

**KAIKOURA DISTRICT COUNCIL MEETING FOLLOWING THE
FINANCE AND POLICY COMMITTEE MEETING ON WEDNESDAY 19
SEPTEMBER 2007, IN MEMORIAL HALL SUPPER ROOM,
ESPLANADE, KAIKOURA.**

AGENDA

1. Apologies

2. Matters of Importance to be raised as Urgent Business

3. Minutes to be Confirmed:

■ *Council 15/08/2007*

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Reports to be Adopted:

■ *Works & Services Committee 15/08/2007*

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■ *Environmental Services Committee 15/08/2007*

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■ *Finance and Policy Committee 15/08/2007*

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■ *Social Services Committee 05/09/2007*

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Minutes to be received

■ *Hearings and Applications Committee 02/08/2007*

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■ *Hearings and Applications Committee 14/08/2007*

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■ *Hearings and Applications Committee 23/08/2007*

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4. Matters arising from Confirmed minutes

5. Minutes Action List Update

MEETING	ACTION REQUIRED	BY	DATE ACTIONED
	21 FEBRUARY 2007		
Council	Report to Council on the development of a management plan to enhance recreational opportunities and reduce environmental and cultural impacts at Mangamaunu and Kiwa Road	Nicole	This matter will be prioritised within the Officer's work schedule. It is anticipated to be initiated in November 2007.
	16 MAY 2007		
Council	Consider a bunding at the slipway adjacent to the Old	CEO	Sump in process of being repaired by B Harmon.

	Wharf and discuss management of slipway with Environment Canterbury.		
	25 JULY 2007		
Council	Investigate joining Kate Valley Landfill	CEO	In Progress

6. Te Korowai o Te Tai o Marokura

- **1.00pm** *The Characterisation Report will be presented, along with a request for funding*

7. Regional Coastal Environment Plan for the Canterbury Region *page 89*

8. Building Act Delegations *page 94*

9. Delegations under the Resource Management Act during Election period *page 98*

10. Delegations under the Resource Management Act – Appointment of Commissioner *page 99*

11. Proposed Road Stopping – Waiautoa Road *page 101*

12. Use of Former Dive Shop Building – West End *page 105*

13. Capital Funding Feasibility Study *page 117*

14. Committee Updates

15. Mayor’s Report *page 125*

16. Urgent Business

17. Council Public Excluded Session

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely

- a. Confirmation of Minutes of Council Public Excluded meeting on*
- b. Confirmation of Minutes of Environmental Services Public Excluded meeting on 15/08/2007*
- c. Confirmation of Minutes of Works & Services Public Excluded meeting on 15/08/2007*
- d. Request for Renewal of Lease*
- e. New Wharf*

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) and 7(2)(i) of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for passing this resolution in relation to each matter	Grounds of the Act under which this resolution is made
Minutes of the Council Public Excluded meeting held on 15 August 2007.	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)
Minutes of the Environmental Services Public Excluded meeting held on 15 August 2007	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)
Minutes of the Works & Services Public Excluded meeting held on 15 August 2007.	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)
Request for Renewal of Lease	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)
New Wharf	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)

7. Regional Coastal Environment Plan for the Canterbury

Region

Proposed Plan Changes 1 and 2

Issue

On 31 May 2007, the Canterbury Regional Council decided to publicly notify Proposed Plan Changes 1 and 2 to the Regional Coastal Environment Plan. The documents were sent 19 July 2007, to District Councils for comment. The documentation outlines proposed changes to the Regional Coastal Environment Plan that deal with:

- Occupation of the Coastal Marine Area with a swing mooring as a permitted Activity.
- Structures consented under previous legislation not requiring resource consent.

The purpose of this report is to provide information to the Council on the Proposed Plan Changes 1 and 2 to the Regional Coastal Environment Plan for the Canterbury Region and seek endorsement of the submission prepared on behalf of the Kaikoura District Council.

Discussion

Submission Process

Environment Canterbury invited feedback on the Proposed Changes to the Regional Coastal Environment Plan, the feedback was to be lodged by 27th April 2007. On behalf of the Kaikoura District Council, feedback was lodged with Environment Canterbury. The feedback addressed that Kaikoura District Council is seeking to change the activity status of existing swing moorings around the wharf areas. The response from Environment Canterbury was that this request was outside the scope of the Plan Changes to be notified:

With regard to the Councils request to establish a new DSMA in Kaikoura, it is considered that such an amendment would be outside the scope of the proposed Plan Changes. However, it is clear to the Regional Council that DSMAs are starting to fill up and while there is currently no plan change to remedy this on the work program (or for that matter has there been any discussion about getting such a change on the work program), we will keep this request under consideration should such a Plan Change be initiated in the future.

Issues

Permitted Structures

The recently notified changes to the Regional Coastal Environment Plan means existing lawfully established structures in the Coastal Marine Area are now permitted. Up until the recently notified, the Regional Coastal Environment Plan stated all existing structures in the Coastal Marine Area required consent, regardless of whether the structures had permits under previous legislation. Staff opinion was that the existing structures do not require resource consent, as Section 384 of the Resource Management Act allows for existing permissions to become coastal permits, that is, a new permit is not required where a structure was established under an old permit or old legislation. A legal opinion supported the staff opinion that it was unlawful to require all existing structures get new resource consents. The submission therefore supports this Plan Change.

Proposed Plan Change 2 allows for certain maintenance activities to be carried out on permitted structures in the Coastal Marine Area. However, it should be noted that the old wharf is also listed as a Historic Structure and still requires special consideration in terms of maintenance.

Swing Moorings

The concern of staff is that the new change to the Regional Coastal Environment Plan has omitted swing moorings around our wharf areas from being permitted. This is due to swing moorings only being permitted in designated swing mooring areas. Kaikoura has no designated swing mooring areas. In the opinion of staff, this is unfair. The submission therefore seeks that Kaikoura District Council

would like to see an area adjacent to each of the current wharf areas in Kaikoura become a designated swing mooring area. This is on the basis that the wharf structures are both working wharves and have traditionally been used for the like. Several swing moorings are located in each of the wharf areas. Kaikoura has no safe jetty, and designation of additional swing mooring areas within the areas currently used for swing moorings would be consistent with the intention of Proposed Plan Change Number 1.

Staff do not agree that the inclusion of a new map showing Kaikoura's swing mooring areas to be outside the scope of the Plan Change. The inclusion of the map would ensure that Kaikoura's swing moorings would be permitted alongside those in the Akaroa and Lyttelton Harbour area shown on maps 3.1-3.7 of the Regional Coastal Environment Plan. The definition of a swing mooring area is as follows:

Means an area defined as a Swing Mooring Area by Schedule 5. The Swing Mooring Areas contain large numbers of swing moorings, and are shown on the Planning Maps in Volume 2.

In my opinion, Kaikoura should also be included as the areas surrounding the old and new wharfs contain a large number of swing moorings.

Staff do support the inclusion of the provisions in Plan Change Number 1, which seek to make permitted swing moorings safe and under the jurisdiction of the Regional Harbourmaster. The prepared submission supports the changes outlined in the Proposed Plan Change as the rules and definitions are better structured and easier to understand.

Other Considerations

LTCCP – Community Outcomes

The following community outcomes are provided in the LTCCP:

Provide for needs of tourists and residents in a balanced and equitable way through appropriate planning and funding policies that are responsive to variations in the pace of private sector investment.

