

**MINUTES OF THE COUNCIL MEETING HELD
FOLLOWING THE FINANCE & POLICY COMMITTEE
MEETING AT 10.48AM ON WEDNESDAY 20 DECEMBER
2006 IN MEMORIAL HALL SUPPER ROOM, ESPLANADE,
KAIKOURA.**

PRESENT: Mayor K Heays (Chairperson), Councillors B Seddon, B Woods, J Diver,
M McChesney, S Thomas.

IN ATTENDANCE: S Grant (Chief Executive Officer), L Copping (Executive Officer).

APOLOGIES: Councillor J Macphail
Councillor M Pablecheque

*Moved by Councillor McChesney, seconded by Councillor Seddon and
resolved that apologies be accepted.*

1. MATTERS OF IMPORTANCE TO BE RAISED AS URGENT BUSINESS

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| 1. Old Wharf (Public Excluded) | <i>Councillor B Woods</i> |
| 2. White Morph | <i>Mayor K Heays</i> |
| 3. Trees in Avoca Street | <i>Councillor B Seddon</i> |
| 4. ZORG (Public Excluded) | <i>Councillor J Diver</i> |
| 5. Helicopters (Public Excluded) | <i>Councillor M McChesney</i> |

2. CONFIRMATION OF MINUTES

Council 15/11/2006

*Moved by Councillor Woods, seconded by Councillor Diver and
resolved that the minutes of the Council meeting held on 15 November
2006 be confirmed as a true and accurate record.*

3. ADOPTION OF REPORTS

a. Works & Services Committee 15/11/2006

*Moved by Councillor Diver, seconded by Councillor Seddon and
resolved that the report of the Works & Services Committee meeting
held on 15 November 2006 be adopted.*

b. Environmental Services Committee 15/11/2006

*Moved by Councillor Woods, seconded by Mayor Heays and resolved
that the report of the Environmental Services Committee meeting held
on 15 November 2006 be adopted.*

c. Finance & Policy Committee 15/11/2006

*Moved by Councillor McChesney, seconded by Councillor Woods and
resolved that the report of the Finance & Policy Committee meeting
held on 15 November 2006 be adopted.*

d. Tourism & Development Committee 08/11/2006

Moved by Councillor Thomas, seconded by Mayor Heays and resolved that the report of the Tourism & Development Committee meeting held on 8 November 2006 be adopted.

4. MINUTES TO BE RECEIVED

Hearings & Applications Committee 21/11/2006

Moved by Councillor Diver, seconded by Councillor Woods and resolved that the minutes of the Hearings & Applications Committee meeting held on 21 November 2006 be received.

5. MATTERS ARISING FROM CONFIRMED MINUTES

New Wharf Resource Consent Application

Councillor McChesney asked if the resource consent application for the new wharf had been lodged with Environment Canterbury.

The Chief Executive Officer confirmed it had been lodged with Environment Canterbury and all affected parties had now signed off. He advised it was now up to Environment Canterbury to determine whether it be a notified or non notified process.

6. REQUEST FOR LEAVE OF ABSENCE:

Leave of absence for the month of February 2007 was requested by Councillor McChesney.

Moved by Councillor Woods, seconded by Councillor Seddon and resolved that Councillor McChesney be granted leave of absence for the month of February 2007.

7. DRAFT COASTAL DEVELOPMENT PLAN

A summary of submissions received on Council's Draft Coastal Development Plan was included in the agenda and submitters were generally supportive of the intent of the draft plan.

A total of 17 submissions were received by 4.00pm on Friday 1st December, of which 10 wished to be heard.

Gordon O'Callahan

G O'Callahan advised the pine trees were established as early as 1950 and were an established part of the community. They were an iconic feature of Kaikoura and had survived on a beach that was very hard to survive on. The area had 4WD tracks, bike tracks, areas for children to collect pine cones and build huts and play and tracks for people horseriding. G O'Callahan advised Kaikoura had an annual 4WD Coast to Coast event that had been established for 15 years and he did not see any allowance in the draft plan for that activity. The draft plan appeared

to be just for pedestrians and did not take into account any of the other current users.

