



A G E N D A

Council

Council Chambers

Hokitika

Thursday 19 February 2009

commencing at 9.00 am

NOTICE IS HEREBY GIVEN THAT AN ORDINARY MEETING OF THE WESTLAND DISTRICT COUNCIL WILL BE HELD IN THE WESTLAND DISTRICT COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA ON THURSDAY 19 FEBRUARY 2009 COMMENCING AT 9.00 AM

Robin Reeves
General Manager

9 February 2009

1. MEMBERS PRESENT & APOLOGIES.

2. CONFIRMATION OF MINUTES:

2.1 Confirmation of Minutes of Meetings of Council:

2.1.1 Ordinary Council Meeting – 22 January 2009. (Pages 1-8)

2.2 Minutes and Reports to be received:

2.2.1 Planning and Development Committee Meeting – 5 February 2009.
(Pages 9-11)

3. MATTERS ARISING FROM MINUTES:

4. REPORTS:

4.1 General Manager. (See Separate Report)

Recommendation:

That the General Manager's monthly report at Appendix I be received.

4.2 **Mayor:** (Page 12)

Recommendation:

That the Mayor's monthly report be received.

4.3 **Councillor Hustwick:**

Memo from General Manager:

A report from Councillor Hustwick is attached. (Page 13-14)

5. **GENERAL BUSINESS:**

5.1 **Recommendations from Council Committees:**

Nil

5.2 **Register of Conflicts of Interest.**

Memo from General Manager:

A copy of the Register of Conflicts of Interest is attached (Page 15)

5.3 **Hokitika Greypower – Pensioners Room.**

Memo from General Manager:

Representatives from Hokitika Greypower will be in attendance at the meeting at 9.45 am. A letter from the Secretary and President, Hokitika Greypower is attached. (Page 16)

5.4 **Policy on Development and Financial Contributions:**

Memo from General Manager:

A memo, copy of the existing policy and recommendation from the Manager: Planning and Regulatory is attached. (Pages 17-20)

5.5 **Major District Initiative (MDI) Funding:**

Memo from General Manager:

A memo from the Manager Audit and Compliance is attached. (Pages 21-22)

5.6 **Gold Star Presentation:**

Memo from General Manager:

Station Officer Lynn Ross, Hokitika Volunteer Fire Brigade has been presented with his 25 year Gold Star Award and will be in attendance at the meeting at 10.15 am to be presented with a Tankard from Council.

5.7 **Federated Farmers, the Animal Health Board, TB Free West Coast, DOC and Royal Forest and Bird:** Regarding 1080. (Page 23-26)

Memo from General Manager:

Correspondence regarding the above matter is attached and representatives from the above organisations will be in attendance at the meeting at 11.00 am to 12 noon.

5.8 **Public Forum.**

6. **INWARD CORRESPONDENCE:**

6.1 **Kumara Environmental Action, Fluoride Action Group Hokitika, Friends of Mahinapua Forest, Westland Regional Environmental Network:** Regarding 1080. (Pages 27-32)

6.2 **J.H. Andrew, C.J. Coachlines, Hamilton:** Regarding the coach stop in front of the Jade Factory, Weld Street. (Page 33-34)

6.3 **Lara Kelsen, Department of Conservation:** Regarding Section 758 Block IV Mahinapua Survey District. (Page 35-37)

6.4 **Ian Gilbertson, Lake Kaniere Scenic Triathlon Committee:** Seeking Council support for the 25th Anniversary of the Lake Kaniere Scenic Triathlon – 7 March 2009. (Page 38)

6.5 **Gary Patterson, Ranger – Visitor/Historic Assets, Department of Conservation:** Regarding the proposed Copland Valley Creek Name Changes. (Pages 39-41)

6.6 **Eugene Bowen, Chief Executive, Local Government New Zealand, Wellington:** Regarding opportunities for engagement – Zone meetings. (Page 42)

7. MATTERS TO BE CONSIDERED IN THE 'PUBLIC EXCLUDED SECTION':

Resolutions to exclude the public: Section 48, Local Government Official Information and Meetings Act 1987.