Support economic development by providing adequate infrastructure, and removing unnecessary planning barriers to investment, so as to achieve beneficial outcomes for the district.

The submission is considered to be consistent with these outcomes by removing unnecessary barriers for fisherman to site their vessels in existing swing moorings and provide for the future of Kaikoura by allowing the existing wharf infrastructure to be permitted structures, and thus maintenance is permitted in these areas.

Conclusion

The submission lodged on the basis that the policy direction was considered to be in accordance with Kaikoura District Council principles and the intention of the LTCCP.

Recommendation

With due consideration of the above, it is recommended that the Council make the following determinations:

1. Discussion

That Council **receives** the information outlined in this report.

2. Feedback

That Council **endorses** the formal submission on Proposed Plan Changes 1 and 2 to the Regional Coastal Environment Plan for the Canterbury Region.



SUBMISSION ON PROPOSED CHANGES TO THE CANTERBURY REGIONAL COASTAL ENVIRONMENT PLAN UNDER FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Form 3: Submissions on a Publicly Notified Change to a Regional Plan under Clause 6 of the First Schedule to the Resource Management Act 1991

A:

To: The Canterbury Regional Council

Name: Kaikoura District Council
PO Box 6
Kaikoura

Att: Rachel Vaughan
District Planner

Ph: 03 319 5026

Email: rachel.vaughan@kaikoura.govt.nz

B:

√ **Kaikoura District Council wish to be heard in support of this submission**

√ **Kaikoura District Council would consider preparing a joint case with others**

C:

1. The specific provisions of the changes that Kaikoura District Council's submission relates are:	2. Kaikoura District Council submission is that:	Kaikoura District Council seek the following decisions from Environment Canterbury:
Rule 8.1, Clause (r)	Kaikoura District Council support insertion of Rule 8.1(r) and (s)	Retain new clauses (r) and (s) to Rule 8.1 permitted Activities
Interpretation provision for Rule 8.1(r) and (s)	Kaikoura District Council support insertion of interpretation provision for Rule 8.1(r) and (s)	Retain new interpretation provision for Rule 8.1(r) and (s)
Rule 8.19B	Kaikoura District Council support insertion of Rule 8.1B	Retain new Rule 8.19B
Rule 8.23(e)	Kaikoura District Council support insertion of Rule 8.23(e)	Retain new Rule 8.23 (e)
Rule 8.23	Kaikoura District Council support insertion of new Note (4)	Retain new note 8.23(e)
Inclusion of New Map	Kaikoura District Council wish	Inclusion of a new map shown

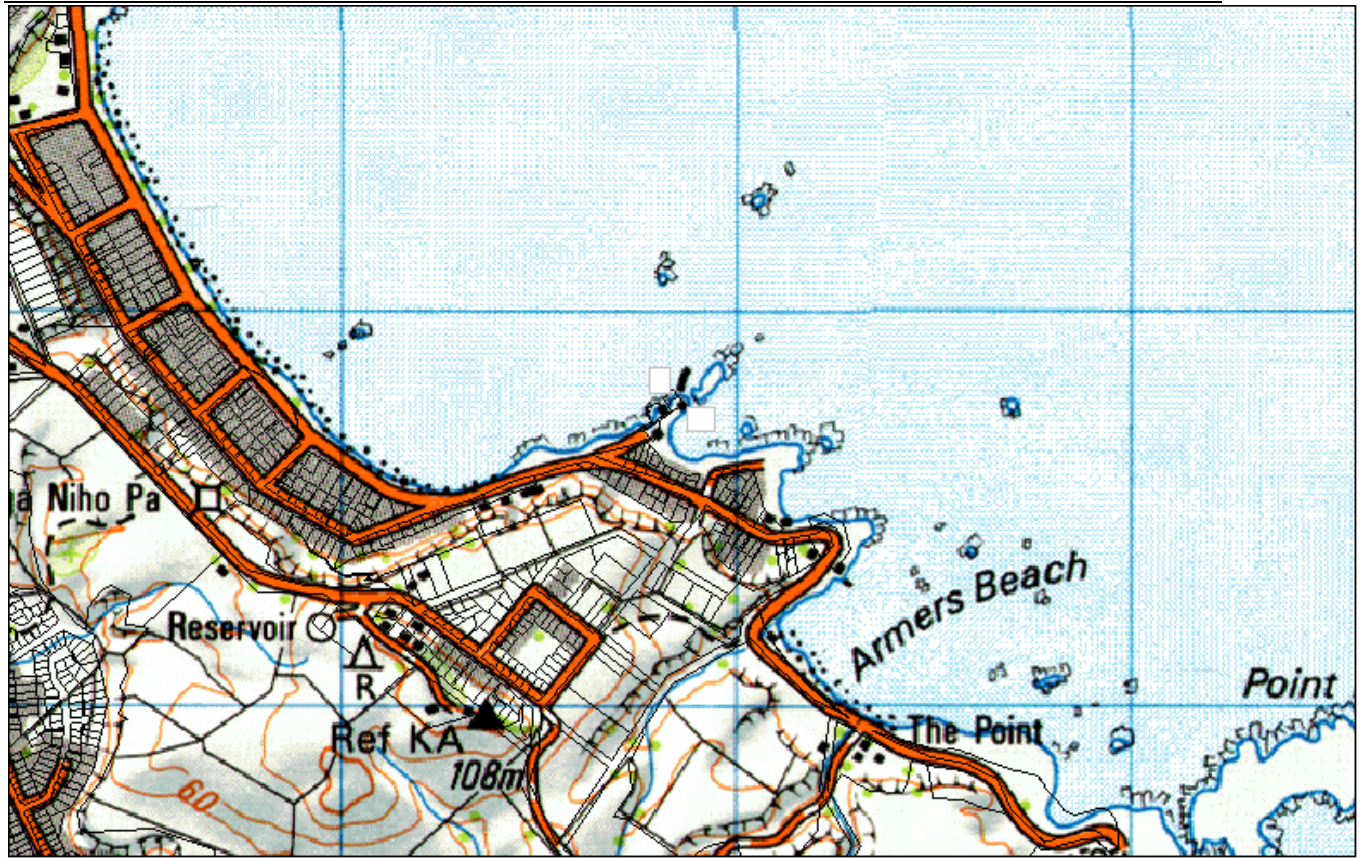
	to insert a new map showing Swing Mooring Areas around the existing wharf structures in Kaikoura. This change is sought in order to recognize the continued use of Kaikoura wharf areas as a working fishing and wharf area and to recognize that the current swing moorings are lawfully established and contain a large number of swing moorings consistent with the definition for other swing mooring areas.	in Schedule I to this submission. New map showing new Swing Moorings Areas, to be included as Map 3.8 in Volume Two, Regional Coastal Environment Plan.
Rule 8.23(f)	Kaikoura District Council support the insertion of new clause (f) to Rule 8.23	Retain new Rule 8.23(f)
New provision 8.23	Kaikoura District Council support the new provision to rule 8.23	Retain provision to rule 8.23
Appendix 1 – definition Lawfully Established Structure	Kaikoura District Council support addition of a new definition for a <i>Lawfully Established Structure</i>	Retain new definition in Appendix 1 for a <i>Lawfully Established Structure</i>
Replace definition of Authorised Structure	Kaikoura District Council support the replacement to the definition of <i>Authorised Structure</i>	Retain new definition in Appendix 1 for an <i>Authorised Structure</i>



Signed:

District Planner
*(signed for an on behalf of
Kaikoura District Council)*

Date: August 17, 2007



Proposed Map 3.8 Swing Mooring Areas – Kaikoura Wharf

 Mooring Areas

Report to Council

8. Building Act Delegation

As part of the building accreditation process, Council must update its delegation register. Below are the recommended delegations to ensure Council staff can fully implement the requirement of the act and can demonstrate that the appropriate officers have the necessary delegations.

