



Notice is hereby given that a Meeting of the Fiordland Community Board will be held on:

**Date:** **Wednesday, 28 October 2020**  
**Time:** **2pm**  
**Meeting Room:** **Te Anau Club**  
**Venue:** **Corner Pop Andrew Drive and Jackson Street**  
**Te Anau**

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## **Fiordland Community Board Agenda**

### **OPEN**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Sarah Greaney
<b>Deputy Chairperson</b>	Diane Holmes
<b>Members</b>	Mary Chartres
	Benjamin Killeen
	Ebel Kremer
	Ryan Murray
	Max Slee

#### **IN ATTENDANCE**

<b>Group Manager, Community and Futures</b>	Rex Capil
<b>Committee Advisor</b>	Alyson Hamilton
<b>Community Partnership Leader</b>	Simon Moran
<b>Community Liaison Officer</b>	Megan Seator

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**[www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)**

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**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.



## Terms of Reference – Community Boards

<b>TYPE OF COMMITTEE</b>	Community board
<b>RESPONSIBLE TO</b>	<p>Council</p> <p>Each community board will have a relationship with the committees in section 8.4.2 to 8.4.5 of the delegations manual based on the scope of the activities/functions delegated to each committee.</p>
<b>SUBCOMMITTEES</b>	As noted in section 8.5 of the delegations manual various subcommittees will report to specific community boards.
<b>LEGISLATIVE BASIS</b>	<p>Resolution made by Council through the representation arrangements as per the Local Electoral Act 2001.</p> <p>Role, status and membership as per subpart 2 of Part 4 of the Local Government Act 2002 (LGA).</p> <p>Treaty of Waitangi as per section 4, Part 1 of the LGA.</p> <p>Opportunities for Maori to contribute to decision-making processes as per section 14 of Part 2 of the LGA. Community boards delegated powers by Council as per schedule 7, clause 32, LGA.</p> <p>Appointment of councillors to community boards as per section 50, LGA.</p>
<b>MEMBERSHIP</b>	<p>Oreti and Waihopai Toetoe Community Boards have seven members elected by the local authority triennial elections plus a member appointed by Council. All other community boards have six members plus a member appointed by Council.</p> <p>The chairperson is elected by the community board. Councillors who are not appointed to community boards can only remain for the public section of the community board meeting. They cannot stay for the public excluded section unless the community board agrees.</p>
<b>FREQUENCY OF MEETINGS</b>	Every second month but up to ten ordinary meetings a year
<b>QUORUM</b>	Not less than four members
<b>KEY FUNCTIONS</b>	<ul style="list-style-type: none"> <li>to promote the social, economic, environmental and cultural well-being of local communities and in so-doing contribute to the realisation of Council's vision of one District offering endless opportunities</li> <li>to provide leadership to local communities on the strategic issues and opportunities that they face</li> <li>to be advocates and representatives for their local community and in so doing ensure that Council and other agencies have a clear understanding of local needs and aspirations</li> <li>to be decision-makers on issues that are delegated to the board by Southland District Council</li> </ul>

	<ul style="list-style-type: none"> <li>• to develop relationships and communicate with key community organisations, special interest groups, residents and businesses within the community</li> <li>• to maintain an overview of the services Council delivers to its communities and assess the extent to which these services meet community needs</li> <li>• to recommend the setting of levels of service and budgets for local activities.</li> </ul>
<b>DELEGATIONS</b>	<p>The community board shall have the following delegated powers and be accountable to Council for the exercising of these powers.<sup>1</sup></p> <p>In exercising the delegated powers, the community board will operate within:</p> <ol style="list-style-type: none"> <li>1) policies, plans, standards or guidelines that have been established and approved by Council</li> <li>2) the needs of the local communities; and</li> <li>3) the approved budgets for the activity.</li> </ol> <p><b>Power to Act</b></p> <p>The community board will prepare and implement programmes of work, which will be reflected in its community board plan, which are relevant to the purposes of the community board that are consistent with the long term plan and annual plan processes of Council. Such programmes are to include budgetary provision for all costs associated with the work.</p> <p><b>Community Well-Being</b></p> <ol style="list-style-type: none"> <li>4) to develop local community outcomes that reflect the desired goals for their community/place</li> <li>5) to monitor the overall well-being of local communities and use the information gathered to inform development of local strategies to address areas of need</li> <li>6) work with Council and the community to develop a community board plan for the community of interest area – working in with any community plans that may exist.</li> </ol> <p><b>Community Leadership</b></p> <ol style="list-style-type: none"> <li>7) communicate and develop a relationship with community organisations, local groups, and special interest groups within the local community of interest</li> <li>8) identify key issues that will affect their community of interest's future and work with Council staff and other local representatives to facilitate multi-agency collaborative opportunities</li> <li>9) promote a shared vision for the community of interest area and develop and promote ways to work with others to achieve positive outcomes</li> <li>10) provide a local community perspective on Council's long term plan key performance indicators and levels of service</li> </ol>

<sup>1</sup> Local Government Act 2002, s.53



as detailed in the long term plan, and on local expenditure, rating impacts and priorities.

### **Advocacy**

#### 11) submissions

- a) authority to make recommendations to Council on matters to be considered in submissions Council may make to external organisations' regional or national policy documents, select committees
- b) authority to make submissions to Council or other agency on issues within its community of interest area
- c) authority to make submissions to Council on bylaws and recommend to Council the level of bylaw service and enforcement to be provided, having regard to the need to maintain consistency across the District for all Council bylaws.

#### 12) authority to prepare a submission to Council on the proposed levels of service, income and expenditure within the community of interest area, for consideration as part of the long term plan/annual plan process

#### 13) provide comment by way of the formal Annual Plan/Long Term Plan process on relative priorities for the delivery of District services and levels of service within the community board area.

District activities include:

- a) wastewater
- b) solid waste
- c) water supply
- d) parks and reserves
- e) roading
- f) libraries
- g) cemeteries
- h) emergency management
- i) stormwater
- j) public toilets
- k) community housing

#### 14) Council will set the levels of service for District activities – if a community board seek a higher level of service they will need to recommend that to Council and it will need to be funded in an appropriate way (locally).

### **Community Assistance**

#### 15) authority to establish prioritisation for allocation based on an overarching set of criteria from council to guide the scope of the activity

- 16) authority to grant the allocated funds from the Community Partnership Fund
- 17) authority to allocate bequests or grants generated locally consistent with the terms of the bequest or grant fund

#### **Northern Community Board**

- 18) make decisions regarding funding applications to the Northern Southland Development Fund. The Northern Community Board may invite a representative of the community of Dipton to take part in the decisions on applications to the Northern Southland Development Fund.

#### **Unbudgeted Expenditure**

Approve unbudgeted operating expenditure for local activities of up to \$20,000.

Approve up to a \$20,000 increase in the projected cost of a budgeted capital works project/item that is included in the annual plan/LTP.

Authority to delegate to the chief executive, when approving a project definition/business case, over-expenditure of up to \$10,000 for capital expenditure against the budget detailed in the Annual Plan/LTP.

#### **Service Delivery**

##### **Local Activities**

For activities within the local activities category, the community board shall have authority to:

- a) recommend to Council levels of service for local activities having regard to Council budgets within the Long Term Plan and Annual Plan process
- b) recommend to Council the rates and/or user charges and fees to fund the local activities
- c) accept donations of a local asset eg a gas barbeque, park bench, etc with a value of less than \$20,000.
- d) approve project definitions/business cases for approved budgeted capital expenditure up to \$300,000
- e) recommend to the Services and Assets Committee the approval of project definitions/business case and procurement plan for capital expenditure over \$300,000 and/or any unbudgeted capital expenditure
- f) monitor the performance and delivery of the service in meeting the expected levels of service
- g) facilitate the development of local management plans (for subsequent recommendation to Council), where required by statute or in support of District or other plans for reserves, harbours, and other community facilities, except where powers:
  - have been delegated to Council officers; or
  - would have significance beyond the community board's area or otherwise involves a matter of

	<p>national importance (Section 6 Resource Management Act 1991); or</p> <ul style="list-style-type: none"> <li>involve the alienation of any part of a proposed or existing esplanade reserve by way of width reduction, easement, lease or otherwise.</li> </ul> <p>Local activities include:</p> <ol style="list-style-type: none"> <li>community leadership</li> <li>local halls and community centres (within Council's overarching policy for community facilities)</li> <li>wharves and harbour facilities</li> <li>local parks and reserves</li> <li>parking limits and footpaths</li> <li>Te Anau/Manapouri Airport (Fiordland Community Board)</li> <li>Stewart Island Electricity Supply Authority (SIESA) (Stewart Island/Rakiura Community Board) <ol style="list-style-type: none"> <li>for the above two local activities only</li> <li>recommend levels of service and annual budget to the Services and Assets Committee</li> <li>monitor the performance and delivery of the service</li> </ol> </li> </ol> <p>19) naming reserves, structures and commemorative places</p> <ol style="list-style-type: none"> <li>authority to decide upon requests from the community, regarding names of reserves, the placement of structures and commemorative places.</li> </ol> <p>20) naming roads</p> <ol style="list-style-type: none"> <li>authority to decide on the naming for public roads, private roads and rights of way</li> </ol> <p>21) assist the chief executive by providing comment (through the board chairperson) to consider and determine temporary road closures applications where there are objections to the proposed road closure.</p> <p><b>Rentals and Leases</b></p> <p>In relation to all leases and licences of land and buildings for local activities within their own area, on behalf of Council;</p> <ol style="list-style-type: none"> <li>accept the highest tenders for rentals more than \$10,000</li> <li>approve the preferential allocation of leases and licenses where the rental is \$10,000 or more per annum.</li> </ol> <p><b>Environmental management and spatial planning</b></p> <ol style="list-style-type: none"> <li>provide comment on behalf of the relevant community/communities on resource consent applications referred to the community board for comment.</li> <li>recommend to Council the level of bylaw service and enforcement to be provided within the community, having regard to the need to maintain consistency across the District.</li> </ol>
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	<p>24) provide advice to Council and its committees on any matter of interest or concern to the community board in relation to the sale of alcohol where statutory ability exists to seek such feedback.</p> <p>25) provide input into regulatory activities not otherwise specified above where the process allows.</p> <p>26) recommend to Council the initiating of an appeal or reference to the environment court on decisions in respect to resource consent applications on which the board has made submissions; ability to provide input to support the development of community planning for a civil defence emergency; and after an emergency event, to provide input and information to support community response efforts.</p>
<b>LIMITS TO DELEGATIONS</b>	<p>No financial or decision making delegations other than those specifically delegated by Council.</p> <p>The community board shall only expend funding on purposes for which that funding was originally raised and in accordance with the budgets approved by Council through its Long Term Plan/Annual Plan. In accordance with the provisions of section 39(2) of Schedule 7 the board may not incur expenditure in excess of the approved budget.</p> <p><b>Matters which are not Delegated</b></p> <p>Southland District Council has not delegated to community boards the power to:</p> <ul style="list-style-type: none"> <li>• make a rate or bylaw</li> <li>• acquire, hold or dispose of property</li> <li>• direct, appoint, suspend or remove staff</li> <li>• engage or enter into contracts and agreements and financial commitments</li> <li>• institute an action for recovery of any amount</li> <li>• issue and police building consents, notices, authorisations and requirements under acts, statutes, regulations, bylaws and the like;</li> <li>• institute legal proceedings other than the delegation to recommend to Council the initiating of an appeal or reference to the environment court on decisions in respect to resource consent applications on which the community board has made submissions.</li> </ul>
<b>CONTACT WITH MEDIA</b>	<p>The community board chairperson is the authorised spokesperson for the board in all matters where the board has authority or a particular interest.</p> <p>Board members, including the chairperson, do not have delegated authority to speak to the media and/or outside agencies on behalf of Council on matters outside of the board's delegations.</p> <p>The assigned Executive Leadership Team member will manage the formal communications between the board and its</p>

	<p>constituents and for the board in the exercise of its business. Correspondence with central government, other local government agencies or official agencies will only take place through Council staff and will be undertaken under the name of Southland District Council.</p>
<b>REPORTING</b>	<p>Community boards are unincorporated statutory bodies which are elected to represent the communities they serve.</p> <p>The boards maintain bound minute books of their own meetings.</p>

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**1 Apologies**

At the close of the agenda no apologies had been received.

**2 Leave of absence**

At the close of the agenda no requests for leave of absence had been received.

**3 Conflict of Interest**

Community Board Members are reminded of the need to be vigilant to stand aside from decision-making when a conflict arises between their role as a member and any private or other external interest they might have.

**4 Public Forum**

Notification to speak is required by 12noon at least one clear day before the meeting. Further information is available on [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) or phoning 0800 732 732.

**5 Extraordinary/Urgent Items**

To consider, and if thought fit, to pass a resolution to permit the Community Board to consider any further items which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the Chairperson must advise:

- (i) the reason why the item was not on the Agenda, and
- (ii) the reason why the discussion of this item cannot be delayed until a subsequent meeting.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting,-

- (a) that item may be discussed at that meeting if-
  - (i) that item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion."

**6 Confirmation of Minutes**

6.1 Meeting minutes of Fiordland Community Board, 26 August 2020



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## Fiordland Community Board

### OPEN MINUTES

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Minutes of a meeting of Fiordland Community Board held in the Te Anau Club, Corner Pop Andrew Drive and Jackson Street, Te Anau on Wednesday, 26 August 2020 at 2.07pm (2.07pm – 5.25pm, (PE 5.07pm - 5.25pm)).

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#### PRESENT

<b>Chairperson</b>	Sarah Greaney
<b>Deputy Chairperson</b>	Diane Holmes
<b>Members</b>	Mary Chartres
	Benjamin Killeen
	Ryan Murray
	Max Slee
	Councillor Ebel Kremer (via Zoom)

#### IN ATTENDANCE

<b>Group Manager, Community and Futures</b>	Rex Capil
<b>Governance and Democracy Manager</b>	Melissa Brook
<b>Committee Advisor</b>	Alyson Hamilton
<b>Community Partnership Leader</b>	Simon Moran

## 1 Apologies

There was an apology for early departure from Councillor Kremer.

Moved Deputy Chairperson Holmes, seconded Mary Chartres and **resolved:**

**That the Fiordland Community Board accept the apology.**

## 2 Leave of absence

There were no requests for leave of absence.

## 3 Conflict of Interest

There were no conflicts of interest declared.

## 4 Public Forum

Dale Wairau (Te Anau Community Worker) addressed the meeting advising of the following requests received from community members:

- more wheel chair access required in the main street area
- a half basketball court in an appropriate area for children to play
- reconsider the dog control bylaw for Te Anau to allow dogs in the central business area to encourage visitors to the area.

Chairperson Greaney thanked Mr Wairau for his presentation suggesting he liaise with council staff to progress his requests.

## 5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

## 6 Confirmation of Minutes

### Resolution

Moved Councillor Kremer, seconded Ryan Murray and **resolved:**

**That the minutes of Fiordland Community Board meeting held on 1 July 2020 be confirmed as a true and correct record of that meeting.**

## Reports

## **7.6 Council Report**

**Record No: R/20/7/29504**

T Councillor Ebel Kremer presented this item via Zoom.

Councillor Kremer drew a number of issues to the attention of the board including:

- 3 Waters and Point 7
- Covid-19
- Resource Management
- Strategy and Policy
- First Cut
- Around the Mountains Cycle Trail
- Libraries update
- Te Anau Manapouri Airport
- Te Anau Wastewater discharge project

Councillor Kremer briefed the board on activities he has been involved over the July/August period.

### **Resolution**

Moved Benjamin Killeen, seconded Max Slee **and resolved:**

**That the Fiordland Community Board:**

- a) **Receives the report titled "Council Report" dated 10 August 2020.**

## **7.7 Chairperson's Report**

**Record No: R/20/8/31821**

Chairperson Sarah Greaney presented this report.

Chairperson Greaney proceeded to take the Board through her report.

Members provided updates on their respective portfolios which were included in the Chairs report.

### **Resolution**

Moved Deputy Chairperson Holmes, seconded Mary Chartres **and resolved:**

**That the Fiordland Community Board:**

- a) **Receives the report titled "Chairperson's Report" dated 17 August 2020.**

(Councillor Kremer left the meeting at 3.41pm.)

The meeting adjourned at 4pm and reconvened at 4.05pm.

## 7.2 Proposed Naming of Private Road at 454 Te Anau Milford Highway

**Record No: R/20/8/32477**

Roading Contract Manager - Nick Lewis was in attendance for this item.

Mr Lewis advised the purpose of this report is for the Fiordland Community Board to determine the private road name that serves the properties at 454 Te Anau Milford Highway.

The Board noted the property owners directly affected undertook their own discussions for a proposed road name and the preferred option is Moraine Terrace.

### Resolution

Moved Deputy Chairperson Holmes, seconded Mary Chartres **and resolved:**

**That the Fiordland Community Board:**

- a) **receives the report titled "Proposed Naming of Private Road at 454 Te Anau Milford Highway" dated 18 August 2020.**
- b) **determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **approves the naming of the private road at 454 Te Anau Milford Highway as Moraine Terrace.**

## 7.1 Murihiku Regional Arts Strategy 2020-2030

**Record No: R/20/7/28729**

Community Partnership Leader - Simon Moran was in attendance for this item.

### Resolution

Moved Benjamin Killeen, seconded Ryan Murray **and resolved:**

**That the Fiordland Community Board:**

- a) **Receives the report titled "Murihiku Regional Arts Strategy 2020-2030" dated 16 July 2020.**

### 7.3 Application to plant a community orchard at Henry Street Reserve, Te Anau

**Record No: R/20/8/32242**

Community Partnership Leader - Simon Moran was in attendance for this item.

Mr Moran advised the purpose of the report is to consider the application from the Fiordland Community Garden Charitable Trust to plant fruit trees at Henry Street Reserve for the purpose of establishing a community orchard.

#### **Resolution**

Moved Mary Chartres, seconded Ryan Murray **recommendations a to c, d with changes as indicated and resolved:**

**That the Fiordland Community Board:**

- a) **receives the report titled "Application to plant a community orchard at Henry Street Reserve, Te Anau" dated 18 August 2020.**
- b) **determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **approves the application by the Fiordland Community Garden Charitable Trust to plant fruit trees at Henry Street Reserve for the purpose of establishing a community orchard requesting there is no pecuniary gain to the trust.**

### 7.4 Community Leadership Report for the Fiordland Community Board

**Record No: R/20/8/45346**

Community Partnership Leader - Simon Moran was in attendance for this item.

Mr Moran advised the purpose of the report is to update the board on the community leadership activities in the area.

#### **Resolution**

Moved Deputy Chairperson Holmes, seconded Mary Chartres **and resolved:**

**That the Fiordland Community Board:**

- a) **Receives the report titled "Community Leadership Report for the Fiordland Community Board" dated 14 August 2020.**

## 7.5 Operational Report for Fiordland Community Board

**Record No: R/20/7/29392**

Community Partnership Leader - Simon Moran was in attendance for this item.

Mr Moran advised the purpose of the report was to update the board on the operational activities in the Fiordland board area.

The board discussed the progress of the proposed new town entrance signs, the Chair to follow up with the communications team.

### Resolution

Moved Mary Chartres, seconded Max Slee **and resolved:**

**That the Fiordland Community Board:**

- a) **Receives the report titled "Operational Report for Fiordland Community Board" dated 14 August 2020.**

## Public Excluded

### Exclusion of the Public: Local Government Official Information and Meetings Act 1987

#### Resolution

Moved Benjamin Killeen, seconded Deputy Chairperson Holmes **and resolved:**

**That the public be excluded from the following part(s) of the proceedings of this meeting.**

#### **C8.1 Fiordland Township Maintenance Contract 20/18 - Approval of Unbudgeted Expenditure**

**The general subject of each 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) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:**

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Fiordland Township Maintenance Contract 20/18 - Approval of Unbudgeted Expenditure	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.

That the Governance and Democracy Manager - Melissa Brook, Community Facilities Manager - Mark Day, Community Partnership Leader - Simon Moran, Roading Contract Manager - Nick Lewis, Committee Advisor - Alyson Hamilton be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of the items C8.1 Fiordland Township Maintenance

Contract 20/18 - Approval of Unbudgeted Expenditure. This knowledge, which will be of assistance in relation to the matters to be discussed, is relevant to those matters because of their knowledge on the issues discussed and meeting procedure.

The public were excluded at 5.07pm.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not publicly available unless released here.

The meeting concluded at 5.25pm.

CONFIRMED AS A TRUE AND CORRECT RECORD AT A  
MEETING OF THE FIORDLAND COMMUNITY BOARD  
HELD ON WEDNESDAY, 26 AUGUST 2020.

**DATE:**.....

**CHAIRPERSON:**.....



## **Financial Report for the year ended 30 June 2020**

**Record No:** R/20/10/61312  
**Author:** Sheree Marrah, Financial Accountant  
**Approved by:** Anne Robson, Chief Financial Officer

☐ Decision ☐ Recommendation ☒ Information

### **Summary**

- 1 The purpose of this report is to present the final financial results and supporting information for the communities located within the Fiordland Community Board area for the year ended 30 June 2020. The financial reports are contained within attachment A, B and C of this report.
- 2 As the audit of Council is still occurring, the financial results presented are still subject to change.

### **Recommendation**

**That the Fiordland Community Board:**

- a) **Receives the report titled “Financial Report for the year ended 30 June 2020” dated 21 October 2020.**

### **Attachments**

- A Financial Report to Fiordland Community Board for the year ended 30 June 2020 [↓](#)
- B Reserve balances 2019-2020 - Fiordland [↓](#)
- C Detailed individual business units for the year ending 30 June 2020 [↓](#)



## **Fiordland Community Board - Financial performance for the year ended 30 June 2020**

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The preliminary financial results for the year to 30 June 2020 were provided to you in the June operational report, however these financial results will have changed due to year end processes, including expenditure accruals, interest on reserves, funding of activities and projects etc.

The summary tables overleaf show the final financial results for the communities within your area for the year ended 30 June 2020. Please note these financial results are being audited in October/November and therefore may be subject to further change.

The results show for each of the income, expenditure, and capital expenditure categories:

- what actually happened ("Actual"),
- what was expected to occur by year end ("Forecasted Budget"), and
- what the original budget was ("Annual Plan Budget")

The "Forecasted Budget" includes the original Annual Plan budgeted adjusted for the effect of expenditure carried forward from 2018/2019, unbudgeted expenditure, projects that have been put on hold or are to be completed in 2020/2021 and/or anticipated changes to income and operating expenditure over the year.

Operational reports provided to you throughout the year compared the actual year-to-date ("YTD") results against forecasted YTD totals. This report however, will discuss significant variances between the "Actual" results and the "Annual Plan Budget".

A detailed breakdown of the individual business units is included in Attachment C of this report for your information.


**Manapouri - Business Units for the year ending 30 June 2020**

	Income			Expenses			Capital		
Business Unit	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget
Administration - Manapouri	\$4,652	\$4,918	\$4,918	\$2,966	\$2,999	\$2,999			
Operating Costs - Manapouri	\$10,900	\$10,900	\$10,900	\$758	\$5,374	\$5,374			
Street Works - Manapouri	\$7,337	\$7,337	\$7,337	\$5,498	\$3,786	\$3,786	\$19,759	\$20,000	
Refuse Collection - Manapouri	\$14,717	\$14,717	\$14,717	\$14,400	\$14,717	\$14,717			
Stormwater Drainage -Manapouri	\$25,424	\$25,243	\$25,243	\$11,865	\$25,243	\$25,243			
Beautification - Manapouri	\$12,017	\$12,017	\$12,017	\$12,761	\$14,517	\$14,517	\$7,353	\$21,000	\$25,000
Frasers Beach	\$17,867	\$16,964	\$16,964	\$10,782	\$19,332	\$19,332			
Village Green	\$5,565	\$5,565	\$5,565	\$4,447	\$5,565	\$5,565			
Swimming Pool Area - Manapouri	\$5,667	\$5,832	\$5,832	\$2,697	\$2,986	\$2,986			
Cathedral Drive	\$5,717	\$5,717	\$5,717	\$4,591	\$5,717	\$5,717			
Hall - Manapouri	\$11,074	\$11,841	\$11,841	\$8,780	\$10,434	\$10,434			
<b>Total</b>	<b>\$120,937</b>	<b>\$121,050</b>	<b>\$121,050</b>	<b>\$79,544</b>	<b>\$110,670</b>	<b>\$110,670</b>	<b>\$27,112</b>	<b>\$41,000</b>	<b>\$25,000</b>


**Te Anau - Business Units for the year ending 30 June 2020**

	Income			Expenses			Capital		
Business Unit	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget
Administration - Te Anau	\$112,969	\$109,472	\$109,472	\$36,114	\$54,453	\$83,422			
Operating Costs - Te Anau	\$116,724	\$112,965	\$112,965	\$57,442	\$85,104	\$85,104		\$6,400	
Street Works - Te Anau	\$57,276	\$82,795	\$82,795	\$39,551	\$51,147	\$87,193	\$179,076	\$296,176	\$245,060
Refuse Collection - Te Anau	\$59,819	\$59,787	\$59,787	\$56,250	\$59,787	\$59,787			
Stormwater Drainage - Te Anau	\$89,139	\$83,339	\$83,339	\$52,958	\$54,993	\$54,993	\$10,978	\$0	\$12,834
Cemetery - Te Anau	\$15,692	\$15,515	\$15,515	\$19,846	\$20,250	\$23,110	\$3,589		
Beautification - Te Anau	\$34,070	\$34,052	\$34,052	\$31,793	\$46,425	\$46,425	\$26,919	\$38,342	\$13,062
Sportsground - Te Anau	\$23,462	\$23,046	\$23,046	\$20,075	\$23,139	\$23,139			
Lakefront	\$26,453	\$26,439	\$26,439	\$24,727	\$29,758	\$29,758			
Parks & Reserves General	\$230,031	\$154,951	\$154,951	\$161,480	\$188,063	\$188,063	\$75,000		
Information Kiosk	\$76	\$76	\$76		\$76	\$76			
Luxmore Subdivision	\$30,616	\$42,668	\$42,668	\$41,337	\$35,847	\$3,147			
<b>Total</b>	<b>\$796,328</b>	<b>\$745,105</b>	<b>\$745,105</b>	<b>\$541,572</b>	<b>\$649,042</b>	<b>\$684,217</b>	<b>\$295,562</b>	<b>\$340,918</b>	<b>\$270,956</b>

**Fiordland - Business Units for the year ending 30 June 2020**

	Income			Expenses			Capital		
Business Unit	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget	Actual	Forecasted Budget	Annual Plan Budget
Community Leadership Fiordland		\$0		\$21,999	\$14,742			\$0	
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,999</b>	<b>\$14,742</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



<b>Airports - Business Units for the year ending 30 June 2020</b>									
	<b>Income</b>			<b>Expenses</b>			<b>Capital</b>		
<b>Business Unit</b>	<b>Actual</b>	<b>Forecasted Budget</b>	<b>Annual Plan Budget</b>	<b>Actual</b>	<b>Forecasted Budget</b>	<b>Annual Plan Budget</b>	<b>Actual</b>	<b>Forecasted Budget</b>	<b>Annual Plan Budget</b>
Manapouri Airport	\$410,704	\$395,361	\$395,361	\$403,016	\$466,073	\$329,073		\$14,000	
<b>Total</b>	<b>\$410,704</b>	<b>\$395,361</b>	<b>\$395,361</b>	<b>\$403,016</b>	<b>\$466,073</b>	<b>\$329,073</b>	<b>\$0</b>	<b>\$14,000</b>	<b>\$0</b>

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**Significant variances to the 2019/2020 Annual Plan budget**

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**Manapouri**

Overall income was \$120,937 which was consistent with budget.

Total expenditure was \$79,544, which was \$31,126 under budget. Operating costs expenditure was \$4,616 under budget due to no expenditure for general projects. Stormwater was under budget by \$13,378 due to limited maintenance undertaken during the year. Frasers Beach was \$8,550 under budget as minimal noxious plant spraying costs occurred and only limited maintenance was undertaken.

Capital expenditure was \$2,112 over budget. This due to \$28,183 of the Manapouri flying fox costs occurring in 2018/2019 and the balance of the project costs (\$7,353) occurred in 2019/2020. Streetworks was also overspend by \$19,759 due to the bollard light project, which was carried forward from 2018/2019.

**Te Anau**

Overall income was \$796,328 which was \$51,223 over budget. Parks and reserves general was over budget by \$75,080, which was primarily due to \$75,000 vested asset income received from property that was vested to Council at Carran Court/Ralph Moir Drive. This was offset by Streetworks which was \$25,519 under budget due to budgeted development and financial contributions for footpaths that was not received to do the work not being completed (see below). Luxmore subdivision income was \$12,052 under budget due to less internal interest on reserves allocated than budget.

Total expenditure was \$541,572 which was \$142,645 under budget. Te Anau administration expenditure was \$47,308 under budget which was mainly due to elected member actual salaries being charged to the new community board subsequent to the elections (refer discussion below)(\$28,223). General projects were also under, budget by \$20,187 due to minimal spend. Operating costs was under budget by \$27,662 due to grants and festive decorations budgets not fully spent. Streetworks was \$47,642 under budget due to less general maintenance occurring (\$23,376). Deprecation on improvements was \$13,753 under budget due to planned capital improvement work not occurring (see below). Beautification expenses were \$14,632 under budget due to lower than budgeted garden and hanging baskets maintenance. Parks and reserve expenditure was also \$26,583 under spent due to lower than budgeted garden maintenance and mowing costs. These underspends were offset by \$38,190 over spend in Luxmore subdivision. This was due to costs associated with concept plans and development costs.

Capital expenditure was \$24,606 over budget. This was predominantly due to property that was vested to Council at Carran Court/Ralph Moir Drive (\$75,000), which was offset with income in the same business unit (refer above). This overspend was offset as not all of the Streetworks projects were completed in the current financial year. \$77,100, is being carried forward to 2020/2021 (refer below). Te Anau Cemetery capital expenditure was \$3,589 over budget due to a new cemetery beam that was budgeted as expenditure rather than capital. Beautification was also \$13,858 over spend due to the unbudgeted expenditure approved in December 2019 for upgrading the Lions Park playground soft fall to meet safety compliance standards.



### Fiordland

Overall expenditure was \$21,999 which was unbudgeted. This was due to the elected member salaries being charged to the new community board subsequent to the elections, however the full year budget had been included in the Te Anau administration business unit (refer above).

### Manapouri Te Anau Airport

Overall income was \$15,343 over budget. This was primarily due to landing fee income being \$11,920 higher than budget.

Total expenditure was \$403,016 which was \$73,943 over budget. This was primarily due to additional costs required to obtain part 139 certification (\$70,163).

### Expenditure carried forward

The following projects and expenditure were budgeted to be undertaken in the 2019/2020 year, however they have been requested to be carried forward to 2020/2021. Please note, these carry forwards may change as Council's approval is scheduled to occur on 21 October.

Manapouri	Grant for replacement of heating of Manapouri pool	Reserves			15,000
Te Anau	CCTV in Te Anau Town Centre	Reserves	15,070	- 140	15,070
Te Anau	New footpath walkways	Reserves	77,100	-	77,100
Te Anau	Signs for gateway to Fiordland	Reserves	10,000	-	10,000
Airport	Condition rating of runway	Reserve	30,000	-	30,000

### Additional Financial Information

#### Development and Financial Contributions

Contributions are collected to fund community growth projects. The use of these funds are considered by Council staff when projects are in the planning stage. Certain policy and legislative requirements must be met before these contributions can be applied to projects.

Various contributions across the district that were due to expire in 2020 have been used to acquire a piece of reserve land in Curio Bay in June 2020.

The total balance of Parks and Reserve Development and Financial contributions for your community was \$100,409 as at 30 June 2020. These relate to Manapouri, Milford Sound and Te Anau and are due to expire between 2021 and 2024.

#### Reserves

A detailed listing of the various community reserve balances at 30 June 2020 are included in Attachment B of this report.



Interest was allocated to reserves at 30 June 2020 based on the average reserve balance for the year 1 July to 30 June at a rate of 2.42%.