Council is required to move that the public be excluded from the following parts of the proceedings of this meeting, namely:

7.1 Recommendations from Minutes.

7.2 Sale of Land.

7.3 Person/Organisation of the Year Award.

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

GENERAL SUBJECT OF THE MATTER TO BE CONSIDERED		REASON FOR PASSING THIS RESOLUTION IN RELATION TO THE MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
1.	Recommendations from Minutes	To protect the privacy of individuals/organisations.	48(1)(a)(ii)
2.	Sale of Land	To protect the privacy of individuals/organisations.	48(1)(a)(ii)
3.	Person/Organisation of the Year Award	To protect the privacy of individuals/organisations.	48(1)(a)(ii)



COUNCIL MEETING

MINUTES OF AN ORDINARY MEETING OF THE WESTLAND DISTRICT COUNCIL, HELD AT THE WESTLAND DISTRICT COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA ON THURSDAY 22 JANUARY 2009 COMMENCING AT 9.00 AM

Actioned
by

1. MEMBERS PRESENT

Her Worship the Mayor, M.H.Pugh.

Deputy Mayor Councillor B.O. Thomson.

Councillors J.G. Birchfield, A.N. Bradley, R.F. Gugich, A.M. Hurley, I.W. Hustwick, K.J. Eggeling, A. Payn, K.R. Scott.

APOLOGIES

Nil.

ALSO IN ATTENDANCE

R.F. Reeves, General Manager; R.C. Simpson, Manager: Planning and Regulatory; G.W. Day, Manager Audit and Compliance; P.G. Anderson, Engineer; Q.H. Horning, Manager Finance, D. Blight, Community Services Officer (part of the meeting) and V.M. McDermott, Community Liaison Officer.

2. CONFIRMATION OF MINUTES:

2.1 Confirmation of Minutes of Meetings of Council:

Her Worship the Mayor drew to Council's attention the wording in item MPA 5.2.1 last paragraph "Audit costs" to be changed to "Audit processes and costs".

5.13.2 first paragraph change "Council's appointee" to "Councils' appointee" and "Chair, West Coast Regional Council" to "Chair, Grey District Council" last paragraph change "convened" to "adjourned" .

2.1.1 Ordinary Council Meeting – 11 December 2008.

Moved Councillor Birchfield, seconded Councillor Bradley and **Resolved** that the Minutes of the Ordinary Council Meeting held on the 11 December 2008 be confirmed as a true and correct record of the meeting subject to the above changes. MPA

2.2 Minutes and Reports to be received:

2.2.1 Planning and Development Committee – 4 December 2008.

Moved Councillor Thomson, seconded Councillor Payn and **Resolved** that the Minutes of the Planning and Development Committee Meeting held on the 4 December 2008 be received.

3. MATTERS ARISING FROM MINUTES:

3.1 Franz Josef Parking Issues:

Moved Councillor Hurley, seconded Councillor Eggeling and **Resolved** that MO car parks be marked in Wallace Street on one side and yellow lines on opposite side, car parking spaces be painted on both sides of Cron Street between Cowan Street and the cul de sac to the south of Condon Street.

Councillors asked Staff to investigate increasing the size of the riverbed MO parking signs on the main road of Franz Josef.

3.2 International Charter For Walking

Moved Councillor Gugich, seconded Councillor Thomson and **Resolved** that MO Council becomes a signatory to the International Charter for Walking.

4. REPORTS:

4.1 General Manager.

Moved Councillor Scott, seconded Councillor Payn and **Resolved** that the General Manager's monthly report, including the financial report for the period ended 31 December 2008, be received.

4.2 **Mayor:**

Moved Councillor Thomson, seconded Councillor Payn and **Resolved** that the Mayor's monthly report be received.

5. **GENERAL BUSINESS:**

5.1 **Recommendations from Council Committees:**

Nil

5.2 **Presentation of 2008 Pride of Place Award:**

Her Worship the Mayor made the following presentations:

Mr Juergen Schacke attended the meeting and was presented with first place award, including a framed certificate and cheque for \$300 donated by Enterprise Hokitika.