Pursuant to Section 232 of the Building Act 2004 and Clause 32 of Schedule 7 of the Local Government Act 2002 the Council delegate all of its functions powers and duties for the Building Act 2004 as listed in the following schedule:

Key

- CEO = Chief Executive Officer
- SBO = Senior Building Officer
- BO = Building Officer
- BAO = Building Technical Administration Officer
- OM = Office Manager
- CP = Consent Planner
- SP = Senior Planner
- DP = District Planner

Sections of the Building Act 2004	General description of the function, power or duty to be delegated	Delegated Officer
	PROJECT INFORMATION MEMORANDA	
33	Determine the adequacy of information received with an application for a project information memorandum and require further information on an application	SBO BO BTAO
34 (1)	Issue project information memoranda	SBO BO BTAO
34 (4)	Determine if any project information memorandum already issued contains an error or omission, or determine if any information received affects that project information memorandum, and reissue the project information memorandum	SBO BO BTAO
35	Decide what information needs to be included in a project information memorandum	SBO BO BTAO
36	Determine if a development contribution is payable in relation to proposed building work and attach a development contribution notice to the project information memorandum relation to that work	OM
37	Determine whether a resource consent will or may materially affect proposed building work and attach a resource consent certificate to the project information memorandum relating to that work	DP SP
	BUILDING CONSENTS	
45/48 (2)	Determine the adequacy of information received with a building consent application or an application for an	SBO BO

	amended building consent, and require further information on the application	
48	Process building consent applications and have regard to any New Zealand Fire Service Commission memorandum and whether any warning or ban applies to any building method or product that will or may be used in relation to any application	SBO BO
49	Determine whether the provisions of the building code would be met if building work were properly completed in accordance with a building consent application, and grant building consents	SBO BO
50	Determine whether to refuse any building consent and give written notice of the refusal and the reasons	SBO BO
51	Issue building consents	SBO BO BTAO
52	Determine applications for extension of time in which to commence building work	SBO BO
54	Advise a building consent applicant of the amount of the levy for a building consent	SBO BO BAO BTAO
62	Recover unpaid levies and interest as a debt due from the building consent application	CEO OM
67	Determine whether a building consent is granted subject to a waiver or modification of the building code and impose any conditions considered appropriate	SBO BO
71-73	Determine all matters relating to the grant or refusal of a building consent for the construction of a building, or major alterations to a building on land subject to natural hazards, including granting any waiver or modification of the building code in respect of the hazard concerned and imposing any conditions on the grant of the consent.	SBO BO
74	Determine if any hazardous land entry on a certificate of title is no longer required	SBO BO
75/77	Issue and authenticate a certificate imposing a section 75(2) condition on a building consent	SBO BO
83	Determine if any entry on a certificate of title relating to a building on 2 or more allotments is no longer required and issue and authenticate a certificate approving any removal of the entry	SBO BO
	CODE COMPLIANCE CERTIFICATES	
91	Agree to issue a code compliance certificate in relation to a building consent granted/issued by another building consent authority, where that authority is unable or refuses to issue the code compliance certificate	SBO BO BTAO
93-95	Determine all matters relating to whether a code compliance certificate will be issued, including requiring further information, and issue code compliance certificates	SBO BO BTAO
	CERTIFICATE OF ACCEPTANCE	
96/98	Determine whether to grant or refuse an application for a certificate of acceptance and issue certificate of acceptance	SBO BO
98 (2)	Require further information on an application for a	SBO

	certificate of acceptance	BO
99	Determine whether any qualification should be made and make any such qualification on any certificate of acceptance	SBO BO
	COMPLIANCE SCHEDULES AND BUILDING WARRANTS OF FITNESS	
102	Issue a compliance schedule	SBO BO
103	Determine the content of a compliance schedule	SBO BO
106	Determine application to amend a compliance schedule and give written notice to the owner of the decision to amend and attach a copy of an amended compliance schedule to the notice or give written notice of any refusal to amend a compliance schedule and the reasons for that refusal	SBO BO
107	Determine whether an amendment to a compliance schedule is required and advise the owner and consider any submissions made by the owner in relation to the proposed amendment. Give written notice to the owner of any decision to amend and attach a copy of an amended compliance schedule to the notice	SBO BO
109	Consider and determine a licensed building practitioner's recommendation to amend a compliance schedule, advise the owner and consider any submissions made by the owner in relation to the recommendation. Give written notice to the owner of any decision to amend the compliance schedule	SBO BO
110	Require production of annual written reports	SBO BTAO
	ALTERATIONS/CHANGE OF USE, ETC	
112	Determine all matters in relation to alterations to an existing building, including whether or not to grant a building consent for an alteration to an existing building that will not comply fully with the relevant provisions of the building code	SBO BO
113	Determine conditions and grant building consents for buildings with specified intended lives	SBO BO
115	Determine whether to permit the change of use of a building, and give written notice to the owner if satisfied of the matters in section 115	SBO BO
116	Determine whether to permit the extension of life of a building with a specified intended life	SBO BO
116 (A)	Determine whether to give effect to a subdivision that affects a building	SBO BO
	DANGEROUS, EARTHQUAKE-PRONE, AND INSANITARY BUILDINGS	
124/125	Determine whether building is dangerous, earthquake-prone or insanitary and determine whether to put up hoarding/fences and/or attach a notice and/or give written notice in accordance with section 125	SBO BO
126	Apply to the District Court for an order to carry out work and recover costs from the owner	CEO SBO
129	Recover costs from the owner	CEO

		OM
130	Apply to the District Court for the confirmation of any chief executive's warrant issued under section 129(2)	CEO or designate
	NOTICE TO FIX	
164	Determine whether any of the circumstances in s164(1) apply and issue notices to fix. Determine whether another authority should issue a notice to fix and notify and give reasons to the other authority	SBO BO
165	Determine the content of any notices to fix	SBO BO
167 (1)	Inspect, or arrange for an authorized agent to inspect, the building work to which any notice to fix relate	SBO BO
167 (2) (4)	Confirm or refuse that any notice to fix has been complied with. Give written reasons where a notice to fix is not confirmed and issue further notices to fix	SBO BO
	MATTERS RELATING TO DETERMINATIONS	
177	Apply to the Chief Executive of Department of Building & Housing for a determination	SBO BO
180	Withdraw any application for a determination	SBO
	Make a submission on or appear at any determination hearing	SBO
189	Apply for the clarification of a determination	SBO
190	Enforce any direction as to costs made in a determination in the District Court	CEO OM
208	Appeal to the District Court against determination of Chief Executive of Department of Building & Housing	CEO
	OTHER	
90, 111, 222-228	The power to authorize officers or agents to carry out inspections and enter land, and apply to the District Court for authorization to enter land	CEO
213	Make arrangements with other building consent authorities	CEO
219	Impose any fees and charges in relation to building consents and for the performance of any other function or service under the Act	Council
220	Give notice to any person requiring building work to be carried out and of the intention to apply to the District Court. Apply to the District Court for an order authorizing the Council to carry out building work on default. Recover costs of carry out any building work from the owner	CEO
221	Destroy, sell or otherwise dispose of materials resulting from the carrying out of any work by default, and apply proceeds of any sale to the amount payable to the Council, and any surplus amount (if any) to the owner	CEO
233-236	Transfer functions to another territorial authority	CEO
229	The power to authorize enforcement officers	CEO or his designate
Clause K Schedule 1	Exempt building work	SBO

Report to Council

9. Delegations under the Resource Management Act during Election Period

In terms of section 34 of the Resource Management Act 1991(RMA) Council has delegated certain powers, functions and duties respectively to the Environmental Services Committee, the Environmental Services Sub-committee, the Hearings and Applications Committee, the Hearings and Applications Sub-committee, the Planning Committee and Council staff.