# Attachment B – Fiordland Community Board – Reserves as at 30 June 2020

## Manapouri Schedule Of Reserve Balance

		Actual June - 019	Transfers To/(From)	Actual June -020
<b>Community Centre</b>				
<i>Reserve Account</i>				
Manapouri Hall - RES	87531	18,102.93	2,294.69	20,397.62
		<u>18,102.93</u>	<u>2,294.69</u>	<u>20,397.62</u>
Community Centre Total		<u>18,102.93</u>	<u>2,294.69</u>	<u>20,397.62</u>
<b>Local</b>				
<i>Reserve Account</i>				
Manapouri Fraser's Beach - RES	87529	32,076.76	11,370.19	43,446.95
Manapouri General Reserve - RE	87525	67,845.97	2,627.19	70,473.16
Manapouri Swimming Pool Area -	87503	20,795.63	3,224.59	24,020.22
		<u>120,718.36</u>	<u>17,221.97</u>	<u>137,940.33</u>
Local Total		<u>120,718.36</u>	<u>17,221.97</u>	<u>137,940.33</u>
Total Manapouri Reserves		<u>138,821.29</u>	<u>19,516.66</u>	<u>158,337.95</u>

### Te Anau Schedule Of Reserve Balance

		Actual June - 019	Transfers To/(From)	Actual June -020
<b>Local</b>				
<i>Operating Account</i>				
Sandy Brown Loan - OP	87931	(7,480.60)	7,390.08	(90.52)
		<u>(7,480.60)</u>	<u>7,390.08</u>	<u>(90.52)</u>
<i>Reserve Account</i>				
Te Anau Car park Reserve	89161	24,698.56	597.71	25,296.27
Te Anau General - OPR	87901	799,027.34	(12,861.66)	786,165.68
Te Anau Luxmore Subdivision -	87947	1,074,679.09	(10,720.78)	1,063,958.31
		<u>1,898,404.99</u>	<u>(22,984.73)</u>	<u>1,875,420.26</u>
<b>Local Total</b>		<u>1,890,924.39</u>	<u>(15,594.65)</u>	<u>1,875,329.74</u>
<b>Stormwater</b>				
<i>Reserve Account</i>				
Te Anau Stormwater - RES	87929	495,119.86	25,203.57	520,323.43
		<u>495,119.86</u>	<u>25,203.57</u>	<u>520,323.43</u>
<b>Stormwater Total</b>		<u>495,119.86</u>	<u>25,203.57</u>	<u>520,323.43</u>
<b>Total Te Anau Reserves</b>		<u>2,386,044.25</u>	<u>9,608.92</u>	<u>2,395,653.17</u>

### Te Anau Manapouri Airport Schedule Of Reserve Balance

		Actual June - 019	Transfers To/(From)	Actual June -020
<b>Local</b>				
<i>Reserve Account</i>				
Te Anau Manapouri Airport	87949	153,453.62	22,345.55	175,799.17
		<u>153,453.62</u>	<u>22,345.55</u>	<u>175,799.17</u>
<b>Local Total</b>		<u>153,453.62</u>	<u>22,345.55</u>	<u>175,799.17</u>
<b>Total Te Anau Manapouri Airport Reserves</b>		<u>153,453.62</u>	<u>22,345.55</u>	<u>175,799.17</u>

## ATTACHMENT C

## Detailed Individual Business Units for the year ending 30 June 2020

		Actual	Forecasted Budget	Annual Plan Budget
<b>Airports</b>				
<b>Manapouri Airport</b>				
<b>Income</b>	Rentals	(\$46,920)	(\$35,000)	(\$35,000)
	Hire Income	(\$1,913)	(\$3,577)	(\$3,577)
	Rates - Collected	(\$315,330)	(\$308,424)	(\$308,424)
	Rates - Adjustments	\$111	\$0	\$0
	Ground Handling	(\$11,580)	(\$15,330)	(\$15,330)
	Landing Fees Bulk	(\$6,750)	(\$5,110)	(\$5,110)
	Landing Fees General	(\$22,614)	(\$19,346)	(\$19,346)
	Overnight Parking	(\$250)	(\$3,066)	(\$3,066)
	Internal - Interest on Reserve	(\$4,123)	(\$5,508)	(\$5,508)
	Internal Rates Income	(\$1,336)	(\$1,400)	(\$1,400)
	Internal Rates offset	\$0	\$1,400	\$1,400
<b>Income Total</b>		<b>(\$410,704)</b>	<b>(\$395,361)</b>	<b>(\$395,361)</b>
<b>Operational Expenditure</b>	Telephone - Rentals	\$3,376	\$2,599	\$2,599
	Doubtful Debts	\$15	\$0	\$0
	Material Damage Insurance	\$15,870	\$17,320	\$17,320
	Other Insurance	\$4,181	\$1,399	\$1,399
	Marketing	\$319	\$1,290	\$1,290
	Office Consumables	\$779	\$0	\$0
	Accommodation and Meals	\$650	\$3,946	\$3,946
	Training	\$0	\$0	\$0
	Travel	\$4,613	\$3,696	\$3,696
	Electricity	\$4,020	\$5,070	\$5,070
	Heating Fuels	\$108	\$215	\$215
	Toilet Supplies	\$0	\$0	\$0
	CAA Compliance Costs	\$34,191	\$102,762	\$3,762
	Part 139 Certification	\$39,734	\$0	\$0
	Airways Corporation	\$0	\$1,613	\$1,613
	Catering Expenses	\$95	\$188	\$188
	Cleaning	\$793	\$1,075	\$1,075
	Consultants	\$9,997	\$2,044	\$2,044
	Legal Costs	\$0	\$0	\$0
	Mowing	\$8,119	\$3,882	\$3,882
	Rates	\$0	\$316	\$316
	Security	\$515	\$0	\$0
	Spraying	\$3,450	\$1,613	\$1,613
	Valuation Expenses	\$0	\$0	\$0
	Management Fee	\$89,674	\$91,357	\$91,357
	Maint - External	\$285	\$0	\$0
	Maint - Internal	\$2,467	\$0	\$0
	Maint - Equipment	\$1,206	\$0	\$0
	Maint - Gardening	\$40	\$0	\$0
	Maint - General	\$5,404	\$51,064	\$13,064
	Maint - Project	\$0	\$0	\$0
	Maint - Assets under \$1,000	\$632	\$0	\$0
	Ground Handling	\$2,580	\$3,869	\$3,869
	Fuel	\$242	\$327	\$327
	Administration	\$35	\$0	\$0
	Depn - Buildings	\$46,486	\$46,486	\$46,486
	Depn - Improvement	\$3,446	\$1,793	\$1,793
	Depn - Other Equipment	\$268	\$268	\$268
	Depn - Other Plant	\$0	\$0	\$0
	Depn - Runways	\$39,779	\$41,179	\$41,179
	Internal - Interest on Loans	\$72,769	\$72,769	\$72,769
	Internal - Property Mgmt Servi	\$6,449	\$6,449	\$6,449
	Internal Rates expense	\$280	\$1,484	\$1,484

		Actual	Forecasted Budget	Annual Plan Budget
	internal - Insurance Valuation	\$150	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$403,016</b>	<b>\$466,073</b>	<b>\$329,073</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$7,688)</b>	<b>\$70,712</b>	<b>(\$66,288)</b>
<b>Capital Expenditure</b>	Buildings - Acquisition LOS	\$0	\$0	\$0
	Runways - Acquisition LOS	\$0	\$14,000	\$0
<b>Capital Expenditure Total</b>		<b>\$0</b>	<b>\$14,000</b>	<b>\$0</b>
<b>Funding Sources</b>	Internal Loans - Princ	\$0	\$0	\$0
	Internal Loans - Repaid	\$75,322	\$75,322	\$75,322
	To-TeAN Manapouri A'port - RE	\$22,496	\$80,693	\$80,693
	Ex-TeAN Manapouri A'port - RE	(\$150)	(\$151,000)	\$0
	Add Back Non Cash Depn	(\$89,979)	(\$89,727)	(\$89,727)
<b>Funding Sources Total</b>		<b>\$7,688</b>	<b>(\$84,712)</b>	<b>\$66,288</b>
<b>Manapouri Airport Total</b>		<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>Fiordland</b>				
<b>Community Leadership Fiordland</b>				
<b>Operational Expenditure</b>	Councillor & Board Mem - Salaries	\$21,781	\$14,742	\$0
	Travel	\$218	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$21,999</b>	<b>\$14,742</b>	<b>\$0</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>\$21,999</b>	<b>\$14,742</b>	<b>\$0</b>
<b>Funding Sources</b>	Ex-TeAN General - OP	\$0	(\$14,742)	\$0
	Ex - Mararoa/Waimea	(\$21,999)	\$0	\$0
<b>Funding Sources Total</b>		<b>(\$21,999)</b>	<b>(\$14,742)</b>	<b>\$0</b>
<b>Community Leadership Fiordland Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Manapouri</b>				
<b>Administration - Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$1,067)	(\$1,071)	(\$1,071)
	Contribution - Ward	(\$1,928)	(\$1,928)	(\$1,928)
	Internal - Interest on Reserve	(\$1,654)	(\$1,919)	(\$1,919)
	Internal Rates Income	(\$4)	\$0	\$0
<b>Income Total</b>		<b>(\$4,652)</b>	<b>(\$4,918)</b>	<b>(\$4,918)</b>
<b>Operational Expenditure</b>	Flowers/Gifts	\$104	\$0	\$0
	Fringe Benefit Tax	\$75	\$0	\$0
	Rentals - General	\$87	\$258	\$258
	General Projects	\$0	\$0	\$0
	Contrib - Township	\$1,928	\$1,928	\$1,928
	Contrib - Other	\$772	\$772	\$772
	Internal Hall Hire	\$0	\$41	\$41
<b>Operational Expenditure Total</b>		<b>\$2,966</b>	<b>\$2,999</b>	<b>\$2,999</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$1,687)</b>	<b>(\$1,919)</b>	<b>(\$1,919)</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$1,687	\$1,919	\$1,919
	Ex-MANA General Reserve - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$1,687</b>	<b>\$1,919</b>	<b>\$1,919</b>
<b>Administration - Manapouri Total</b>		<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Beautification - Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$11,975)	(\$12,017)	(\$12,017)
	Internal Rates Income	(\$42)	(\$36)	(\$36)
	Internal Rates offset	\$0	\$36	\$36
<b>Income Total</b>		<b>(\$12,017)</b>	<b>(\$12,017)</b>	<b>(\$12,017)</b>
<b>Operational Expenditure</b>	Mowing	\$8,979	\$8,720	\$8,720
	Maint - Gardening	\$3,486	\$3,297	\$3,297
	Depn - Improvement	\$296	\$2,500	\$2,500
<b>Operational Expenditure Total</b>		<b>\$12,761</b>	<b>\$14,517</b>	<b>\$14,517</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>\$744</b>	<b>\$2,500</b>	<b>\$2,500</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$35,536	\$21,000	\$25,000
	WIP - Improvements	(\$28,183)	\$0	\$0
<b>Capital Expenditure Total</b>		<b>\$7,353</b>	<b>\$21,000</b>	<b>\$25,000</b>
<b>Funding Sources</b>	To-MANA General - OP	\$0	\$0	\$0
	To-MANA General Reserve - RE	\$0	\$0	\$0
	Ex-MANA General Reserve - RE	(\$7,801)	(\$21,000)	(\$25,000)
	Ex- Thornbury Gen Res	\$0	\$0	\$0
	To-MANA Local Rates Res	\$0	\$0	\$0
	Ex-MANA Local Rates Res	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$296)	(\$2,500)	(\$2,500)
<b>Funding Sources Total</b>		<b>(\$8,097)</b>	<b>(\$23,500)</b>	<b>(\$27,500)</b>
<b>Beautification - Manapouri Total</b>		<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>Cathedral Drive</b>				
<b>Income</b>	Rates - Collected	(\$5,697)	(\$5,717)	(\$5,717)
	Internal Rates Income	(\$20)	(\$18)	(\$18)
	Internal Rates offset	\$0	\$18	\$18
<b>Income Total</b>		<b>(\$5,717)</b>	<b>(\$5,717)</b>	<b>(\$5,717)</b>
<b>Operational Expenditure</b>	Mowing	\$3,599	\$3,822	\$3,822
	Maint - Gardening	\$992	\$1,895	\$1,895
<b>Operational Expenditure Total</b>		<b>\$4,591</b>	<b>\$5,717</b>	<b>\$5,717</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$1,126)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$1,126	\$0	\$0
	Ex-MANA General Reserve - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$1,126</b>	<b>\$0</b>	<b>\$0</b>
<b>Cathedral Drive Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Frasers Beach</b>				
<b>Income</b>	Rates - Collected	(\$7,674)	(\$7,701)	(\$7,701)
	Contribution - District	(\$9,263)	(\$9,263)	(\$9,263)
	Internal - Interest on Reserve	(\$903)	\$0	\$0
	Internal Rates Income	(\$27)	(\$22)	(\$22)
	Internal Rates offset	\$0	\$22	\$22
		<b>(\$17,867)</b>	<b>(\$16,964)</b>	<b>(\$16,964)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$105	\$76	\$76
	Mowing	\$1,640	\$1,911	\$1,911
	General Projects	\$1,491	\$2,960	\$2,960
	Maint - General	\$3,324	\$5,374	\$5,374
	Noxious Plants	\$1,298	\$6,643	\$6,643
	Depn - Improvement	\$2,924	\$2,368	\$2,368
		<b>\$10,782</b>	<b>\$19,332</b>	<b>\$19,332</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$7,085)</b>	<b>\$2,368</b>	<b>\$2,368</b>
<b>Funding Sources</b>	To-MANA Frasers Beach - RE	\$10,009	\$0	\$0
	Ex-MANA Frasers Beach - RE	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$2,924)	(\$2,368)	(\$2,368)
<b>Funding Sources Total</b>		<b>\$7,085</b>	<b>(\$2,368)</b>	<b>(\$2,368)</b>
<b>Frasers Beach Total</b>		<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Hall - Manapouri</b>				
<b>Income</b>	Hire Income	(\$800)	(\$2,149)	(\$2,149)
	Rates - Collected	(\$9,814)	(\$9,567)	(\$9,567)
	Internal - Interest on Reserve	(\$460)	(\$81)	(\$81)
	Internal Hall Hire	\$0	(\$44)	(\$44)
<b>Income Total</b>		<b>(\$11,074)</b>	<b>(\$11,841)</b>	<b>(\$11,841)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$3,490	\$2,307	\$2,307
	Public Liability Insurance	\$105	\$62	\$62
	Electricity	\$1,679	\$2,094	\$2,094
	Toilet Supplies	\$0	\$0	\$0
	Cleaning	\$1,350	\$1,613	\$1,613
	Maint - Internal	\$1,092	\$0	\$0
	Maint - General	\$0	\$3,251	\$3,251
	Internal Rates expense	\$1,064	\$1,107	\$1,107
	internal - Insurance Valuation	\$0	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$8,780</b>	<b>\$10,434</b>	<b>\$10,434</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$2,295)</b>	<b>(\$1,407)</b>	<b>(\$1,407)</b>
<b>Funding Sources</b>	To-MANA Hall - RE	\$2,295	\$1,407	\$1,407
	Ex-MANA Hall - RE	\$0	\$0	\$0
	Add Back Non Cash Depn	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$2,295</b>	<b>\$1,407</b>	<b>\$1,407</b>
<b>Hall - Manapouri Total</b>		<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>
<b>Operating Costs - Manapouri</b>				
<b>Income</b>	Rentals	(\$10,900)	(\$10,900)	(\$10,900)
	Grants General (Capital)	\$0	\$0	\$0
	General Recoveries	\$0	\$0	\$0
<b>Income Total</b>		<b>(\$10,900)</b>	<b>(\$10,900)</b>	<b>(\$10,900)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$28	\$0	\$0
	Electricity	\$533	\$0	\$0
	General Projects	\$198	\$5,374	\$5,374
<b>Operational Expenditure Total</b>		<b>\$758</b>	<b>\$5,374</b>	<b>\$5,374</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$10,142)</b>	<b>(\$5,526)</b>	<b>(\$5,526)</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$10,142	\$5,526	\$5,526
	Ex-MANA General Reserve - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$10,142</b>	<b>\$5,526</b>	<b>\$5,526</b>
<b>Operating Costs - Manapouri Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Refuse Collection - Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$14,666)	(\$14,717)	(\$14,717)
	Internal Rates Income	(\$51)	(\$53)	(\$53)
	Internal Rates offset	\$0	\$53	\$53
<b>Income Total</b>		<b>(\$14,717)</b>	<b>(\$14,717)</b>	<b>(\$14,717)</b>
<b>Operational Expenditure</b>	Street Litter Bins	\$14,400	\$14,717	\$14,717
<b>Operational Expenditure Total</b>		<b>\$14,400</b>	<b>\$14,717</b>	<b>\$14,717</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$317)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$317	\$0	\$0
	Ex-MANA General Reserve - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$317</b>	<b>\$0</b>	<b>\$0</b>
<b>Refuse Collection - Manapouri Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Stormwater Drainage -Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$25,155)	(\$25,243)	(\$25,243)
	Connection Fee - Stormwater	(\$181)	\$0	\$0
	Internal Rates Income	(\$88)	(\$47)	(\$47)
	Internal Rates offset	\$0	\$47	\$47
<b>Income Total</b>		<b>(\$25,424)</b>	<b>(\$25,243)</b>	<b>(\$25,243)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$574	\$675	\$675
	Rates	\$0	\$138	\$138
	Resource Consents	\$4,681	\$538	\$538
	Monitoring	\$1,173	\$14,533	\$14,533
	Network Management	\$0	\$2,688	\$2,688
	Maint - General	\$0	\$1,290	\$1,290
	Internal - WWS Management Fee	\$4,055	\$4,055	\$4,055
	Internal Rates expense	\$503	\$447	\$447
	Internal WWS Stormwater Invest	\$879	\$879	\$879
<b>Operational Expenditure Total</b>		<b>\$11,865</b>	<b>\$25,243</b>	<b>\$25,243</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$13,559)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$13,559	\$0	\$0
	Ex-MANA General Reserve - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$13,559</b>	<b>\$0</b>	<b>\$0</b>
<b>Stormwater Drainage -Manapouri Total</b>		<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>Street Works - Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$7,312)	(\$7,337)	(\$7,337)
	Internal Rates Income	(\$26)	(\$27)	(\$27)
	Internal Rates offset	\$0	\$27	\$27
<b>Income Total</b>		<b>(\$7,337)</b>	<b>(\$7,337)</b>	<b>(\$7,337)</b>
<b>Operational Expenditure</b>	Maint - General	\$3,981	\$2,337	\$2,337
	Depn - Improvement	\$1,517	\$1,449	\$1,449
<b>Operational Expenditure Total</b>		<b>\$5,498</b>	<b>\$3,786</b>	<b>\$3,786</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$1,839)</b>	<b>(\$3,551)</b>	<b>(\$3,551)</b>
<b>Capital Expenditure</b>	Street Lighting - Renewal	\$19,759	\$20,000	\$0
<b>Capital Expenditure Total</b>		<b>\$19,759</b>	<b>\$20,000</b>	<b>\$0</b>
<b>Funding Sources</b>	To-MANA General Reserve - RE	\$0	(\$15,000)	\$5,000
	Ex-MANA General Reserve - RE	(\$16,403)	\$0	\$0
	Add Back Non Cash Depn	(\$1,517)	(\$1,449)	(\$1,449)
<b>Funding Sources Total</b>		<b>(\$17,920)</b>	<b>(\$16,449)</b>	<b>\$3,551</b>
<b>Street Works - Manapouri Total</b>		<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>
<b>Swimming Pool Area - Manapouri</b>				
<b>Income</b>	Rates - Collected	(\$5,113)	(\$5,131)	(\$5,131)
	Internal - Interest on Reserve	(\$536)	(\$701)	(\$701)
	Internal Rates Income	(\$18)	(\$21)	(\$21)
	Internal Rates offset	\$0	\$21	\$21
<b>Income Total</b>		<b>(\$5,667)</b>	<b>(\$5,832)</b>	<b>(\$5,832)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$1,225	\$1,067	\$1,067
	Mowing	\$898	\$956	\$956
	Maint - Gardening	\$319	\$708	\$708
	Depn - Other Equipment	\$255	\$255	\$255
<b>Operational Expenditure Total</b>		<b>\$2,697</b>	<b>\$2,986</b>	<b>\$2,986</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$2,970)</b>	<b>(\$2,846)</b>	<b>(\$2,846)</b>
<b>Funding Sources</b>	To-MANA Swimming Pool	\$3,225	\$3,101	\$3,101
	Ex-MANA Swimming Pool	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$255)	(\$255)	(\$255)
<b>Funding Sources Total</b>		<b>\$2,970</b>	<b>\$2,846</b>	<b>\$2,846</b>
<b>Swimming Pool Area - Manapouri Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Village Green</b>				
<b>Income</b>	Rates - Collected	(\$5,546)	(\$5,565)	(\$5,565)
	Internal Rates Income	(\$19)	(\$18)	(\$18)
	Internal Rates offset	\$0	\$18	\$18
<b>Income Total</b>		<b>(\$5,565)</b>	<b>(\$5,565)</b>	<b>(\$5,565)</b>
<b>Operational Expenditure</b>	Mowing	\$1,671	\$1,775	\$1,775
	Maint - Equipment	\$1,894	\$2,321	\$2,321
	Maint - Gardening	\$639	\$1,469	\$1,469
	Depn - Improvement	\$243	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$4,447</b>	<b>\$5,565</b>	<b>\$5,565</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$1,118)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-MANA Frasers Beach - RE	\$1,361	\$0	\$0
	Ex-MANA Frasers Beach - RE	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$243)	\$0	\$0
<b>Funding Sources Total</b>		<b>\$1,118</b>	<b>\$0</b>	<b>\$0</b>
<b>Village Green Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Te Anau</b>				
<b>Administration - Te Anau</b>				
<b>Income</b>	Rates - Collected	(\$93,847)	(\$93,967)	(\$93,967)
	Rates - Adjustments	\$40	\$0	\$0
	Internal - Interest on Reserve	(\$18,952)	(\$15,505)	(\$15,505)
	Internal Rates Income	(\$211)	(\$213)	(\$213)
	Internal Rates offset	\$0	\$213	\$213
<b>Income Total</b>		<b>(\$112,969)</b>	<b>(\$109,472)</b>	<b>(\$109,472)</b>
<b>Operational Expenditure</b>	Councillor & Board Mem - Sal	\$9,474	\$8,728	\$37,697
	Councillors - Mileage	\$94	\$307	\$307
	Donations	\$435	\$468	\$468
	Miscellaneous Grant	\$14,000	\$14,000	\$14,000
	Ordinary Time	\$0	\$0	\$0
	Rentals - General	\$1,106	\$1,022	\$1,022
	Catering Expenses	\$128	\$613	\$613
	General Projects	\$253	\$20,440	\$20,440
	Depn - Improvement	\$1,748	\$0	\$0
	Contrib - Other	\$8,875	\$8,875	\$8,875
<b>Operational Expenditure Total</b>		<b>\$36,114</b>	<b>\$54,453</b>	<b>\$83,422</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$76,856)</b>	<b>(\$55,019)</b>	<b>(\$26,050)</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$49,759	\$55,019	\$26,050
	Ex-TeAN General - OP	\$0	\$0	\$0
	To- Mararoa/Waimea	\$28,845	\$0	\$0
	Add Back Non Cash Depn	(\$1,748)	\$0	\$0
<b>Funding Sources Total</b>		<b>\$76,856</b>	<b>\$55,019</b>	<b>\$26,050</b>
<b>Administration - Te Anau Total</b>		<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>



		Actual	Forecasted Budget	Annual Plan Budget
<b>Beautification - Te Anau</b>				
<b>Income</b>	Rates - Collected	(\$34,009)	(\$34,052)	(\$34,052)
	Rates - Adjustments	\$15	\$0	\$0
	Internal Rates Income	(\$76)	(\$144)	(\$144)
	Internal Rates offset	\$0	\$144	\$144
<b>Income Total</b>		<b>(\$34,070)</b>	<b>(\$34,052)</b>	<b>(\$34,052)</b>
<b>Operational Expenditure</b>	Mowing	\$2,559	\$2,539	\$2,539
	Maint - Gardening	\$16,411	\$21,019	\$21,019
	Maint - General	\$3,428	\$5,128	\$5,128
	Maint - Hanging Baskets	\$0	\$5,366	\$5,366
	Depn - Improvement	\$9,396	\$12,373	\$12,373
<b>Operational Expenditure Total</b>		<b>\$31,793</b>	<b>\$46,425</b>	<b>\$46,425</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$2,277)</b>	<b>\$12,373</b>	<b>\$12,373</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$29,789	\$38,342	\$13,062
	WIP - Improvements	(\$2,870)	\$0	\$0
<b>Capital Expenditure Total</b>		<b>\$26,919</b>	<b>\$38,342</b>	<b>\$13,062</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$0	\$0	\$0
	Ex-TeAN General - OP	(\$15,246)	(\$30,000)	(\$10,220)
	Add Back Non Cash Depn	(\$9,396)	(\$12,373)	(\$12,373)
<b>Funding Sources Total</b>		<b>(\$24,642)</b>	<b>(\$42,373)</b>	<b>(\$22,593)</b>
<b>Beautification - Te Anau Total</b>		<b>\$0</b>	<b>\$8,342</b>	<b>\$2,842</b>
<b>Cemetery - Te Anau</b>				
<b>Income</b>	Rates - Collected	(\$2,512)	(\$2,516)	(\$2,516)
	Rates - Adjustments	\$1	\$0	\$0
	Cemetery Interment Fees	(\$9,402)	(\$9,198)	(\$9,198)
	Contribution - Township	(\$943)	(\$943)	(\$943)
	Contribution - Ward	(\$2,830)	(\$2,830)	(\$2,830)
	Internal - Interest on Reserve	\$0	(\$28)	(\$28)
	Internal Rates Income	(\$6)	(\$6)	(\$6)
	Internal Rates offset	\$0	\$6	\$6
<b>Income Total</b>		<b>(\$15,692)</b>	<b>(\$15,515)</b>	<b>(\$15,515)</b>
<b>Operational Expenditure</b>	Mowing	\$5,117	\$5,639	\$5,639
	Maint - General	\$524	\$650	\$650
	Maint - Tree and Hedge	\$1,500	\$0	\$0
	Cemetery Beams	\$0	\$3,589	\$6,449
	Interments	\$11,412	\$9,198	\$9,198
	Depn - Improvement	\$1,293	\$1,174	\$1,174
<b>Operational Expenditure Total</b>		<b>\$19,846</b>	<b>\$20,250</b>	<b>\$23,110</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>\$4,154</b>	<b>\$4,735</b>	<b>\$7,595</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$3,589	\$0	\$0
<b>Capital Expenditure Total</b>		<b>\$3,589</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$0	\$0	\$0
	Ex-TeAN General - OP	(\$6,449)	(\$1,983)	(\$4,843)
	To-TeAN Cemetery Impvts	\$0	\$0	\$0
	Ex-TeAN Cemetery Impvts	\$0	(\$1,578)	(\$1,578)
	Add Back Non Cash Depn	(\$1,293)	(\$1,174)	(\$1,174)
<b>Funding Sources Total</b>		<b>(\$7,743)</b>	<b>(\$4,735)</b>	<b>(\$7,595)</b>
<b>Cemetery - Te Anau Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Information Kiosk</b>				
<b>Income</b>	Rates - Collected	(\$76)	(\$76)	(\$76)
	Rates - Adjustments	\$0	\$0	\$0
	Internal Rates Income	(\$0)	\$0	\$0
<b>Income Total</b>		<b>(\$76)</b>	<b>(\$76)</b>	<b>(\$76)</b>
<b>Operational Expenditure</b>	Maint - General	\$0	\$76	\$76
<b>Operational Expenditure Total</b>		<b>\$0</b>	<b>\$76</b>	<b>\$76</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$76)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$76	\$0	\$0
	Ex-TeAN General - OP	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$76</b>	<b>\$0</b>	<b>\$0</b>
<b>Information Kiosk Total</b>		<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>
<b>Lakefront</b>				
<b>Income</b>	Rates - Collected	(\$26,405)	(\$26,439)	(\$26,439)
	Rates - Adjustments	\$11	\$0	\$0
	Internal Rates Income	(\$59)	(\$66)	(\$66)
	Internal Rates offset	\$0	\$66	\$66
<b>Income Total</b>		<b>(\$26,453)</b>	<b>(\$26,439)</b>	<b>(\$26,439)</b>
<b>Operational Expenditure</b>	Cleaning	\$3,276	\$2,726	\$2,726
	Consultants	\$0	\$0	\$0
	Mowing	\$11,940	\$13,930	\$13,930
	Maint - Gardening	\$4,578	\$8,188	\$8,188
	Maint - General	\$810	\$1,595	\$1,595
	Depn - Improvement	\$4,124	\$3,319	\$3,319
<b>Operational Expenditure Total</b>		<b>\$24,727</b>	<b>\$29,758</b>	<b>\$29,758</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$1,726)</b>	<b>\$3,319</b>	<b>\$3,319</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$5,850	\$0	\$0
	Ex-TeAN General - OP	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$4,124)	(\$3,319)	(\$3,319)
<b>Funding Sources Total</b>		<b>\$1,726</b>	<b>(\$3,319)</b>	<b>(\$3,319)</b>
<b>Lakefront Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Luxmore Subdivision</b>				
<b>Income</b>	Rentals	(\$5,048)	(\$5,110)	(\$5,110)
	Internal - Interest on Reserve	(\$25,568)	(\$37,558)	(\$37,558)
<b>Income Total</b>		<b>(\$30,616)</b>	<b>(\$42,668)</b>	<b>(\$42,668)</b>
<b>Operational Expenditure</b>	Miscellaneous Grant	\$0	\$32,700	\$0
	Consultants	\$36,480	\$0	\$0
	Rates	\$1,264	\$450	\$450
	Internal Rates expense	\$3,593	\$2,697	\$2,697
<b>Operational Expenditure Total</b>		<b>\$41,337</b>	<b>\$35,847</b>	<b>\$3,147</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>\$10,721</b>	<b>(\$6,821)</b>	<b>(\$39,521)</b>
<b>Funding Sources</b>	To-TeAN Luxmore Sub - RE	\$25,568	\$39,521	\$39,521
	Ex-TeAN Luxmore Sub - RE	(\$36,289)	(\$32,700)	\$0
	Add Back Non Cash Depn	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>(\$10,721)</b>	<b>\$6,821</b>	<b>\$39,521</b>
<b>Luxmore Subdivision Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Operating Costs - Te Anau</b>				
<b>Income</b>	Rentals	(\$36,825)	(\$32,883)	(\$32,883)
	Rates - Collected	(\$79,157)	(\$79,258)	(\$79,258)
	Rates - Adjustments	\$34	\$0	\$0
	Internal - Interest on Reserve	(\$598)	(\$824)	(\$824)
	Internal Rates Income	(\$178)	(\$98)	(\$98)
	Internal Rates offset	\$0	\$98	\$98
<b>Income Total</b>		<b>(\$116,724)</b>	<b>(\$112,965)</b>	<b>(\$112,965)</b>
<b>Operational Expenditure</b>	Broadcasting	\$0	\$1,500	\$1,500
	Material Damage Insurance	\$422	\$286	\$286
	Miscellaneous Grant	\$40,000	\$60,660	\$60,660
	Electricity	\$2,589	\$1,226	\$1,226
	Festive Decorations	\$4,180	\$10,748	\$10,748
	Legal Costs	\$624	\$0	\$0
	Pest Control	\$0	\$1,022	\$1,022
	General Projects	\$6,912	\$6,284	\$6,284
	Depn - Improvement	\$2,323	\$2,963	\$2,963
	Internal Rates expense	\$392	\$415	\$415
<b>Operational Expenditure Total</b>		<b>\$57,442</b>	<b>\$85,104</b>	<b>\$85,104</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$59,281)</b>	<b>(\$27,861)</b>	<b>(\$27,861)</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$0	\$6,400	\$0
<b>Capital Expenditure Total</b>		<b>\$0</b>	<b>\$6,400</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$61,006	\$60,000	\$60,000
	Ex-TeAN General - OP	\$0	(\$36,400)	(\$30,000)
	To - Te Anau Car Park Reserve	\$598	\$824	\$824
	Add Back Non Cash Depn	(\$2,323)	(\$2,963)	(\$2,963)
<b>Funding Sources Total</b>		<b>\$59,281</b>	<b>\$21,461</b>	<b>\$27,861</b>
<b>Operating Costs - Te Anau Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Parks &amp; Reserves General</b>				
<b>Income</b>	Rentals	(\$170)	(\$174)	(\$174)
	Rates - Collected	(\$154,580)	(\$154,777)	(\$154,777)
	Rates - Adjustments	\$66	\$0	\$0
	Vested Assets - Income	(\$75,000)	\$0	\$0
	Internal Rates Income	(\$348)	(\$448)	(\$448)
	Internal Rates offset	\$0	\$448	\$448
<b>Income Total</b>		<b>(\$230,031)</b>	<b>(\$154,951)</b>	<b>(\$154,951)</b>
<b>Operational Expenditure</b>	Electricity	\$1,960	\$1,840	\$1,840
	Mowing	\$53,527	\$64,915	\$64,915
	Maint - Equipment	\$7,281	\$7,799	\$7,799
	Maint - Gardening	\$43,234	\$58,183	\$58,183
	Maint - General	\$17,252	\$18,990	\$18,990
	Maint - Tracks	\$1,908	\$3,224	\$3,224
	Depn - Furniture & Fitting	\$0	\$0	\$0
	Depn - Improvement	\$35,550	\$32,344	\$32,344
	Depn - Other Equipment	\$768	\$768	\$768
<b>Operational Expenditure Total</b>		<b>\$161,480</b>	<b>\$188,063</b>	<b>\$188,063</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$68,551)</b>	<b>\$33,112</b>	<b>\$33,112</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$41,840	\$0	\$0
	Vested Assets - Land	\$75,000	\$0	\$0
	WIP - Improvements	(\$41,840)	\$0	\$0
<b>Capital Expenditure Total</b>		<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$29,870	\$0	\$0
	Ex-TeAN General - OP	\$0	\$0	\$0
	Add Back Non Cash Depn	(\$36,318)	(\$33,112)	(\$33,112)
<b>Funding Sources Total</b>		<b>(\$6,449)</b>	<b>(\$33,112)</b>	<b>(\$33,112)</b>
<b>Parks &amp; Reserves General Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Refuse Collection - Te Anau</b>				
<b>Income</b>	Rates - Collected	(\$59,711)	(\$59,787)	(\$59,787)
	Rates - Adjustments	\$26	\$0	\$0
	Internal Rates Income	(\$134)	(\$155)	(\$155)
	Internal Rates offset	\$0	\$155	\$155
<b>Income Total</b>		<b>(\$59,819)</b>	<b>(\$59,787)</b>	<b>(\$59,787)</b>
<b>Operational Expenditure</b>	Street Litter Bins	\$56,250	\$59,787	\$59,787
<b>Operational Expenditure Total</b>		<b>\$56,250</b>	<b>\$59,787</b>	<b>\$59,787</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$3,569)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$3,569	\$0	\$0
	Ex-TeAN General - OP	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$3,569</b>	<b>\$0</b>	<b>\$0</b>
<b>Refuse Collection - Te Anau Total</b>		<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>
<b>Sportsground - Te Anau</b>				
<b>Income</b>	Rentals	(\$3,288)	(\$3,359)	(\$3,359)
	Rates - Collected	(\$16,713)	(\$16,734)	(\$16,734)
	Rates - Adjustments	\$7	\$0	\$0
	General Recoveries	(\$478)	\$0	\$0
	Contribution - Township	(\$984)	(\$984)	(\$984)
	Contribution - Ward	(\$1,969)	(\$1,969)	(\$1,969)
	Internal Rates Income	(\$38)	(\$46)	(\$46)
	Internal Rates offset	\$0	\$46	\$46
<b>Income Total</b>		<b>(\$23,462)</b>	<b>(\$23,046)</b>	<b>(\$23,046)</b>
<b>Operational Expenditure</b>	Material Damage Insurance	\$2,808	\$2,008	\$2,008
	Mowing	\$14,498	\$17,293	\$17,293
	Maint - Internal	\$809	\$0	\$0
	Maint - Equipment	\$1,716	\$2,465	\$2,465
	Maint - General	\$0	\$1,280	\$1,280
	Depn - Improvement	\$93	\$93	\$93
	internal - Insurance Valuation	\$150	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$20,075</b>	<b>\$23,139</b>	<b>\$23,139</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$3,387)</b>	<b>\$93</b>	<b>\$93</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$3,630	\$0	\$0
	Ex-TeAN General - OP	(\$150)	\$0	\$0
	Add Back Non Cash Depn	(\$93)	(\$93)	(\$93)
<b>Funding Sources Total</b>		<b>\$3,387</b>	<b>(\$93)</b>	<b>(\$93)</b>
<b>Sportsground - Te Anau Total</b>		<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Stormwater Drainage - Te Anau</b>				
<b>Income</b>	Rates - Collected	(\$67,740)	(\$67,827)	(\$67,827)
	Rates - Adjustments	\$29	\$0	\$0
	General Recoveries	(\$8,050)	\$0	\$0
	Connection Fee - Stormwater	(\$1,085)	\$0	\$0
	Internal - Interest on Reserve	(\$12,140)	(\$15,512)	(\$15,512)
	Internal Rates Income	(\$152)	(\$99)	(\$99)
	Internal Rates offset	\$0	\$99	\$99
<b>Income Total</b>		<b>(\$89,139)</b>	<b>(\$83,339)</b>	<b>(\$83,339)</b>
<b>Operational Expenditure</b>	Doubtful Debts	\$0	\$0	\$0
	Material Damage Insurance	\$4,079	\$4,880	\$4,880
	Rates	\$0	\$1,022	\$1,022
	Resource Consents	\$12,755	\$538	\$538
	Monitoring	\$1,775	\$20,986	\$20,986
	Maint - General	\$9,868	\$3,439	\$3,439
	Internal - WWS Management Fee	\$13,299	\$13,299	\$13,299
	Internal Rates expense	\$3,720	\$3,369	\$3,369
	Internal WWS Stormwater Invest	\$7,460	\$7,460	\$7,460
<b>Operational Expenditure Total</b>		<b>\$52,958</b>	<b>\$54,993</b>	<b>\$54,993</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$36,181)</b>	<b>(\$28,346)</b>	<b>(\$28,346)</b>
<b>Capital Expenditure</b>	Stormwater - Acquisition LOS	\$10,978	\$0	\$12,834
<b>Capital Expenditure Total</b>		<b>\$10,978</b>	<b>\$0</b>	<b>\$12,834</b>
<b>Funding Sources</b>	To-TeAN Stormwater - RE	\$25,204	\$28,346	\$15,512
	Ex-TeAN Stormwater - RE	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$25,204</b>	<b>\$28,346</b>	<b>\$15,512</b>
<b>Stormwater Drainage - Te Anau Total</b>		<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>
<b>Street Works - Te Anau</b>				
<b>Income</b>	Contributions - Roading	\$0	(\$25,550)	(\$25,550)
	Rates - Collected	(\$57,172)	(\$57,245)	(\$57,245)
	Rates - Adjustments	\$24	\$0	\$0
	Internal Rates Income	(\$129)	(\$243)	(\$243)
	Internal Rates offset	\$0	\$243	\$243
<b>Income Total</b>		<b>(\$57,276)</b>	<b>(\$82,795)</b>	<b>(\$82,795)</b>
<b>Operational Expenditure</b>	Maint - General	\$27,638	\$25,716	\$51,014
	Maint - Tracks	\$0	\$0	\$10,748
	Depn - Improvement	\$11,678	\$25,431	\$25,431
	Internal Footpath Maintenance	\$235	\$0	\$0
<b>Operational Expenditure Total</b>		<b>\$39,551</b>	<b>\$51,147</b>	<b>\$87,193</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$17,725)</b>	<b>(\$31,648)</b>	<b>\$4,398</b>
<b>Capital Expenditure</b>	Improvements - Acq LOS	\$0	\$209,030	\$193,960
	Improvements - Acquis Demand	\$0	\$77,100	\$51,100
	Footpaths - Renewal	\$10,046	\$10,046	\$0
	Unsealed Rd Metal - Acq LOS	\$169,171	\$0	\$0
	WIP - Improvements	(\$140)	\$0	\$0
<b>Capital Expenditure Total</b>		<b>\$179,076</b>	<b>\$296,176</b>	<b>\$245,060</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$0	\$21,033	\$21,033
	Ex-TeAN General - OP	(\$149,673)	(\$260,130)	(\$245,060)
	Add Back Non Cash Depn	(\$11,678)	(\$25,431)	(\$25,431)
<b>Funding Sources Total</b>		<b>(\$161,351)</b>	<b>(\$264,528)</b>	<b>(\$249,458)</b>
<b>Street Works - Te Anau Total</b>		<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>