Tracie Piercy attended the meeting and was presented with second place award, including a framed certificate and woven stone mat donated by "All Things Natural".

5.3 **Westland Business Unit**

Mark Mellsop, Chairperson of Westland Business Unit along with Sue Hustwick, Director, and Mark Jurisich, General Manager, attended the Council meeting and presented a six monthly report on the Westland Business Unit.

Moved Councillor Birchfield, seconded Councillor Gugich and **Resolved** that the six monthly report of the Westland Business Unit be received.

5.4 **Register of Conflicts of Interest.**

Maureen Pugh	Trustee of PHO Shareholder in JMS Partnership (farm) Trustee of West Coast Electric Power Trust Trustee of Westland Nursing Trust Director of Westland Holdings Ltd
Councillor Thomson	Trustee/Shareholder Haritika Family Trust Partner Four Winds Farms Director Westroads

Councillor Bradley	Committee Member of Lions Club, Committee Member of Wests Rugby, Committee Member of Boys Brigade
Councillor Hustwick	
Councillor Payn	
Councillor Hurley	Chairperson Enterprise Hokitika Shareholder/Director STK Holdings Ltd (Heritage Highway Motel) Shareholder/Director TVP Limited (Beachfront Hotel)
Councillor Gugich	
Councillor Scott	Employed by New Zealand Police Part owner of Glow Hairdressers
Councillor Birchfield	
Councillor Eggeling	

This register is to be updated monthly

MPA

5.5 Members Remuneration 2009/2010:

Moved Councillor Her Worship the Mayor, seconded Councillor Thomson and **Resolved** that members remuneration for 2009/2010 totalling \$202,644 be distributed -

MAC

	2009/2010	2008/2009
Mayor	57,203	55,483
Deputy Mayor	18,600	18,000
Councillors (9)	10,750	10,250
Meeting Fees		
• Standing Committee Chair	300	300
• Meeting Fee	130	130

5.6 Review of Liquor Ban:

Moved Councillor Hustwick, seconded Councillor Gugich and **Resolved** that the Planning & Development Committee consult with the submitters to the Liquor Ban and the Safer Community Council and report back to the Council.

MPR

5.7 **Franz Josef Playground:**

Moved Councillor Bradley, seconded Councillor Scott and **Resolved** that the Manager Operations respond to the Franz Josef Community and encourage them to explore various alternative funding avenues and options for other materials that could be used. MO

SUPPLEMENTARY AGENDA:

Moved Councillor Bradley seconded Councillor Eggeling and **Resolved** that the Supplementary Agenda be received and considered.

5.9 **Tracie Piercy-Taega:** Regarding Proposed Aerial 1080 Drop in Mahinapua Forest

Moved Councillor Hurley, seconded Councillor Scott and **Resolved** that Council oppose any 1080 aerial drop in any identifiable drinking water catchment areas. HWM

Note:

Council noted that they do not oppose ground laying.

Council recognizes the urgent need for control of TB infected possums etc and would support application to Central Government for additional funding to cover more ground control work. HWM

5.8 **Public Forum.**

A number of concerned residents attended the forum voicing their concern of the planned Mahinapua 1080 aerial drop.

6. **INWARD CORRESPONDENCE:**

6.1 **Warren Gilbertson, Regional Development Manager, Development West Coast:** Regarding West Coast Tourism Major Regional Initiative (MRI)

Moved Councillor Gugich seconded Councillor Birchfield and **Resolved** that the letter be received and appreciation be passed on to Rebecca Strang, Council's District Planner, for her participation in the steering group. MPR

- 6.2 Kay Godfrey, Kokatahi Kowhitirangi Community Committee, Hokitika: Regarding Kokatahi Kowhitirangi Community items

Moved Councillor Eggeling, seconded Councillor Scott and **Resolved** that staff be requested to consult with major transport companies using this road, and bring the information back to Council. MO

- 6.3 Don Neale, Secretary, Hokitika Regent Theatre, Hokitika: Regarding Westland Community Centre Inc

Moved Councillor Gugich, seconded Councillor Bradley and **Resolved** that the letter be received.