Local Government elections will take place on the 13th October 2007 and in terms of section 116(a) of the Local Electoral Act 2001 elected members leave office when the newly elected members come into office, which according to section 115(2) of the said Act, is when the results are declared. However, although the newly elected members will officially be in office, it is not anticipated that any Council and/or Council committee meetings will take place until such time the new elected members are sworn in and their respective roles are defined. The duration of this lay-off period is unknown.

Unfortunately the clock in terms of the RMA does not stop accordingly and Council's execution of its powers, functions and duties under the RMA is expected to continue. Options should therefore be considered as to how Council should deal with this matter during the lay-off period.

Options available include:

1. To delegate the powers, functions and duties to the Chief Executive Officer.
2. To delegate the powers, functions and duties to independent commissioners.
3. To delegate the powers, functions and duties to a combination of the Chief Executive Officer and independent commissioners.

Each of these options have merit. In terms of commissioners the following parties within Kaikoura have attended Ministry for the Environment "Making Good Decisions – A Training Assessment and Certification programme for Resource Management Act Decision Makers" –Listed alphabetically John Diver, Kevin Heays, Darcia Solomon, Raewyn Solomon and Barbara Woods

It is therefore recommended that the interim delegation be given to the Chief Executive Officer in combination with any one of the above independent commissioners.

It is therefore recommended that:

1. *The Kaikoura District Council delegate the powers and duties in terms of the Resource Management Act (subject to the provisions set out in section 34(A)(1)) to the Chief Executive Officer and a combination of any one of the following independent commissioners .*
 - *John Diver*
 - *Kevin Heays*
 - *Darcia Solomon*
 - *Raewyn Solomon*
 - *Barbara Woods**For the period 12 October until new elected member are sworn and their respective roles and committees are defined.*

10. DELEGATIONS UNDER THE RESOURCE MANAGEMENT ACT APPOINTMENT OF COMMISSIONERS – CONFLICT OR PERCEIVED CONFLICT OF INTEREST -

Current planning delegations will require amending once the Proposed District Plan becomes operative. In the meantime minor amendments are required for clarification in relation to current delegation. Essentially three questions require answering:

- Who decides if a commissioner is required?
- Which commissioner is used?
- Who appoints the commissioner?

Presently two resolutions have been passed by the Kaikoura District Council.

The first states:

d) Delegations from Council to HEARINGS AND APPLICATIONS COMMITTEE

FUNCTION UNDER RMA	EXPLANATION OF FUNCTION
Section 34 (3): Delegation of functions etc. by local authorities	<i>The power to delegate to hearings commissioners or commissioners appointed by the local authority for this purpose</i>

The second states:

Resolved that a pool of five commissioners be appointed to draw on and that the Mayor and Chief Executive Officer be delegated to approach and appoint one commissioner to hear the Notice of Requirement on an alternation to a designation.

What is uncertain is if the second resolution applies to all applications or simply designations or if it supersedes the first resolution. Therefore if applicants or submitters believe that a conflict exists it is not clear as to who should be making a decision as to if a commissioner is required and who appoints the commissioner. It is therefore recommended that this matter be resolved by Kaikoura District Council. From the current resolutions two options are apparent:

The first is that the common meaning of the two resolutions would be that the Mayor and Chief Executive Officer appoint the pool of commissioner(s) and then the Hearing and Application Committee decide if a conflict exists and appoint a commissioner from this pool.

The second approach is that the second resolution supersedes the first and the appointment remains with the Mayor and Chief Executive Officer.

Each approach has benefits and drawbacks. The benefit of the first approach is that Hearing and Application Committee have input into if a commissioner is required and which commissioner will hear an application. This results in the Committee not being withdrawn from the process. The downside of this is that the Committee does not have a fallback positions or backstop, ie the decision remains with the Committee. It is also likely to result in additional time and costs. There will be a need to set an agenda and produce a report in the case of an applicant seeking a commissioner. This time will lengthen the resource consent process and add additional costs.

The second approach is more favoured as it provides the committee with a backstop for advise and allows parties who are not involved within a hearing to make a decision if a commissioner is appropriate or not. The fact that the decision is independent from the Committee should provide further certainty that no conflicts exists.

Turning to the Ministry for the Environment “*Making Good Decisions – A Training Assessment and Certification programme for Resource Management Act Decision Makers*” it is noted that this publication states that:

*If there is any **suggestion** of a conflict of interest then decision-makers should have at their fingertips a process for addressing the issues, namely by:*

- *Seeking advice (from the chairperson, colleagues, in-house legal staff)*
- *Excusing themselves from the committee in clear cases of conflict*
- *Making declarations as to their interests and seeking the views of participants in the hearing on the appropriateness of their involvement, where the situation is less clear-cut.*

It therefore follows that having the Chief Executive Officer involved in the decision making allows the Committee the opportunity to seek this advice which is independent from the Committee. However in order to keep the Committee involved in the process it is recommended that delegation involve the Chairman of the Hearing and Applications Committee. It also follows that the parties who decide if a commissioner is required shall also decide on a pool of commissioner and appoint a commissioner.

Thus ensuring the process occurs without unreasonable delays.

In order to determine the pool of commissioners it is suggested that the District Planner be involved to ensure that the commissioner is available and has expressed that no conflict of interests exist for them.

It is therefore recommended that:

- 2. The existing delegations in respect to the appointment of commissioners are revoked.***
- 3. Kaikoura District Council delegates the powers and duties in terms of the Resource Management Act (subject to the provisions set out in section 34(A)(1)) to the Chief Executive Officer and the Chairman of the Hearing and Applications Committee (in consultation with the District Planner) the ability to decide if an independent commissioner is required and if required to appoint an independent commissioner.***

If this approach is agreed part one of this recommendation should be passed before the delegations “During Election Period” are addressed by the Council.

Report to Council

11. Proposed Road Stopping – Waiautoa Road

A request has been received from GSB & P Yorke to have a portion of Waiautoa Road stopped and sold to Mr Yorke.

The site itself is an irregular block of land consisting of 3.18 hectares and adjoins Lot 7 DP 9222. The area is part of a gravel road which runs through Mr Yorke's farm. The area proposed to be stopped is an area that used to be used as a stopover point for the droving of stock. The stopping and disposal of this particular piece of land has no impact on the remaining width of the road running through the property.