		Actual	Forecasted Budget	Annual Plan Budget
<b>Fiordland Pool</b>				
<b>Fiordland Pool</b>				
<b>Income</b>	Rates - Collected	(\$32,379)	(\$32,013)	(\$32,013)
	Internal Rates Income	(\$42)	(\$32)	(\$32)
	Internal Rates offset	\$0	\$32	\$32
<b>Income Total</b>		<b>(\$32,420)</b>	<b>(\$32,013)</b>	<b>(\$32,013)</b>
<b>Operational Expenditure</b>	Miscellaneous Grant	\$27,837	\$32,013	\$32,013
<b>Operational Expenditure Total</b>		<b>\$27,837</b>	<b>\$32,013</b>	<b>\$32,013</b>
<b>Net Operating (Surplus)/Deficit</b>		<b>(\$4,583)</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding Sources</b>	To-TeAN General - OP	\$4,583	\$0	\$0
	Ex-TeAN General - OP	\$0	\$0	\$0
<b>Funding Sources Total</b>		<b>\$4,583</b>	<b>\$0</b>	<b>\$0</b>
<b>Fiordland Pool Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Long Term Plan 2031 - Direction Setting Report

**Record No:** R/20/10/62012

**Author:** Jason Domigan, Corporate Performance Lead

**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision

☒ Recommendation

☐ Information

### Purpose

- 1 For the community board to allocate local budgets for 2021-2031 and to recommend to Council local rates for the year commencing 1 July 2021.

### Executive Summary

- 2 This report provides an overview of the local activities and services for Fiordland for 2021-2031 which are provided under the governance of the Fiordland Community Board. The report details the costs of these activities over the 10 years as well as the draft rates.
- 3 The draft budgets will be incorporated into Council's draft Long Term Plan 2031 (LTP) which, pending Council approval, will be released for consultation in March 2021. Once the plan is finalised (and subject to any changes resulting from submissions), the budgets shown for 2021/2022 will be used to set rates for the year beginning 1 July 2021 (referred to as LTP year one).
- 4 The information in this report and its attachments, has been sourced from previous discussions between the committee, the community partnership leader, services and assets, and finance staff along with activity management plans (AMPs) that officers have prepared.

## Recommendation

That the Fiordland Community Board:

- a) Receives the report titled “Long Term Plan 2031 - Direction Setting Report” dated 22 October 2020.
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) Recommends to Council that the following rates and charges (including GST) for the year commencing 1 July 2021 be included in the Long Term Plan 2031.

<u>Rate</u>	<u>Rate GST inclusive</u>
Fiordland Community Board rate	\$601,836
Fiordland pool rate	\$36,034
Manapouri-Te Anau airport rate	Per rating unit \$62.92
Manapouri hall rate	\$15,739

- e) Recommends to Council the setting of the following Manapouri hall fees and charges (including GST) for the year commencing 1 July 2021 for inclusion in the Long Term Plan 2031 (subject to any amendments made at this meeting).

<u>Manapouri Hall fees and charges description</u>	<u>Fee/Charge (GST Incl)</u>
Hall	\$100.00
Meeting room/library (per half day)	\$ 15.00
Library	\$200.00
Community and sports groups	\$ 45.00
Bond (no GST)	\$200.00

- f) Recommends to Council the setting of the following Te Anau Airport Manapouri fees and charges (including GST) for the year commencing 1 July 2021 for inclusion in the Long Term Plan 2031 (subject to any amendments made at this meeting).

<u>Te Anau airport Manapouri fees and charges description</u>	<u>Fee/Charge (GST Inc)</u>
Landing fees (Weight category MCTOW in kg)	



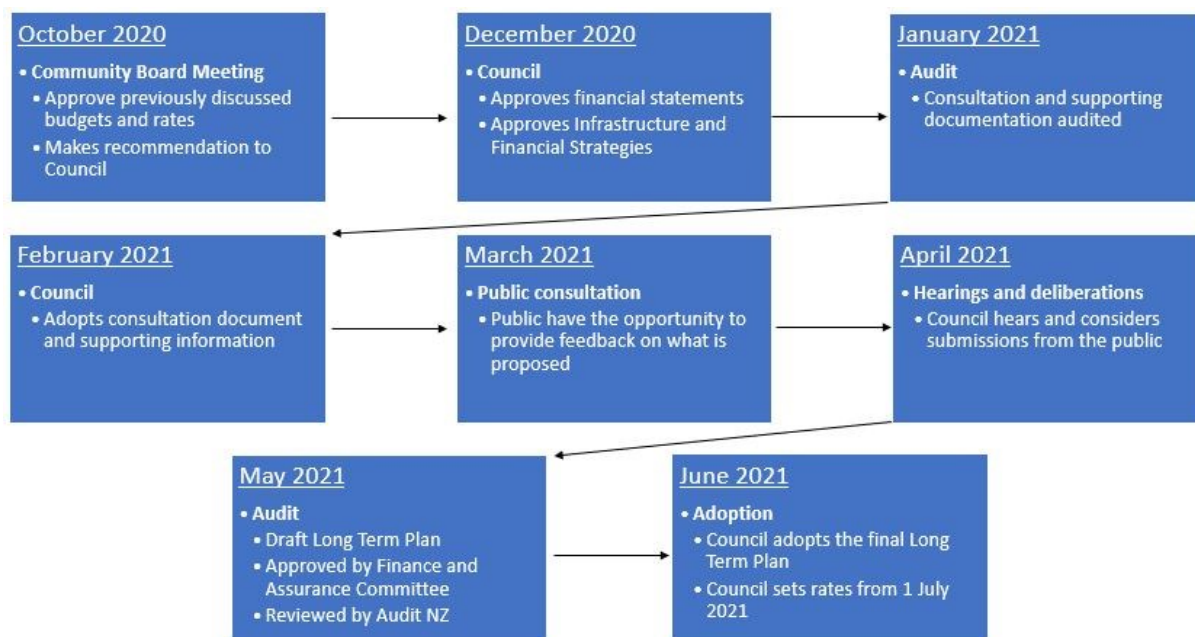
< or = 2,000	\$17.00
2,001 - 4,000	\$34.00
4,001 - 5,700	\$57.00
5,701 - 10,000	\$115.00
10,001 - 20,000	\$230.00
>20,000	\$322.00
Helicopters	\$17.00
<b>Honesty box landing fees (Weight category MCTOW in kg)</b>	
< or = 2,000 (no GST)	\$17.00
2,001 - 4,000 (no GST)	\$34.00
4,001 - 5,700 (no GST)	\$57.00
Helicopters (no GST)	\$17.00
<b>Overnight fee (Weight category MCTOW in kg)</b>	
< or = 2,000	No charge
2,001 - 4,000	No charge
4,001 - 5,700	No charge
5,701 - 10,000	\$57.00
10,001 - 20,000	\$115.00
>20,000	\$172.00
Helicopters	No charge
<b>Ground handling fees</b>	
With baggage	\$322.00
Without baggage	\$241.00
With baggage (two persons assist)	\$339.00
Additional person	\$80.00
Ground power unit assistance (minimum one hour)	\$172.00
After hours call out fees	\$80.00
Security charge (per hour)	\$80.00
<b>Refueling fees</b>	
Standard refueling	\$57.00
Additional person	\$80.00
<b>Function Centre Fees</b>	
Residential/Local ratepayer full day	\$300.00
Residential/Local ratepayer half day	\$200.00
Non-Rate payer	\$500.00

Corporate hire half day	\$400.00
Corporate hire full day	\$600.00
Cancellation fee	\$50.00
Wet weather ceremony hire (refundable if not required)	\$100.00
Bond (refundable/no GST)	\$500.00
Optional contract clean	\$250.00

- g) Identifies any significant issues/priority projects for the local area that need to be included in the Long Term Plan 2031 consultation process to encourage feedback from the local community (to be discussed at the meeting, and advised if any).**

**Background**

- 5 The LTP provides the community with information on the role, scope, service level and priority of Council activities for 10 years and is adopted every three years.
- 6 In preparing the LTP budgets and programmes, Council reviews its strategic direction, various policies and activity management plans (AMPs). Council also develops a series of assumptions about the environment that it expects to operate in during the 10 year period. Council summarises this information in a document for consultation with the community.
- 7 Following Council approval, the LTP consultation document will be released to the public in March 2021 and the community has an opportunity to provide feedback on the proposed plan. Council will decide on any changes to the draft plan before it is adopted in June 2021.
- 8 Year two and three of the LTP are used as the basis for the Annual Plan's for those years.

**Overview of the process**

- 9 The separate paper on the committee agenda outlines key policies that are being reviewed by Council. The following policies being reviewed help support and inform the LTP:
- Significance and Engagement Policy
  - Policy on Development and Financial Contributions
  - Revenue and Financing Policy.
- 10 Council's Procurement Policy is also being reviewed alongside these policies and all were endorsed by Council at its 21 October meeting for public consultation between in 4 November and 4 December 2020.

## **Issues**

### **District wide**

- 11 There are a number of district-wide issues which Council has been considering as part of the 2021 LTP that local committees should also be aware of. The key issues that have been identified through this process are detailed below.

### **Climate Change**

- 12 Climate change has the most potential to affect the general wellbeing of the district, particularly over the medium and long term. Short term effects include storm, flood and drought impacts on the economy and in some cases, human safety. Longer term, there will be effects to biosecurity, ecosystems and biodiversity, viability of certain agricultural crops, fire risk and coastal erosion.
- 13 Key points for the Southland region include:
- sea level rise progressively impacting low lying coastal areas, affecting ecology and settlements; it is known that areas of Colac Bay, Orepuki, Fortrose and Stewart Island/Rakiura are subject to coastal processes that are causing erosion resulting in loss of land and Council roading infrastructure
  - water availability in some areas becoming scarce; Northern Southland is projected to experience the largest increases in drought
  - extreme weather events are larger and more frequent; floods are expected to become larger across the district
  - stormwater and wastewater systems are particularly vulnerable to climate change and small changes in rainfall extremes (intensity or duration), can overwhelm the current design capacity of these systems
  - changes and associated impacts, such as risk based insurance will influence investment in built development (ie coastal and flood plain development) and types of farming
  - the occurrence of heat waves will double by 2040.

### **Roading network – bridges and rehabilitations**

- 14 The average age of roads is increasing. This increase will continue as more value is extracted from roads beyond their original intended value-exchange, especially low use roads that are pushed further out before renewal is justified. It is critical to ensure that roading assets are not pushed beyond the efficiency threshold, which would mean maintaining the asset is more expensive than renewing it.
- 15 The remaining lifespan of a number of wooden bridges in the district is reducing to the extent that renewal or significant structural upgrading is needed soon. As indicated above, the strategy for managing the risk posed by sub-standard bridges is to impose weight and or speed restrictions so they are not subjected to unsustainable loads. A risk still remains from road users ignoring the restriction signs and driving overweight vehicles over the bridge which could cause catastrophic failure.

## **Community wellbeings**

- 16 In May 2019 the Labour-led government reinstated the four well-beings into the Local Government Act. One of the act's main objectives is to restore the purpose of local government to be "to promote the social, economic, environmental, and cultural well-being of communities".
- 17 Southland District Council anticipated the reinstatement of this section of the act. It is consistent with our approach of supporting communities to nurture the development, health and resilience of their own places through a process of community-led development.

**Covid-19**

- 18 The Covid-19 pandemic has placed significant pressures and restrictions on all New Zealanders and has changed the lives of many individuals, whanau and communities in New Zealand. The initial phase saw New Zealand placing a particular focus on the health aspects and the second phase has seen a greater focus on the economic and social impacts of the pandemic on community and business recovery.
- 19 It has also been recognised that the recovery phase will require a different focus and approach to the response phase. Adding to the complexities of recovery is that there is still significant uncertainty as to how the pandemic will play out and the variances of the effects globally, nationally, regionally and locally. There is also the variance of the effects on different sectors of the economy and community.
- 20 What is important to recognise is that no one organisation is responsible for the recovery required to deal with the economic and social impacts as a result of Covid-19. Local authorities are however, well positioned to play a community leadership and co-ordination role given the responsibility that they have to represent and advocate for their communities.

**Revenue and Financing Policy**

- 21 The draft Revenue and Financing Policy sets out the ways Council intends to pay for the operating and capital expenditure of each activity that Council provides and why. The policy provides the framework for how Council will fund its activities and how it will set rates as part of the Long Term Plan 2031 (LTP).
- 22 The review of the draft policy and associated rating review is being carried out ahead of the LTP in order to provide an early opportunity for community input and, to allow Council to model the impact on rates as part of the budgeting process before the LTP consultation document is prepared. Any changes however won't come into effect until 1 July 2021.
- 23 The large proportion of changes stem from the process to review Council's approach to rating, originating from the change to Council's community board representation arrangements resulting from the 2018 representation review. As such the changes largely relate to rating approaches for selected activities for which community boards have responsibility for and reflect the discussions held by Council staff with community boards over the previous months.
- 24 These changes propose that one community board rate be set for Fiordland set on a fixed amount per rating unit with a differential for those in the urban (1.0), semi urban (0.5) or rural (0.25) areas to reflect the varying benefit received. Additionally, it is proposed to remove the current ward rate (based on land value) and incorporate the costs previously collected by the ward into the new community board rate. It is also proposed to move local representation, cemetery and litter bin funding from the local rate to a district general rate and changing the basis for stormwater funding from a local targeted rate to a district targeted rate set on a fixed amount per rating unit for those in serviced (1.0) and unserved (0.25) areas to reflect the varying benefit

received. These changes have been discussed with community boards over the past few months and is part of the suite of policies being consulted on in November.

- 25 This report has been prepared on the basis of the proposed rating changes. It is important to note that these are still subject to the consultation process and Council confirming its decision following this consultation. As such the final community board rate may be different to that proposed.
- 26 A series of rating boundary maps have also been prepared to identify the areas for the proposed new local targeted community board rate and also the proposed new district-wide targeted stormwater rate (Attachment E). The maps show the definition of the rating differential categories within these rates (urban/semi-urban/rural for community boards rates and serviced/unserviced for stormwater). The boundaries and differential have been developed after taking into account the relevant services provided and the nature and scale of the community/infrastructure as well as feedback from community boards. For Fiordland, the townships of Te Anau and Manapouri have been defined as urban and serviced for stormwater. Te Anau has a slightly different area for the stormwater rating boundary (compared to the urban area) to reflect the smaller area in which stormwater services have a more direct benefit. The remainder of the community board area has been defined as rural and unserviced for stormwater. Community boards are asked to consider whether any further changes are needed to the proposed rating areas to be incorporated into the LTP 2031.

### **Future of local government**

- 27 The local government sector is about to enter a period of transformation, particularly in light of the extensive changes that are likely to occur as a result of the three waters reform and resource management reform processes.
- 28 The reducing role of the local government sector in both the infrastructure provision and regulatory service areas are likely to have an impact on the number, shape and form of local authorities in the future. This is expected to include discussion about whether it remains relevant to have a distinction between regional and territorial local authorities.

### **Havelock North water enquiry and three waters reform**

- 29 The government is reviewing the regulation and supply arrangements of drinking water, wastewater and stormwater (three waters) to better support New Zealand's prosperity, health, safety and environment. Most three waters assets and services, are owned and delivered by local councils, including Southland District Council. The review ran in parallel to the latter stages of the Havelock North Inquiry into drinking water safety following the campylobacter outbreak in 2016.
- 30 During 2019/2020 a new national water services regulatory body, Taumata Arowai, was established to administer and enforce a new drinking water regulatory system (including the management of risks to sources of drinking water); and to support improving the environmental performance of wastewater and stormwater networks. The three waters reform will continue to evolve over the next few years as councils work alongside Taumata Arowai to meet these higher standards.

### **Resource management reform**

- 31 In 2019 the government appointed an independent review panel, led by the Hon Tony Randerson QC, to undertake a comprehensive review of the resource management system. The

review had a dual focus on improving outcomes for the natural environment and improving urban and other development outcomes.

- 32 The report recommends the repeal of the Resource Management Act 1991 (RMA) and its replacement with two new pieces of legislation being a Natural and Built Environments Act (NBEA) and a Strategic Planning Act. The focus of the Natural and Built Environments Act would be on enhancing the quality of the environment and on achieving positive outcomes to support the wellbeing of present and future generations. The Strategic Planning Act would set long-term strategic goals and facilitate the integration of legislative functions across the resource management system.
- 33 The reform of the RMA and increased focus on better environmental outcomes will significantly impact environmental management and will challenge how local government currently operates with the independent review panel recommending local government reform as a necessary step to be successful in achieving these outcomes.

### **Local community issues**

- 34 Key issues that the committee need to be aware of for the Fiordland community over the next 10 years are:
- 35 Covid-19 impact. The potential effects of Covid-19 on the Fiordland community area have been significant and the uncertainty around tourism will be remain for some time. It will be a challenging time in the short to medium term for this community. In addition, the significant flooding event in February raised issues around future proofing in emergency management for natural disasters, and community resilience and response.
- 36 Footpaths. It should be noted that some footpath areas in Te Anau have now gone past the expected lifespan. This means there is an increased risk to failure and staff have allowed for increased budgets smoothed over the 10 year period to meet the needs of the community as required.
- 37 Te Anau Airport Manapouri. The Community Board has recently raised the strategic importance of the Te Anau Airport Manapouri through the current Revenue and Financing Policy review. The Community Board is committed to servicing the existing loan for the airport but is seeking district support for the ongoing maintenance and capital works for the airport based on its strategic importance and potential for wider district benefit.

### **Local budget development**

- 38 The draft budgets for the Fiordland community for 2021-2031 have been prepared based on the development of activity management plans as well as discussions between the committee, community partnership leaders, services and assets, and finance staff over the past few months.
- 39 The aim of this has been to ensure that all projects and changes to expenditure have been discussed prior to the budget meetings so that the meetings are focussed primarily on the rates recommendation. This approach has been taken to enable greater opportunity for Boards to plan for the future needs of their communities, and as the LTP is audited, to enable the finalisation of budgets to meet required timeframes.
- 40 While significant planning has taken place to date, there are further opportunities through future years in Annual Plan processes to deal with any new projects that may arise outside of the LTP.

- 41 The objective of this direction setting report is to highlight issues, confirm priorities and plan expenditure and funding for the next 10 years for the Fiordland Community Board's consideration as part of Council's LTP.
- 42 If approved by Council via the LTP, the Fiordland Community Board will be able to spend Council funds allocated in accordance with the budgeted expenditure. This occurs via Council staff approving purchase orders. If the board wishes to spend funds that are unbudgeted, including monies from reserves, the board has a delegation to approve up to \$20,000, otherwise the decision will need Council approval.
- 43 Included in Attachment B of this report is a summary of all planned projects for the Fiordland community for the next 10 years.

### Factors to Consider

#### Legal and Statutory Requirements

- 44 The draft budgets (including details of projects) will form part of the activity statements and financials in Council's Long Term Plan 2031. The LTP (and associated consultation document) is a requirement of the Local Government Act 2002.
- 45 There is a statutory requirement to adopt an LTP before rates can be set in accordance with the provisions of the Local Government (Rating) Act 2002.

#### Community Views

- 46 Any significant issues affecting local communities may be included in the official consultation document including summarised financial projections will be publicly available from 1 March to April 2021.
- 47 Community boards are also asked to advise staff of any local issues/projects that they would like to be highlighted in the consultation material where they are wanting to encourage feedback from the local community or let the community know of any significant projects.
- 48 Any submissions received from the public on local issues will be forwarded to the relevant community partnership leader (and chairperson and board/committee if required) for comment. As a result of the submission process, amendments may be made prior to Council formally adopting the finalised LTP by 30 June 2021.

#### Costs and Funding

- 49 The financial considerations are set out in Attachment's A-D as follows:

Attachment A	Fiordland financial summary and rates calculation
Attachment B	Fiordland projects
Attachment C	Fiordland reserve balances
Attachment D	Fiordland loan information

- 50 The LTP workshop was held on 8th October. The changes discussed at the workshop have been implemented in the data provided. This includes the addition of a project to upgrade the information kiosk at the lay-by entrance to Te Anau. Following the workshop a project for the development of the town centre, lake front and boat harbour was added over three years starting 2022/23.



- 51 Attachment A outlines the total rates needed to fund the costs for the current 2020/21 year and the ten years of the Long Term Plan. It also indicates the rate per rating unit or separately used and inhabited part based on the current units charged for each of the ten years of the plan. The actual increase in the nine years following the 2021/22 rating year will still be subject to review as part of that year's Annual Plan or Long Term Plan process.
- 52 Depending on the size of the reserve and the current budgets a minimum of \$2,500 has been included in each park, reserve and beautification budget to allow for general maintenance to occur.
- 53 Within each playground, \$7,500 has been included to cover the cost of inspections, an annual washdown to prolong the life of the assets, soft-fill turning and the replacement of minor parts such as shackles etc.
- 54 Within each hall, depending on the current budgets, \$2,500 has been included for activities such as the building code of compliance and an annual exterior washdown.
- 55 Overall mowing and gardening costs have increased, the increase in the budgets is either due to an actual contract that has recently been entered into or an indication of cost increases as a result of recent tendering.
- 56 The Manapouri Te Anau Airport rate is currently budgeted to be \$62.92 per rating unit compared to the current rate in 2019/20 of \$66.29. In calculating this rate interest only is being repaid on the loan. Confirmation of this from the board is sought.
- 57 The Manapouri hall rate is \$49.34 per rating unit compared to \$40.88 in the 2019/20 financial year. This is due to lease hire income being budgeted based on actual income in the previous year and an increase in the insurance premiums budgeted to reflect actual cost.
- 58 The key reasons for the change in the overall community board rate from 2020-21 to 2021-22 are outlined below.

Nature of change	Movement (\$)	Reason
<b>Fiordland Community Board Area</b>		
<b>Total 2020-21 rates for (excl GST)</b>	<b>\$523,336</b>	
<b>Additions</b>		
Mowing	\$5,157	Allowance has been made for the increase in mowing costs.
Maintenance equipment	\$70,543	There has been an increase in maintenance due, which is offset by General Projects as noted below
Festive Decorations	\$14,016	Replacement of the current faulty lights and provision for appropriate storage
Transfer to Reserves	\$44,663	Staff have made a transfer to the Fiordland Community Board Reserve to keep rates consistent with previous years. Confirmation is sought from the board for

Nature of change	Movement (\$)	Reason
		this and also the potential use of the reserve created over the ten years if accepted.
<b>Less</b>		
Funding ex ward rate	(\$2,892)	The ward previously contributed to the cemetery at Te Anau, with this now proposed to be district funded the contribution to the cemetery will from the District rates
General projects	(\$58,684)	A general budget set in previous years that will offset increase in costs now defined above as maintenance
Internal SDC contribution	(\$17,129)	As renewals of footpaths can now receive funding from NZTA, this represented the 48% of costs the community paid. The level of renewals planned this year is less than last year.
Grants and donations	(\$44,808)	The budget for grants and donations has been reduced to reflect the level of funding expected by the board.
Other Costs	(\$10,866)	
<b>Proposed 2021-2022 Community Board rate (excl GST)</b>	<b>\$523,336</b>	
Plus GST	\$78,500	
<b>Proposed 2020-2021 Community Board rate (incl GST)</b>	<b>\$601,836</b>	

## Assumptions

59 In preparing the 10 year forecasts, Council has used a number of assumptions as follows:

Estimates are built from the levels of service desired by the community.

- interest has not yet been included in the projected reserve balances for the 10 years of the plan. Once the budgets have been finalised, interest will be calculated and transferred directly to the relevant reserves
- the estimates include an allowance for price level changes (inflation) which is a financial reporting requirement. For the plan, overall inflation has been assumed at 2.5-3.7% per annum. The individual inflation components used to develop the budgets are assumed at 1.5-3.5% per annum
- interest on borrowings has initially been charged at 2.00% per annum, this is still subject to Council confirmation and as such may change
- no allowance has been made in the estimates for any possible increases in contract rates for contracts being re-tendered
- reserves have been used to fund project/capital work where possible rather than using internal loans.

### **Policy Implications**

- 60 There are no specific policy implications in this direction setting report. If the board identifies an additional funding source that is not identified in the Revenue and Financing Policy, this would require an update to the policy to allow for that mechanism to be used as a funding source.

### **Analysis**

#### **Options Considered**

- 61 There are two options identified for the community board to consider.
- option 1 – recommend that Council adopt the proposed budgets outlined in this report
  - option 2 – make amendments to the proposed budgets outlined in this report.

### **Analysis of Options**

#### **Option 1 – Recommend that Council adopt the proposed budgets outlined in this report, including any amendments agreed at this meeting**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• enables the draft Long Term Plan to be progressed within the legislative timeframe</li><li>• local rates recommendation to Council is finalised</li><li>• budgets and projects can be updated or reviewed annually as part of the Annual Plan budgeting process (or approved via unbudgeted expenditure process).</li></ul>	<ul style="list-style-type: none"><li>• no further changes can be recommended by the community board outside of future Annual Plan processes unless a submission is made through the formal consultation process.</li></ul>

#### **Option 2 – Make amendments to the proposed budgets outlined in this report**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• the proposed budgets and projects accurately reflect the wishes of the community board.</li></ul>	<ul style="list-style-type: none"><li>• rates requirements may need to be recalculated</li><li>• may impact the delivery of the Long Term Plan within the legislative timeframe.</li></ul>

### **Assessment of Significance**

- 62 The decision to be made by the community board is not a significant decision on its own under Council's Significance and Engagement Policy. However, the Long Term Plan (into which the

committee's budgets are incorporated) is considered significant and will be consulted on in March 2021.