- 6.4 Environment Canterbury: Application for Declaratory Judgment Canterbury Regional Council.

Moved Councillor Eggeling, seconded Councillor Gugich and **Resolved** that Council write a letter of support allowing Local Authorities to appoint Councillors to hear submissions on plans and policy statements under the RMA. MPR

- 6.5 Carolyn Bradley, 180 Sale Street, Hokitika: Regarding Hokitika Rubbish Collection.

Moved Councillor Scott, seconded Councillor Gugich and **Resolved** that a letter be written to Carolyn Bradley with suggested options on how to best store her rubbish and advise her that she can dispose of her Council bags at no cost at the landfill. MO

- 6.6 Opus International Consultants Limited: Regarding Works on State Highway.

Moved Councillor Eggeling, seconded Councillor Bradley and **Resolved** that the schedule be received.

7. ADMINISTRATIVE RESOLUTIONS:

- 7.1 Affixing of Council's Seal:

Moved Councillor Scott, seconded Councillor Payn and **Resolved** that Council confirm its seal being affixed to the following documents:

7.1.1 Stormwater Easement – Barry Cavill Nicolle and Marianne Latter and The Westland District Council.

Schedule A

Purpose	Shown (Plan Reference) 400386	Servient Tenement	Dominant Tenement
Right to drain stormwater	A	Lot 2	In gross

7.1.2 Deed – Ministry for the Environment.

Funding for Recycling in Public Places Initiative.

7.1.3 Sewage and Water Easement – Robert Brent Nicoll and Jenneth Denise Oakley and The Westland District Council

Schedule A

Purpose	Shown (Plan Reference) 398476	Servient Tenement	Dominant Tenement
Right of drain sewage & water	G	WS2C/1401	In gross
Right of drain sewage & water	H	WS2C/508	In gross

7.1.4 Easement to Convey Water – The Westland District Council and The Westland District Council

Schedule A

Purpose	Shown (Plan Reference) 414350	Servient Tenement	Dominant Tenement
Right of convey water	A & F	WS8A/1079	In gross
Right of convey water	B & C	Lot 2DP 2702 WS5C/1269	In gross
Right of convey water	D	Pt Lot 12 DP 2393 (WS5C/1269)	In gross
Right of convey water	E	WS5B/1303	In gross

7.1.5 Easement – The Westland District Council and Frank Richard Molloy and Lorraine Molloy

Schedule A

Purpose	Shown (Plan Reference) 368908	Servient Tenement	Dominant Tenement
Right to drain sewage	A	WS5A/92	In gross

8. MATTERS TO BE CONSIDERED IN THE 'PUBLIC EXCLUDED SECTION':

Moved Councillor Hustwick, seconded Councillor Eggeling and **Resolved** that Council exclude the public in accordance with Section 48 of the Local Government Official Information and Meetings Act 1987.

Council is required to move that the public be excluded from the following parts of the proceedings of this meeting, namely:

8.1 Franz Alpine Resort.

8.2 Carol Daley

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

GENERAL SUBJECT OF THE MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO THE MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
1. Franz Alpine Resort	To protect the privacy of individuals/organizations.	48(1)(a)(ii)
2. Carol Daley	To protect the privacy of individuals/organizations.	48(1)(a)(ii)

Moved Councillor Hustwick , seconded Councillor Birchfield and **Resolved** that the business conducted in the "Public Excluded Section" be confirmed and the public readmitted.

Next Council Meeting – Thursday 19 February 2009 commencing at 9.00 am

MEETING CONCLUDED AT 2.35 PM

Confirmed:

Maureen Pugh
Mayor

Date

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD IN THE COUNCIL CHAMBERS, 36 WELD STREET,
HOKITIKA ON THURSDAY 5 FEBRUARY 2009 COMMENCING AT
9.15 AM**

1. **PRESENT:**

Her Worship the Mayor
Councillor B.O. Thomson (Chairman)
Councillors J.G. Birchfield, A.M. Hurley, I.W. Hustwick (from 9.45 am).