In order to progress any road stopping, the area has to be legally surveyed, a survey plan has to be lodged and approved by Land Information New Zealand (LINZ), Council must pass a resolution to instigate the road closing procedure and having done that Council must then follow the statutory process as set out in the Local Government Act. Plans need to be prepared, advertised, be available for public inspection and allow persons to object to the proposal. Notices must also be served on any occupiers of land adjoining the land proposed to be stopped. In this case the surrounding land is owned by Mr Yorke.

If no objections are received Council may, by public notice, declare the road to be stopped and the declaration then takes effect once two copies of this public notice, together with the survey plan, is received by the Chief Surveyor at Land Information New Zealand. A new Certificate of Title for the land comprising the stopped road would then be issued. If any objections are received, these must be sent along with the survey plan, including the proposed alteration, to the Environment Court which would then consider the plan, proposals and any objections. The Act provides that Council may then either sell that part of the closed road to the owners of any adjoining land, for a price to be fixed by a competent valuer, or grant a lease of that part to the owners of any adjoining land.

It is understood that the landowner wishes to acquire the piece of land to incorporate within his existing title. It is likely that the land, including the balance farm, will then be sold.

Should Council decide to proceed with the road closing process then all costs associated with the process should be funded by the applicant regardless of whether the process is successful or otherwise. The process for road stopping could take from 6 months to 12 months from the date Council resolves to initiate the road closing process. It is unlikely that Council will require this particular piece of irregular shaped land for roading purposes and there no longer appears to be a good reason why this parcel should be retained.

Recommendation

It is therefore recommended that Council agree to initiate the road closing process for the area marked "A" on the adjoining plan being that portion of Waiautoa Road consisting of approximately 3.18 hectares.

Report to Council

12. Use of former Dive Shop Building, West End

As previously advised the former tenants of the Dive Shop in the West End have surrendered their lease which results in the building being returned to Council for a decision on its future use. In agreeing to the surrender of the lease Council, in essence, waived its requirement on the former tenant being obliged to find a new tenant to replace them in the Dive Shop building.

Options available to Council for utilization of the empty shop are:-

1. Advertise for a new tenant to fill the empty space;
2. Open up the building and enlarge the existing Library to utilize the empty space;
3. Have existing Council staff move down to that empty shop to alleviate space constraints within the existing Council office;
4. Leave the space empty to be utilized for displays, exhibitions and the like.

In addition to the above, Council should consider the long term use of that site and whether it is large enough to house a combination of activities including Library, Council Offices and Museum, being that the area of the total site is just under 2000m². The options mentioned above may therefore be considered short to medium term options until a long term proposal is developed for the site.

Option 1

The rental for the space previously occupied by the dive shop has been estimated at some \$22,500 exclusive of GST. This income has been used to help offset the Library loan principal and interest, maintenance and insurance on the whole building. Should the Council choose not to re-tenant the building, it would in essence be foregoing that level of income or alternatively that income would need to be found from some other source. The premise itself is in a prominent location in the West End and there would be little trouble in finding a new tenant for the building should Council so choose.

Option 2

Extend the Library to incorporate the whole building. The proposed long term planning requirements for the Library is to, in essence, double the size of the existing Library facility. That long term option could be met by utilizing the total area of the existing Dive Shop and Library itself. There would be a need to undertake some relatively minor capital works on the building to enable the Library to expand however this could be undertaken with relative minimum disruption to existing Library operations. Costs of such upgrades have not yet been quantified. At this juncture, there is no estimate on the costs of alterations to enable the Library to utilize the total building for Library purposes. The advantages of utilizing the additional space would be medium term requirements for the Library could be met in terms of area needed. The Library would not need to be relocated to a new site. The building is relatively sound and minimal structural alterations would be required to implement the change. Disadvantages include increased operating costs for the Library, the building not being specifically designed for Library purposes, and the existing level of disintegration of other Council services being maintained.

Option 3

Utilization of the site with existing Council staff to alleviate congestion in the existing Council building. The advantages of this option would be improve the working conditions of staff that relocated to the former Dive Shop building and improve the working conditions of staff remaining in the existing Council building. A specialist group could work from that site which could result in Council being able to move back into the former Council chambers for Council meetings. The disadvantages for such a proposal would be the reduction of integration of Council services, a more silo based mentality with different parts of the organization, an increase in the need for separate

administration and reception staff to service a specialist unit and a deterioration in the culture and team spirit that is engendered by all staff operating out of the same facility.

Option 4

This could only be seen as a short term interim option while decisions are made on better utilization of the space. As an option it is not supported.

On balance, notwithstanding the options available to Council, the existing Library function has been working in confined space for too long and if Council wishes to improve the level of service to the Library patrons then it should take the opportunity in the short to medium term to utilize the former Dive Shop space to increase Library space. This could be done in a relatively seamless manner with little disruption to existing services. In so doing, Council is reminded however, it would be foregoing some \$22,000 worth of rental which funds would have to be found from some other source at some stage in the future. Operating costs of the Library will also increase, and there will be a cost to upgrade the new area and acquire additional shelving and seats for the area. The estimated cost of shelving and chattels is \$10,000 excluding any physical work to be done to the building.

It is therefore recommended that the existing Library service be expanded to temporarily utilize the empty space currently in the former Dive Shop facility.

As mentioned earlier, the existing site covers an area of just under 2000 m² and it may be feasible to develop the site to incorporate Library, Museum and Council facilities. Architects have therefore been instructed to develop some initial concepts on the feasibility of such a proposal on the basis of utilizing the square metre footprint for the three separate functions as previously outlined in the Scarborough Street community footprint for those particular modules. The architects have been requested to come back to Council with two scenarios, one utilizing the existing structure within a new enlarged development, and b) having a greenfields development on that site, i.e. putting the bulldozer through the existing building and starting with a bare site.

Attached are initial concept and ball park estimates for developing offices, new library and museum on that site.

If the concepts are perceived as being viable it could alleviate some of the perceived concerns in relation to access to those facilities at the Scarborough Street site.

If Council wished to progress a new option on the library site then it would need to embark on community consultation in terms of the Local Government Act as it would be a substantial change of direction from what is currently in Council's Long Term Council Community Plan. Further consideration should be given to this option if concept plans suggest that the proposal for expansion and development was feasible. Such a course of action would, if progressed, impact on the existing operation of the Library while any redevelopment took place. Its operation would likely need to be relocated for a period at that time.

Report to Council

13. Capital Funding Feasibility Study

The Capital Funding Feasibility Study prepared by SGL Funding has been circulated.

As Council is now investigating the possible redevelopment of the Library site, the report could just be received however comments need to be made on some aspects of the report.

On reading the report it would appear that the authors did not support the original concept of developing a community facility on Scarborough Street and systematically went out of their way to destroy that particular concept.

In terms of a museum and indoor aquatic facility, there is no dispute that the themes proposed for the museum are appropriate and would far better relate the history of the Kaikoura community to the outside world than what is currently on show. There is also no question that the proposed activities and amenities for a new pool, as outlined in the Option 3 concept, would be extremely advantageous for this small community. A suggestion however that those experiences and/or activities would not be successful unless located, in terms of the museum - next to the Information Centre, and in terms of the pool - on Takahanga Domain, are quite frankly unsubstantiated. And the further suggestion that Council's offices should be located in leased premises at the northern end of the township on Beach Road is again a very short term view that had only 1 winner and that being the developer who needed the Council as an anchor tenant to enable the project to proceed.