### Recommended Option

- 63 Staff recommend the community board endorse option 1 - Recommend that Council adopt the proposed budgets outlined in this report, including any amendments agreed at this meeting.

### Next Steps

- 64 Recommendations made through this direction setting process from all community boards will be considered by Council at the meeting on 16 December 2020. Following that, the LTP consultation document is developed and subject to Council endorsement, will be made available for public consultation in March 2021.

### Attachments

- A Financial Summary and Rates Calculation Community Board Meeting 28.10.20 - LTP 2021-31 [↓](#)
- B Projects Community Board Meeting 28.10.20 - LTP 2021-31 [↓](#)
- C Reseve Balances Community Board Meeting 28.10.20 - LTP 2021-31 [↓](#)
- D Loan Information Community Board Meeting 28.10.20 - LTP 2021-31 as at 21.10.20 [↓](#)
- E Fiordland CB and Stormwater Rating Maps - 28 October 2020 -LTP 2021-31 [↓](#)
- F Hall Fees and Charges [↓](#)



# Fiordland Community Board Rate - Financial Summary and Rates Calculation

Fiordland Community Board Rate		Current Year	LTP Budget Financial Year									
Rate Description	Business Unit Description	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Fiordland	Community Leadership Fiordland	\$ -	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809	\$ 91,809
	Governance Fiordland	\$ -	\$ 36,791	\$ 37,858	\$ 38,805	\$ 39,774	\$ 40,809	\$ 41,829	\$ 42,916	\$ 44,074	\$ 45,265	\$ 46,442
Fiordland Total		\$ -	\$ 128,600	\$ 129,667	\$ 130,614	\$ 131,583	\$ 132,618	\$ 133,638	\$ 134,725	\$ 135,883	\$ 137,074	\$ 138,251
Manapouri Community Development	Administration - Manapouri	-\$ 2,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Beautification - Manapouri	-\$ 10,213	\$ 9,992	\$ 25,847	\$ 26,104	\$ 26,366	\$ 26,648	\$ 26,924	\$ 27,220	\$ 27,535	\$ 27,858	\$ 28,179
	Boat Ramps - Manapouri	\$ -	\$ -	\$ 21,121	\$ 21,147	\$ 34,248	\$ 35,357	\$ 34,248	\$ 35,414	\$ 34,248	\$ 35,478	\$ 34,248
	Cathedral Drive	-\$ 5,759	\$ 5,759	\$ 5,926	\$ 6,074	\$ 6,226	\$ 6,388	\$ 6,547	\$ 6,717	\$ 6,900	\$ 7,085	\$ 7,270
	Fraser's Beach	-\$ 7,628	\$ 35,290	\$ 31,169	\$ 31,948	\$ 32,747	\$ 33,597	\$ 41,588	\$ 36,836	\$ 37,831	\$ 38,853	\$ 39,863
	Refuse Collection - Manapouri	-\$ 15,041	\$ 15,041	\$ 15,477	\$ 15,864	\$ 16,261	\$ 16,684	\$ 17,101	\$ 17,545	\$ 18,019	\$ 18,505	\$ 18,987
	Stormwater Drainage - Manapouri	-\$ 25,798	\$ 44,030	\$ 45,375	\$ 46,519	\$ 47,705	\$ 48,982	\$ 50,243	\$ 51,628	\$ 53,100	\$ 54,628	\$ 56,120
	Street Works - Manapouri	-\$ 7,388	\$ 1,146	\$ 3,636	\$ 3,728	\$ 8,769	\$ 7,145	\$ 12,600	\$ 10,739	\$ 16,488	\$ 14,532	\$ 20,588
	Swimming Pool Area - Manapouri	-\$ 4,608	\$ 2,915	\$ 3,000	\$ 3,075	\$ 3,151	\$ 3,233	\$ 3,314	\$ 3,400	\$ 3,492	\$ 3,587	\$ 3,679
	Village Green	-\$ 5,299	\$ 12,799	\$ 13,170	\$ 18,834	\$ 19,173	\$ 19,532	\$ 19,886	\$ 20,265	\$ 23,993	\$ 24,407	\$ 24,816
Manapouri Community Development Total		-\$ 84,499	\$ 126,972	\$ 164,721	\$ 173,293	\$ 194,646	\$ 197,566	\$ 212,451	\$ 209,764	\$ 221,606	\$ 224,933	\$ 233,750
Te Anau Community Board Rate	Administration - Te Anau	-\$ 84,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Beautification - Te Anau	-\$ 34,801	\$ 124,161	\$ 113,339	\$ 131,921	\$ 160,729	\$ 170,656	\$ 173,707	\$ 187,482	\$ 180,436	\$ 183,998	\$ 198,902
	Boat Ramps - Te Anau	\$ -	\$ -	\$ 10,850	\$ 10,850	\$ 15,174	\$ 10,850	\$ 15,398	\$ 10,850	\$ 15,642	\$ 10,850	\$ 15,899
	Cemetery - Te Anau	-\$ 2,571	\$ 9,000	\$ 7,718	\$ 9,492	\$ 8,109	\$ 9,983	\$ 10,232	\$ 12,249	\$ 10,782	\$ 12,917	\$ 11,360
	Information Kiosk	-\$ 78	\$ 500	\$ 515	\$ 2,820	\$ 2,834	\$ 2,847	\$ 2,861	\$ 2,876	\$ 2,891	\$ 2,909	\$ 2,924
	Lakefront	-\$ 27,020	\$ 27,020	\$ 27,804	\$ 28,498	\$ 29,211	\$ 29,971	\$ 30,719	\$ 31,518	\$ 32,371	\$ 33,243	\$ 34,108
	Operating Costs - Te Anau	-\$ 56,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Parks & Reserves General	-\$ 158,183	\$ 165,774	\$ 170,582	\$ 174,846	\$ 179,217	\$ 184,763	\$ 192,392	\$ 201,316	\$ 217,352	\$ 222,714	\$ 228,016
	Refuse Collection - Te Anau	-\$ 61,102	\$ 61,102	\$ 62,874	\$ 64,446	\$ 66,057	\$ 67,774	\$ 69,469	\$ 71,275	\$ 73,199	\$ 75,176	\$ 77,130
	Sportsground - Te Anau	-\$ 17,104	\$ 21,146	\$ 21,759	\$ 22,303	\$ 22,861	\$ 23,455	\$ 24,042	\$ 24,666	\$ 25,333	\$ 26,016	\$ 26,693
	Stormwater Drainage - Te Anau	-\$ 56,203	\$ 243,191	\$ 250,643	\$ 256,978	\$ 263,543	\$ 270,612	\$ 277,602	\$ 285,279	\$ 293,459	\$ 301,953	\$ 310,228
	Street Works - Te Anau	-\$ 94,598	\$ 25,025	\$ 25,751	\$ 26,391	\$ 28,586	\$ 31,759	\$ 40,142	\$ 43,476	\$ 52,352	\$ 55,897	\$ 59,508
Te Anau Community Board Rate Total		-\$ 592,678	\$ 676,919	\$ 688,265	\$ 728,545	\$ 776,321	\$ 802,670	\$ 836,564	\$ 870,987	\$ 903,817	\$ 925,673	\$ 964,768
Mararoa Ward	Te Anau Contribution	-\$ 2,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Te Anau Contribution	-\$ 2,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Manapouri Contribution	-\$ 1,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mararoa Ward Total		-\$ 6,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total		-\$ 684,052	\$ 932,491	\$ 982,653	\$ 1,032,452	\$ 1,102,550	\$ 1,132,854	\$ 1,182,653	\$ 1,215,476	\$ 1,261,306	\$ 1,287,680	\$ 1,336,769
Less Stormwater		\$ 82,001	\$ 287,221	\$ 296,018	\$ 303,497	\$ 311,248	\$ 319,594	\$ 327,845	\$ 336,907	\$ 346,559	\$ 356,581	\$ 366,348
Less Cemeteries		\$ 2,571	\$ 9,000	\$ 7,718	\$ 9,492	\$ 8,109	\$ 9,983	\$ 10,232	\$ 12,249	\$ 10,782	\$ 12,917	\$ 11,360
Less litter bins		\$ 76,143	\$ 76,143	\$ 78,351	\$ 80,310	\$ 82,318	\$ 84,458	\$ 86,570	\$ 88,820	\$ 91,218	\$ 93,681	\$ 96,117
Less representation		\$ -	\$ 36,791	\$ 37,858	\$ 38,805	\$ 39,774	\$ 40,809	\$ 41,829	\$ 42,916	\$ 44,074	\$ 45,265	\$ 46,442
Fiordland Community Board Rate excluding GST		-\$ 523,337	\$ 523,336	\$ 562,708	\$ 600,348	\$ 661,101	\$ 678,010	\$ 716,177	\$ 734,584	\$ 768,673	\$ 779,236	\$ 816,502
Plus GST		-\$ 78,501	\$ 78,500	\$ 84,406	\$ 90,052	\$ 99,165	\$ 101,702	\$ 107,427	\$ 110,188	\$ 115,301	\$ 116,885	\$ 122,475
Fiordland Community Board Rate including GST		-\$ 601,837	\$ 601,836	\$ 647,114	\$ 690,400	\$ 760,266	\$ 779,712	\$ 823,604	\$ 844,772	\$ 883,974	\$ 896,121	\$ 938,977
New rate per rating unit including GST	Count	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Urban - 1x modifier	2446	\$ 234.89	\$ 234.89	\$ 252.56	\$ 269.45	\$ 296.72	\$ 304.31	\$ 321.44	\$ 329.70	\$ 345.00	\$ 349.74	\$ 366.47
Rural - 0.25x modifier	465	\$ 58.72	\$ 58.72	\$ 63.14	\$ 67.36	\$ 74.18	\$ 76.08	\$ 80.36	\$ 82.42	\$ 86.25	\$ 87.44	\$ 91.62

### Fiordland Community Board Hall Rates - Financial Summary and Rates Calculation

Fiordland Community Board Hall Rates inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Business Unit Description	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Manapouri Hall	Hall - Manapouri	-\$ 13,041	-\$ 15,739	-\$ 16,140	-\$ 22,410	-\$ 22,825	-\$ 23,260	-\$ 23,696	-\$ 38,290	-\$ 38,783	-\$ 39,293	-\$ 39,797
		-\$ 13,041	-\$ 15,739	-\$ 16,140	-\$ 22,410	-\$ 22,825	-\$ 23,260	-\$ 23,696	-\$ 38,290	-\$ 38,783	-\$ 39,293	-\$ 39,797

Fiordland Community Board Hall Rates inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Count of rating units	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Manapouri Hall	319	-\$ 40.88	-\$ 49.34	-\$ 50.60	-\$ 70.25	-\$ 71.55	-\$ 72.92	-\$ 74.28	-\$ 120.03	-\$ 121.58	-\$ 123.18	-\$ 124.76
		-\$ 40.88	-\$ 49.34	-\$ 50.60	-\$ 70.25	-\$ 71.55	-\$ 72.92	-\$ 74.28	-\$ 120.03	-\$ 121.58	-\$ 123.18	-\$ 124.76

### Fiordland Community Pool Rate - Financial Summary and Rates Calculation

Fiordland Community Pool Rate inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Business Unit Description	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Fiordland Pool	Fiordland Pool	-\$ 36,815	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034
		-\$ 36,815	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034	-\$ 36,034

Fiordland Community Pool Rate inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Count of Rating Units	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Fiordland Pool	2373	-\$ 15.51	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19
		-\$ 15.51	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19	-\$ 15.19

### Manapouri Airport Rate - Financial Summary and Rates Calculation

Manapouri Airport Rate inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Business Unit Description	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Airport Rate	Manapouri Airport	-\$ 192,984	-\$ 183,162	-\$ 353,571	-\$ 439,976	-\$ 412,101	-\$ 444,391	-\$ 476,747	-\$ 439,912	-\$ 519,830	-\$ 490,181	-\$ 488,924
		-\$ 192,984	-\$ 183,162	-\$ 353,571	-\$ 439,976	-\$ 412,101	-\$ 444,391	-\$ 476,747	-\$ 439,912	-\$ 519,830	-\$ 490,181	-\$ 488,924

Manapouri Airport Rate inc GST		Current Year	LTP Budget Financial Year									
Rate Description	Count of Rating Units	2021	2122	2223	2324	2425	2526	2627	2728	2829	2930	3031
Airport Rate	2911	-\$ 66.29	-\$ 62.92	-\$ 121.46	-\$ 151.14	-\$ 141.57	-\$ 152.66	-\$ 163.77	-\$ 151.12	-\$ 178.57	-\$ 168.39	-\$ 167.96
		-\$ 66.29	-\$ 62.92	-\$ 121.46	-\$ 151.14	-\$ 141.57	-\$ 152.66	-\$ 163.77	-\$ 151.12	-\$ 178.57	-\$ 168.39	-\$ 167.96





**Fiordland Projects**

Town			Cost	SQ Meters (Approx)		
Manapouri	Beautification - Manapouri	Realignment of the walkway to car park to Pearl Harbour and the	\$ 200,000		Loan	2021/22
Manapouri		development of facilities at the car park				
Manapouri	Manapouri Boat Ramps	Manapouri Gabion Basket - Replacement	\$ 400,000		Loan	2021/22
Manapouri		Maintenance Project - Renew Pearl Harbour Boat Ramp Investigation	\$ 50,000		Loan	2021/22
Manapouri	Street Works - Manapouri	New Footpaths	\$ 50,000	250	Manapouri General Reserve	2021/22
Te Anau	Parks & Reserves General	Maintenance Project - Investigation and development of an urban master plan	\$ 150,000		Te Anau General Reserve	2021/22
Te Anau		for Te Anau (including the lakefront and boat harbour)				
Te Anau	Parks & Reserves General	Maintenance Project - Te Anau Boat Harbour Playground Equipment Renewal	\$ 10,000		Te Anau General Reserve	2021/22
Te Anau	Street Works - Te Anau	Te Anau Carpark deepening - LOS	\$ 65,000		Te Anau General Reserve	2021/22
Te Anau	Street Works - Te Anau	New Footpaths - LOS	\$ 55,000	275	Te Anau General Reserve	2021/22
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 37,344	373	Te Anau General Reserve	2021/22
Te Anau	Street Works - Te Anau	New Streetlighting - LOS	\$ 21,000		Te Anau General Reserve	2021/22
Te Anau	Te Anau Boat Ramps	Te Anau Boat Ramp - Refurbishment Steamers Beach	\$ 80,000		Loan	2021/22
Te Anau	Te Anau Boat Ramps	Te Anau Boat Ramp - Refurbishment Boat Harbour	\$ 60,000		Loan	2021/22
Airport	Manapouri Airport	Other Equipment - new motorbike trailer	\$ 2,000		Te Anau Manapouri Airport Reserve	2021/22
Airport	Manapouri Airport	Other Equipment - Renewal - VHF	\$ 1,000		Te Anau Manapouri Airport Reserve	2021/22
Airport	Manapouri Airport	Runways - Renewal - Runway Surface Rehabilitation	\$ 197,681		Te Anau Manapouri Airport Reserve	2021/22
Airport	Manapouri Airport	Runways - Renewal - Runway Surface Rehabilitation	\$ 600,319		Loan	2021/22
		<b>Total 2021/22</b>	<b>\$ 1,979,344</b>			
Manapouri	Hall - Manapouri	Roofing	\$ 20,398		Manapouri Hall Reserve	2022/23
Manapouri		Roofing	\$ 82,602		Loan	2022/23
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 22,562	226	Manapouri General Reserve	2022/23
Manapouri	Village Green	Manapouri Rec Reserve Playground - Equipment Renewal	\$ 68,547		Loan	2022/23
Te Anau	Beautification - Te Anau	Development of the town centre, lakefront and boat harbour	\$ 257,500		Loan	2022/23
Te Anau	Information Kiosk	Upgrade the information kiosk at the lay-by at the entrance to Te Anau	\$ 20,600		Loan	2022/23
Te Anau	Parks & Reserves General	Te Anau Lions Park Playground - Equipment Renewal	\$ 43,775		Te Anau General Reserve	2022/23
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 38,427	384	Te Anau General Reserve	2022/23
Te Anau	Te Anau Boat Ramps	Te Anau Boat Ramp - Refurbishment Queens Reach	\$ 41,200		Loan	2022/23
Te Anau	Te Anau Boat Ramps	Te Anau Boat Ramp - Refurbishment Boat Harbour	\$ 61,800		Loan	2022/23
Airport	Manapouri Airport	Runways - Renewal - Runway Surface Rehabilitation	\$ 560,805		Loan	2022/23
Airport	Manapouri Airport	Software - GPS Upgrade	\$ 10,748		Loan	2022/23
Airport	Manapouri Airport	Improvement - Renewals - Recarpeting	\$ 16,137		Loan	2022/23
			<b>\$ 1,245,101</b>			
Manapouri		Renew Pearl Harbour Boat Ramp	\$ 317,034		Loan	2023/24
Manapouri	Street Works - Manapouri	New Footpaths - LOS	\$ 52,736	264	Loan	2023/24
Te Anau	Beautification - Te Anau	Development of the town centre, lakefront and boat harbour	\$ 264,195		Loan	2023/24
Te Anau	Street Works - Te Anau	New Footpaths - LOS	\$ 32,963	165	Te Anau General Reserve	2023/24
Te Anau	Street Works - Te Anau	New Footpaths - LOS	\$ 25,047	125	Loan	2023/24
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 39,388	394	Te Anau General Reserve	2023/24
Te Anau	Street Works - Te Anau	New Streetlighting - LOS	\$ 22,149		Te Anau General Reserve	2023/24
Airport	Manapouri Airport	Improvements - Upgrade to security system	\$ 8,830		Loan	2023/24
Airport	Manapouri Airport	Improvement - Renewals - Airport Heat Pump replacement	\$ 11,038		Loan	2023/24
Airport	Manapouri Airport	Maintenance Project - Moss killing and re-oiling of building	\$ 16,524		Loan	2023/24
Airport	Manapouri Airport	Runways - Renewal - Runway Line Marking Programme	\$ 5,274		Loan	2023/24
			<b>\$ 795,178</b>			

Town			Cost	SQ Meters (Approx)		
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 145	1	Manapouri General Reserve	2024/25
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 1,723	17	Rates	2024/25
Te Anau	Beautification - Te Anau	Development of the town centre, lakefront and boat harbour	\$ 271,064		Loan	2024/25
Te Anau	Parks & Reserves General	Te Anau Henry Street Playground - Equipment Renewal	\$ 56,756		Te Anau General Reserve	2024/25
Te Anau	Parks & Reserves General		\$ 872		Loan	2024/25
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 40,372	404	Loan	2024/25
			<b>\$ 370,932</b>			
Manapouri	Street Works - Manapouri	New Footpaths - LOS	\$ 55,460	277	Loan	2025/26
Te Anau	Parks & Reserves General	Te Anau Lions Park Playground - Equipment Renewal	\$ 50,387		Loan	2025/26
Te Anau	Street Works - Te Anau	New Footpaths - LOS	\$ 61,006	305	Loan	2025/26
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 41,422	414	Loan	2025/26
Te Anau	Street Works - Te Anau	New Streetlighting - LOS	\$ 23,293		Loan	2025/26
Airport	Manapouri Airport	Maintenance Project - Painting of internal walls in terminal	\$ 34,757		Loan	2025/26
Airport	Manapouri Airport	Runways - Renewal - Runway Line Marking Programme	\$ 5,546		Loan	2025/26
			<b>\$ 271,871</b>			
Manapouri		Maintenance Project - Painting	\$ 79,508		Loan	2026/27
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 1,965	20	Rates	2026/27
Te Anau	Parks & Reserves General	Te Anau Boat Harbour Playground - Equipment Renewal	\$ 51,697		Loan	2026/27
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 42,458	425	Loan	2026/27
Airport	Manapouri Airport	Runways - Renewal - Runway Line Marking Programme	\$ 5,685		Loan	2026/27
			<b>\$ 181,313</b>			
Manapouri	Street Works - Manapouri	New Footpaths - LOS	\$ 58,325	292	Loan	2027/28
Manapouri	Village Green	Manapouri Rec Reserve Playground - Equipment Renewal	\$ 42,723		Loan	2027/28
Te Anau	Parks & Reserves General	Te Anau Henry Street Playground - Equipment Renewal	\$ 3,817		Loan	2027/28
Te Anau	Parks & Reserves General	Maintenance Project - Te Anau Sports Pavilion - Internal refurbishment/carpet	\$ 93,319		Loan	2027/28
Te Anau	Street Works - Te Anau	New Footpaths - LOS	\$ 64,157	321	Loan	2027/28
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 43,561	436	Loan	2027/28
Te Anau	Street Works - Te Anau	New Streetlighting - LOS	\$ 24,496		Loan	2027/28
			<b>\$ 330,398</b>			
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 2,070	21	Rates	2028/29
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 44,738	447	Loan	2028/29
Airport	Manapouri Airport	Maintenance Project - Moss killing and re-oiling of building	\$ 20,021		Loan	2028/29
			<b>\$ 66,829</b>			
Manapouri	Street Works - Manapouri	New Footpaths - LOS	\$ 61,517	308	Loan	2029/30
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 45,946	459	Loan	2029/30
Airport	Manapouri Airport	Runways - Renewal - Runway Line Marking Programme	\$ 6,152		Loan	2029/30
			<b>\$ 113,615</b>			
Manapouri	Street Works - Manapouri	Footpaths - Renewal	\$ 2,181	22	Rates	2030/31
Te Anau	Parks & Reserves General	Te Anau Boat Harbour Playground - Equipment Renewal	\$ 33,506		Loan	2030/31
Te Anau	Street Works - Te Anau	Footpaths - Renewal	\$ 47,140	471	Loan	2030/31
Te Anau	Te Anau Boat Ramps	Te Anau Boat Ramp - Refurbishment Steamers Beach	\$ 63,796		Loan	2030/31
			<b>\$ 146,623</b>			
District	Cemetery - Te Anau	Memorial Walls	\$ 4,000		Te Anau General Reserve	2021/22
District	Stormwater Drainage	Stormwater improvements to Town Centre/Mokonui Street intersection	\$ 100,000		Te Anau Stormwater Reserve	2021/22
District	- Te Anau	Stormwater discharge improvements to surface water Te Anau Lakefront	\$ 205,800		Te Anau Stormwater Reserve	2022/23
		Stormwater discharge improvements to surface water Te Anau Lakefront	\$ 221,840		Te Anau Stormwater Reserve	2025/26
			<b>\$ 531,640</b>			



## Fiordland Reserves

	OPENING BALANCE	ANNUAL PLAN MOVEMENT	CARRYFORWARDS FROM	PROJECTED BALANCE	LTP MOVEMENT	CLOSING BALANCE
	30 JUNE 2020	2020/21	2019/20	30 JUNE 2021	21-31	30 JUNE 2031
Manapouri Hall	\$ 20,398	\$ -	\$ -	\$ 20,398	-\$ 20,397	\$ 0
Manapouri Frasers Beach	\$ 43,447	\$ -	\$ -	\$ 43,447	\$ -	\$ 43,447
Manapouri General Reserve	\$ 70,473	\$ 2,234	\$ -	\$ 72,707	-\$ 72,707	\$ 0
Manapouri Swimming Pool	\$ 24,020	\$ 2,742	-\$ 15,000	\$ 11,762	\$ -	\$ 11,762
<b>Total - Manapouri</b>	<b>\$ 158,338</b>	<b>\$ 4,976</b>	<b>-\$ 15,000</b>	<b>\$ 148,314</b>	<b>-\$ 93,104</b>	<b>\$ 55,210</b>
Sandy Brown Loan	-\$ 91	-\$ 165	\$ 256	\$ 0	\$ -	\$ 0
Te Anau Car Park Reserve	\$ 25,296	\$ 851	\$ -	\$ 26,147	\$ -	\$ 26,147
Te Anau General	\$ 786,166	-\$ 7,938	-\$ 102,425	\$ 675,802	-\$ 675,802	\$ 0
Te Anau Luxmore Subdivison	\$ 1,063,958	\$ 40,865	\$ -	\$ 1,104,823	\$ 2,468	\$ 1,107,291
<b>Total - Te Anau</b>	<b>\$ 1,875,330</b>	<b>\$ 33,613</b>	<b>-\$ 102,169</b>	<b>\$ 1,806,773</b>	<b>-\$ 673,334</b>	<b>\$ 1,133,439</b>
Te Anau Manpouri Airport	\$ 175,799	\$ 54,882	-\$ 30,000	\$ 200,681	-\$ 200,681	\$ 0
<b>Total - Te Anau Manapouri Airport</b>	<b>\$ 175,799</b>	<b>\$ 54,882</b>	<b>-\$ 30,000</b>	<b>\$ 200,681</b>	<b>-\$ 200,681</b>	<b>\$ 0</b>
<b>Fiordland Community Board Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 758,090</b>	<b>\$ 758,090</b>
<b>TOTAL RESERVES</b>	<b>\$ 2,209,467</b>	<b>\$ 93,471</b>	<b>-\$ 147,169</b>	<b>\$ 2,155,769</b>	<b>-\$ 209,029</b>	<b>\$ 1,946,739</b>
<b>District</b>						
Te Anau Cemetery Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Te Anau Stormwater	\$ 520,323	\$ 16,022	\$ -	\$ 536,345	-\$ 527,640	\$ 8,705
	<b>\$ 520,323</b>	<b>\$ 16,022</b>	<b>\$ -</b>	<b>\$ 536,345</b>	<b>-\$ 527,640</b>	<b>\$ 8,705</b>