ALSO IN ATTENDANCE:

R.F. Reeves, General Manager (from 1.00 pm); R.C. Simpson, Manager: Planning and Regulatory; R. Strang, District Planner; P.G. Anderson, Engineer (from 1.00 pm).

2. **CONFIRMATION OF MINUTES – 4 DECEMBER 2008.**

Moved Councillor Hurley, seconded Councillor Birchfield and **Resolved** that the Minutes of the Planning and Development Committee Meeting held on the 4 December 2008 be confirmed as a true and correct record.

3. **MATTERS ARISING FROM MINUTES.**

3.1 **Item 4.1 - Ross Community Society “Exhaust Break” Signs.**

The Chairman advised that he had attended a recent meeting of the Ross Community when the Society commented favourably on the Council approach to the issue of exhaust breaks.

3.2 **Item 4.2 – Franz Josef Community Council (Infrastructure).**

The Manager: Planning and Regulatory advised that a flood light had been erected at the Franz Josef carpark.

3.3 **Item 3.2 – SPCA Hokitika – Shelter of stray and abandoned dogs.**

The Manager: Planning and Regulatory advised that the first payments for the re-housing of stray dogs had been passed on to the SPCA.

3.4 **Item 5.3 – Report on South Westland Aviation Noise Issues and Public Health.**

The Committee members asked that the “Aviation Report” be placed on the Council’s website and that the public be invited to comment on its contents.

The meeting adjourned at 9.30 am when it met with various parties to discuss issues associated with the Westland District Plan.

The Committee met in a workshop session with Les Guenole, Alistair Cameron, Rosie Askew (Orange Homes Limited), Gavin Molloy (Callery Holdings/Franz Josef Heliport Limited), Grant Gibb and Barry Edwards (Franz Josef Developments Limited), Lynda Watson (Coastwide Surveys), Lloyd McGarvey and Pauline Shrimpton (Davis Ogilvie), Christopher Bergin and Vern Newcombe (Community Public Health) and Martin Kennedy (West Coast Planning).

The meeting reconvened at 1.00 pm.

4. **INWARD CORRESPONDENCE:**

4.1 **Franz Alpine Resort:** Regarding Section 224 Completion Certificate for Resource Consent 070129, subdivision at Franz Alpine Resort.

Gavin Molloy was in attendance.

Moved Her Worship the Mayor, seconded Councillor Hurley and **Resolved** that the public be excluded during the consideration of the request to grant a Section 224 Certificate as discussion would be likely unreasonably to prejudice the commercial position of Callery Holdings Limited on the grounds provided for in Section 48(1)(a)(ii) of the Local Government Official Information and Meetings Act 1987.

5. GENERAL BUSINESS

5.1 District Plan Review

The Committee reviewed the workshop session held during the morning and asked staff to compile a list of the issues raised. Members also asked staff to invite infrastructure providers to the next meeting when a further workshop will be held to consider the way in which the District Plan was dealing with infrastructure and utilities.

MEETING CONCLUDED AT 4.30 PM

Confirmed:

Councillor Bryce Thomson
CHAIRMAN

____/____/____
Date

Mayor's Activities for January/February 2009

- Youth Transition Service meeting with Mayors Taskforce and various agencies
- Meeting re child care in Ross
- Meeting with Waste Management contractors
- Meeting with GreyPower rep
- Cultural evening with immigrants
- Teleconference to organise combined Zone 5 & 6 meeting
- Presentation in support of application to SPARC – Christchurch
- Shared lunch at Westland High School for Teacher Only Day
- Entertained Mr. Iwai, coordinator of Japanese student exchange programme
- Woodstock Motorcycle rally
- Meeting with representative of Ngati Waewae
- Youth Council meeting
- Planning Day with developers
- Meeting with Crown Forestry General Manager and Forest Manager
- Met with new CEO Tourism West Coast
- Met with new CEO Development West Coast
- Finance Committee

The Youth Transition Service is taking shape and funding is almost secured to begin the work of tracking every school pupil after they leave school. The purpose of the service is to ensure that every young person is in work or training and can be referred to an appropriate agency and does not “fall through the cracks”.