Council is currently reviewing the existing Library site as a possible site for Council offices, Library and Museum but having said that, in light of some of the statements made in the SGL Report, it is important that some of its misinformation is debunked.

This report will focus primarily on sections 8 and 9 of Part B of SGL's report.

Chapter 8 of the report deals with other project components review and recommendations.

The first item relates to Council offices - one can only agree, with all the key success factors as outlined in Clause 8.1.2 of the report.

In terms of 8.1.3 "site comment", the site also needs to be easily accessible and it is noted that Beach Road is becoming more congested by the day. It is also noted that the Scarborough Street site has 3 times more dwellings within a 1 kilometre radius than the Beach Road site and twice as many within a 2 kilometre radius.

In terms of 8.1.4 "Strategic issues impacting the review" – in terms of effective use of capital the leasing option looks good except it is only sustainable in the short term plus it is also additional funds required over and above what is currently costing Council in actual cashflow. The problem with leasing is that if you decide to expand in say five years time, you will have to fragment the operation as all the space around the leased area will have been leased out, whereas the Scarborough Street site provided the ability to expand as required.

The report talks about the possibility of local authority amalgamation. This is pure conjecture to justify a leasing option. Kaikoura District Council has existed since November 1876, i.e. over 130 years and through numerous Local Government commissions and re-organisations. Its isolation is a key driver of it remaining as its own entity. If Council reduces in size in the future, then it could also

lease out any spare office capacity it then had. The local authority amalgamation scenario should not be regarded as a real probability and at this juncture should not even be regarded as a remote possibility unless Council chose to explore that option.

Clause 8.1.5 looked at reduced space requirement. It must be noted that the 946 square metres previously provided in the original concept included 130 square metres of office space for use by other agencies such as Environment Canterbury and Heartlands.

In terms of the build versus lease analysis, a 10 year period is far too short. Council has survived for over 100 years and it should survive well into the future. There is certainly no demand from this community to amalgamate with some other organization. The longer one has an office in the one place the more favourable the build option becomes. Therefore if Council stayed longer than 20 years in a proposed location then a leasing option is virtually money down the drain.

There is no question that developer of the Beach Road site required and needed Council to move to its location. Without Council making a commitment to move to that site then the developer was unlikely to proceed with construction in the short term. The developer has advised that apart from a couple of fast food outlets, it has expressions of interest from a number of companies. However, their requirement was that the Council commit to the site before they would make such a commitment.

In terms of Council considering the refurbishment and expanding of the current Council offices, this matter was canvassed in 2002/2003 where plans for this building were drawn up. These plans could certainly be dusted off and revisited if Council was of a mind to build the community facilities required in multiple locations.

In terms of office space required, as with all tasks you start off with a concept and a footprint. You then consider the specific requirements for those areas before drawings are finally drawn up. When we know where we are going to go we will then more clearly define specific requirement for the different parts of this organization. It is noted that in 8.1.6 the writer has suggested that there is external funder resistance to a built option and that there is a probability of local authority amalgamation. These items, I would suggest, are purely conjecture and speculation and were made to justify an argument for leasing on Beach Road. There was also never going to be an approach made to external funders, apart from a loan for any funding associated with the Council office.

In the second to last bullet point of 8.1.6, the writer says he has had considerable feedback from several funding stakeholders who seriously questioned the merits of a purpose built Council facility in the current environment (whatever that environment is).

In terms of the library, the reporter suggested that it could co-locate with Council's new premises and they have been quite specific in that it be the Beach Road option, or it could locate with the new aquatic facility and foreshore site option. Co-location with Council offices obviously has numerous benefits and it is how most Council facilities are being developed around the country these days so whether it is at Beach Road or on Scarborough Street is immaterial. There would certainly be more synergies with Council offices than with an aquatic centre that may or may not be open 12 months of the year. There is nothing in the strategic options for the library that could not be achieved on the Scarborough Street site.

In terms of 8.3 – “the gymnasium”. There is no question that the new gymnasium could be delayed until some stage in the future and there is debate as to whether it is needed at present. There are certainly issues with public access to the existing facility and the existing high school gymnasium certainly needs to be upgraded if there is no other facility in town. A new gymnasium is not seen as a priority and could be deleted quite readily from the proposal for Scarborough Street with the ability to build a new facility on that site in the future if needed. If there is no need for Council to build a new gymnasium then obviously the existing users and the High School should be able to raise the funds required to bring it up to what is considered a minimum standard required.

In terms of a fitness centre, there is no question that if one is to be developed then it should be developed as part of the aquatic facility. Other options are not considered appropriate, the existing facility was always deemed to be a temporary facility while the new one was being built on Scarborough Street.

In terms of the meeting room, there are a number of meeting room venues throughout the district and the standard ranges from poor to first class. The pricing of those rooms also range from low to high and again, there may be no requirement for a meeting room for local organizations or individuals but there is always a need for a meeting facility of some sort for Council operations. Obviously if a multi purpose facility was to be developed at Scarborough Street then the inclusion of a meeting room facility would enhance the development as it is mentioned throughout the report that one should be developed if it was part of the aquatic facility.

In terms of emergency services, it is understood that the Fire Service will be relocating to a site on Beach Road, while the NZ Police has currently earmarked 20 Beach Road as a site of a new station. It has been suggested that both those parties hold discussions with a view of a joint facility somewhere in the Beach Road vicinity. Civil defence could also be housed in any emergency services building however civil defence currently consist of a part-time officer who undertakes a number of other Council duties and would be inappropriate for that officer to be isolated from his colleagues.

8.7 – “recommendations”. The comment about rationalizing tennis courts has obviously been made without the understanding that there are no operating costs of those courts and that the land cannot be sold. Similarly with the Croquet lawn, this land could not be sold if it was decommissioned as a Croquet lawn as it is an integral part of the Takahanga Domain. In terms of the decommissioning of the school pools, again that is the general trend if there is a new aquatic facility that can be utilized by schools they will generally not replace existing old school pools.

Section 9 of the draft report deals with the overall position and facility options.

9.1 again raises the spectre of future impact of local authority amalgamation and again it is reiterated that this is not an issue.

The proposal for the museum, while exciting in its current proposed form, will require 2000 visits at an entry fee of \$80 per visit to be viable. If the museum is to go down this track then it needs to be driven by private enterprise as you are now looking at a high risk business where the potential for failure could result in high ongoing ratepayer input. Also, the concept as proposed for the museum could work regardless of the location within Kaikoura. If it is going to be a “must see and do” attraction then visitors to Kaikoura would go to wherever it is located. It is understood that the “Kauri Museum” quoted is a success does not have huge foot traffic passing its doors.

There is no question and no disagreement that both an aquatic facility and a museum would derive most of their revenue from visitors to Kaikoura and not the local community. The local community is just too small on its own to support, financially, such major undertakings.