G O'Callahan reminded Council that it had cut down the plantation at the South Bay end and replanted it with 400 natives which had all died and it now looked worse than ever. He believed the present users had not been taken into account and the people that were going to use the area were already using it.

The Kaikoura Races were a historical established event that was growing and the existing carpark was already being encroached on with plantings.

G O'Callahan objected to the sheer cost of the draft plan and believed people came to Kaikoura for its rugged beauty.

Councillor Woods asked G O'Callahan if he had spoken with the developers and suggested it may be a good idea. G O'Callahan advised he felt the developers had built on Kaikoura land and now wanted a sea view, thus the reason for cutting down the trees.

Councillor Seddon recalled the trees that were there had blown down in 1975 and the area was replanted as a production forest. The trees were put in as an investment and were always going to be cut down at some stage. They had been planted 30 years ago and were now ready to be cut down with the funds going back to the community.

South Bay Ratepayers Assn

P Turner and I Croucher attended the hearing representing South Bay Ratepayers Association. P Turner advised their main interest was where Council saw the current users fitting into the draft plan. While putting a walking track in was great they questioned how it would fit with motorbike riding and saw it as a track to no-where.

I Croucher advised they did not believe toilets were required as there was already one at the racecourse and providing more toilets would open the area up to freedom campers, further noting a toilet should not be a ratepayer cost but a cost borne by the developer.

The South Bay Ratepayers Assn believed the trees were a good thing and should remain. They did not oppose the draft plan and suggested if a walking track was to be installed then the existing bank could be followed. If a walkers track was established separately it would allow other users to be in harmony with other users. It was a valuable piece of land for teaching safety to kids on bikes and motorbikes.

The Chief Executive Officer asked if Council was looking at catering for walkers, 4WD's and motorbikes, did they see it working by way of three separate tracks. P Turner advised it was a busy little area with everything currently working together and he couldn't see it being a problem if planned out the right way.

Adult Pony Club – J Wards & S Thomas

J Wards advised Pony Club's main concern was once a walking track was created it empowered people using it to not expect other users. Therefore separate tracks were needed for each type of user. J Wards stated common sense would suggest that RD Hughes put in a walking track along the back. Pony Club felt if horses were expected to be in an area with expensive plantings it would make it difficult for young pony club riders if their horses stood on new plantings. There was also the issue of horse excrement as walkers would not want horse excrement on a track.

J Wards believed Ngaio trees would be the only natives to survive however they would not provide a canopy of shade unless one was to lie directly under them. J Wards believed the current trees were an asset and should remain; they had not been cared for so were not valuable and there was no need to not have them there. The area was currently an environmentally friendly area

S Thomas advised the area provided a lot of recreational value to the community. There was nowhere for children to go and it provided them somewhere to play.

J Wards advised the first goal of the draft plan was the removal of the trees and the second goal was the formation of a walking track and the goals were there purely so that buyers of the sections at Ocean Ridge could see the sea. She believed that was the only reason and it certainly did not tie into what Kaikoura meant.

Mayor Heays asked if Pony Club would suggest that Could replant the area in pine trees when the trees were milled. J Wards responded Pony Club would definitely suggest replanting in pine trees. Removal of the pine trees would change the face of the beach completely as the foreshore was an ascending foreshore because of the pine trees.

J Abernethy

J Abernethy advised he had been dealing with this area since 2000. and watched a lot of children, big and small, young and old, making use of the track and would like to see a track put just at the base of the lower part of the beach if possible. J Abernethy noted there was a real concern with rabbits as all trees planted in the past had been killed by rabbits.

J Abernethy advised his aim was twofold; to provide the opportunity for users to go along under the bank and to get some water in the area for any new plantings and suggested 20 taps would cover the area as there were 20 power poles.

J Wards

J Wards advised her first concerns were how much consultation Council really wanted when only one weeks notice was provided for submitters to be heard. J Wards also questioned how much confidence the community should have when the developer had already removed many

trees from the area without any of the submitters being heard and asked if the submissions today would be heard.