Active Westland received further attention recently with a presentation to SPARC for a modified funding application. The feedback on the day was very positive and the result will be communicated to us by the end of February.

Our first Planning Day with developers went very well and was appreciated by those who attended. Some good feedback was received that will be invaluable in reviewing the District Plan. Further meetings are planned with other major contributors such as utility providers.

Summary of Councils Rationale for Decision

Regarding Proposed Aerial Drop 1080 in Mahinapua Forest

Thursday 22 January 2009

Council formally received notification of the submission on a Supplementary Agenda on the morning of the 22 January.

Following a verbal submission by Tracie Piercy-Taege, supported by approximately 30 Mahinapua residents, council gave consideration to the issues presented:

- 1) Please do not allow 1080 to be aerially dropped around their drinking water supply
- 2) Concerns were raised about domestic animal by-kill where aerially dropped 1080 could be "close" to residences.
- 3) The issue was specifically aerial dropping while hand distribution was acceptable.
- 4) The need for TB possum control was acknowledged, especially on the West Coast.
- 5) Council was requested to "include" the Mahinapua drinking water catchment within the decision regarding public water supplies.

Council took note of previous correspondence from Federated Farmers, and HWM M. Pugh contacted TB Free West Coast about the representation from Mahinapua residents.

Council also took note of the differing views on 1080 within the community.

Council noted the operation in Mahanipua was timed for April/May 2009, and that conditions can be placed on the consent re. Method, rate, concentration, buffer zones etc.

Council was influenced by the ERMA reassessment of 1080 for use in pest control delivered in August 2007, specifically;

"Public opinion is deeply divided on the continued use of 1080. This is because our nation is faced with an extraordinary environmental and economic dilemma. On the one hand, pests like possums, rabbits, rats and stoats pose a major threat to New Zealand's environment and economy. On the other hand, the aerial application of the poison 1080 is seen by many to impose unacceptable risks. Many who support the aerial use of 1080 do so only because of the need to manage the threats to the environment and the economy posed by possums and the absence of any better options at the present time. These people view aerial application of 1080 as something of a "necessary evil" pending the development of a suitable alternative."

"Our decision recognises that for the time being there is no practical alternative to the continued use of 1080 in areas where the preservation of our native bush and agricultural production would otherwise be at serious risk. But it also reflects our view that there is an urgent need for further improvements in the way 1080 is used. The tightening up of mandatory controls, the establishment of a watch list to monitor the impact of future aerial drops, our recommendations for research into the adverse effects of 1080, our appeal for more research into alternative

methods of pest control and our decisions on the management of aerial drops will hopefully ease some of the remaining concerns.”

“We stress that our decision on this application is not intended to be for all time.”

The message we believed the report was giving was:

1080 is a necessary evil, controls need to be tightened, research for an alternative method is needed, research into adverse effects is recommended, the decision to use 1080 will come under future review.

INTEREST REGISTER

Maureen Pugh	Trustee of PHO Shareholder in JMS Partnership (farm) Trustee of West Coast Electric Power Trust Trustee of Westland Nursing Trust Director of Westland Holdings Ltd
Councillor Thomson	Trustee/Shareholder Haritika Family Trust Partner Four Winds Farms Director Westroads
Councillor Bradley	Committee Member of Lions Club, Committee Member of Wests Rugby, Committee Member of Boys Brigade
Councillor Hustwick	Nil
Councillor Payn	
Councillor Hurley	Chairperson Enterprise Hokitika Shareholder/Director STK Holdings Ltd (Heritage Highway Motel) Shareholder/Director TVP Limited (Beachfront Hotel)
Councillor Gugich	Nil
Councillor Scott	Employed by New Zealand Police Part owner of Glow Hairdressers President Hokitika Charter Club
Councillor Birchfield	
Councillor Eggeling	

We would like to see the Pensioners Club rooms put into a Trust.
There is always that question as to how long there will be a Hokitika GreyPower. The Pensioners Club rooms should not be sold but kept for the use of the senior citizen of Westland.
We would like this to be put before the Council meeting on Thursday 19th.Feb.as to would it be possible to look at putting it under the umbrella of th W.D.C.
We are not asking you to support Greypower in any way its only security of the hall long term.
The maintenance of the hall has always been a priority and we welcome an inspection by the councilers,

Thank You

P.P.