Disagreement however is reached when one looks at 9.2.1 where the key comments of this section is to discount the Scarborough Street site as a visitor attraction location. The document provides traffic counts on Scarborough Street and Esplanade. It does not provide vehicle traffic counts on State Highway 1, i.e. Churchill Street, nor on Upper Killarney Street. The figures for State Highway 1 for 2003/2004 range from 3,160 vehicles to 3,416 vehicles, while on Upper Killarney Street for those same years the vehicle count is 1,440 in 2003 and 1,580 in 2004. In other words, the whole paragraph and discussion re vehicle traffic counts is a space filler. People in New Zealand generally drive to pools and museums and park in the vicinity of those attractions. The foot traffic argument is used only to promote a defined position. This paragraph emphasizes the much needed foot traffic and that visitors are unlikely to stop twice. Unfortunately, again this is unsubstantiated. If an attraction or

facility is worth visiting then visitors will go and use it regardless of whether they need to stop once, twice or three times. The argument that you need foot traffic to go past a swimming pool on the Esplanade is spurious. The number of visitors who walk along that piece of road, while it may be more than on Scarborough, are still minimal. The suggestion that the Scarborough Street site lacks profile, again lacks credibility. Parking will be the key issue and this site, once developed, would be highly visible to both Churchill Street, Scarborough and Upper Killarney. The comment that visitor revenue will be seriously diminished by this location again cannot be supported. The comment that the juxtaposition of the sea and marine experience is important and it would greatly enhance the marketing of a museum and aquatic facility again appears to be an argument put to justify a position. From the Scarborough Street site you will certainly be able to see the sea and you will certainly be able to see the mountains.

It is noted that Whale Watch is progressing its plans for a visitor attraction on the peninsula yet if you follow the logic of the SGL Report it will fail miserably by being on Scarborough Street.

The key recommendation is to make a thorough site assessment of a foreshore site as a potential location for the aquatic facility, principally Takahanga Domain. That concept is not dissimilar to determining to build the aquatic centre on the Kaikoura Cemetery. That would never be contemplated by Council or a community so why would it wish to undertake a similar concept on the domain when it is clearly known that many bodies lie scattered beneath the surface throughout the whole domain.

It is suggested that a pool facility needs to be located on a “tourist inclined site” with the following criteria:

- *Suitable high profile with sufficient land for the development and any future proposed extensions*
Scarborough Street site obviously fits that criteria.
- *High vehicle and pedestrian traffic past the door to make it easy for people to visit.*
Scarborough Street site visually meets the high vehicle criteria.
- *Location close to accommodation and hospitality areas so visitors to the area regularly see the facility and can access it by foot/vehicle.*
Most accommodation facilities in Kaikoura are within 1 kilometre of this site.
- *Locating close to sea and marine environment to compliment the Kaikoura brand and attractions.*
Again, from the Scarborough Street site, you can see both the sea and the mountains.

Section 9.2.1 also makes a key recommendation that a thorough site assessment of the I-Site as a potential location for the museum be undertaken. KITI is certainly interested in holding discussions with the Historical Society however if a museum was build on what is commonly known as the Sonic carpark, then again there is potential constraints for future expansion if the museum is extremely successful.

Clause 9.2.2 is plainly stating the obvious – it is what we have actually advised SGL Funding that we were doing.

9.2.3 “Establish a clear marketing strategy”. Again this whole section appears to be restating what is currently happening in that a strategy has been developed through the Tourism & Development Committee which is a combination of Council and operators. Therefore if that is the feedback that the researchers obtained, then representatives on that committee are not providing feedback to the organizations the represent and/or members of KITI.

In terms of a town brand, workshops on branding have actually been held. The consensus was that a specific branding exercise did not need to be gone through. Kaikoura has a brand, it does not have a

slogan. It was suggested a brand needs to be blended with an international/New Zealand message via Tourism New Zealand. I assumed our environmental message did just that. It was further suggested that now was the time for Kaikoura to maximize a town brand by leveraging off its environment of this environmental awareness. Again, I assumed that's what has been happening over the last few years.

The fourth to last paragraph of 9.2.3 appears to be contradictory in that it is suggesting that the community wishes Kaikoura to retain its coastal village atmosphere etc, while wishing to establish a substantial public facility right on the foreshore. I would have thought that this would have detracted from the small coastal atmosphere. It would in fact take away the last piece of openness on the Esplanade other than the beach front.

In summary, paragraph 9.2.3 is in my view flawed. There is no question that any facility such as a museum and/or pool will need to develop a marketing strategy in order to attract patrons. However, to suggest that the project cannot be undertaken without creating a town marketing strategy is overstating the mark.

While one could argue over the indicative capital costs of the principal options as set out in table 18 of the proposal, the issue is not so much arguing whether one item is overstated or understated, it is one of the principle of where does Council and the community wish to establish these community facilities which should be used for a long time.

9.4 of the report looks at the assessment of impact on ratepayers and the writer has attempted to demonstrate that the cost of Council building an office would equate to \$127 per ratepayer, whereas the costs of leasing would be the equivalent of \$52 per ratepayer. It is also looking at leased costs over a 10 year period. A number of points need to be made, firstly any building and/or leasing should be looked at over a 10-25 year period as Council, in some shape or form, will be in existence for longer than 10 years. Secondly, the funding of these works through rates would be through the cents in the dollar of capital value, not by way of uniform annual charges as is used in this example. Thirdly, it makes no allowance for growth in the rating base. A spreadsheet has been prepared converting the \$ equivalent per ratepayer into cents in the \$ of capital value and the effect on our standard sample of properties.

Again, in 9.4 the writer makes the misleading statement of suggesting that designation of Scarborough Street could be changed and the site sold.

In terms of the museum, if the museum is located as part of the I-Site then there would be no ongoing operational costs from the Councils perspective apart from any grants that we would wish to continue to provide.

In terms of operating costs, again they have looked at the costing on a uniform annual charge basis as opposed to a cents in the dollar of capital value basis as is currently the regime. This makes substantial difference to what a resident would be paying.

In terms of the library in 9.4, again they have used costs of build and lease over a 10 year period as opposed to costs of build and lease over a 20-25 year period, while they have also used the uniform annual charge method for determining rates as opposed to a cents in the dollar method as determining rates. This makes a substantial difference to what an individual resident would pay. Attached are some spreadsheets.

The aquatic facility scenarios have been based on the facility operating 12 months of the year. In Kaikoura's case this would not be possible, achievable or practical. The operating costs would be substantially reduced on what is in the draft and one could debate the merits of the performance of each of those specific items in the aquatic facilities category. The operating costs appear excessive when compared to other smaller facilities currently being operated plus a Kaikoura aquatic facility is not sustainable for 12 months of the year.

In terms of the actual funding strategy in Part C it is suggested that the funding plan has not brought out any new potential funders that weren't already known. It has highlighted the number of potential funders from the corporate and gaming sector.

Table 36 – target funding profile – I would suggest is somewhat skewed in favour of the high which is basically option 2 in Section 9. The low profile in table 36 understates development contributes by \$1.5million; understates cash reserve funds already held by \$100,000; talks about the gymnasium which would be irrelevant which adds another \$200,000 difference; talks about a \$600,000 difference between the Canterbury Community Trust between the low and high profile area which would be debatable; a \$.5million difference in the gaming trusts, again this would be debatable; and \$1.55million difference in Central Government funding.