No natives would provide the kind of cover that the present pines provided and it would not be possible to return the area to its original state. The pines should be celebrated for what they are and what they gave the community as it was presently a valuable recreational reserve. It was a very real concern that the nesting areas of the native birds was being impinged on, including the Kowhai River bed and there had been nowhere near enough research undertaken into the environmental effects on the environment. The charm of the area was its rugged coastline and its very naturalness and it was not a zoo to be concreted and paved by those who were only interested in making a quick dollar.

The Chief Executive Officer asked J Wards if she could envisage more users of the area if the work was done. J Wards advised yes, if it was used by the people from within the subdivision and suggested that the walkway be put through where the creek was and followed up on the roadward side noting that was what the Highway 2000 Plan wanted. She advised the theory of establishing natives to return it back to its original state was the theory behind the Highway 2000 Plan but that was no longer viable as the area had changed.

J Wards asked where the funds would come from to deal with the major issues such as rabbits, water and upkeep and noted all the land where the pine trees had been removed in the past now looked like a rubbish tip. She believed milling and planting was a good idea and that had always been the Council's intention in the past. If new trees were planted as the old ones were taken out the area would remain a great place for the community.

Mayor Heays thanked submitters and suggested to Council that it review comments made by submitters at a workshop early in the new year.

J Wards asked that the submissions of those that were unable to attend today because of the short notice be considered when Council was considering the matter and asked if she could assume that no more trees would be taken out until submitters heard back from the Council. J Wards asked if there was going to be an ongoing felling programme or whether the Council was actually going to consider what the public wanted.

Councillor Seddon stated submitters had had their opportunity and had provided Council with a totally different view of what the submissions meant. He advised it may mean a management plan that was far better than what had been proposed however that was for the Council to decide. Councillor Seddon advised J Wards she had had her opportunity, Council was not done and it did listen.

J Wards sought assurance that nothing would happen till Council met again in January. Mayor Heays assured J Wards nothing would happen to the trees until Council met again.

The Chief Executive Officer advised the whole purpose of a draft is to get feedback on what should be in there and incorporating other ideas. Today's hearing had been to hear those concerns and Council would now look at the draft, think about what it had heard throughout the day, and see if the issues raised by submitters could be incorporated into the draft. He advised the process of consultation was about finding out what the community wanted and to see how it could improve the reserve for the community. While Council may meet in January it may still not have a decision in January and may well have to do some more research.

Councillor Woods advised she got the feeling that those that had concerns for the area would ultimately like to have ongoing input into any outcomes and she felt, as members of the community, that they had every right to do that. She advised she would like to think that the Council would formally include the submitters in the process and suggested that the Council includes the submitters so that the people remain informed on what is happening in the plantation area.

The meeting adjourned for lunch at 12.03pm and resumed at 1.10pm.

8. QUOTABLE VALUE PRESENTATION

A presentation was provided by B Bodger of Quotable Value. He advised a detailed market analysis was recently undertaken across all categories of property.

Overall results showed the following:

- Kaikoura District was now worth \$1.45 Billion
- 75% rise overall in Capital Value
- 103% rise overall in Land Value
- Average house now \$400,000
- Biggest increase in residential property was at the lower end of the market

The following changes were noted from the 2003 valuations:

	Capital Value	Land Value
Over All	+75%	+103%
Residential	+74%	+92%
Commercial/Industrial	+47%	+81%
Rural	+96%	+116%
Forestry/Mining	+56%	+64%
Lifestyle	+84%	+116%
Other	+48%	+104%

Commercial & Industrial

- Similar increases to other districts
- Lower expectations of investment returns
- Larger increases in value for large business zone sites in Beach Road
- Strong demand for well located, smaller properties

Rural

- Big prices being paid for rural coastal property
- High sales of rural land for development
- Increase in the number of lifestyle properties
- Dairying properties tending to amalgamate
- Rural land average increase 116%
- Dairy land value increase 66%
- Pastoral land value increased by 134%
- Pastoral Capital value increase 113%
- Specialist Deer CV increase 106%

Councillor Woods asked where Quotable Value got their sale figures from. B Bodger advised solicitors provided the information to Councils, who in turn provided it to Quotable Value.