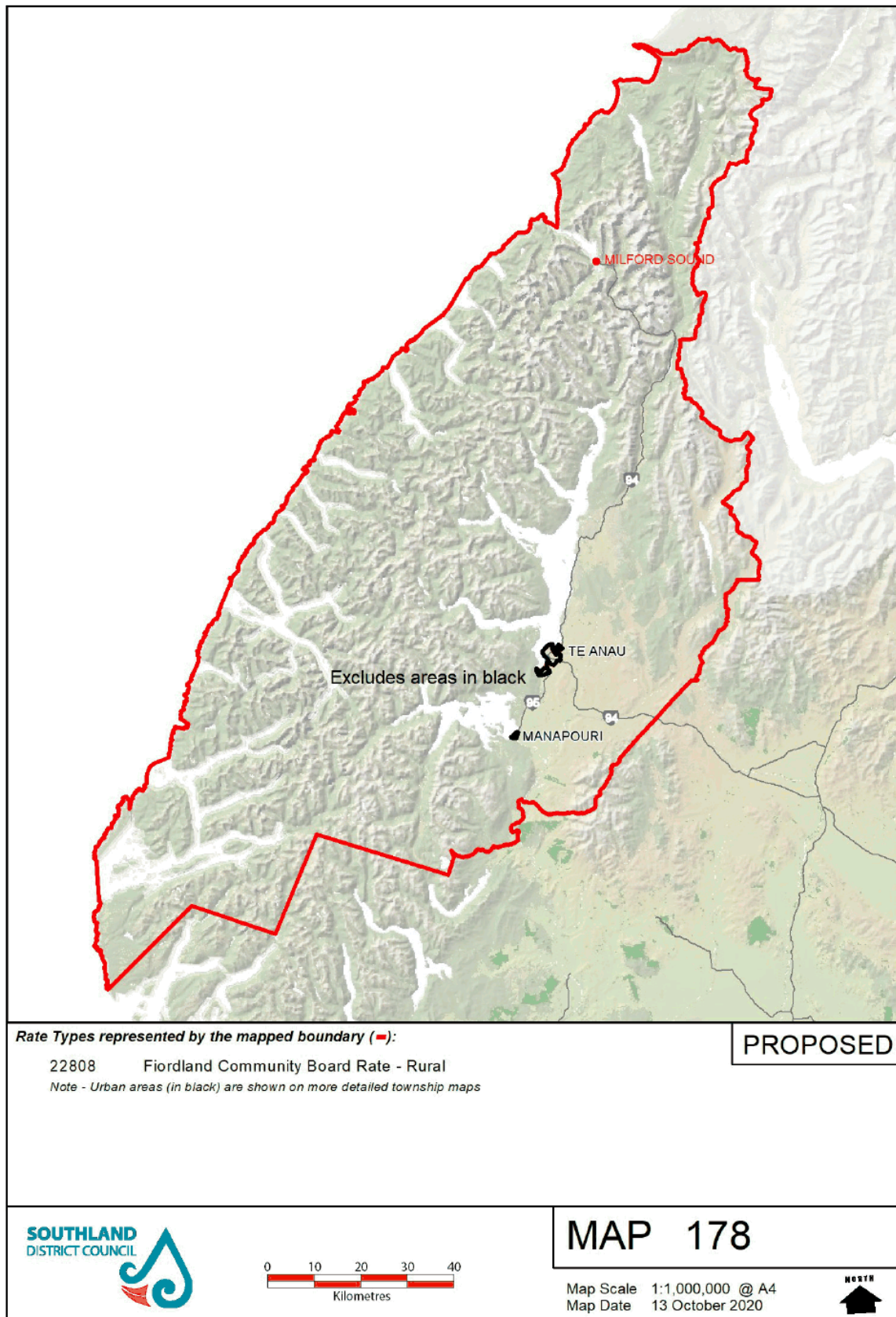


## Fiordland Community Board Loans for 2021-2031 LTP

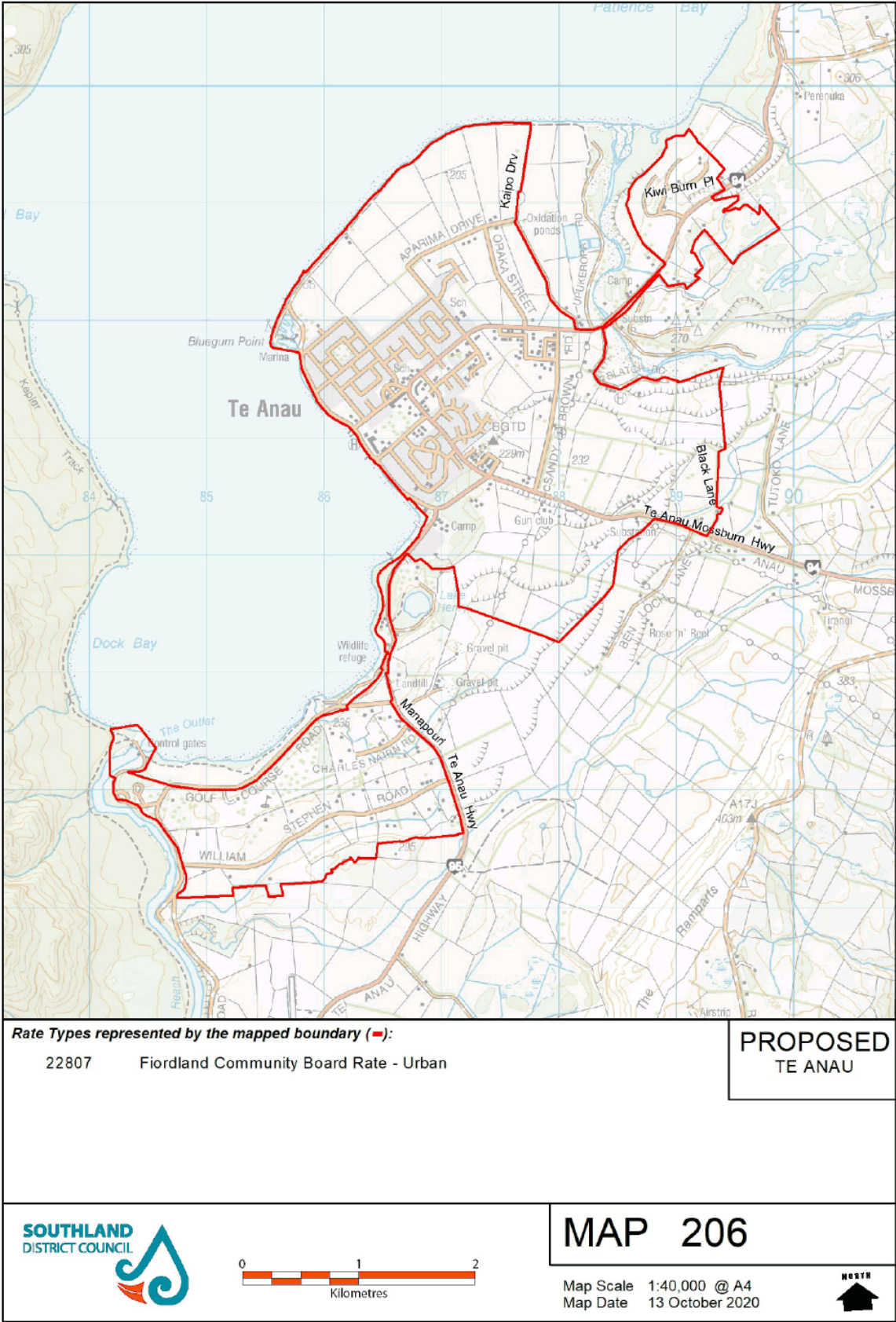
ASSUMING 2% PA INTEREST RATE

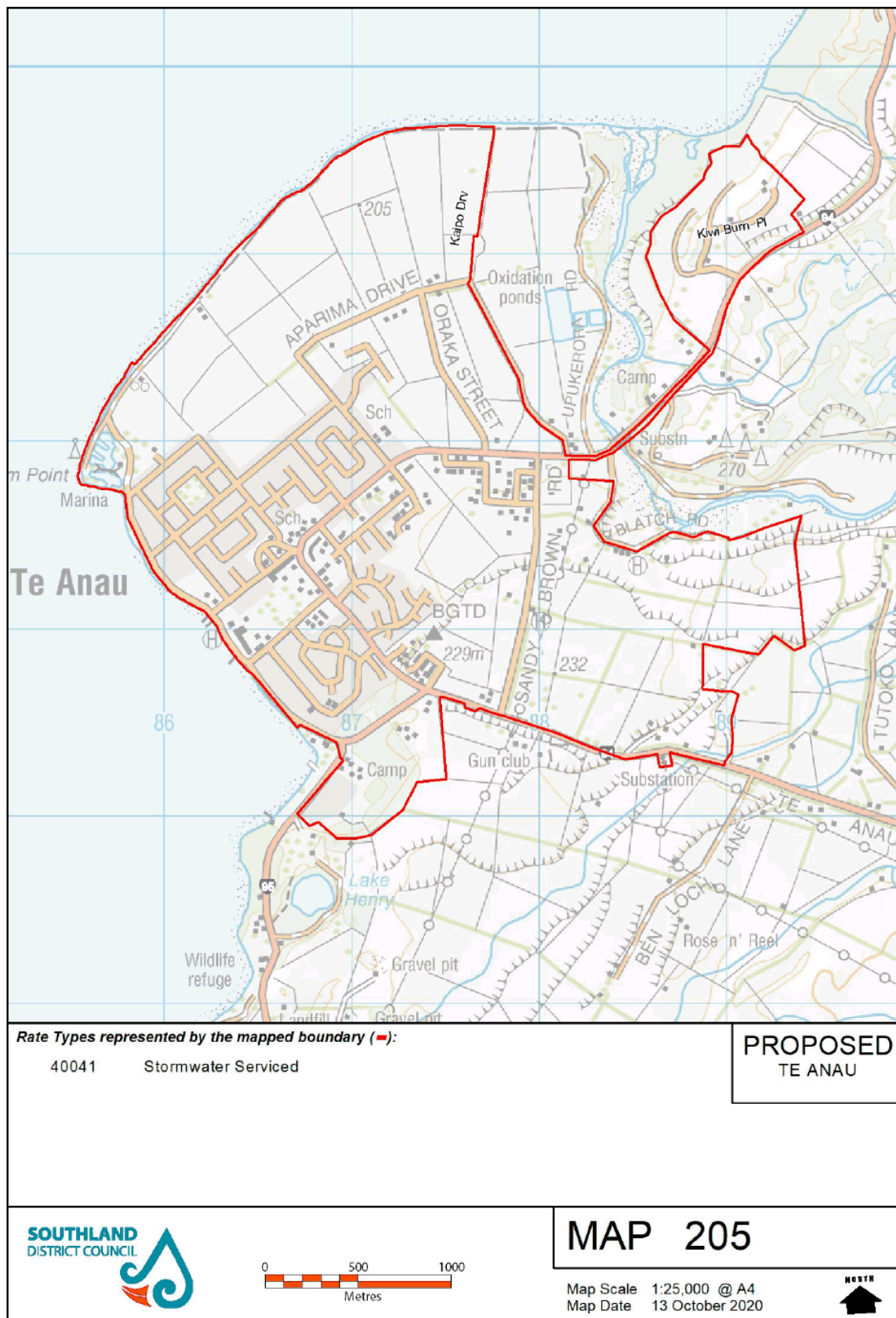
Township	Description	Business Unit Activity	Actual/Budget	Loan balance @ start/drawn down	Term	Start Date	Interest Rate	Total interest 2021-2031	Total Principal 2021-2031	Loan Balance 2030/2031
Te Anau	Airport Loan	27081 Te Anau Airports	Actual	1,438,691	13	1/07/2021	2.00%	194,664	1,073,086	365,605
Manapouri	Manapouri Gabion basket replacement and investigation into renewing Perl Harbour boat ramp	24718 Water Structures	Budget	450,000	30	1/07/2022	2.00%	72,629	108,203	341,797
Manapouri	Manapouri View St carpark development (P-10884)	24728 Parks and Reserve	Budget	200,000	15	1/07/2022	2.00%	27,273	112,813	87,187
Te Anau	Te Anau Boat ramps -refurbishment steamers beach and harbour	26888 Water Structures	Budget	140,000	30	1/07/2022	2.00%	22,596	33,663	106,337
Te Anau	Te Anau airport-runway surface rehabilitation	27081 Te Anau Airports	Budget	600,319	15	1/07/2022	2.00%	81,861	338,620	261,699
Manapouri	Village green playground equipment renewal (P-10768)	24733 Parks and Reserve	Budget	68,547	15	1/07/2023	2.00%	8,657	34,021	34,526
Manapouri	Manapouri hall roofing (P-10568)	24750 Community Centres	Budget	82,602	20	1/07/2023	2.00%	11,234	29,179	53,423
Te Anau	Te Anau development of town centre, lakefront and boat harbour from Urban development plan (P-10833)	26828 Parks and Reserve	Budget	257,500	20	1/07/2023	2.00%	35,022	90,961	166,539
Te Anau	Upgrade information kiosk at the entrance of Te Anau (P-10937)	26849 Council Facilities	Budget	20,600	10	1/07/2023	2.00%	2,199	16,147	4,453
Te Anau	Te Anau Boat ramps -refurbishment queens beach and harbour	26888 Water Structures	Budget	103,000	30	1/07/2023	2.00%	15,000	21,792	81,208
Te Anau	Te Anau airport-runway surface rehabilitation, recarpeting and GPS software upgrade	27081 Te Anau Airports	Budget	587,690	15	1/07/2023	2.00%	74,219	291,679	296,011
Manapouri	Manapouri streetworks footpaths	24707 Roading and Transport	Budget	52,736	20	1/07/2024	2.00%	6,440	16,136	36,600
Manapouri	Manapouri renew pearl harbour boat ramp	24718 Water Structures	Budget	317,034	30	1/07/2024	2.00%	40,991	58,098	258,936
Te Anau	Te Anau streetworks footpaths	26807 Roading and Transport	Budget	25,050	20	1/07/2024	2.00%	3,059	7,665	17,385
Te Anau	Te Anau development of town centre, lakefront and boat harbour from Urban development plan (P-10833)	26828 Parks and Reserve	Budget	264,195	20	1/07/2024	2.00%	32,265	80,836	183,359
Te Anau	Te Anau airport - runway line marking, security system, heat pump replacement, re-oil building	27081 Te Anau Airports	Budget	41,666	5	1/07/2024	2.00%	2,533	41,666	-
Te Anau	Te Anau streetworks footpaths	26807 Roading and Transport	Budget	40,372	20	1/07/2025	2.00%	4,333	10,481	29,891
Te Anau	Te Anau development of town centre, lakefront and boat harbour from Urban development plan (P-10833)	26828 Parks and Reserve	Budget	271,064	20	1/07/2025	2.00%	29,090	70,374	200,690
Te Anau	Te Anau Henry St playground equipment renewal	26846 Parks and Reserve	Budget	872	1	1/07/2025	2.00%	17	872	-
Manapouri	Manapouri streetworks footpaths	24707 Roading and Transport	Budget	55,460	20	1/07/2026	2.00%	5,080	11,878	43,582
Te Anau	Te Anau streetworks footpaths & street lights	26807 Roading and Transport	Budget	125,721	20	1/07/2026	2.00%	11,516	26,927	98,794
Te Anau	Te Anau Lions park equipment renewal	26846 Parks and Reserve	Budget	50,387	15	1/07/2026	2.00%	4,444	15,163	35,224
Te Anau	Te Anau airport - runway line marking, painting of internal walls at terminal	27081 Te Anau Airports	Budget	40,303	7	1/07/2026	2.00%	2,924	28,212	12,091
Manapouri	Manapouri hall painting (P-10569)	24750 Community Centres	Budget	79,508	7	1/07/2027	2.00%	5,060	44,080	35,428
Te Anau	Te Anau streetworks footpaths	26807 Roading and Transport	Budget	42,458	20	1/07/2027	2.00%	3,184	7,202	35,256
Te Anau	Te Anau boat harbour equipment renewal	26846 Parks and Reserve	Budget	51,697	15	1/07/2027	2.00%	3,772	12,321	39,376
Te Anau	Te Anau airport - runway line marking	27081 Te Anau Airports	Budget	5,685	3	1/07/2027	2.00%	229	5,685	-
Manapouri	Manapouri streetworks footpaths	24707 Roading and Transport	Budget	58,325	20	1/07/2028	2.00%	3,355	7,346	50,979
Manapouri	Village green playground equipment renewal (P-10769)	24733 Parks and Reserve	Budget	42,723	15	1/07/2028	2.00%	2,414	7,561	35,162
Te Anau	Te Anau streetworks footpaths & street lights	26807 Roading and Transport	Budget	132,215	20	1/07/2028	2.00%	7,604	16,653	115,562
Te Anau	Te Anau sports pavilion internal refurbishment	26846 Parks and Reserve	Budget	97,136	10	1/07/2028	2.00%	5,292	27,149	69,987
Te Anau	Te Anau streetworks footpaths	26807 Roading and Transport	Budget	44,738	20	1/07/2029	2.00%	1,753	3,719	41,019

Township	Description	Business Unit Activity	Actual/Budget	Loan balance @ start/drawn down	Term	Start Date	Interest Rate	Total interest 2021-2031	Total Principal 2021-2031	Loan Balance 2030/2031
Te Anau	Te Anau airport - re oiling of building	27081 Te Anau Airports	Budget	20,021	5	1/07/2029	2.00%	724	7,771	12,250
Manapouri	Manapouri streetworks footpaths	24707 Rooding and Transport	Budget	61,517	20	1/07/2030	2.00%	1,230	2,532	58,985
Te Anau	Te Anau streetworks footpaths	26807 Rooding and Transport	Budget	45,946	20	1/07/2030	2.00%	919	1,891	44,055
Te Anau	Te Anau airport - runway line marking	27081 Te Anau Airports	Budget	6,152	3	1/07/2030	2.00%	123	2,010	4,142
Te Anau	Te Anau streetworks footpaths	26807 Rooding and Transport	Budget	47,140	20	1/07/2031	2.00%	-	-	47,140
Te Anau	Te Anau boat harbour equipment renewal	26846 Parks and Reserve	Budget	33,506	15	1/07/2031	2.00%	-	-	33,506
Te Anau	Te Anau Boat ramps -refurbishment steamers beach	26888 Water Structures	Budget	63,796	30	1/07/2031	2.00%	-	-	63,796
Te Anau	Airport Loan (1 year repayment holiday in 20/21) add to end of loan	27081 Te Anau Airports	Budget	148,091	1	1/07/2033	2.00%	-	-	-
Te Anau	Te Anau airport 21/22 principal pymt on loan (add to end of loan term as per CB request)	27081 Te Anau Airports	Budget	98,001	1	1/07/2034	2.00%	-	-	-
<b>TOTAL</b>				<b>6,312,464</b>				<b>723,708</b>	<b>2,664,393</b>	<b>3,401,979</b>













Manapouri Hall Fees and Charges		
Description	As of 1 July	As of 1 July
	2020	2021
	(Including	(Including
	GST)	GST)
Hall	\$ 100.00	
Meeting room/library (per half day)	\$ 15.00	
Library (per year)	\$ 200.00	
Community and Sports Groups	\$ 45.00	
Bond (no GST)	\$ 200.00	

## Council Policies Under Review - Consultation

**Record No:** R/20/9/51653

**Author:** Carrie Adams, Intermediate Policy Analyst

**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision

☒ Recommendation

☐ Information

### Purpose

- 1 The purpose of this report is to provide information about five policies that are currently being reviewed by Council.
- 2 It is recommended that the community board make a submission on the draft policies, during the formal consultation period.

### Executive Summary

- 3 The following policies are currently being reviewed by Council:
  - Significance and Engagement Policy
  - Policy on Development and Financial Contributions
  - Procurement Policy
  - Revenue and Finance Policy.
- 4 At a meeting on 21 October 2020, staff are recommending that Council endorse the draft policies and release them for public consultation. Consultation would be run concurrently for each of these policies from 4 November to 4 December 2020.
- 5 In the new year, staff will present any submissions received on the draft policies to Council, and Council will progress the policies through to the adoption stage.
- 6 This report provides a summary of each draft policy, and recommends that the community board make a formal submission on each policy, during the consultation period.

## **Recommendation**

**That the Fiordland Community Board:**

- a) Receives the report titled “Council Policies Under Review - Consultation” dated 15 October 2020.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) Subject to Council endorsing the draft policies for consultation at its 21 October 2020 meeting, determines that it will make a formal submission on the following draft policies:**
  - Significance and Engagement Policy**
  - Policy on Development or Financial Contributions**
  - Procurement Policy**
  - Revenue and Financing Policy.**
- e) Notes that the consultation period would be from 8am, 4 November to 5pm, 4 December 2020.**

## **Background**

- 7 A number of policies are being reviewed by Council. This report provides a brief summary about each of these policies, to inform the community board. The full text of each policy will be available during the public consultation period on Council's online consultation platform. This is also where people are encouraged to make a submission through the online survey. The online survey can be accessed through Council's site at <https://www.southlanddc.govt.nz/> and selecting 'have your say' on the home page. Hard copies will also be available on request at Council's offices and libraries across the District.

## **Issues**

- 8 Below is a summary of each of the five policies being reviewed. This information will also be available on Council's site during the consultation period, to inform submitters.

### **Significance and Engagement Policy**

- 9 The Significance and Engagement Policy outlines Council's general approach to determining the significance of proposals and decisions. This policy includes criteria Council will use in assessing which issues, proposals, decisions and other matters are significant. It also lists assets Council considers to be strategic assets.
- 10 The policy also highlights when something is significant, and how Council will engage with the community in these instances. This will be in line with Council's commitment to applying best practice consultation methods.
- 11 This policy exists to inform you about what you can expect from Southland District Council regarding consultation and ways to influence and participate in the decision-making of Council.
- 12 All councils are required to have a Significance and Engagement Policy and review it every three years. Only minor changes have been made to this policy since it was last reviewed, in order to provide clarifications and updates.

### **Policy on Development and Financial Contributions**

- 13 The Policy on Development and Financial Contributions records how and when Council proposes to use development and financial contributions, what they fund and why.
- 14 Development contributions (DCs) are a payment made to Council that pay for the impact that new developments have on services and infrastructure, such as water supply, wastewater and community facilities. DCs may not be charged unless the proposed development creates a demand for new assets, or an increased capacity of assets; they may not be charged for the replacement or upkeep of assets.
- 15 DCs have not been charged to developers since 2015. Council's current position is that they are a disincentive to development. Council wants to encourage development and economic growth, so proposes to fund the capital expenditure cost of new developments from other sources.
- 16 The draft policy puts DCs in remission, but outlines how they would be charged if Council chose to take DCs out of remission and charge for them.
- 17 Financial contributions (FCs) are a capital charge for works undertaken to mitigate the environmental effects of an activity.

- 18 How Council charges for FCs is set out in the District Plan. FCs are currently being charged to offset adverse effects of a subdivision, land use or development on Council's roading or reserve infrastructure.
- 19 Only minor changes have been made to the draft policy to update the population growth projections, financial figures, dates and changes to legislation.
- 20 All councils are required by law to have either a development contributions policy or a financial contributions policy, and review it every three years. Southland and several other city and district councils have chosen to not have development contributions.

### **Procurement Policy**

- 21 The draft Procurement Policy contains high level objectives and policy statements that will guide procurement decisions for Council and provide potential suppliers information about Council's procurement practices. Procurement is the process of purchasing and delivering goods, services and works. The policy statements included the draft policy are:
- procurement will be in accordance with legal process/legislation
  - procurement will be consistent across Council
  - Council will foster relationships with suppliers
  - Council will make procurement decisions based on achieving public value
  - there will be a sound business approach to procurement
  - risk will be managed appropriately
  - procurement decisions will be made in accordance with delegated authority.
- 22 The draft policy differs from the current policy as it only contains high level policy information, not the practical steps that staff must take to procure. Changes have also been made so the draft policy aligns to the Government Procurement Rules that came into effect in 2019.
- 23 To sit alongside the policy, staff are developing a procurement manual that will outline the practical steps that staff will have to go through to procure.
- 24 The Office of the Auditor General and the Government Procurement Rules outline that councils should have their own procurement policy and processes in place.

### **Revenue and Finance Policy and Rating Review**

- 25 The draft Revenue and Financing Policy sets out the ways Council intends to pay for the operating and capital expenditure of each activity that Council provides, and why.
- 26 This policy is set at a relatively high level and provides the framework for how Council will fund its activities and how it will set rates and fees as part of the 2021 Long Term Plan (effective from 1 July 2021).
- 27 The budgets that each community board sets for their activities as part of the LTP will be grouped into the various Council activities and associated funding sources included in the draft policy.
- 28 From a content point of view, a number of changes have been made to the structure of the policy to strengthen the relationship between the policy decisions and the related legislative considerations which inform the policy (such as the assessment of benefit, rationale for funding



and modifications of the benefit assessment affecting the funding choices). An assessment of private/public funding splits for each activity has also been included.

- 29 From a policy perspective, over the past nine months staff have held various workshops with community boards and the Council to discuss what changes might be needed to the policy and subsequently Council's rating policies. This included discussing who benefits from the local activities that boards provide, who should pay for these activities and how Council might rate for them.
- 30 A set of proposed changes have been developed by staff from these discussions and these are expected to be confirmed by Council for consultation at its meeting on 21 October 2020. As part of the consultation, the public is also able to comment any part of the draft policy, not just on the changes proposed.
- 31 Board members will be aware of the majority of the proposals given their involvement to date. However some proposed changes relate to specific boards or District activities that have subsequently been agreed by Council. As such, Council is seeking board feedback on these proposals as part of the consultation process as well as the policy more generally.
- 32 The key changes proposed, either as part of the draft policy or proposed approach to rating, using the current 2020/2021 budgets include the following.

#### **How local activities are funded**

- **local representation** costs for all community boards (as part of the representation and advocacy activity) to be funded across all properties in the District through the general rate rather than as part of a local rate targeted to individual community board areas. Using the current budgets this would equate to \$17 per property compared to retaining the current rating approach where properties would pay between \$11-\$53, depending on their rating area. This change is being proposed because local community board representation now covers all people/properties in the District and therefore provides benefits for all properties within the District.
- **cemeteries** costs to be funded across all properties in the District through the general rate rather than as part of a local rate over the community board area. Using the current budgets this would equate to \$5 per property compared to retaining the current rating approach where properties would pay between \$0-\$96, depending on their rating area. This change is being proposed given that Council owned cemeteries and cemetery records are available to entire District and there is little variation between the operations and maintenance of different cemeteries.
- **litter bins** (as part of the open spaces activity) to be funded across all properties in the District through the general rate rather than as part of a local rate over the community board. Using the current budgets this would equate to \$17 per property compared to retaining the current rating approach where properties would pay between \$0-\$121 depending on their rating area. The change is being proposed given that litter bins are primarily for visitors/tourists travelling through areas rather than local residents.
- **stormwater** to be funded through a separate targeted set District-wide rate with a differential for "serviced" areas (that pay a full charge) and "unserved" areas (that pay a quarter charge) to reflect that those areas that have a stormwater network have a higher benefit. The serviced and unserved areas are defined by mapped rating boundaries (these will be available online as part of the consultation material). Using the current budgets this would equate to \$46 per property in serviced areas and \$12 per property in rural areas compared to retaining the

current rating approach where properties would pay between \$0-\$108 depending on their rating area. The change is being proposed given that the nature of the benefit provided by stormwater is similar across the district and individual communities have less discretion about how this activity can be operated or to what level with increasing environmental and compliance standards being set.

- establishment of **new targeted community board** rates to fund the remaining activities that the board provides including footpaths and a portion of the open spaces activity related to local parks, playgrounds, and streetscapes and water facilities.

The new community board rates would also replace the existing targeted ward rates and are proposed to align with the representation boundaries. All properties within these boundaries will pay the rate. A differential would be used to reflect different levels of benefit/use as follows:

- “urban” properties within the defined rating area would pay a full charge
- “semi-urban” properties within the defined rating area would pay a half charge
- “rural” areas outside the urban and semi-urban areas would pay a quarter charge.

The approach proposed reflects that more urban properties have easier access and therefore a higher benefit. The urban, semi-urban and rural areas would be defined by mapped boundaries. Urban areas would consist of townships with all or a majority of community board activities that are provided at scale and with larger populations. Semi-urban would consist of townships with most of the activities provided but at a small scale with smaller populations and rural areas would consist of areas with very few local infrastructure/services, if any.

The amount that properties in each community board area pays would differ depending on the facilities and infrastructure in the area and levels of service to be provided. Using the current budgets this would result in the following rates for each community board:

- Ardlussa (urban: \$116; semi-urban N/A; rural \$29)
- Fiordland (urban: \$206; semi-urban N/A; rural \$52)
- Northern (urban: \$224; semi-urban \$112; rural \$56)
- Oraka Aparima (urban: \$215; semi-urban \$107; rural \$54)
- Oreti (urban: \$145; semi-urban \$72; rural \$36)
- Stewart Island/Rakiura (\$231)
- Tuatapere Te Waewae (urban: \$196; semi-urban \$9; rural \$46)
- Waihopai Toetoe (urban: \$196; semi-urban \$9; rural \$46)
- Wallace Takitimu (urban: \$217; semi-urban \$109; rural \$54)

Table in the Attachment A shows these changes for each community board area.

The change is being proposed to address differences in who is paying for the same types of activities in different parts of the district and, inconsistencies in how (and where) differentials are applied to these rates, where:

- some targeted rates for these activities are in township areas only
- some targeted rates cover large rural areas
- some targeted rates use commercial, urban and rural differentials (based on rating landuse categories) to charge some groups more or less than others, and

- some township areas receive funding for selected activities from the ward rate and others do not.

Council believes there is a need to address these inconsistencies in how the same activity is being funded across the District, particularly given that based on the assessment of benefits undertaken by Council and community boards, there is very little difference that would justify such a variable rating approach

33 This approach addresses the outcomes Council is seeking to:

- address inconsistencies in how activities are funded across the District where possible
- simplify the approach to rating and funding
- reflect Council's new representation structures
- reflect legislative requirements and Council's vision.

### **Stewart Island/Rakiura Sustainability Review – funding of jetties and electricity supply**

34 As part of the Stewart Island/Rakiura Service Sustainability Study presented to Council in February 2020, Council resolved to give specific consideration to the issues and options that might exist in relation to the delivery of services to the Stewart Island/Rakiura community as it progresses its review of the Revenue and Financing Policy for the 2021 LTP and give specific consideration to options for funding of the jetties activity as part of the policy.

35 The report identified that Council faces a number of service sustainability challenges in providing and funding the delivery of services, particularly local activities, to the Stewart Island/Rakiura community. The report identified that as part of the review of the policy Council should have regard the options available for the funding of each of its activities, including considering the relative merits of a mix of District and local funding for each activity including jetties and SIESA.

36 The report suggested that the review of the policy should specifically consider the distribution of benefits for locally funded activities and the extent to which activities such as jetties might have a broader public good through, for example, the provision of access.

37 More detail on this is detailed in Attachment B.

38 As a result of this, Council is proposing a revised funding mix based on the assessment of benefit and public good (noting that the activity is currently fully funded by fees). The table outlines the broad funding bands that will apply to the activity, with the specific contributions to be determined as part of the LTP 2021-2031 once expenditure has been confirmed.

Proposed funding source	Current funding	Proposed funding	Applied to
Local targeted rate	0%	0-10%	Stewart Island/Rakiura Community Board ratepayers
Fees and charges	100%	60%-70%	Commercial wharf/jetty users
Grants and subsidies	None fixed	0-20%	Visitor levy (subject to discussions) or from other sources
General rate	0%	0-30%	Ratepayers in Southland District

39 In addition, Council is also considering amending the funding approach for Stewart Island Electricity Supply (SIESA) which provides electricity on the island. The majority of the funding for this activity currently comes from charges to consumers.

- 40 Council is considering introducing a separate targeted rate with differentials on properties in the electricity supply distribution area to collect a portion of the cost (in addition to fixed and variable consumption charges billed to consumers). Council would set the rate on a differential basis depending on whether the rating unit is either connected (full charge) or able to be connected and not connected to the electricity supply network (half charge).
- 41 While staff are satisfied that the proposed electricity availability charge is able to be levied under the Local Government Rating Act, at the time of writing staff are carrying out further investigations as to whether there are any constraints in relevant electricity legislation and regulations that may prevent a rate from being applied. Staff will present any pertinent findings to Council when this report is presented.

#### **Waste management rate**

- 42 Council currently collects a separate District-wide targeted rate for waste management. This rate is used to fund part of the Solid Waste activity which relates to the operation of transfer stations, greenwaste sites and recycling drop-off centres. It also involves dealing with litter and illegal dumping as well as the waste minimisation activities. Council is proposing to remove the waste management targeted rate, with funding to be taken from the general rate. This is because Council does not believe that there is a need for separate funding, particularly given the public good element of the activity and the similar way that the rate is set in line with the general rate. The change will also help to reduce ratepayer confusion with the rubbish and recycling wheelie bin rates.

#### **Te Anau Airport rate**

- 43 Subsequent to Council agreeing the changes proposed to the draft policy, staff have received a request from the Fiordland Community Board requesting that Council consider providing general rate funding for capital expenditure and possibly operating expenditure related to the Te Anau Manapouri Airport activity. This request does not include the current loan for the airport development which would continue to be paid solely by those in the Fiordland area. At this stage staff and Council have not had an opportunity to consider this request. However depending on Council's discussion at its meeting on 21 October 2020, this proposal may be included in the policy for consultation.

#### **Wastewater – changes considered but not progressed**

- 44 As part of the workshops held to discuss the funding for the activities, the Council considered way it funds District wastewater activities in preparation for the 2021-31 LTP. Council's current funding approach for wastewater is as follows:
- i) A full charge per Separately Used or inhabited Part of a Rating Unit (SUIP) for any residence that is connected or able to be connected but not connected,
  - ii) A half charge for any non-contiguous vacant land within the boundary which are able to be connected but are not connected, and
  - iii) A full charge per pan/urinal for all other property that is connected or able to be connected but not connected
- 45 Council looked at various options to change the approach including:
- changing the full charge per pan/urinal (iii) to reduce the impact on properties that have multiple pans (by using a half charge or sliding scale of charges depending on the number of pans)
  - increasing the charge on vacant land from a half charge to a three quarter charge.

- 46 However, after considering the relevant legislative funding considerations and the assessment of benefit/use of the network, Council is proposing to retain the current approach.

## **Factors to Consider**

### **Legal and Statutory Requirements**

- 47 Council is legally required to adopt and undertake regular reviews of a:
- Significance and Engagement Policy
  - Policy on Development or Financial Contributions
  - Revenue and Financing Policy.
- 48 It is considered best practice to have a procurement policy and to undertake regular reviews of the policy.

### **Community Views**

- 49 It is intended that Council will endorse a consultation process on the draft policies in accordance with s.82 of the LGA.
- 50 Council will make the draft policies and relevant information publicly available (in accordance with s.82A of the LGA), and encouraged people to give feedback on Council's 'make it stick' platform, by:
- placing an advertisement in the Ensign and Southland Express
  - promoting the consultation on Council's Facebook page
  - having the draft policy accessible on Council's website and at all of its offices.
- 51 The consultation process will allow Council to capture and consider community views regarding these policies.

### **Costs and Funding**

- 52 There will only be minor costs associated with progressing the draft policy through the consultation process, including the costs associated with staff time and advertising. These costs will be met within current budgets.

### **Policy Implications**

- 53 Policy implications vary for each policy as outlined below:

#### **Significance and Engagement Policy**

If adopted, it is likely that Council will reach similar conclusions on the level of significance of particular matters, and that community engagement will occur with similar frequency and in similar form, to what is done currently.

#### **Policy on Development and Financial Contributions**

- 54 If adopted, this policy would continue to have DCs in remission. This means that DCs will not be assessed when development takes place.

- 55 Continuing to have the DC part of the policy in remission would mean that the costs associated with demand are borne by ratepayers (and by those who have paid previous DCs). However, Council has taken an approach that encourages development in Southland District, recognising that this will benefit the community as a whole.

### Procurement Policy

- 56 The draft Procurement Policy differs from the current policy, as the draft just includes high-level policy information. On this basis, the current and draft policies will be used quite differently.
- 57 The draft Procurement Policy places more emphasis than the current policy on undertaking appropriate procurement planning, keeping records of procurement activities, and having good relationships with suppliers. The draft policy also places more emphasis on identifying and managing risk appropriately, through the procurement process.

### Revenue and Finance Policy

- 58 If adopted, this policy and the related approach to rating would be the basis on which the draft Long Term Plan (LTP) would be prepared. As such, depending on the expenditure proposed in the LTP, there may be a need to further review the policy and proposed rating approach if there are significant expenditure changes that would impact the proposed funding methods. This will be considered early in 2021.
- 59 As outlined earlier in the report, the draft policy as prepared proposes changes to the funding of selected activities to better reflect the assessment of benefit and need for separate funding following feedback provided by community boards and Council. However, these changes are a relatively minor part of the policy with the majority of the draft policy in line with the current policy.

## Analysis

### Options Considered

- 60 There are three options for consideration in this report:
- option 1 – that the community board make a submission on each of the four draft policies discussed in the report
  - option 2 - that the community board make a submission on some, but not all, of the four draft policies
  - option 3 – that the community board do not make a submission on any of the four draft policies.

## Analysis of Options

### Option 1 – that the community board make a submission on each of the four draft policies

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>• ensures that the community board is providing input to important Council policies.</li> </ul>	<ul style="list-style-type: none"> <li>• is a time commitment.</li> </ul>

**Option 2 – that the community board make a submission on some, but not all, of the four draft policies**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>community board is providing input to some Council draft policies.</li></ul>	<ul style="list-style-type: none"><li>is a time commitment</li><li>some policies will not receive feedback from the community board.</li></ul>

**Option 3 – that the community board do not make a submission on any of the four draft policies**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>no known advantages.</li></ul>	<ul style="list-style-type: none"><li>the community board will be missing an opportunity to provide input into several important Council policies.</li></ul>

**Assessment of Significance**

- 61 It has been identified that this matter is of lower significance in relation to the current Significance and Engagement Policy.

**Recommended Option**

- 62 It is recommended that the community board proceed with option 1 and make a formal submission on each of the four policies discussed in this report.

**Next Steps**

- 63 As discussed above, if Council endorse the policies for consultation, staff will undertake a consultation process in accordance with s.82 of the LGA from 4 November to 4 December 2020. It is intended that the written submissions received will be presented to Council in early 2021.
- 64 If, after undertaking consultation, Council endorses the proposed changes in the draft policies, Council would then adopt the policies, to come into effect after adoption, in 2021.