The options open to Council are:

1. Receive the report.
2. Undertake all recommendations as put forward in the report. (i.e. Council offices in Beach Road; Pool & Fitness Centre and possibly Library at Takahanga Domain; Museum joining the Information Centre and upgrade the School gymnasium.
3. All of the above except Council offices being built on Scarborough Street.
4. All of the above except Council offices and Library being built on Scarborough Street.
5. Undertake the original proposal of everything on Scarborough Street but staged over time.
6. Undertake the original proposal of everything on Scarborough Street but done in one stage.
7. Initiate discussions with the Historical Society on its preferred option.
8. Initiate discussions with KITI on its future directions.
9. Bring together the community steering group, advise them of the recommendations in SGL report and debate the merits of Scarborough Street site.
10. Establish a community based project steering group, not to debate options but to drive the project at a location or locations already decided.
11. Establish a Trust for fundraising purposes (Trust Deed already prepared).
12. Do nothing.
13. Investigate the siting of the Library, Museum and Council office on an alternate site.
14. Defer a decision on the Aquatic Centre, establish a joint Community-Council working party to investigate the operating costs of an aquatic facility.
15. Reaffirm that Council will not support the construction of an aquatic centre on Takahanga Domain.
16. Agree not to proceed with an indoor sports complex.

AQUATIC CENTRE

	Capital Value	Rates 2007/2008	Scenario One Community Only	Scenario Three Visitor Attraction
Residential Whitby Place	295000	1393.46	102.53	59.48
Large Motel Beach Road	1450000	8959.92	1511.84	877.06
Small Motel Beach Road	720000	4377.62	750.71	435.50
Rural Inland Road Farm	7250000	11129.72	3023.68	1754.11
Commercial West End	1475000	8371.47	1537.91	892.18
Special Acc Scarborough St	1200000	3534.72	500.47	290.34
Rural Kekerengu Farm	3550000	8595.62	1480.56	858.91
Rural Dairy Farm on Flats	2000000	5641.15	834.12	483.89
Commercial Beach Road	760000	3751.1	792.41	459.70
Residential Bayview Street	295000	1393.46	102.53	59.48
Residential Esplanade	580000	1788.82	201.58	116.94
Residential Beach Road	395000	1532.18	137.28	79.64
PER SGL REPORT			229.00	132.00
"average residential property"				

MUSEUM

	Capital Value	Rates 2007/2008	Scenario One Scarborough St	Scenario Two i-Site
Residential Whitby Place	295000	1393.46	18.40	2.62
Large Motel Beach Road	1450000	8959.92	271.39	38.69
Small Motel Beach Road	720000	4377.62	134.76	19.21
Rural Inland Road Farm	7250000	11129.72	542.79	77.38
Commercial West End	1475000	8371.47	276.07	39.35
Special Acc Scarborough St	1200000	3534.72	89.84	12.81
Rural Kekerengu Farm	3550000	8595.62	265.78	37.89
Rural Dairy Farm on Flats	2000000	5641.15	149.74	21.35
Commercial Beach Road	760000	3751.1	142.25	20.28
Residential Bayview Street	295000	1393.46	18.40	2.62
Residential Esplanade	580000	1788.82	36.19	5.16
Residential Beach Road	395000	1532.18	24.64	3.51
PER SGL REPORT			41.00	6.00
"average residential property"				

LIBRARY

	Capital Value	Rates 2007/2008	Scenario One Build	Scenario Two Lease
Residential Whitby Place	295000	1393.46	11.06	13.13
Large Motel Beach Road	1450000	8959.92	163.08	193.67
Small Motel Beach Road	720000	4377.62	80.98	96.17
Rural Inland Road Farm	7250000	11129.72	326.17	387.35
Commercial West End	1475000	8371.47	165.89	197.01
Special Acc Scarborough St	1200000	3534.72	53.99	64.11
Rural Kekerengu Farm	3550000	8595.62	159.71	189.67

Rural Dairy Farm on Flats	2000000	5641.15	89.98	106.85
Commercial Beach Road	760000	3751.1	85.48	101.51
Residential Bayview Street	295000	1393.46	11.06	13.13
Residential Esplanade	580000	1788.82	21.74	25.82
Residential Beach Road	395000	1532.18	14.81	17.59

PER SGL REPORT

58.00

20.00

"average residential property"

Corrected to revised Lease vs Build analysis, average annual cost

\$ 24.69 \$ 29.32

COUNCIL OFFICES

	Capital Value	Rates 2007/2008	Scenario One Build	Scenario Two Lease
Residential Whitby Place	295000	1393.46	41.72	43.14
Large Motel Beach Road	1450000	8959.92	615.13	636.17
Small Motel Beach Road	720000	4377.62	305.45	315.89
Rural Inland Road Farm	7250000	11129.72	1230.27	1272.33
Commercial West End	1475000	8371.47	625.74	647.14
Special Acc Scarborough St	1200000	3534.72	203.63	210.59
Rural Kekerengu Farm	3550000	8595.62	602.41	623.00
Rural Dairy Farm on Flats	2000000	5641.15	339.38	350.99
Commercial Beach Road	760000	3751.1	322.42	333.44
Residential Bayview Street	295000	1393.46	41.72	43.14
Residential Esplanade	580000	1788.82	82.02	84.82
Residential Beach Road	395000	1532.18	55.86	57.77

PER SGL REPORT

127.00

52.00

"average residential property"

Corrected to revised Lease vs Build analysis, average annual cost

\$ 93.13 \$ 96.32

Mayor's Report

At the time of writing:

I have received a letter of thanks from Federated Farmers (Nth Cant) regarding the meeting we hosted on 29th August. The letter reiterated the call for a review of the KKDC's Revenue & Financial Policy, particularly regarding the 20% differential. The letter also offered Federated Farmers input to any workshops incurred regarding any review.

I also wrote to Tony Blunt acknowledging the meeting and the immediate outcome of it. (Attached)

I must say at this juncture that a review of our rating procedures and formulae etc is not a "quick affair" but if we are to look at it we will need to be ready to do so shortly. I suggest we await the NZ Govt. response to the rating enquiry recommendations and the new council membership confirmation. The entire rating scenario may also be a part of the councils retreat agenda. In the meantime rural ratepayers should be encouraged to seek advice individually from our CEO regarding their individual concerns for this financial year.

I have written to the Condon family on this Offices behalf and those within our community who knew Graham offering our condolences. – (Attached)

Attached please find correspondence from "envision". An organization promoting the introduction-or re-introduction- of container deposit legislation.

Recommendation:

That council supports the introduction of Container Deposit Legislation for the recovery and recycling of beverage containers.

Ronald McDonald House has written requesting a financial contribution from council. I have passed this onto the Social Services Committee Chair.

Our "Plastic- Bag Free" campaign progressed with the winning designer being identified and presented with the prize monies. The design via schools concept was very well received and appreciated by the schools and a great PR exercise for the campaign

A request from the Ministry of Education for council to be involved with the "Education Kaikoura- Planning for the Future" (review) by appointing a person to be active in the ensuing process has been received.

Any volunteers???

This will entail assisting with a community facilitator appointment and activities within the "review" as they arise.

This does fit within the LTCCP – Education section.

Finally can I take this opportunity to thank you all and commend you all regarding the past 3 years Council work.

For me personally it has been a pleasure being part of this Council and I thank you all for your support given to as me as Mayor and for the Office of the Mayor.

I believe this Council has worked as an effective and largely positive team which is an overall credit to us all-despite the odd bashing we may receive. I believe we have accomplished much, both in the traditional Council duties as well as the "new & modern" areas.

Congratulations to you all and good luck to those re-standing for Council. To those who are not; I trust you feel proud of your achievements and contributions, as you should, and I wish you good health & wealth in whatever you are to do from now.