The Chief Executive Officer asked the process after objections closed on 17 January 2007. B Bodger advised acknowledgement letters were sent out and it was hoped the revaluing of objections would be completed by the end of March 2007.

9. COMMUNITY SATISFACTION SURVEY REPORT 2006

The Community Satisfaction Survey report for 2006 was presented by the Environmental Development Officer. The annual survey was undertaken during the months of May and June by way of postal survey and telephone surveying. 180 people in total were surveyed allowing an accuracy rate of plus or minus 7.5%. It was noted there was a similar response rate in 2004 and 2005, ensuring consistency in the accuracy of the results. The Environmental Development Officer noted it was interesting to note the consistency in demographics and also that figures for cleanliness throughout the town had increased.

The Chief Executive Officer observed there appeared to be a trend that Council was moving along where its level of services was improving and the public were responding more positively.

10. APPLICATION TO LEASE RECREATION RESERVE LAND ON RORRISONS ROAD

Included in the agenda was a report from the Chief Executive Officer outlining interest expressed to Council since 1990, from Kaikoura Pony Club, in leasing recreation reserve land on Rorrison's Road.

Moved by Councillor Seddon, seconded by Councillor Woods and resolved that Council agree in principle to a long term lease with the Kaikoura Pony Club for it to lease the Rorrison's Road site and that Council publicly advertise the proposal.

The motion was put and carried.

Discussion

The Chief Executive Officer advised Council would now be required to advertise the fact that they were looking at leasing the land to Kaikoura Pony Club, call for submissions, hear the submissions and then make a decision. He advised the club had suggested a lease figure that they believed was appropriate however Council was not at the stage where it was looking at figures. By agreeing in principle to leasing the land out, Council would then discuss draft terms and conditions that would then go out to the public for comment.

Councillor Seddon believed leasing the land to Kaikoura Pony Club would provide them with a home which they hadn't had in the past. He believed being a reserve, and being located where it was was a very appropriate place to house Pony Club. Councillor Woods concurred with Councillor Seddon.

11. COMMITTEE UPDATES

Strengthening Families

Councillor McChesney advised interviewing for a new coordinator was expected to take place over the next week.

Mayfair Theatre

Councillor McChesney advised the south wall of the Mayfair Theatre building had been kindly painted by its neighbours.

West End Upgrade Committee

Councillor Diver advised the West End Upgrade Committee had recently met and noted the owner of one West End business who was eager to join the committee.

Forestry

Councillor Diver advised prices were up 19% and were progressing well.

Sport Tasman

Councillor Diver advised Sport Tasman had recently elected a new Chairperson, Richard Kemthorne.

Civil Defence Emergency Meeting

Councillor Woods advised she recently attended a Civil Defence Emergency Group meeting in Christchurch on 4 December which had been very interesting and encouraged attendance by Council at future meetings.

12. MAYOR'S REPORT

White Morph

In response to a letter sent to individual Councillors regarding esplanade parking opposite the White Morph Motor Inn, Mayor Heays advised he had written a response letter to the management and owners of the White Morph Motor Inn and sought support from Councillors to send it. Councillors supported Mayor Heays response letter.

Climate Change

Mayor Heays sought a volunteer to collect, collate and keep Council informed on Climate Change matters and information. Councillor Woods agreed to meet with Mayor Heays to discuss what was involved.

Moved by Councillor Seddon, seconded by Councillor Woods and resolved that the Mayor's Report be received.

13. URGENT BUSINESS

Trees in Avoca Street

Councillor Seddon advised there was an ongoing problem in Avoca Street where trees had been planted by the owner of a vacant section which were now huge. Residents had written to the owner on several occasions however they were now seeking support from Council for the removal of the trees.

The Chief Executive Officer advised primarily it was an issue between neighbours, not a Council issue. If the matter could not be resolved amicably between themselves the District Court could make an order for the trees to be reduced or removed. He suggested if the residents were at the end of their tether with discussion then they may need to engage a solicitor to take it further. Councillor Seddon advised he would inform the residents and offer them a booklet from the Law Society on trees and structures.

Moved by Councillor Woods, seconded by Councillor McChesney that Council move into Public Excluded.

There being no further business the meeting closed at 3.35pm.