**Attachments**

- A Attachment A - Overview of Proposed Local Rate Changes [↗](#)
- B Attachment B - Overview of the Stewart Island Jetties Funding Considerations [↗](#)





Overview of the proposed local targeted rate changes (\*based on 2020/2021 budget/rates data)

Community Board	Area	Differential Classification (new Community Board rate - urban, semi urban or rural and Stormwater rate - serviced or unserviced)	Differential to be applied (urban   stormwater)	Current Local Rate - excluding local representation costs* (CB/CDA + Average Ward Rate)	Revised Community Board rate*	Rates to be funded from general rate (excluding local representation)*		Stormwater to be funded from district wide targeted rate	Total Rate* (excluding local representation costs)	Total Rate *(including local representation costs)
						Litter bins*	Cemeteries*			
Ardlussa	Balfour	Urban and Serviced (SW)	1	\$219	\$116	\$16	\$5	\$47	\$184	\$201
	Riversdale	Urban and Serviced (SW)	1	\$165	\$116	\$16	\$5	\$47	\$184	\$201
	Waikaia	Urban and Serviced (SW)	1	\$148	\$116	\$16	\$5	\$47	\$184	\$201
	Rural	Rural and Unserviced (SW)	0.25	\$55	\$29	\$16	\$5	\$12	\$62	\$79
Fiordland	Manapouri	Urban and Serviced (SW)	1	\$298	\$206	\$16	\$5	\$47	\$274	\$291
	Te Anau	Urban and Serviced (SW)	1	\$256	\$206	\$16	\$5	\$47	\$274	\$291
	Rural	Rural and Unserviced (SW)	0.25	\$90	\$52	\$16	\$5	\$12	\$84	\$101
Northern	Athol	Semi Urban and Unserviced (SW)	0.5   0.25	\$56	\$112	\$16	\$5	\$12	\$145	\$162
	Garston	Semi Urban and Unserviced (SW)	0.5   0.25	\$51	\$112	\$16	\$5	\$12	\$145	\$162
	Lumsden	Urban and Serviced (SW)	1	\$304	\$224	\$16	\$5	\$47	\$292	\$309
	Mossburn	Urban and Unserviced (SW)	1   0.25	\$328	\$224	\$16	\$5	\$12	\$256	\$273
	Rural	Rural and Unserviced (SW)	0.25	\$55	\$56	\$16	\$5	\$12	\$89	\$106
Oraka Aparima	Colac Bay	Semi Urban and Serviced (SW)	0.5   1	\$94	\$107	\$16	\$5	\$47	\$176	\$193
	Riverton/Aparima	Urban and Serviced (SW)	1	\$297	\$215	\$16	\$5	\$47	\$283	\$300
	Thornbury	Semi Urban and Serviced (SW)	0.5   1	\$193	\$107	\$16	\$5	\$47	\$176	\$193
	Rural	Rural and Unserviced (SW)	0.25	\$71	\$54	\$16	\$5	\$12	\$86	\$103
Oreti	Browns	Semi Urban and Serviced (SW)	0.5   1	\$210	\$72	\$16	\$5	\$47	\$140	\$157
	Dipton	Semi Urban and Serviced (SW)	0.5   1	\$106	\$72	\$16	\$5	\$47	\$140	\$157
	Limehills	Semi Urban and Serviced (SW)	0.5   1	\$84	\$72	\$16	\$5	\$47	\$140	\$157
	Waianiwa	Rural and Serviced (SW)	0.25 / 1	\$2	\$36	\$16	\$5	\$47	\$104	\$121
	Wallacetown	Urban and Serviced (SW)	1	\$144	\$145	\$16	\$5	\$47	\$213	\$230
	Winton	Urban and Serviced (SW)	1	\$224	\$145	\$16	\$5	\$47	\$213	\$230
	Rural	Rural and Unserviced (SW)	0.25	\$18	\$36	\$16	\$5	\$12	\$69	\$86
Stewart Island/Rakiura	Stewart Island/Rakiura	Urban and Serviced (SW)	1	\$231	\$146	\$16	\$5	\$47	\$214	\$231
Tuatapere Te Waewae	Monowai	Semi Urban and Serviced (SW)	0.5   1	\$212	\$98	\$16	\$5	\$47	\$166	\$183
	Orepuki	Semi Urban and Serviced (SW)	0.5   1	\$101	\$98	\$16	\$5	\$47	\$166	\$183
	Tuatapere	Urban and Serviced (SW)	1	\$212	\$196	\$16	\$5	\$47	\$264	\$281
	Rural	Rural and Unserviced (SW)	0.25	\$79	\$49	\$16	\$5	\$12	\$82	\$99
Waihopa Toetoe	Gorge Road	Semi Urban and Unserviced (SW)	0.5   0.25	\$29	\$98	\$16	\$5	\$12	\$131	\$148
	Edendale	Urban and Serviced (SW)	1	\$165	\$196	\$16	\$5	\$47	\$264	\$281
	Tokanui	Urban and Serviced (SW)	1	\$217	\$196	\$16	\$5	\$47	\$264	\$281
	Woodlands	Semi Urban and Serviced (SW)	0.5   1	\$185	\$98	\$16	\$5	\$47	\$166	\$183
	Wyndham	Urban and Serviced (SW)	1	\$165	\$196	\$16	\$5	\$47	\$264	\$281
	Rural	Rural and Unserviced (SW)	0.25	\$41	\$49	\$16	\$5	\$12	\$82	\$99
Wallace Takitimu	Drummond Village	Rural and Unserviced (SW)	0.25	\$51	\$54	\$16	\$5	\$12	\$87	\$104
	Nightcaps	Urban and Serviced (SW)	1	\$194	\$217	\$16	\$5	\$47	\$286	\$303
	Wairoa	Semi Urban and Unserviced (SW)	0.5   0.25	\$2	\$109	\$16	\$5	\$12	\$142	\$159
	Ohai	Urban and Serviced (SW)	1	\$257	\$217	\$16	\$5	\$47	\$286	\$303
	Otautau	Urban and Serviced (SW)	1	\$298	\$217	\$16	\$5	\$47	\$286	\$303
	Rural	Rural and Unserviced (SW)	0.25	\$126	\$54	\$16	\$5	\$12	\$87	\$104



### **Funding of Stewart Island Jetties (part of the Council's Water Facilities activity)** **An overview of the funding considerations**

Through its Revenue and Financing Policy (RFP), Council determines how it will fund each of its activities from the range of available funding tools. In developing its policy, Council must consider for each activity:

- council's objectives/outcomes and how funding supports them
- the distribution of benefits between community as a whole, identifiable parts and individuals
- the period over which benefits occur
- the extent to which the actions or inaction of some contribute to the need for the activity/expenditure
- the costs/benefits of funding separately for transparency and accountability

Council must then consider the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. In doing this Council considers the affordability of its proposals and may make adjustments to its funding approaches as a result.

Council is required to review this policy as part of each Long Term Plan (LTP) and as such is currently completing this exercise for consultation ahead of the 2021 LTP.

In February 2020 Council received a report on the Stewart Island Rakiura Service Sustainability Study which contained a number of recommendations which were endorsed by Council that relate specifically to the RFP and funding of Stewart Island/Rakiura jetties.

The report identified that Council faces a number of service sustainability challenges in providing and funding the delivery of services, particularly local activities, to the Stewart Island/Rakiura community.

The study identified the need for further work to be progressed including:

- a review of the specific services, particularly SIESA and jetties that have specific funding challenges under the current funding regime
- a review of the quantum and policy upon which the visitor levy is collected and distributed
- a review of whether there are alternative revenue stream options (e.g. grants and increased user fees) available to assist with funding some activities
- a review of the way in which different activities are funded as part of the Revenue and Financing Policy review process.

The February report identified that as part of the review of the RFP, Council should have regard to the particular challenges relating to the delivery of services on Stewart Island/Rakiura as it considers the options available for the funding of each of its activities, including:

- considering the relative merits of a mix of District and local funding for each activity including jetties and SIESA
- a review of the distribution of benefits for locally funded activities and the extent to which activities such as jetties might have a broader public good through, for example, the provision of access
- consideration of the extent to which other external funding sources, including government grants, Environment Southland marine levy and the visitor levy might constitute appropriate funding tools for some activities.

Staff held a workshop with the Stewart Island Community Board to discuss the review of the policy. As part of the workshop, members discussed funding of Stewart Island Jetties and provided feedback to staff about their view on the distribution of benefits that jetties have in order to inform the thinking of how the jetties should be funded.

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The board advised that the jetties have a mix of benefits and staff have used these as a basis to define the public good and private benefits of the activity (largely access and economic benefit) as follows:

- Public good:
  - jetties are critical infrastructure like roads that link the various parts of the island as well as the island with the rest of New Zealand for both local residents (some of whom depend on jetties for access to their residence), businesses and visitors
  - jetties enable people from the wider Southland area and national/international visitors to access different parts of the island for recreation (boating/tramping/hunting) and to appreciate the conservation estate with flow-on social, cultural and economic benefits
  - as an important tourism destination in New Zealand, Stewart Island/Rakiura attracts a range of visitors to the southern part of New Zealand and likely results in visitors travelling to other parts of the Southland region providing flow-on economic benefits
  - jetties enable staff to access the conservation estate to carry out conservation activities which ultimately provides wider environmental benefits
  - it is difficult to exclude people from using jetties (noting that in the majority of cases users must have access to a boat).
- Private good:
  - jetties provide a direct benefit for commercial users who operate businesses transporting visitors and goods/services around the island as well as businesses who use the jetties for their workers to access locations for their work (e.g. fishing/aquaculture)
  - there is a limit to the number of boats/users who can physically use a single jetty at any one time which indicates that jetties have an aspect of private benefit.

At the June workshop the board talked about their assessment of the benefit (discussed above) as well as their assessment of affordability given the potential for increased costs to place large and unaffordable burden on local community (given small number of residents and commercial users). Their concern was that the increased costs were likely to make the activity financially unsustainable given the current reliance on commercial user fees with some local rate input. In considering the importance that the community placed on the retention of jetties during consultation, they indicated that they would like Council to consider providing funding from a district rate (in addition to a local community board rate) to assist them with the cost of operating and renewing jetties on the Island when the RFP and LTP are being reviewed.

The board suggested that costs be funded as follows:

FUNDING SOURCE	OPEX	CAPEX (RENEWAL PROJECTS)
Licence fees	80%	
Local Community Board Rate	10%	
District Rate	10%	0-100%
Grants/SI Visitor Levy		0-50%

At its workshops in July and August 2020 initial discussions were held with Council about funding sources for the activity and providing district rate input with some support for this. Council requested that staff work through a principles based approach around benefit at a more detailed level to help inform their thinking about an appropriate level of funding from the various sources (including district rates).

This was discussed at the Community Board workshop in September 2020. When discussing the benefits of each jetty, the board indicated that the users were as follows:

Use / Direct Benefit				
Funding Source	Recreational users		Commercial users (Real Journeys/Water Taxis) + DOC	
	Others	SI residents		
Port William	85%		15%	High usage (oyster season)
Ulva Island	10%		90%	High usage
Little Glory	30%		70%	High usage
Freds Camp	20%		80%	Low usage
Millers Beach	70%	10%	20%	Low usage (higher at Christmas/holidays)
Overall	43%	2%	55%	

The board also commented that the ongoing need for any district funding may be reduced if the Council used district funds to upgrade the jetties to an acceptable standard now (noting some are in very poor condition) with the ongoing maintenance and renewal then able to be fully funded from other sources. The board also noted that visitor levy funding is not a reliable funding source and user pays is variable.

Following this workshop, staff developed an overall funding proposal for consideration by Council based on the benefit/affordability considerations detailed earlier in the report and taking into account the usage information and earlier funding suggestions made by the board as well as wharf usage feedback contained in the 2017 Community Engagement report.

The resulting approach proposed in the table was considered during the Council workshop in September 2020. Council generally supported this for inclusion in the draft RFP for consultation, noting that the decision on the specific level of funding from rates/grants/fees (incorporating the charging mechanism) will need to be considered further as part of the budget finalisation for the LTP 2021-2031.

The full draft Revenue and Financial Policy incorporates this approach and details the Council's consideration of the section 101(3) principles for the Stewart Island Jetties as part of the Water Structures activity.

Proposed Draft Revenue and Financing Policy 2021-2031 funding approach – Stewart Island Jetties

PROPOSED FUNDING SOURCE	CURRENT FUNDING	PROPOSED FUNDING	APPLIED TO
Local Targeted Rate	0%	0-10%	Stewart Island/Rakiura Community Board ratepayers
Fees and Charges	100%	60%-70%	Commercial wharf/jetty users
Grants and subsidies	None fixed	0-20%	Visitor levy (subject to discussions) or from other sources
General Rate	0%	0-30%	Ratepayers in Southland District

## Landscapes Project - Review of the Natural Features and Landscapes Chapter of the District Plan

**Record No:** R/20/10/61135

**Author:** Margaret Ferguson, Resource Management Planner

**Approved by:** Fran Mikulicic, Group Manager Environmental Services

☐ Decision

☐ Recommendation

☒ Information

### Purpose

- 1 This report is to inform the Fiordland Community Board about the work the resource management department is doing to identify outstanding natural landscapes and features within the District.
- 2 The key reasons for doing this work are:
  - to look after our special landscapes for now and for future generations
  - legal requirements under the Resource Management Act 1991 to identify and protect our special areas
  - Council has asked us to review what is currently in the District Plan relating to landscapes.

### Background

- 3 Council incorporated some identified landscapes into the previous District Plan review and these are primarily within the coastal and Te Anau basin area. Council acknowledged at that time, that it would need to come back and take a District wide approach to looking after all the special landscapes in the District.
- 4 Whilst the work will lead to a change to the natural features and landscapes chapter of the District Plan, this will be after extensive discussions with anyone who may be potentially affected. It is about ensuring that Southland's landscapes and natural features remain special for future generations.

### What's your view? He aha tō tirohanga?

- 5 To begin this work, Council in partnership with iwi, have embarked on a project to determine where potentially important landscapes and features are within our district. The campaign is called 'Whats your view? He aha tō tirohanga?'
- 6 We are taking a three – fold approach to identifying these potentially special spaces which comprises of the following workstreams:
  - community views and opinions
  - a cultural landscape assessment
  - a professional analysis eg landscape architect.



- 7 Once the potential areas have been identified, we will be working alongside the community, as well as multiple partners, to discuss the findings and then look towards ways in which we can all work together to look after these important places for generations to come.
- 8 There are some key attributes that we are looking for when identifying these landscapes and natural features, which include:

**Biophysical:**

Understanding the geology, water, topographical features (hills, plains, mountains), plants, animals.

**Sensory:**

How memorable is the landscape or feature? How natural (ie unmodified) is it?

**Associative:**

How do people feel when they see the landscape or experience the landscape? What are the spiritual, cultural, connections that people have to that space?

## **Timeframe - what is happening when?**

- 9 This project will be progressing over the next year and we will be seeking an active presence within the community to progress this project overall.
- 10 Understanding the cultural significance of our landscapes is currently underway. Iwi is leading this workstream and working with a consultant to complete this piece of work.
- 11 We are now heading out into the community to understand community values and we anticipate this will progress over the next few months. This is our public facing campaign 'Whats your view? He aha tō tirohanga?'.
- 12 We understand the important role the community boards have within the community and we value the contribution you are likely to make going forward in helping us to connect with the community and undertake the project in partnership with them.
- 13 We welcome any ideas in which the community board members may be able to support this project, and welcome any advice you may have regarding connecting with the community as this project progresses.
- 14 The project will have different phases which will require different communication platforms (online, face to face, drop-in sessions, individual meetings, paper-based communication etc), and we will endeavour to keep you informed as to what is happening across all phases. We welcome one on one conversation about this project, so if anyone in the community has any questions, or you would like more detail on this, please contact us directly – you can email [yourviewlandscapes@southlanddc.govt.nz](mailto:yourviewlandscapes@southlanddc.govt.nz), or phone the resource management team on 0800 732 732 and we will make time to see you. More information can also be found at [www.makeitstick.nz](http://www.makeitstick.nz).

## **Recommendation**

### **That the Fiordland Community Board:**

- a) **Receives the report titled “Landscapes Project - Review of the Natural Features and Landscapes Chapter of the District Plan ” dated 15 October 2020.**



## **Attachments**

There are no attachments for this report.



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## **Community Leadership Report**

**Record No:** R/20/10/60916  
**Author:** Simon Moran, Community Partnership Leader  
**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision ☐ Recommendation ☒ Information

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### **Purpose**

- 1 To update the board on the community leadership activities in the area.

### **Recommendation**

**That the Fiordland Community Board:**

- a) **Receives the report titled “Community Leadership Report” dated 21 October 2020.**

### **Attachments**

- A Fiordland Community Leadership Report [↓](#)



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## **Community Partnership Fund**

The first round of the Fiordland Community Board Community Partnership Fund closed on 30 September. There was a total of 11 applications received. The next round of the fund closes on 31 January 2021.

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## **Fiordland community garden**

The Fiordland Community Garden Charitable Trust have started the construction of the community garden at Memorial Park. The trust plan to have an official opening of the garden in the near future and include Council staff and the Fiordland Community Board in their celebrations.

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## **Fiordland community orchard**

The licence to occupy agreement for the Fiordland community orchard at Henry St Reserve has been negotiated and agreed upon, and is now ready to begin the public notification process.

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## **District/regional Initiatives**

### **SDC holiday programme**

Sport Southland will again be delivering the SDC holiday programme in January 2021. The programme will run in eight locations (Winton, Riverton, Lumsden, Stewart Island, Wyndham, Otautau, Te Anau and Tokanui) over eight dates. The dates and venues are currently being confirmed – look out for information coming out in school newsletters, Facebook pages etc over the coming weeks.

## Milford Opportunities Project

In January this year Stantec, the governance group and the project working group went to Fiordland to experience and discuss the place and the work on the project that had previously been undertaken by WSP-Opus in Stage 1. Unfortunately, the following week the Fiordland floods happened closing State Highway 94 for a number of weeks and whilst that was happening Covid-19 was becoming an issue around the world to the point where New Zealand's alert level 4 lockdown was declared.

The original intention had been to have a number of public drop-in sessions/meetings and meetings with reference groups representing a number of interests in Milford Sound Piopiotahi and tourism operations generally. Obviously the lockdown meant that could not happen but the project has been able to have the reference groups meet via the Zoom meetings platform.

Stantec has continued to work on gathering and analysing the background data that will be needed to determine their recommendations to the governance group for the long list of options that should be given further consideration. More recently, Stantec have been able to travel to Fiordland and meet directly with stakeholders and in July there was a nationally advertised survey for people to engage with the project and provide their thoughts.

The Milford Opportunities Project is a chance for the public to shape the future of one of New Zealand's most iconic areas. Gathering feedback from a diverse range of New Zealanders is absolutely crucial. On 5 October 2020 the project will launch another nationwide campaign. This will be the final chance for large-scale engagement on this project as the team makes the decisions for the final master plan in December.

## National initiatives

### Sport NZ Community Resilience Fund 2.0

*Funding support for community based organisations to cover fixed and operational costs.*

The second round of the Community Resilience Fund has now closed, with a total of 117 applicants receiving support from the fund in the Southland region with a total of \$694,609.47 distributed (this includes Invercargill and Gore). In the Southland District Council area 37 organisations received support with a total of \$137,858 distributed.

In the Fiordland area the following organisations/clubs received support:

Te Anau Rugby Club	\$4,388
Te Anau Scouts	\$5,000

## Impact of Covid-19 on our community and voluntary sector

Research was undertaken by the Centre for Social Impact, in partnership with Hui E, Philanthropy New Zealand and Volunteering New Zealand of the impact of Covid-19 on our community and voluntary sector.

The report details the findings of a national Covid-19 impact survey carried out across the tangata whenua, community and voluntary sector in May-June 2020. This was as the country was moving between levels 2 and 1 of the Covid-19 lockdown. The findings are based on 1,424 responses from a broad cross-section of the sector.

The link for the full report is: <https://www.centreforsocialimpact.org.nz/korero/2020/august/survey-highlights-impact-of-covid-19-on-the-community-and-voluntary-sector>

There was significant interest and outreach in the Otago-Southland regions to the survey. Fifteen percent of responses were from organisations solely operating in Southland.

The findings highlight the experiences of the sector in cherishing and caring for communities throughout Covid-19 and beyond. They take stock of the impact that effort has had on the sector and start the conversation about what now needs to be done.

The findings will be used to help lead confident, collective, well informed discussions around recovery and re-imagining the future state of a tangata whenua, community and voluntary sector that is well, flourishing and thriving.

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## **Strategy and policy**

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Staff have begun identifying the national, regional and District strategies that are relevant to Council. Staff will undertake a needs assessment to assess the strategies that are necessary to focus work/service delivery and to guide decision making, both from a Council and community perspective. Staff will produce a strategy development plan that will outline an intended work programme, why particular strategies will be prioritised, and the ongoing commitments Council will need to make, such as any strategy review requirements.

Council have finished formal consultation on the draft Keeping of Animals, Poultry and Bees Bylaw, and councillors have received the submissions. On 29 September 2020 Council is scheduled to deliberate and adopt a final bylaw.

Council are still reviewing the charging method for non-recreational jetty usage on Stewart Island/Rakiura. The next steps for this piece of work are to discuss three charging options with the Stewart Island/Rakiura Community Board, and then request Council to endorse a charging method to be included and consulted on in the draft Long Term Plan.

Staff have been revising the Procurement Policy and developing a draft Procurement Manual. Staff presented the draft Procurement Policy to the Finance and Assurance Committee on 11 September 2020. Council will be asked in late October to release the draft policy in November 2020 for consultation.

Review of a suite of policies that will inform the Long Term Plan is underway. This includes the Revenue and Finance Policy, the Policy on Development and Financial Contributions, and the Significance and Engagement Policy. Draft policies will be presented to committees in September and to Council in October. Following Council approval, the formal consultation period for these policies is planned for the period from 4 November to 4 December 2020. Staff are also working on the asset management, contract management, risk management and grants and donations policies.

Work has begun to undertake the in-depth analysis of Council's top corporate risks. Finance and Assurance Committee members will discuss in detail selected risks from the top 10 corporate risks in each quarter beginning September 2020. Staff will also begin work on reviewing Council's operational risk framework in the up-coming months.

The annual report period is now underway and due to be completed by late October/early November 2020. The Finance and Assurance Committee met on 11 September to review the draft Annual Report 2019/2020 for release to Audit NZ.

The Long Term Plan is moving into a key development phase as Council continue to discuss the key issues facing the District. Activity management plan discussions were held in August, alongside the key policy development that informs this process. Council has provided initial guidance to staff that will assist in determining in developing key issues and options for further discussions in September that will form the basis of the LTP consultation document. Throughout September, another round of community board workshops are occurring for staff and elected members to further discuss levels of service and funding options.

## **Communications**

Each of the nine community boards have now been allocated a dedicated person from SDC's communications team.

Their role will be to support the community board in all aspects of communications and engagement, including the content for the Facebook page and SDC's First Edition magazine.

Engagement specialist Jerrie Valli has been assigned to Fiordland and is happy to chat about any ideas or communication needs – everything from informing the public about local initiatives, projects or events to profiling characters from the area.

Jerrie can be contacted on 0800 732 732, mobile 027 319 9820 or via email [jerrie.valli@southlanddc.govt.nz](mailto:jerrie.valli@southlanddc.govt.nz).

## **NZTA – Waka Kotahi**

Highways South appreciates the passion of Southlanders for their local communities and is grateful for the support of Southland community boards with conveying our passion for providing safe, fit-for-purpose state highways to connect these communities. Below gives an overview of recently completed projects in the Southland District area, as well as planned construction and safety work in the Southland District for the coming year:

Pavement rehabilitation sites completed in the Southland District in the 2019/20 year:

- Dome Creek (SH6)
- Tothills Creek (SH6)
- Whyte's Corner (SH1)
- Kerr Rd x2 (SH1)
- St Ronan's Rd (SH1)
- Mill Rd (SH98)

Pavement rehabilitation in the Southland District planned over summer 2020/21:

- Sinclair Entrance at Winton (SH6)
- Two sites west of Mossburn (SH94)

Other completed work in the Southland District:

- SH 99 intersection upgrade, incl. right hand turn bay at Waimatuku installed as a safety initiative
- Flood response – Scott's Creek and Blackmore Culvert gravel extraction (SH6)
- Lake to lake cycle trail completion – Te Anau/Manapouri (SH95)

- Dipton (SH6) – Channel and kerb (and apologies again to the Dipton community for the lack of fore-warning on this job)
- Culvert renewals – SH6 near Mossburn, SH94 near Lumsden and SH99 near Colac bay
- There are twelve areas throughout the network where we have replaced or installed new ice/grit signs
- Cyclists approaching signs installed on SH99 at the Makarewa River and SH96 at the Oreti River

Area updates:

- Edendale – some sweeper work to be done, and maintenance on the old highway will be happening in the 2021/2022 construction season following funding approval
- Lumsden (SH94 to Gore) – 70km/hr to 50km/hr speed limit change underway and will be gazetted on 16 October at which point the new threshold signs will be installed and 70km/hr signs removed
- Rework at Steel Road on SH99 will happen in October and additional reseal sites (Wright's Bush, Waianawa, Waimatuku, Thornbury) will happen this summer

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## **Operational Report for Fiordland Community Board**

**Record No:** R/20/9/50412  
**Author:** Carolyn Davies, Executive Assistant  
**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision ☐ Recommendation ☒ Information

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### **Purpose of Report**

- 1 The purpose of the report is to update the board on the operational activities in the Fiordland Community Board area.

### **Recommendation**

**That the Fiordland Community Board:**

- a) **Receives the report titled “Operational Report for Fiordland Community Board” dated 20 October 2020.**

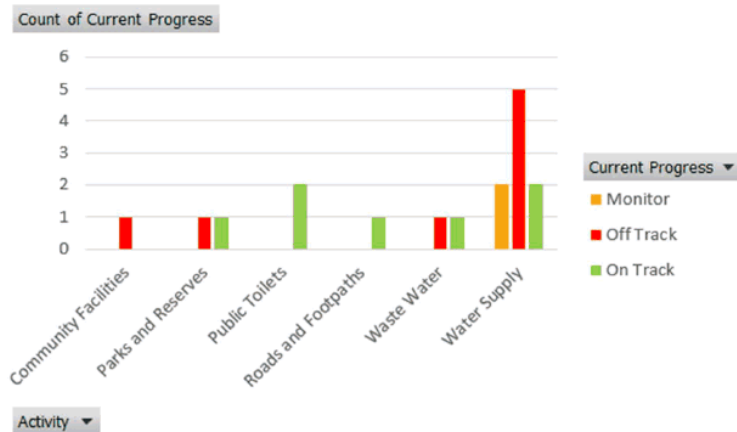
### **Attachments**

- A Fiordland operational report - October 2020 [↓](#)





## 1. Projects within current 2019/2020 financial year



### CLARIFICATION OF FUNDING SOURCES

Local funded: stormwater, cemeteries, footpaths, SIESA, water structures and community halls.

District funded: water, wastewater, public toilets and roading.

Local or District funded (dependent on service): community facilities, parks and reserves.

CODE	NAME	ACTIVITY	CURRENT PHASE	CURRENT PROGRESS	BUDGET VALUE	PROJECT CURRENT COMMENT
P-10040	Internal repaint and new carpets at Te Anau library	Community facilities	Pre delivery phase	Off track	\$33,587	Project is temporarily paused to allow a community hub feasibility study to be completed.





CODE	NAME	ACTIVITY	CURRENT PHASE	CURRENT PROGRESS	BUDGET VALUE	PROJECT CURRENT COMMENT
P-10326	Upgrade toilets at Te Anau library	Public toilets	Business case phase	On track	\$102,200	Linked to P-10040 - waiting on feasibility study
P-10109	Upgrade town entrance signs in Te Anau	Parks and reserves	Delivery phase	Off track	\$18,122	Concept design has been approved by the community board. Now waiting on approval from NZTA. Once this has happened, images to be taken and signs installed.
P-10121	Preparing consent renewal for ramparts scheme	Water supply	Delivery phase	Off track	\$13,665	Report due back from Opus mid-October. Next step is discussions with ES and DOC on proposal.
P-10155	Te Anau Waste Water Treatment Plant	Waste water	Delivery phase	On track	\$22,342,252	Construction for membrane plant and SDI fields began on 5 October 2020.
P-10257	Te Anau-Water Mains Quintin Mokoroa Renewal	Water supply	Delivery phase	On track	\$1,509,000	Project on target with Minor variations to original scope coming from contingency.
P-10262	Replace lateral to 50mm at Possum Lodge Manapouri	Water supply	Delivery phase	On track	\$75,000	Project completed with some additional valves installed to ensure better operability in future for Waiau Street main. Awaiting as-built info from Downer.
P-10263	Turbidity upgrade WTP-Manapouri	Water supply	Pre delivery phase	Monitor	\$1,214,283	PDP recommended source testing, being completed by Downer. Options

CODE	NAME	ACTIVITY	CURRENT PHASE	CURRENT PROGRESS	BUDGET VALUE	PROJECT CURRENT COMMENT
						development is progressing and due in late October
<b>P-10264</b>	District metered areas - Manapouri	Water supply	Delivery phase	Off track	\$24,088	Pricing for installation received from Downer and approved. Work to be completed October/November.
<b>P-10266</b>	Renewing sewer consent at Manapouri	Waste water	Pre delivery phase	Off track	\$131,072	A request for price is being developed for professional design services. This will be put to the market by the end of the year
<b>P-10271</b>	Install water tank and VSD in Te Anau	Water supply	Delivery phase	Off track	\$52,429	This project is currently being scoped and will go to Downer for pricing under the minor capex agreement.
<b>P-10272</b>	Replace plantroom valves - Homestead Rural	Water supply	Pre delivery phase	Off track	\$7,169	Project options are being worked through with Downer and following this liaison with the Water Supply committee will take place prior to any works being completed.
<b>P-10275</b>	Replace backwash pump and other equipment at Te Anau rural	Water supply	Pre delivery phase	Off track	\$19,036	Pricing received from Downer, report due to the Water Supply committee on 3 November for approval.
<b>P-10302</b>	Extend Carpark at Ivon Wilson	Parks and reserves	Delivery phase	On track	\$35,770	Project awarded to Te Anau Earthworks. Start date delayed due to weather conditions and



CODE	NAME	ACTIVITY	CURRENT PHASE	CURRENT PROGRESS	BUDGET VALUE	PROJECT CURRENT COMMENT
	Park, Te Anau					scheduled events in the park. Will be started in November.
P-10318	Construct new footpath walkways in Te Anau	Roads and footpaths	Delivery phase	On track	\$77,100	Grass reinstatement has been hampered by poor weather and very wet topsoil.
P-10743	Lakefront Drive watermain upgrade - Te Anau	Water supply	Pre delivery phase	Monitor	\$1,600,000	Contract awarded to Te Anau Earthworks. Construction due to begin by end of November.
P-10744	Te Anau boat harbour toilet - renewal	Public toilets	Initiation phase	On track	\$147,538	Deferred to 2021/2022

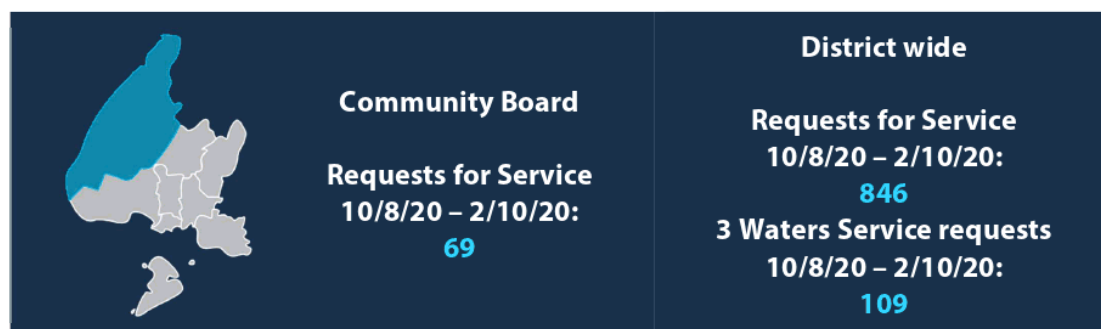
## 2. Service Contracts

CONTRACT NAME	CONTRACT MANAGER COMMENTARY
10/01 – Water and Waste Water Services Operation and Maintenance	Recent weather events have presented challenging conditions for the operators including road closures and power outages. However little disruption to services has resulted.
17/ 03 – Waimea Alliance	<p>Routine maintenance is ongoing. Township cyclic work is ongoing, and includes minor projects and RFS works.</p> <p>In association with the new speed limit bylaw, the team have been around the district installing new or changing speed signs in line with the new bylaw.</p> <p>Pre-reseal repairs have been completed for the Northern area and are working in other areas of the Waimea and Central Alliance patches.</p> <p>The one way section of Waiau Street, Manapouri is still to have sealing works completed this coming sealing season.</p> <p>Whitestone Road Otta Sealing will have the speed restrictions removed.</p> <p>The Lower Hollyford Road remains closed from the Marion track carpark due to the extensive damage received from the flooding events earlier in the year, Stakeholder meetings are ongoing with agreement on re opening the first approx. 11km at this stage.</p>



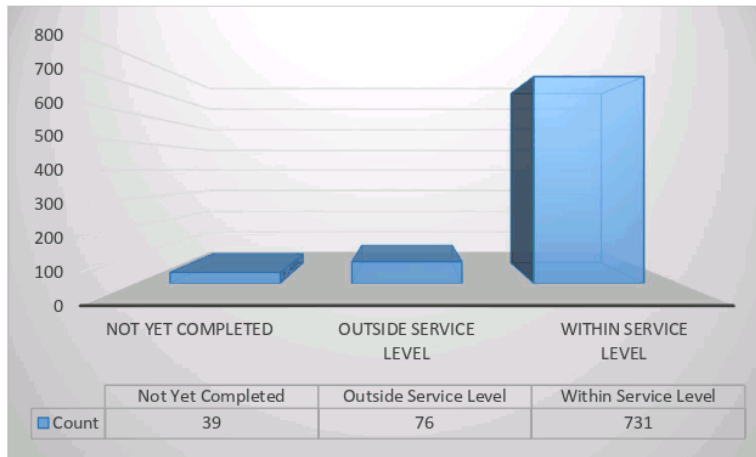
CONTRACT NAME	CONTRACT MANAGER COMMENTARY
20/01 – Cleaning Fiordland, Office, Library and toilets including Lions Park	This contract has started well. Some expected teething issues but the contract manager has received good reports on cleaning and presence throughout the toilet areas. Still some vandalism occurring in the town centre toilets which will continue to be monitored.
16/15 – Manapouri township maintenance	No issues with the contract thus far, new period is underway from the start of October, still some paperwork being tidied up. Mowing is increasing and some attention of the Manapouri Hall gardens has been prioritised.
16/16 – Te Anau township maintenance	No issues with the contract thus far, new period is underway from the start of October, still some paperwork being tidied up. Mowing is increasing.