G. M. Freita (Sec.)

On behalf of Arthur Haworth (Pres.Hokitika G.P.)
and all members of G.P.

GM	HWM	MPR	MO	MAG	MF	MPA	CSO	ENG	
<i>[Signature]</i>						<i>[Signature]</i>			

11 FEB 2009

CI Agenda

REPORT TO COUNCIL

DATE: 11 February 2009

TO: Mayor and Councillors

FROM: Manager: Planning and Regulatory



POLICY ON DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

1. The Council's Policy on Development and Financial Contributions was last reviewed in June 2006.
2. The current policy requires a review on a three yearly basis as part of the review of the LTCCP.
3. The purpose of this report is to assist the Council in its review of the policy so that it can be included in the LTCCP.
4. The Council makes a wide use of financial contributions imposed as conditions to resource consents. The use of financial contributions has enabled the Council to keep ahead of development pressures for most of its services.
5. The exception is roading which resource consent financial contributions are unable to effectively contribute to the wider roading network except where roads vest as part of a subdivision.
6. The Council has indicated that a development contribution for roading would be appropriate. At this time, staff capacity is such that little progress has been made.
7. The Council's continuing ability to meet the demands of development through the provision of infrastructure has been sufficient.

8. There is a reality that Council's experience with servicing requirements is such that it has not had a pressing need to extend its existing infrastructure systems to cope with increasing demand. The financial contributions have been satisfactory in meeting other demands.
9. At this time, the existing policy on development and financial contributions would appear to be appropriate for the Council to continue with.
10. The existing policy does not at this time require the addition of development contributions to contribute towards infrastructure systems.
11. As time and circumstances allow, staff will pursue the question of development contributions towards roading.
12. A copy of the existing policy is attached.

Recommendation:

That the existing policy on development and financial contributions be noted as continuing to be relevant and that that policy be readopted for inclusion in the 2009 LTCCP.

Richard Simpson
Manager: Planning and Regulatory

POLICY ON DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

REVIEWED 15 JUNE 2006

GENERAL

Section 102(4) of the Local Government Act 2002 requires, among other things, that a local authority must adopt a policy on development contributions or financial contributions. Details relating to the specific matters that must be covered in any policy on development contributions or financial contributions are specified in Section 106 and these matters are explained below.

Council considers at this stage that will rely solely on the financial contributions specified in the Westland District Plan which has been prepared and made operative pursuant to the provisions of the Resource Management Act 1991. The District Plan has been subject to community consultation and is well accepted by the community and developers alike.

Currently, the financial contributions imposed on land subdividers and developers relate only to the actual costs incurred as a result of the land development or subdivision. The provisions within the District Plan for financial contributions provide for capital contributions to be paid on the grant of certain subdivision and land use consents.

FINANCIAL CONTRIBUTIONS IN THE DISTRICT PLAN: SUMMARY

Part 7 of the District Plan specifies the rules relating to financial contributions. The provisions of the District Plan on financial contributions relate to the subdivision or development of land. The relevant part of the District Plan specifies the circumstances and purposes under which financial contributions are required and the maximum amount is also specified.

Financial contributions under the District Plan broadly fit into three categories:

- Services
- Amenity
- Reserves

FINANCIAL CONTRIBUTIONS: SERVICES

The District Plan requires the subdivider or land developer to be responsible for funding of work within the boundary of the subdivision or development that relates to the provision of services directly required by the subdivision or development. This practice

has been in practice for many years and has its history at a time before the constitution of the Westland District.

The two main methods for imposing financial contributions adopted in the District Plan relate to the recoupment of actual costs associated with the construction and installation of new services and the payment of financial contributions towards capital improvements. For example, in the case of sewerage, the maximum amount payable where a sewerage system is available (and has adequate capacity for meeting the proposed sewerage) the full actual cost of connecting the allotments or buildings to that sewerage system is payable. Where the design capacity of the system is likely to need to be upgraded as a result of the subdivision a contribution of up to 50% of the cost for the upgrading of the system would be required. However, until such time as formulae for capital contribution assessment have been developed, capital contributions will not be required.

