residential	\$209.56

**Rural**

	Fixed Charge
Capital value under \$132,000	\$178.12
Capital value \$132,001 and above	\$314.09

**4. Water, Stormwater, Drainage and Solid Waste**

A targeted rate, set under Section 16 of the Local Government (Rating) Act 2002, for water, stormwater, and drainage as follows:

**\$281.03 (GST inclusive)** on each separately used or inhabited part of a rating unit that is connected to either the Gore or Mataura water schemes.

**\$140.52 (GST inclusive)** on each separately used or inhabited part of a rating unit that is not connected, but has the ability to be serviced by the Gore or Mataura water schemes.

**\$320.23 (GST inclusive)** on each separately used or inhabited part of a rating unit that is connected to either the Gore or Mataura drainage schemes.

**\$160.11 (GST inclusive) on each separately used or inhabited part of a rating unit that is not connected, but has the ability to be serviced by the Gore or Maitara drainage schemes.**

**\$74.22 (GST inclusive) on each rating unit serviced by the Pukerau drainage scheme.**

**\$98.96 (GST inclusive) on each rating unit serviced by the Waikaka drainage scheme.**

**\$49.48 (GST inclusive) on each rating unit not connected but has the ability to be serviced by the Waikaka drainage scheme.**

**\$320.23 (GST inclusive) for the second and every additional water closet and urinal on all non-residential rating units (with the exception of educational institutions and designated short-term accommodation premises as determined by the Council) in Gore and Maitara.**

**A per pan fee of \$320.23 (GST inclusive) for education institutions (as defined in Clause 6 of Part 1 of Schedule 1 of the Local Government (Rating) Act 2002). The number of pans will be assessed on the basis of 6.25% of the total number of staff and pupils at each establishment.**

**A pan fee of \$160.11 (GST inclusive) for short term accommodation premises (as determined by the Council) for the second and subsequent urinals in Gore and Maitara.**

**\$98.96 (GST inclusive) for the second and every additional water closet and urinal on all non-residential rating units in Waikaka.**

**To fund the solid waste activity:**

**\$235.56 (GST inclusive) on each separately used or inhabited part of a rating unit in Gore and Maitara receiving standard bins.**

**\$202.45 (GST Inclusive) on each separately used or inhabited part of a rating unit in Gore or Maitara receiving small bins.**

**\$58.84 solid waste network charge on each separately used or inhabited part of a rating unit in Gore or Maitara not receiving the wheelie bin service.**

#### **5. Rural Water Schemes**

**A targeted rate, set under Section 16 of the Local Government (Rating) Act 2002. Each rating unit serviced by the Otama scheme will be charged a fixed charge (GST inclusive) as follows:**

**\$200.00 per water unit**  
**\$215.00 per water connection**

#### **6. Water Supply charges**

All commercial premises in Mataura and Gore, as well as all users of the Otama Water scheme will be invoiced separately for actual water usage.

#### **7. Community Halls**

A targeted rate, set under Section 16 of the Local Government (Rating) Act 2002. Each rating unit in the following communities will be charged a fixed charge (GST inclusive) as follows:

<b>Brydone</b>	<b>\$24.22</b>
<b>Mandeville</b>	<b>\$46.00</b>
<b>Otama</b>	<b>\$80.50</b>
<b>Pukerau</b>	<b>\$30.00</b>
<b>Tuturau</b>	<b>\$34.86</b>
<b>Waikaka</b>	<b>\$45.00</b>
<b>Knapdale</b>	<b>\$57.50</b>

#### **8. Due Dates**

The current year's rates will be collected in four instalments. The due dates for each rates instalment are:

<b>Instalment No</b>	<b>Period Covered</b>	<b>Final Date for Payment</b>
<b>1</b>	<b>1 July to 30 September</b>	<b>29 August 2014</b>
<b>2</b>	<b>1 October to 31 December</b>	<b>28 November 2014</b>
<b>3</b>	<b>1 January to 31 March</b>	<b>27 February 2015</b>
<b>4</b>	<b>1 April to 30 June</b>	<b>29 May 2015</b>

#### **9. Method of Payment**

Rates can be paid at the main Council office in Civic Avenue, Gore or at the Mataura Service Centre in Bridge Street Mataura. Both these offices are open between 8.30am and 5pm Monday to Friday.

Payments may be made in cash or by cheque or EFTPOS. Credit card payments may be made by telephoning the Council on 209-0330. A 3.1% surcharge will be added to any credit card payment.

Electronic payments by direct debit or telephone banking can be arranged by contacting a customer services representative in either Gore (209-0330) or Mataura (203-8115).

#### **10. Penalties**

Only payments actually received at the Council offices named in (9) above will be accepted as paid on that date.

**A 10% penalty will be added to each instalment, or any portion of the instalment, not received by the Gore District Council by 5pm on or before the due date for payment of that instalment.**

**An additional 10% penalty will be added to any rates that remain unpaid on 1 July following the due date.**

**Additional 10% penalties will be added at six monthly intervals thereafter on any rates that remain unpaid.**

**2014/87**

**13. MATAURA RAILWAY STATION – SEISMIC ASSESSMENT (P/F)**

A memo had been received from the Chief Executive together with advice received from Anderson Lloyd that suggested the Council had adequately protected itself from any legal liability by alerting the sub-lessee of the Mataura railway station to the building seismic assessment and allowing that person to make an informed choice.

**RESOLVED on the motion of Cr Dixon, seconded by Cr Beale, THAT the Council endorse the continued sub-leasing of the Mataura railway station in recognition that the sub-lessee had acknowledged and accepted the earthquake prone status of the building.**

**2014/88**

**14. REPORTS FROM COUNCILLORS**

Reports had been received from Crs Davis, Beale, D Grant, Highsted, Byars, P Grant, His Worship and Gover.

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

**2014/89**

The meeting concluded at 8:32pm