### 3. Request for service data 10 August 2020 to 2 October 2020



REQUEST TYPE	COUNT
Freedom camping complaints	1
Culverts blocked - rural	1
Debris on gravel roads (safety)	1
Footpaths hazards - trip/hazard/broken etc (safety)	2
Information - direction signs (road names, rest area)	1
Inspection and assessment	1
Liquor licensing	1
Noise control (not animal noises)	7
Parks and reserves r&m	2
Playground repairs and maintenance	2
Repairs and maintenance council property	1
Rural water - no water supply	5
Rural water asset leak	2
Sewer lateral blockage	1
Toilet cleaning	1
Vegetation urban/berm mow/overgrown/visibility issues	1
Transport - road matters general	1
Urban stormwater (the drain)	3
Water asset damaged (main, hydrant, valve, meter)	1
Water asset leak (main, hydrant, valve, meter)	7
Water main leak urgent burst	1
Water pressure low	1
Water toby damaged (not safety issue)	3
Water toby leak	9
Water toby location	1
W/bin cancelled - rural/comm/additional bins only	1
Wheelie bin new	7
Wheelie bin collection complaints	3
Wheelie bin swap	1
<b>TOTAL</b>	<b>69</b>

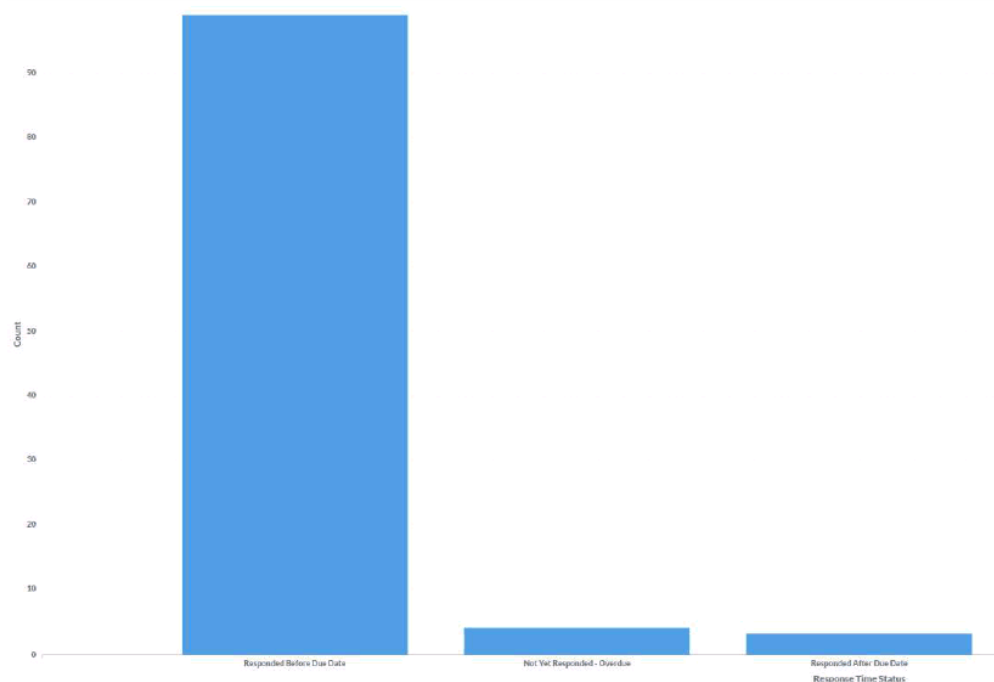
### RFS count by completion time status



#### Count by Response Time Status

Started from IPS Requests, Response Time Status

SDC Data | 100 Service Request | Initial Call Date Time between August 10, 2020 October 2, 2020



Note: RFS' that were not yet completed or outside the service level were due to factors further investigations/work required and extensions of time to complete the requests.



#### 4. Local finance reporting

##### Manapouri - Business Units as at 31 August 2020

	Income			Expenses			Capital		
Business Unit	Actual YTD	Budget YTD	Budget Full Year	Expenses YTD	Budget YTD	Budget Full Year	Actual YTD	Budget YTD	Budget Full Year
Administration - Manapouri	\$789	\$789	\$7,061	\$457	\$789	\$4,735			
Operating Costs - Manapouri		\$1,817	\$10,900	\$7,283	\$915	\$5,492			
Street Works - Manapouri	\$1,231	\$1,231	\$7,388	\$242	\$2,390	\$14,337			
Refuse Collection - Manapouri	\$2,507	\$2,507	\$15,041	\$1,200	\$2,507	\$15,041			
Stormwater Drainage - Manapouri	\$4,300	\$4,300	\$25,798	\$1,405	\$4,681	\$25,798			
Beautification - Manapouri	\$1,702	\$1,702	\$10,213	\$1,361	\$2,119	\$12,713			
Frasers Beach	\$2,849	\$2,849	\$17,095	\$3,074	\$3,244	\$19,463			
Village Green	\$883	\$883	\$5,299	\$380	\$883	\$5,299			
Swimming Pool Area - Manapouri	\$768	\$768	\$5,411	\$181	\$487	\$2,924			
Cathedral Drive	\$960	\$960	\$5,759	\$410	\$960	\$5,759			
Hall - Manapouri	\$2,107	\$2,256	\$13,663	\$3,076	\$3,220	\$13,663			
<b>Total</b>	<b>\$18,097</b>	<b>\$20,062</b>	<b>\$123,628</b>	<b>\$19,067</b>	<b>\$22,194</b>	<b>\$125,224</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Te Anau - Business Units as at 31 August 2020									
	Income			Expenses			Capital		
Business Unit	Actual YTD	Budget YTD	Budget Full Year	Expenses YTD	Budget YTD	Budget Full Year	Actual YTD	Budget YTD	Budget Full Year
Administration - Te Anau	\$14,294	\$14,125	\$97,988	\$3,732	\$8,871	\$46,227			
Operating Costs - Te Anau	\$22,315	\$14,979	\$90,723	\$1,115	\$8,937	\$82,835			
Street Works - Te Anau	\$15,955	\$15,766	\$94,598	\$8,156	\$22,141	\$132,843		\$1,741	\$10,445
Refuse Collection - Te Anau	\$10,305	\$10,184	\$61,102	\$4,803	\$11,000	\$66,000			
Stormwater Drainage - Te Anau	\$9,660	\$9,367	\$72,225	\$7,865	\$12,236	\$56,203			
Cemetery - Te Anau	\$2,643	\$2,638	\$15,827	\$3,953	\$2,704	\$16,227			
Beautification - Te Anau	\$5,870	\$5,800	\$34,801	\$4,510	\$7,948	\$47,685			
Sportsground - Te Anau	\$3,388	\$3,926	\$23,555	\$1,622	\$6,377	\$38,259			
Lakefront	\$4,557	\$4,503	\$27,020	\$2,343	\$4,683	\$28,101			
Parks & Reserves General	\$26,849	\$28,134	\$168,806	\$17,179	\$31,998	\$191,988			\$10,445
Information Kiosk	\$13	\$13	\$78		\$13	\$78			
Luxmore Subdivision		\$870	\$44,081	\$3,597	\$2,833	\$3,216			
<b>Total</b>	<b>\$115,850</b>	<b>\$110,306</b>	<b>\$730,803</b>	<b>\$58,875</b>	<b>\$119,740</b>	<b>\$709,661</b>	<b>\$0</b>	<b>\$1,741</b>	<b>\$20,890</b>

Airports - Business Units as at 31 August 2020									
	Income			Expenses			Capital		
Business Unit	Actual YTD	Budget YTD	Budget Full Year	Expenses YTD	Budget YTD	Budget Full Year	Actual YTD	Budget YTD	Budget Full Year
Manapouri Airport	\$34,328	\$41,710	\$258,208	\$18,751	\$57,843	\$340,904	\$0		
<b>Total</b>	<b>\$34,328</b>	<b>\$41,710</b>	<b>\$258,208</b>	<b>\$18,751</b>	<b>\$57,843</b>	<b>\$340,904</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





<b>Fiordland - Business Units as at 31 August 2020</b>									
	<b>Income</b>			<b>Expenses</b>			<b>Capital</b>		
<b>Business Unit</b>	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>Budget Full Year</b>	<b>Expenses YTD</b>	<b>Budget YTD</b>	<b>Budget Full Year</b>	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>Budget Full Year</b>
Community Leadership Fiordland	\$0	\$0	\$0	\$4,301	\$5,367	\$65,661	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,301</b>	<b>\$5,367</b>	<b>\$65,661</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Manapouri's operating costs are over budget due to the costs of Darwin's barberry control paid to DOC.

Te Anau's expenditure is down \$60,865 YTD. The administration and operating costs are down due to general projects budgets not being utilised so far this year. The stormwater business unit is under budget by due to limited maintenance undertaken to date. Beautification, sports ground and parks and reserves general are under due to lower than budgeted mowing costs.

Manapouri Airport costs are down due to the effects of COVID 19 and a decision to delay some non-essential work that wasn't needed to maintain certification.

Fiordland costs relate to the board members' salaries.

Reserve Balances

RESERVE	30 JUNE 2020	BUDGET 30 JUNE 2021	FORECAST 30 JUNE 2021
Manapouri Hall	\$20,398	\$20,398	\$20,398
Manapouri Fraser's beach	\$43,447	\$43,447	\$43,447
Manapouri General Reserve	\$70,473	\$72,707	\$72,707
Manapouri Swimming Pool	\$24,020	\$26,762	\$26,762
<b>Total – Manapouri</b>	<b>\$158,338</b>	<b>\$163,314</b>	<b>\$163,314</b>
Sandy Brown Loan	(\$91)	(\$256)	(\$256)
Te Anau Car Park Reserve	\$25,296	\$26,147	\$26,147
Te Anau General	\$786,166	\$778,228	\$778,228
Te Anau Luxmore Subdivision	\$1,063,958	\$1,104,823	\$1,104,823
Te Anau Stormwater	\$520,323	\$536,345	\$536,345
<b>Total – Te Anau</b>	<b>\$2,395,653</b>	<b>\$2,445,287</b>	<b>\$2,445,287</b>
Te Anau Manapouri Airport	\$175,799	\$230,681	\$230,681
<b>Total – Te Anau Manapouri Airport</b>	<b>\$175,799</b>	<b>\$230,681</b>	<b>\$230,681</b>
<b>TOTAL RESERVES</b>	<b>\$2,729,790</b>	<b>\$2,839,282</b>	<b>\$2,839,282</b>

## Council Report

**Record No:** R/20/9/51968

**Author:** Simon Moran, Community Partnership Leader

**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision

☐ Recommendation

☒ Information

## Chief Executive

### Three Waters

1. Work on the Three Waters reform programme is continuing, with a series of 14 workshops being held in July to explain to the local government sector the reform programme and the conditions attached to receipt of the tranche 1 stimulus funding. All of the 67 eligible local authorities have agreed to 'opt in' to the first stage of the reform programme, suggesting that there is wide acceptance across the sector about the need for reform.
2. To support the work of the joint central and local government steering committee in leading the reform work two new groups are being established. These are a system design group, whose role will be to test issues around overall system and institutional design, entity purpose, ownership, governance, accountability, funding models, etc, and a water technical infrastructure group that will look at the more technical infrastructure issues arising from the reforms.
3. To progress the work that needs to be considered across Otago and Southland the two mayoral forums are currently considering a proposal to establish a joint committee and establish a secretariat to support a joined-up approach to thinking about the issues arising from the three waters reform process for local government.
4. In early September the five Hawkes Bay councils released the report that they had commissioned in 2019 to examine the opportunities that might be created by a move to a more integrated regional service delivery model for the delivery of water and wastewater services.
5. A copy of the full report is available on their three waters review website (<https://www.hb3waters.nz/hawkes-bay-three-waters-service-delivery-report/>).
6. The Hawkes Bay report evaluates five different structural options:
  - enhanced status quo
  - a shared service business unit
  - a management council controlled organisation (CCO)
  - a sub-national CCO which extends beyond Hawkes Bay
  - an asset owning CCO.
7. It concludes that an asset owning CCO is the most appropriate model when evaluated against the objectives and principles originally set by the Hawkes Bay councils. It also goes on to assess the implications of establishment of such a model on the other council functions including addressing issues relating to, for example, stranded overheads.

8. While much of the analysis in the report has been ‘superseded’ by the central government three waters reform programme, there are a number of lessons to be drawn from the report that will be of interest to all local authorities.

## **Future of Local Government**

9. Local Government New Zealand and SOLGM are advancing work to scope a future of local government work stream which will look at the changing role of the sector, particularly in light of the extensive changes that are likely to occur as a result of the three waters reform and resource management reform processes.
10. The work stream will have a particular focus on the role of local government in supporting community well-being and how this might further evolve in the future including the relationship between central and local government, the relative importance of the civic leadership role played by the sector and community led development.
11. The reducing role of the local government sector in both the infrastructure provision and regulatory service areas are likely to have an impact on the number, shape and form of local authorities in the future. This is expected to include discussion about whether it remains relevant to have a distinction between regional and territorial local authorities.

## **Climate Change**

12. Local Government New Zealand (LGNZ) have recently released a report that looks at the approaches being used to adapt to the impacts of climate change on three different communities.
13. The report is available on the LGNZ website (<https://www.lgnz.co.nz/our-work/publications/case-studies-community-engagement-on-climate-change-adaptation/>).
14. The communities included in the case studies are the Ruawai Flats in Kaipara, South New Brighton and Southshore in Christchurch, and South Dunedin.
15. Although all three case studies focus on the issue of coastal inundation, each of them are at different stages of their climate change adaptation planning work and are effectively having to develop their own policy frameworks to guide their work raising issues around the desirability of developing greater national guidance in the adaptation area.

## **Environmental Services**

### **Building Solutions**

16. The building solutions team have continued to face challenges with the processing of building consents for the month of August 2020. Additional funding has been approved by Council to increase capacity and address the core issues experienced by the team.
17. The current Covid-19 environment has created a greater expectation from the community that buildings very promptly obtain Code Compliance Certificates. Financial impacts resulting in delays in this space are more noticeable, however with the whole industry working under pressure right now a trend of designers, builders and owners ‘drip feeding’ information into Council has created a large workload and noticeable time delays between Council receiving information and a

Code Compliance Certificate being issued. This is due to repeat requests for information being required before all information is received.

## **Animal Control**

18. The dog registration process is to be reviewed. There have been a number of teething problems with the various online/email changes this year, and hence the need to simplify the process to make it as easy as practicable for our customers.
19. Another example of an animal control issue that struggles to find a regulatory owner has arisen (like cat and geese problems). Alleged feral pigs, that may be being kept, are getting on the road from a property in Blackmount, causing safety concerns. Council along with DoC, the police and Environment Southland all have roles, however in this case an agreement had been reached with the owner that if honoured, should resolve the issue.

## **Environmental Health**

20. The team has completed the first remote verification. This is a verification of a food business that is completed using Zoom or similar app. The Ministry of Primary Industries has enabled verifiers to conduct these verifications, as a result of Covid-19.
21. The team has started work on introducing online applications for alcohol and food licensing applications. Currently applications are mostly completed by hand; and so this will improve the customer experience for those wanting an online option, and increase efficiency.

## **Resource Management**

22. Covid-19 has not noticeably affected incoming workloads. Incoming resource consent applications remain consistent with the same period in 2019.
23. Up until the alert level 4 restrictions coming into force, ongoing policy focused work was occurring on the regional work streams for Climate Change, Biodiversity, Landscapes and Natural Character. In the national space, Covid-19 has delayed some anticipated national direction. Particularly, the national policy statements on highly productive land and indigenous biodiversity have been delayed and it is anticipated that they will now be released in April 2021.
24. Council has endorsed a report to bring forward the review of the landscapes section of the district plan. Work is now underway to understand the unique nature of Southland's landscapes, cultural values and local areas of significance. There are a number of pieces of work that will inform a review and also a number of conversations with communities and land owners. It is anticipated that a plan change will be notified in the middle of 2021.
25. SDC was part of the territorial authority reference group providing feedback to the Ministry of the Environment on the proposed NPS on Indigenous Biodiversity and the proposed New Zealand Biodiversity Strategy. Consultation on the NPS for Indigenous Biodiversity closed in March 2020.
26. Council submitted stating that in its opinion, achieving the requirements of the statement will require a significant body of work identifying potentially significant natural areas, mapping them and revising rules within the district plan to protect and enhance them. It is anticipated that there will be a significant cost associated with this. There is estimated to be 1.7 million hectares of

potentially significant biodiversity which equates to 57% of our District. Approximately, 94,000ha of this area is indicated to be on private land. Council has provided input into the LGNZ submission and Council is one of the case study councils forming part of that submission. It was anticipated that the National Policy Statement will likely be gazetted prior to the general election in September but this has been delayed until approximately April 2021.

27. Resource consent data for the previous few months is below:
- June – 21 applications received, 26 decisions issued
  - July - 27 applications received, 28 decisions issued
  - August – 18 applications received, 29 decisions issued.

## **Services and Assets**

### **Forestry (IFS)**

28. The financial year 2020/2021 harvesting programme is underway out of Waikaia Block 4. The crop age is 30 years and estimated tonnes are 19,000 with a forecast return of \$933,000.
29. A valuation report has recently been completed including a site visit. The outcome has been a \$360,000 revaluation against a budgeted devaluation of \$1,570,000. This is primarily due to market price and growth changes.
30. The Ardlussa Community Board has initiated a discussion about establishing mountain bike trails within the Waikaia forest. Their vision was presented at a recent board meeting and work is underway to scope and outline delivery of this work.

### **Around the Mountains Cycle Trail**

31. The contract for repairs to the trail, associated with the February flood event, has been awarded to The Roding Company. The contract period is eight weeks and work has commenced on site.
32. A flood damaged culvert has been identified and work is underway to evaluate the damage and develop a solution.
33. The New Zealand Cycle Trail board is scheduled to visit Invercargill and the cycle trail in September, providing an opportunity to showcase this activity.

### **Te Anau Manapouri Airport**

34. A consultant has prepared a 10 year maintenance works programme which indicates \$1.3 million of pavement rehabilitation capital spending need over financial years 2021/2022 and 2022/2023.
35. Maintenance spending need of \$192,000 is indicated for the 2020/2021 year and includes items such as patch repairs and cracked sealing.
36. A workshop is scheduled with the community board to discuss options and approach over the next LTP.

### **Property**

37. The property disposal of the Ohai bowling club building is underway. The disposal of the former Stewart Island museum and the Hokonui hall has been completed as has the road stopping of the road intersecting the Southern dairy hub and the registration of all documents for the realignment and easements for Ringaringa Road on Stewart Island. Finalising the updated landowner consent for the coastal route boundary adjustments and payment of compensations is also almost complete. Once this is done the legalisation Gazette Notice can be issued.

## **Strategic Water and Waste**

### **Te Anau Wastewater Discharge Project**

38. Following Council resolutions from 23 October 2018 meeting, when it was resolved to proceed with a sub-surface drip irrigation as disposal route, staff have been progressing work on a number of fronts including development of resource consents for the sub-surface drip irrigation field, as well as advancing towards a detailed design.
39. Work on the pipeline element has now been completed with practical completion issued in July.
40. Work is also continuing on detailed design of MF plant and SDI field following Council approval to award contracts to Downer and Fulton Hogan respectively. These designs underwent further HAZOP and value engineering in September with physical works programmed to get underway in October.
41. The resource consent application for the discharge to the Upukerora has also been lodged with Environment Southland and with affected party approval provided by a number of stakeholders. Currently awaiting approval from Te Ao Marama before a decision on notification is made.

### **Land and Water Plan Implementation**

42. Environment Southland released their proposed Land and Water Plan in 2017.
43. In total 25 appeals were received by Environment Southland of which Council has identified 10, which it will join as a Section 274 party. Council has also lodged an appeal to the decision. The basis of Council's appeal, is largely around the 'non-complying' activity status on wastewater discharges to water. The latest direction issued from the Environment Court outlines a proposed path, where appeals to objectives will be heard ahead of mediation, by grouped topic on policies and rules. Evidence in support of the appeals have been filed with the Environment Court.
44. Interim decisions were released by the Environment Court in late December with a recommendation that further expert conferencing be undertaken in early 2019.
45. A further hearing was held in mid-June 2020 where evidence was presented on additional information that the courts required Environment Southland to provide based on their interpretation of a number of key principles underpinning the plan. Agreement has now been reached on all outstanding appeals related to the objectives and policies with a further hearing planned to cover all outstanding appeals. At this stage the timing of this is not known.

### **Project Delivery Team (PDT)**

46. PDT now meeting fortnightly with services and assets managers on works programme.

- 47. Currently working with CAMMS to look at options for simplified access for community boards and councillors.
- 48. The Te Anau wastewater project is progressing well with design in full swing and contracts now in place.
- 49. The first office shift project is now complete with staff moving into 42 Don Street on 7 September 2020.
- 50. With Council now approving Winton library project, this will progress quickly into design and consents.
- 51. The bridge works programme continues to progress well.
- 52. Fencing of waste water ponds is now underway after Covid-19 delays and securing final location agreements with neighbours.

### **Community Facilities**

- 53. The community facilities team has been working through the second round of the Long Term Plan workshops with community boards. This has focused on the budgets associated with the opex and capex to meet the levels of service over the period of the plan and follows on from meetings previously held with the boards that highlighted the assets that were within their respective board areas of responsibility.
- 54. Three of the mowing tenders are set to go to the Services and Assets committee for approval to be awarded. Direct negotiations are in progress with the incumbent contractors for the Ardlussa Community Board. The remainder of the areas will be packaged up and put out to tender.
- 55. We are working through revising the requirements to become an approved contractor with the Health and Safety and Wellbeing Advisor to make sure that our traffic management and STMS obligations are being met.
- 56. The asset manager is now looking at progressing the work to get the community facilities assets into Council's asset management system (IPS).
- 57. Community facilities staff are completing projects that were carried forward from last year and starting the projects that are in this year's capital works programme.

### **Strategic Transport**

#### **National Land Transport Plan**

- 58. The transport team continues to wait on the release of the final Government Policy Statement on Land Transport 2021 (GPS) to ensure activity plans and funding application align with the GPS strategic direction.
- 59. The continued delay of GPS is potentially putting the legislative requirements for the Regional Land Transport Plans (RLTP) at risk. Development of the RLTP is being progressed on the expectation that the strategic direction of the GPS will not change. This means that projects can be developed and included in the draft RLTP without the GPS being finalised.



## **District Wide Roothing Programme**

60. Evaluation of the District-wide resurfacing contracts have been completed and approved by the Services and Assets committee. This activity covers the resurfacing of approximately 3,000,000 m<sup>2</sup> of urban and rural roads across the District over the next three years. Contracts have been awarded to Fulton Hogan and Downer.
61. The 2020/2021 pavement rehabilitation program which consists of approximately 7km of sealed roads has been approved. Procurement of these works is currently underway with the first site expected to be completed prior to Christmas.

## **Customer Delivery**

### **Customer Support**

62. We answered 3,926 calls in the month of July, with an average wait time for our customers of 21 seconds. We had a steady number of late dog registrations. There are now just 1,086 dogs needing to be registered which will trickle in over the next few weeks.

### **Libraries**

63. Alert level 2 has been a challenge for many of our library staff and community members. Our original restrictions for alert level 2 were designed for a short period of time and not a drawn out phase. A fortnight ago, after many great suggestions from our libraries team, we relaxed some of our alert level 2 restrictions to fall in line with other similar libraries of our size and allow for a much easier system to both manage and experience.
64. During this time at alert level 2, most of our programming has been put on hold to adhere to social distancing requirements, though we have started to allow our adult focused programming to start up again.
65. We are currently planning for the October school holiday programme in the hopes that the country will be back at alert level 1, however we are cognisant this may not occur and will plan for this possibility as well.

### **Knowledge Management**

66. While LIM numbers are lower than previous years they continue to trend upward. Over the month of August the team lodged 45 LIM applications and issued 39, compared to only 29 in August 2019. When looking at last year's numbers you can clearly see a drop started in May 2019 and continued until June 2020.

## **Recommendation**

### **That the Fiordland Community Board:**

- a) **Receives the report titled "Council Report" dated 14 October 2020.**

## **Attachments**

There are no attachments for this report.

## Chairperson's Report

**Record No:** R/20/9/53095  
**Author:** Alyson Hamilton, Committee Advisor  
**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision ☐ Recommendation ☒ Information

### Purpose of Report

- 1 The purpose of the report is to provide an update to the Fiordland Community Board on activities that the chairperson has been involved since the establishment of the board on 20 November 2019. This report covers the period from 11 August 2020 to 20 October 2020. The following items are of note:

#### Dark Skies:

- 2 Meeting with Amie Young (Great South), Nalayini and Gareth Davies to discuss Dark Skies project for Fiordland, following Diane Holmes meeting with Nalayini and Gareth in Te Anau. First steps are to:
- look at setting up a Fiordland Dark Skies Group who would be interested in helping with education/outreach
  - look at options to purchase a telescope for this activity – the one Nalayini recommends is around \$800. Rakiura are looking at applying for SDC community partnership funding for this. Fiordland Community Board have closed off this fund already so would need to apply for the next round.
  - investigate the situation with NZTA around their lighting should there be time to catch their upgrade – Amie has contacted SDC to see what they know about this at this stage
  - investigate the process for becoming a 3K City.

#### Place DNA:

- 3 A gap analysis has been conducted by Destination Think. They have assessed all the reports, documents and papers in relation to community consultation work, Destination Fiordland branding, Southland Story & Southland Murihiku Destination Management Plan. Initial verbal feedback provided.
- 4 Positive feedback received regarding the “Beyond Belief” branding. Still need to look at a perception analysis ie what we are and what we say we are vs what the world is telling us we are vs what we are telling the world.
- 5 Need to promote what is obvious – clean air, pure water, clear skies – all powerful niches.
- 6 Price wars are only downgrading our offering.
- 7 Sustainability encompasses EVERYTHING – including the souvenirs in the stores being NZ made, not imported.

- 8 Conclusion - we have the car, however we have no real ability to drive it. Need to form more strategy. What we have already done so far has been done well. We need to then determine how we can roll out and implement.
- 9 Premise is not looking at more tourists – we need the right tourists. Modern tourism invites people to stay longer, have the right experience, respect our passionate communities, spend more. Working to progress the discussion further.

**Milford Opportunities:**

- 10 Ongoing discussions on the reference groups. Key principles:
- Te Anau and its District – a destination
  - new transport models to manage visitor flows
  - conservation supported by tourism
  - encouraging visitors to experience the full Milford Sound Piopiotahi story
  - beyond the story of Milford Sound Piopiotahi
- 11 There are two options for transportation – one involving partial park and ride, the other a full park and ride proposal.

**Murihiku Regeneration Day**

- 12 Invited by the Interim Regional Skills Leadership Group to attend this hui.  
Focused on how all the four Runaka can work together to deliver a regenerative vision  
Key stakeholders and speakers – both central and local government  
Key messages around developing “our place”, investing in and celebrating success  
Consider that the cradle of Maori mythology is rooted in Fiordland – consultation is not something that happens after the core discussion has happened as a token gesture. Build relationships now.

**Other:**

- FCB working on the Long Term Plan and ensuring strategic projects are included in the LTP to action
- continued work on the Kaimahi For Nature Working Group. The Southland Alliance have been presented with three Fiordland based projects – one for Undaria, one for weed control and a third from the Fiordland Trails Trust which encompasses building the trail from Te Anau to Te Anau Downs, native planting, weed and pest control, Dark Skies platforms and interpretation panels.
- community partnership funding round one for 2020/2021 papers reviewed
- meetings with various political representatives to discuss Fiordland requirements pre-election
- community garden initiative signed off and underway
- assisted police on a recruitment panel for a new constable
- working with Destination Fiordland on destination management role. Initial discussions with DF/Great South on a Regional Events Strategy
- sewerage scheme Liaison Group Community Board member invited to be on the group
- promoting various community workshops through social media channels

- responsible camping initiatives application
- entrance sign design is being discussed with NZTA – awaiting sign off by them
- Flagtrax project progressing along with flag design. New street lights ordered for town centre noting supply has been an issue.

**Other updates:**

- Manapouri residents
- rural
- tourism
  - o regional events funding - \$850K
- events centre
- Fiordland Museum Trust
- Fiordland Retirement Housing Trust
- Milford Sound Trust

**Recommendation**

**That the Fiordland Community Board:**

- a) **Receives the report titled “Chairperson's Report” dated 21 October 2020.**

**Attachments**

There are no attachments for this report.



## Proposed Naming of Private Road at 914 Takaro Road, Te Anau

**Record No:** R/20/10/60123  
**Author:** Nick Lewis, Roading Contract Manager  
**Approved by:** Matt Russell, Group Manager Services and Assets

☒ Decision ☐ Recommendation ☐ Information

### Purpose

- 1 The purpose of this report is for the Fiordland Community Board to determine the road name for the section of private road over the property at 914 Takaro Road, Te Anau, as requested by the property owners, the Takaro Trust.

### Executive Summary

- 2 The section of private road that is located within the property at 914 Takaro Road.
- 3 Currently, the legal road is only the first 6.5 km (approximately) of Takaro Road, from this point there is a formed private road over Landcorp Farming Ltd property approximately 2.7 km to the start of the Takaro Trust property and continues internally to the property buildings and structures.
- 4 Council's guidelines for road names include the following:
  - name duplications are to be avoided
  - long names are to be avoided
  - similar sounding or spellings are to be avoided to reduce confusion
  - LINZ and Geographic Board guidelines.
- 5 The property manager on behalf of the property owner, to this property has requested Council name this section of private road.
- 6 The recommendation is to approve the private road name of Tarora Drive as the preferred option.

## **Recommendation**

**That the Fiordland Community Board:**

- a) Receives the report titled “Proposed Naming of Private Road at 914 Takaro Road, Te Anau” dated 21 October 2020.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) Approves the naming of the private road section over the property at 914 Takaro Road, Te Anau as TARORA DRIVE.**



## **Background**

- 7 The property manager Mary Lorio, on behalf of the property owner Takaro Trust, has approached Council to name the private section of road that accesses through their property from the boundary of said property and the Landcorp Farming Ltd property. Currently, the legal Takaro Road is only the first 6.4 km (approximately) from its starting intersection with Kakapo Road. From this point there is a formed private road over Landcorp Farming Ltd property (being Dale Farm) approximately 2.7 km to the start of the Takaro Trust property and then this private formed road continues internally to the property buildings and structures themselves.
- 8 Currently as the legal Takaro Road finished at 6.385km, the next 2.781km of private road to the start of the Takaro Trust property is, for addressing purposes, treated as an extension of Takaro Rd, giving the Trust property the address of 914 Takaro Rd. This situation does happen in cases where a private road extends from a named legal road. Both the private extension of the road over Landcorp Farming Ltd property and that through the Takaro Trust property are not maintained by council. Landcorp Farming Ltd have a rapid number under this situation also, being #646 Takaro Rd.
- 9 The requested name of Tarora Drive was created by the ownership group of the Takaro Trust, originally looking at the name of the river that is the centre piece of the property, Upukerora River, for inspiration. A number of creative discussions lead to the formation of TARORA that pays tribute and combines both the name TAKARO and UPUKERORA.

## **Issues**

- 10 There are no issues identified with the name proposal provided.
- 11 The property owners would like to be able to have separate Rapid Numbers to the different locations and buildings located and operating within the property. This is still possible without naming that section of road, as that further section of private road can also be treated as an extension of Takaro Rd.

## **Factors to Consider**

### **Legal and Statutory Requirements**

- 12 Council has a requirement to comply with the LINZ/Geographic Board guidelines for naming.

### **Community Views**

- 13 The property owners of this section of privately formed access road have approached Council to name said section.
- 14 No additional community views have been requested or required at this point in time.

### **Costs and Funding**

- 15 The road name sign is to be supplied, installed and maintained by the property owner, any requested Rapid numbers would be applied for, with associated fee then transferred into Council's assets and maintained as part of Council's sign contract.
- 16 The private road remains as such and Council have no responsibility including costs or maintenance, which remain with the property owners.