FINANCIAL CONTRIBUTIONS: AMENITY

Land subdividers and developers can be required to undertake earthworks, landscaping, planting, fencing or screening as part of a subdivision or land development. In some areas, particularly the Glacier region and Hokitika, off-street carparking is required to be provided. Where such carparking cannot readily be provided, a 'cash in lieu' contribution is provided for within the District Plan.

FINANCIAL CONTRIBUTIONS: RESERVES

The District Plan provides for contribution towards recreation facilities and also reflects the thrust of the Resource Management Act 1991 in terms of esplanade reserves. Council recognises that Westland is fortunate to have an abundance of open spaces which are able to be used for recreational purposes and Council considers that there is a limited need for recreational land. Council's policy direction in this regard is to upgrade existing recreational facilities and a stated objective is to provide as many indoor facilities as possible with a focus on roofing areas for recreation. Council prefers the upgrading of existing recreational facilities. Contributions toward recreation facilities are detailed in the schedule of fees and charges.

FUTURE CHANGES

This policy will be reviewed three yearly as part of the review of the LTCCP when the appropriateness of the policy will be assessed and changes recommended to Council where considered necessary.

MEMORANDUM

DATE: 11 February 2009
TO: Mayor and Councillors
FROM: Manager Audit and Compliance



MAJOR DISTRICT INITIATIVE (MDI) FUNDING:

Three applications for MDI funding were submitted to Development West Coast (DWC) on Thursday 25 September 2008.

The applications for the Donovan's Store Restoration Project at Okarito and the Regent Theatre Restoration Project were approved by DWC at their November meeting while the WDC application for the Westland District Library Relocation was approved in December 2008.

A summary of applications submitted and those to be submitted are:

1. **Donovan's Store Restoration Project** up to \$78,375

I attended a meeting, along with Simon Eyre, of representatives of the Okarito Community Association and the Department of Conservation on Monday 2 February 2009.

Discussions were centred around the information required to submit invoices for funding to DWC and the responsibility for maintaining and managing the building in the future. It is expected that the project will be completed this calendar year.

2. **Regent Theatre Restoration Project** \$910,000

The first payment of \$80,000 plus GST has been received and transferred to the Westland Community Centre. This was mainly to complete the structural work required and to pay deposits required on sound and projection equipment.

Further advances are dependant on the completion of a management plan and operational budgets in accordance with the Key Performance Indicators set down by Development West Coast.

The Committee is now in the process of preparing this information.

3. Westland District Library Relocation up to \$489,393

The building consent to allow work to be started on the Sewell Street property was lodged with Council on Monday 9 February 2009. Work will commence once consent has been granted and is expected to take up to three months.

4. Franz Josef Community Facility \$100,000

The application was approved as an MDI project by Council but cannot be submitted to DWC until confirmation from the St. John Ambulance Association and West Coast District Health Board has been received that community space will be available.

Despite several attempts, this confirmation has not been received.

5. Wild at Heart Centre \$296,952

Council approved the project as an MDI project and detailed plans and estimates are now being compiled to allow the application to go to DWC. It is planned to have the application completed by the end of May 2009.

6. Harihari Community Centre \$455,000

Tenders closed on 30 January 2009 for the sale of the land formerly occupied by the Pony Club with the proceeds to contribute to the community share along with \$100,000 from the Reserves Development Fund allocated by Council for new public toilets in Harihari.

A meeting was held in December between myself, Simon Eyre and members of the building committee and it was agreed that concept plans for the building would be available by the end of March 2009.

Discussions have been held regarding two other projects. I have advised those involved to prepare applications for the March Council meeting to ensure their inclusion in the LTCCP if approved.

The two proposals are the Fox Glacier Community Centre and the extension to the Hokitika Boys Brigade Hall.

Geoff Day
Manager Audit and Compliance