### **Policy Implications**

- 17 The suggested name has to be approved by the Fiordland Community Board before it can be legalised. Council's guidelines for road names are as follows:
- name duplications are to be avoided
  - similar sounding or spellings are to be avoided to reduce confusion
  - names are to be easily spelt and readily pronounced
  - long (no more than 25 characters maximum) names are to be avoided.
- 18 There are no issues with the proposed name.

### **Analysis**

#### **Options Considered**

- 19 The two main options that have been considered are below. These are to not support the proposed name, or to support the proposed name.

### **Analysis of Options**

#### **Option 1 – Not to Support**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• No significant advantages.</li><li>• The section of private road can also be treated as an extension of Takaro Rd and still have rapid numbers applied.</li></ul>	<ul style="list-style-type: none"><li>• This would be against the land owners request to name their private road.</li></ul>

#### **Option 2 – Support the proposed name**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• The landowners request to name their private section of road is accepted.</li></ul>	<ul style="list-style-type: none"><li>• No significant disadvantages.</li></ul>

### **Assessment of Significance**

- 20 Not considered significant.

### **Recommended Option**

- 21 Approve the naming of the private road section over the property at 914 Takaro Road, Te Anau as Tarora Drive.

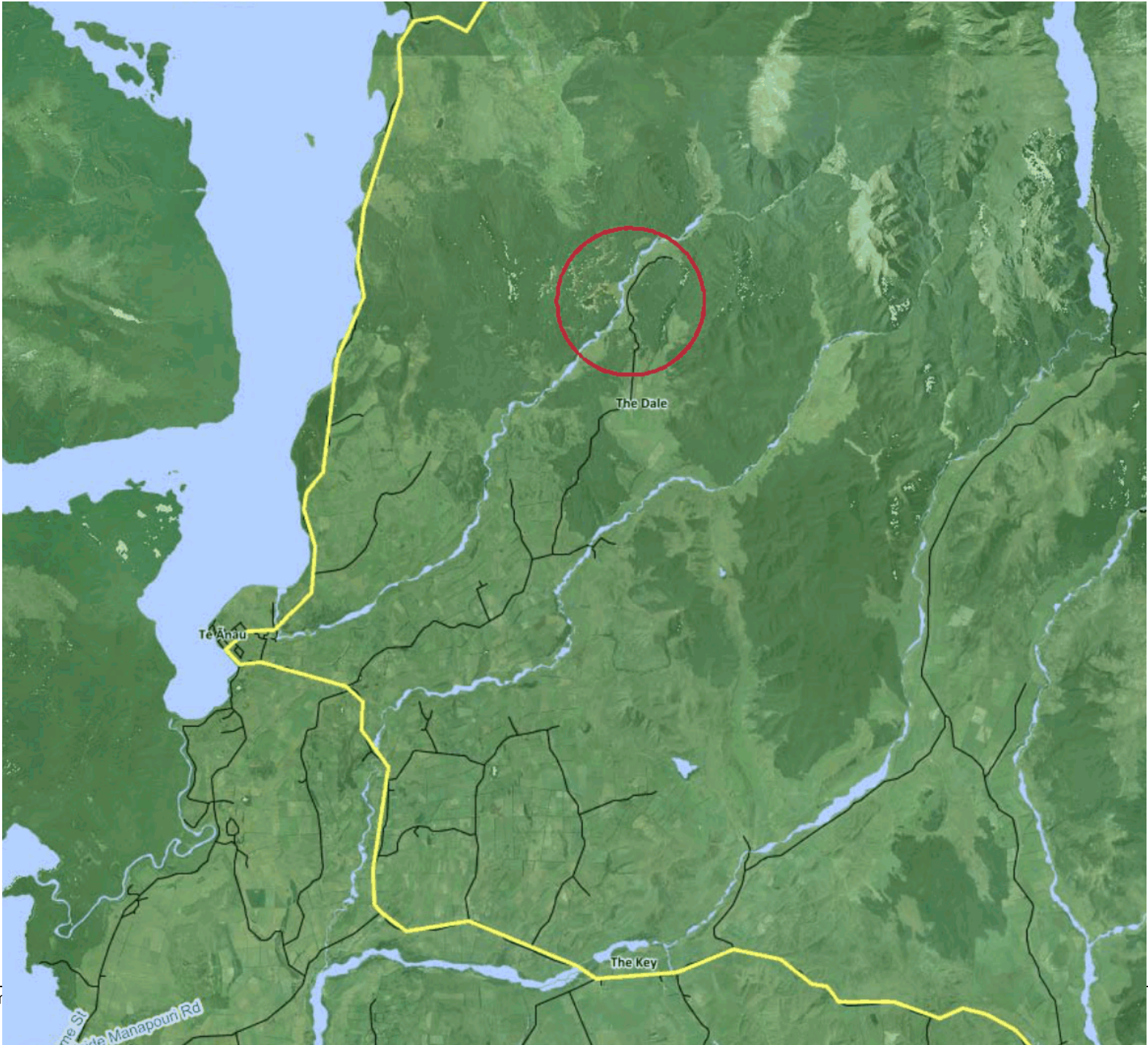
### **Next Steps**

- 22 Notify the affect land owners, LINZ and NZ Post of the approved name.

## **Attachments**

- A      Tarora Map Location [↓](#)
- B      Tarora Map [↓](#)















## Southland District - Wellbeing Indicators Snapshot - August 2020

**Record No:** R/20/9/52053  
**Author:** Shanin Bridger, Community & Futures Administrator  
**Approved by:** Rex Capil, Group Manager Community and Futures

☐ Decision ☐ Recommendation ☒ Information

- 1 The purpose of this report is to present the Fiordland Community Board with a wellbeing indicator's snapshot of Southland District

### Background

- 2 Investing in community future planning was a consultation topic in the 2018-2028 Long Term Plan. Council identified the need to undertake research and collect data about our changing communities to assist in prioritising and making decisions for the future and consider the overall wellbeing of the people residing in Southland District. 65% of submitters supported Council investing in community planning, research and data; to help future proof and ensure Council has the information needed to make informed decisions for now and into the future.

### Next Steps

- 3 If the board wishes, staff will present a wellbeing snapshot report quarterly. This is currently an information only report at this point and staff will begin to provide comparative analysis of the information provided at a later date, and identify trends for further discussion.
- 4 Staff are interested to hear feedback from the board on the information being presented.

### Recommendation

**That the Fiordland Community Board:**

- a) **Receives the report titled "Southland District - Wellbeing Indicators Snapshot - August 2020" dated 23 September 2020.**

### Attachments

- A Wellbeing indicators snapshot August 2020 [📄](#)



SOCIAL

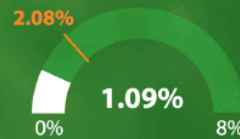
## Unemployment and benefit rates

Southland District has a current unemployment rate of 3.42% and ranks 6th best out of 67 TA's for people on job seeker support.

Unemployment rate time series



Current means tested benefit rate

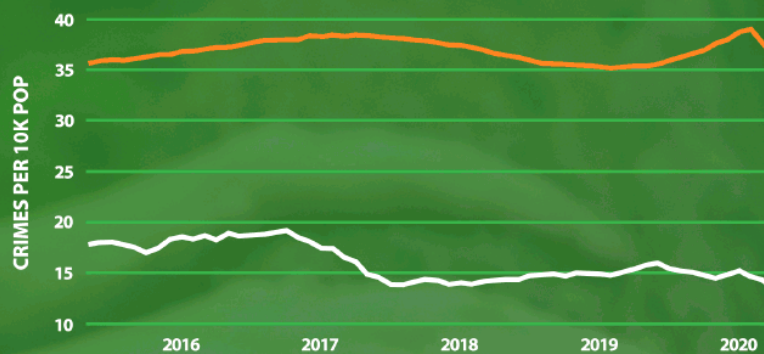


Current single parent support rate

## Crime rates

Metrics from June 2015 to May 2020

Southland ranks 3rd best of 67 TA's. The total number of crimes committed from June 2015 to May 2020 was 2886, which gives us a monthly static crime rate of 15.42 per 10,000 people. For the month of May 2020 this dropped to 13.42



TA's - TERRITORIAL AUTHORITY

● - SOUTHLAND DISTRICT

● - NATIONAL RATE

Source - DotLovesData

# How we compare to the rest of the country

## Unemployment



## Crime rate (Jun 15 - May 20)



Source - DotLovesData

# Dynamic Deprivation Index

● - SOUTHLAND DISTRICT

● - NATIONAL RATE

67

DEPRIVATION RANK BY  
TERRITORIAL AUTHORITY

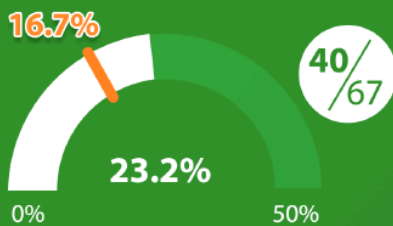
1 is the best ranking and 67 is the worst

Median Household Income

**\$77,772**

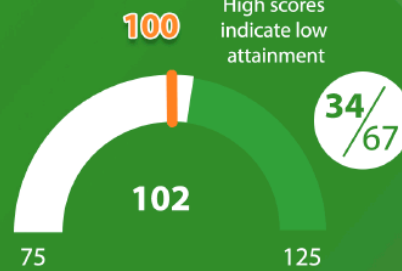


(National Household Income = \$80,287)



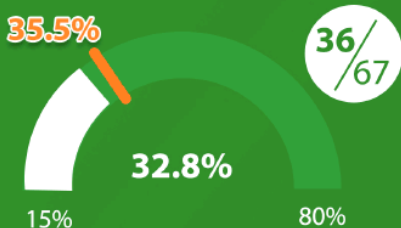
## Adults with no qualification

We calculate the proportion of the population aged 18-64 who hold no formal qualifications



## Child education score

Using data on the educational attainment of primary and secondary school children we assign an education score to each geographic region

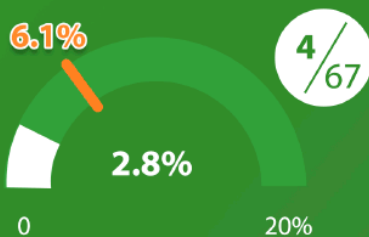


## Home ownership

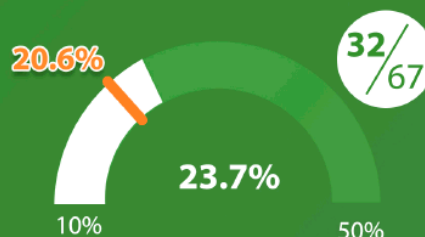
% households who DO NOT own their home



## Households with damp and mould



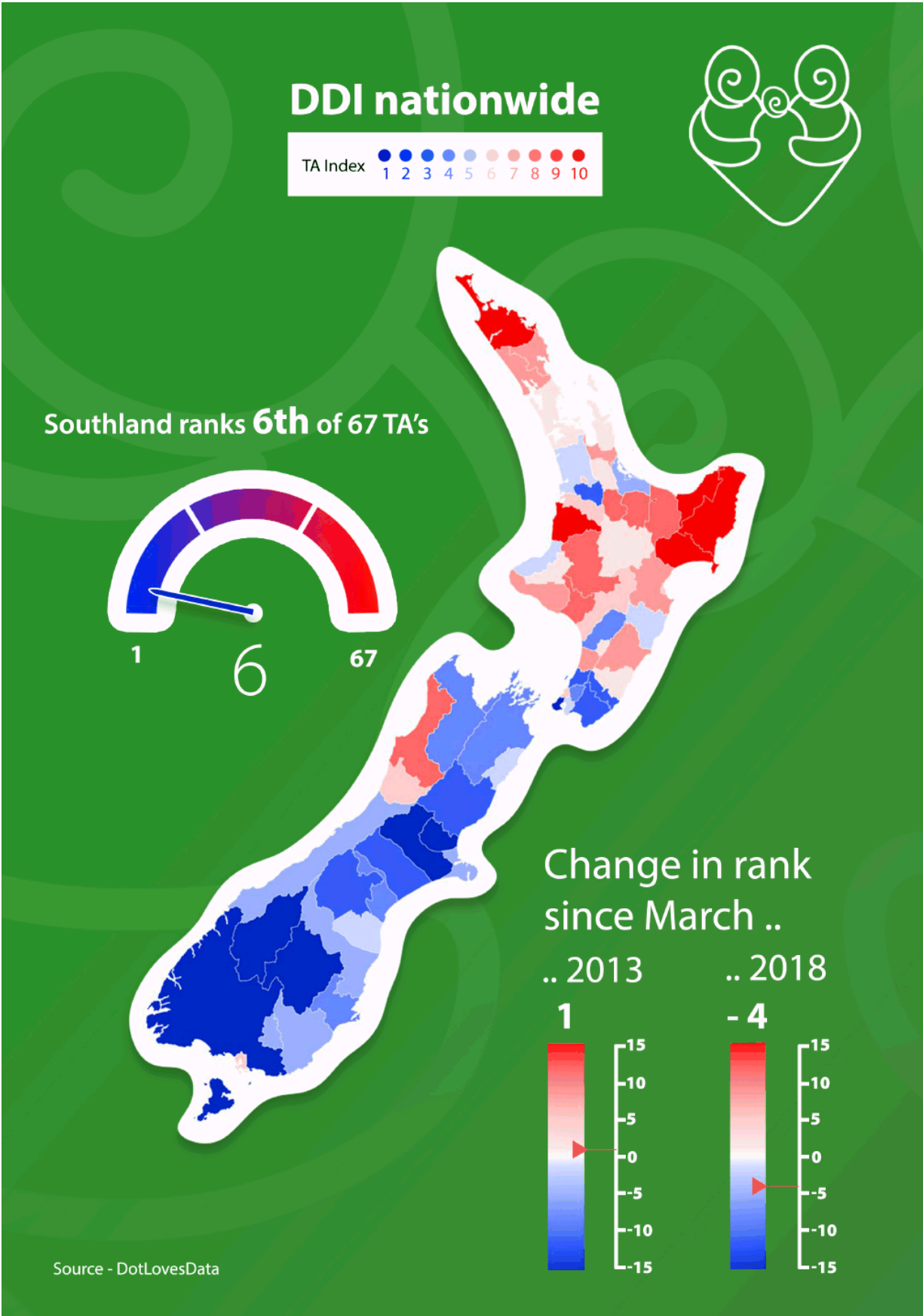
## Households with no vehicle access



## Households with no internet access

Source - DotLovesData







There are

**38**

**Heritage  
places in  
Southland**

Includes archaeological  
sites, buildings and  
memorials that are of  
historical or cultural  
significance or value

## Overall population

**31,400**

From 2013 to 2018 the Southland  
population has grown 3.6%

## Ethnicity



## Languages

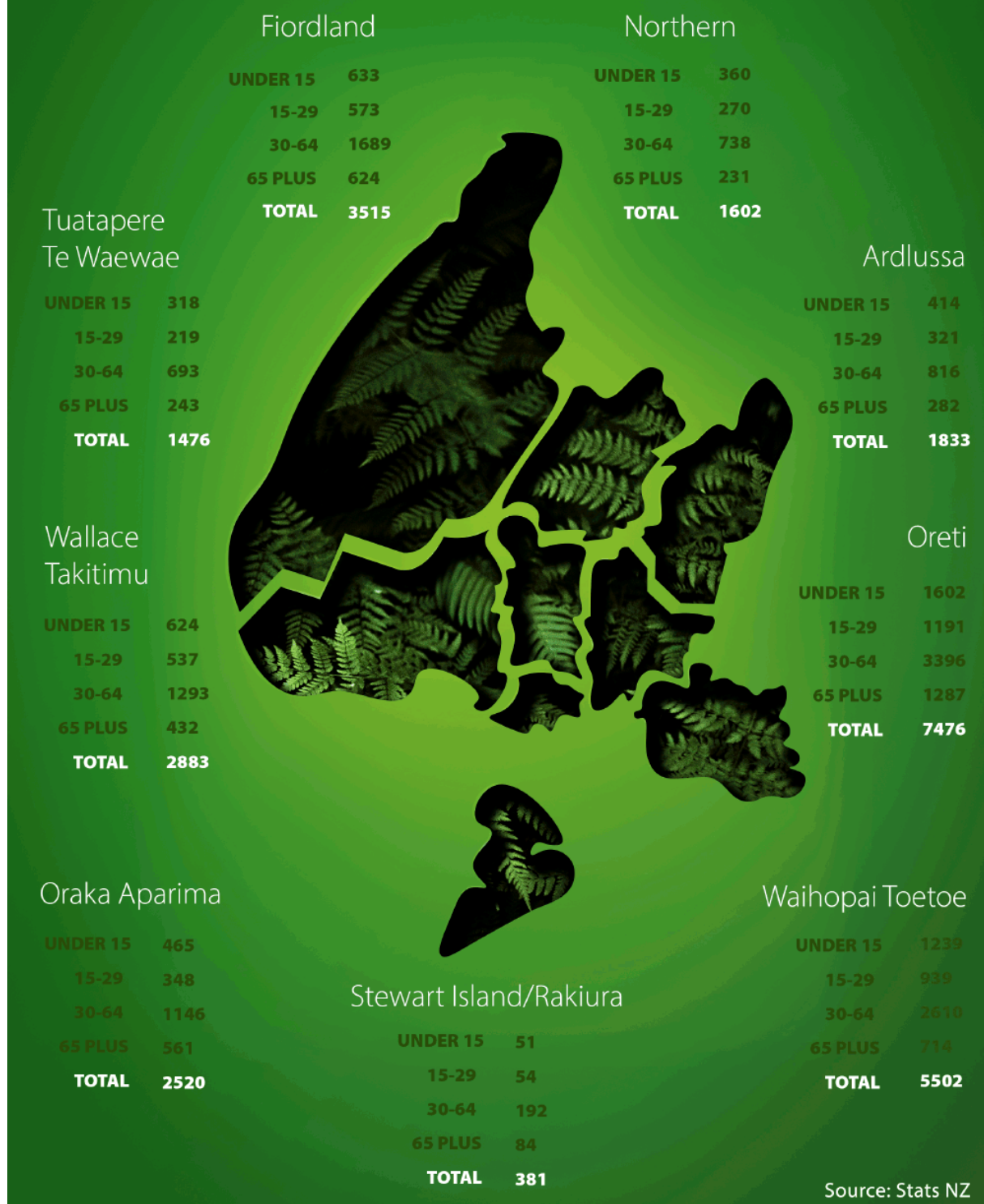
**Total people stated - 28185**

English	27663
Tagalog	459
Maori	450
French	192
German	189
Spanish	174
Afrikaans	108
NZ Sign Language	84
Samoan	69
Hindi	48
Northern Chinese	42
Yue	24
Tongan	15
Korean	9

Source: Stats NZ

# POPULATION

## BY COMMUNITY BOARD AREA







**GDP (nominal) as at 2018**

**\$2,025  
million**

From 2013–2018, Southland's  
economy increased 20.5 percent  
(national increase was 30.9 percent).

There are  
**6,888**  
**businesses in**  
**Southland**

Including economically significant enterprises that  
are engaged in producing goods and or services  
in New Zealand that meets specific criteria

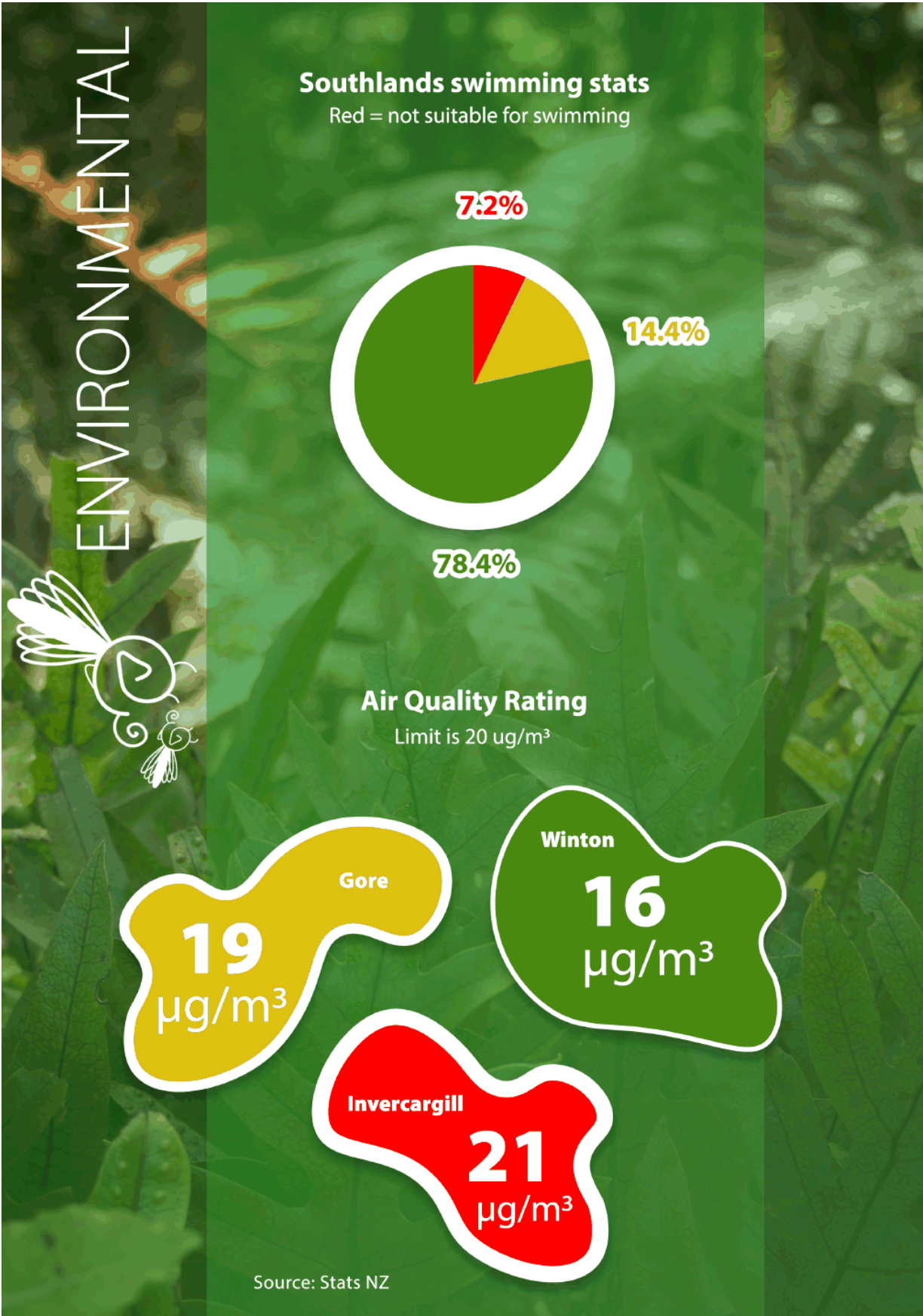
Source: Stats NZ

**New Vehicle registrations in Southland**  
(excl. Invercargill City)

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>
Bus	2	0	0
Moped	2	2	1
Motorcycle	9	6	4
Agricultural machine	1	1	0
Passenger car/van	146	62	56
Trailer/caravan	114	106	62
Tractor	14	20	12
Goods van/truck/utility	125	98	47
High speed agricultural vehicle	0	0	1
Mobile machine	3	1	0
ATV	1	0	0
Motor caravan	0	1	0
<b>TOTAL</b>	<b>417</b>	<b>297</b>	<b>183</b>

Source: Automobile Association of NZ







## Receipt of the March 2020 Luxmore Subdivision Concept Design Report

Record No: R/20/9/51712

Author: Kevin McNaught, Manager Property Services

Approved by: Matt Russell, Group Manager Services and Assets

☒ Decision

☐ Recommendation

☐ Information

### Purpose

- 1 To receive the final Luxmore concept design report initially commissioned in late 2019 and to decide whether to precede with a subdivision consent design change now, or await until the next development is to proceed.

### Executive Summary

- 2 In September 2019, the Board and Council approved unbudgeted expenditure to review the current consented design for the balance of the residential portion of the Luxmore Development.
- 3 At that time there had been growing pressures in Te Anau in the housing and rental markets which mirrored the national trends. Te Anau and Milford Sound *Piopiota* were getting busier as visitor destinations and as a result the demand for short-term accommodation, staff accommodation, general residential rentals, and affordable housing increased.
- 4 The attached report from WSP Opus International Consultants was commissioned and discussed with the Community Board, to the extent that it has been finalised but not formally received by the Board.
- 5 This report is for the Board to receive the Report and decide whether to take action now on amending the current consented layout or await until a further development is planned given the changing environment that the economy and Community is in.

## **Recommendation**

**That the Fiordland Community Board:**

- a) Receives the report titled “Receipt of the March 2020 Luxmore Subdivision Concept Design Report” dated 21 October 2020.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) Receive the March 2020 Luxmore Subdivision Concept Design Report from WSP Opus International Consultants.**
- e) Agrees that no further action be taken at this stage to alter the current consented layout for the residential portion of the Luxmore Development.**

## **Background**

- 6 In September 2019, the Board and Council approved unbudgeted expenditure to review the current consented design for the balance of the residential portion of the Luxmore Development.
- 7 At that time there had been growing pressures in Te Anau in the housing and rental markets which mirrored the national trends. Te Anau and Milford Sound *Piopiota* were getting busier as visitor destinations and as a result the demand for short-term accommodation, staff accommodation, general residential rentals, and affordable housing increased.
- 8 In particular the Board wanted to know whether there were alternatives that:
- Provided opportunities for affordable housing options;
  - Allowed for blended housing solutions/mixed stock;
  - Ensured that the land was used effectively and efficiently;
  - Catered for reserves/open spaces to enhance wellbeing; and
  - Was mindful of the existing residential activity and industrial zoning adjacent to Luxmore land.
- 9 The attached report from WSP was commissioned and discussed with the Community Board, to the extent that it has been finalised but not formally received by the Board.

## **Issues**

- 10 At this stage the only issue is whether to take action now based on this report to amend the current consented layout for the development.
- 11 This could be undertaken now, however with the changing environment the economy and community is in currently, doing so may be wasted time and costs, given when the next stage of the development is to be undertaken is unknown at this time.
- 12 It's quite possible at that point, the issues this report set out to resolve may or may not be relevant any more with further changes required to deal with the issues existing at that time.

## **Factors to Consider**

### **Legal and Statutory Requirements**

- 13 None identified at this stage

### **Community Views**

- 14 The Board in receiving this report will be taken to represent the Community, however as stated above, the drivers for this report, may or may not exist at the time the Board considers in the future is the appropriate time to look at further development.

### **Costs and Funding**

- 15 No costs of funding issues until such time as the Board considers a new development should be commenced.

### Policy Implications

- 16 None identified at this stage

### Analysis

#### Options Considered

- 17 Either take action now to amend the current consented layout plan for the Luxmore subdivision or wait until the next stage is being considered for construction.

### Analysis of Options

#### Option 1 – Amend consented layout plan

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>Will align the consent to this updated concept design</li></ul>	<ul style="list-style-type: none"><li>May be wasted time and cost as the issues and environment existing at the time of considering to proceed with the next development could be significantly different to what was the basis for this report.</li></ul>

#### Option 2 – Do not amend consented layout plan

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>Saves wasted time and cost by changing layout to align with community needs at the time next stage of development is being considered.</li></ul>	<ul style="list-style-type: none"><li>None identified.</li></ul>

### Assessment of Significance

- 18 Not considered significant

### Recommended Option

- 19 Option 2 – do not take any action to amend the consented layout for the Luxmore development at this stage.

### Next Steps

- 20 No steps required at this stage.

### Attachments

- A Luxmore - 2020 Final Concept Design Report [↓](#)







MARCH 2020  
V3







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## EXECUTIVE SUMMARY

The key focus for this project was to provide an alternative concept layout design for Luxmore Subdivision. Southland District Council advised that they wish to address the following key objectives to ensure good neighbourhood design:

- To create affordable housing
- To create blended housing solutions/mixed stock
- To attract potential joint venture options
- To consider options for staff accommodation
- To avoid speculators
- To consider covenants that will prevent sections sitting undeveloped
- To provide for some reserves/open spaces to enhance well-being
- To be mindful of existing residential activity and industrial zoning adjacent to Luxmore land
- Ensure the possibility for Social and Emergency housing

Throughout our methodology of developing a suitable option to meet the objectives set out by the client, a number of assumptions were made. An important assumption made was that in ensuring the possibility for social and emergency housing, we referred to Kāinga Ora's design guideline "The Simple Guide to Urban Design and Development". This document is the starting point for Kāinga Ora's approach to creating healthy mixed communities that have state housing within them.

A number of key outcomes arose from the development of the concept. This included:

- The concept provides a greater range of section sizes, typologies and where the typologies are located. This is to achieve a wider range of choice, creating a greater level of affordability for all people.
- There is a focus on market housing which is reflected in 51% of sections being sized between 650m<sup>2</sup> and 849m<sup>2</sup>. This relates to the market research that illustrates that the market prefers sites sized at approximately 750m<sup>2</sup>.

Good practise suggests that in targeting section size that you allow for 20% plus or minus to ensure a range of housing typologies can be encouraged depending on demographic needs.

- One third of the sections range in section size from 400m<sup>2</sup> through to 649m<sup>2</sup>. This is to provide opportunities for smaller housing, social housing, emergency housing partnerships and/or staff accommodation for more affordable costs of development.
- The smaller sections sizes relate to the proximity of Govan Drive, access to quality open space and wider pedestrian and cycle links.

The concept developed in this document achieves the objectives through providing a much greater range of section sizes, locations near quality open spaces and typologies of sections. This range of choice has been defined by local context, in particular the market analysis of recent developments in the area to help define average section sizes that fill a possible local supply gap, and create a greater mixed community with blended housing solutions. We engaged AWS Legal to help define covenants that may reduce the risk of speculators and help to prevent sections sitting undeveloped, refer to Appendix B. The concept provides future flexibility for the development of a vehicle link through the existing neighbouring industrial site, in the short term however, a proposed high quality shared path route will enable walking and cycling connectivity to potential job sites.

To enable the ability to move forward with this potential development, we have included a Rough Order of Costs and have included TelfarYoung's Valuation Advisory Report of the concept. This will help to understand the financial outcomes, risks and time frame scenarios associated with this Luxmore Subdivision Concept.

# INTRODUCTION

**Purpose.**

Southland District Council (SDC) and the Fiordland Community Board (FCB) seek to explore alternative concept layout options that may deliver more affordable housing solutions and achieve a range of other community outcomes on a site at 91 Sandy Brown Road, Te Anau.

It is the intention of the Southland District Council to investigate the potential to create a multi-site residential development for both private, short term accommodation and potential social housing.

The key focus for this project will be providing alternative concept layout design for the subdivision. SDC have advised that they wish to address the following key objectives to ensure good neighbourhood design:

- To create affordable housing
- To create blended housing solutions/mixed stock
- To attract potential joint venture options
- To consider options for staff accommodation
- To avoid speculators
- To consider covenants that will prevent sections sitting undeveloped
- To provide for some reserves/open spaces to enhance well-being
- To be mindful of existing residential activity and industrial zoning adjacent to Luxmore land
- Ensure the possibility for Social and Emergency housing

**Site Description.**

The site is a large (12.6ha) property located in urban Te Anau which zoned for residential and industrial land use purposes. The western portion of the site is zoned Urban (Residential) and the eastern end is zoned Industrial. The site is relatively flat, with a gentle fall running from north east to south west along the site.

A council recreation reserve forms the 'boundary' between the urban and industrial zoned parts of the site. The site fronts Govan Drive, Caswell Road and Sandy Brown Road. The property is vacant and grassed. Council Recreation Reserves adjoin parts of the eastern and southern boundaries of the site.



Figure 1. Site context plan, Google Earth 2019

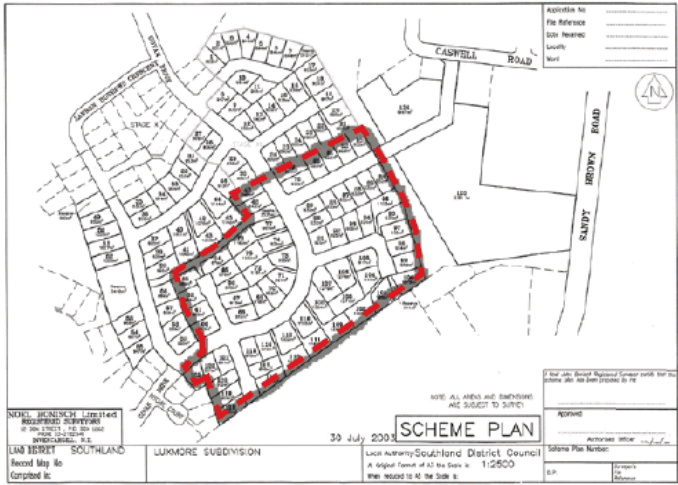


Figure 2. Consented Scheme Plan, 2003, Southland District Council



Photo taken from Govan Drive looking East



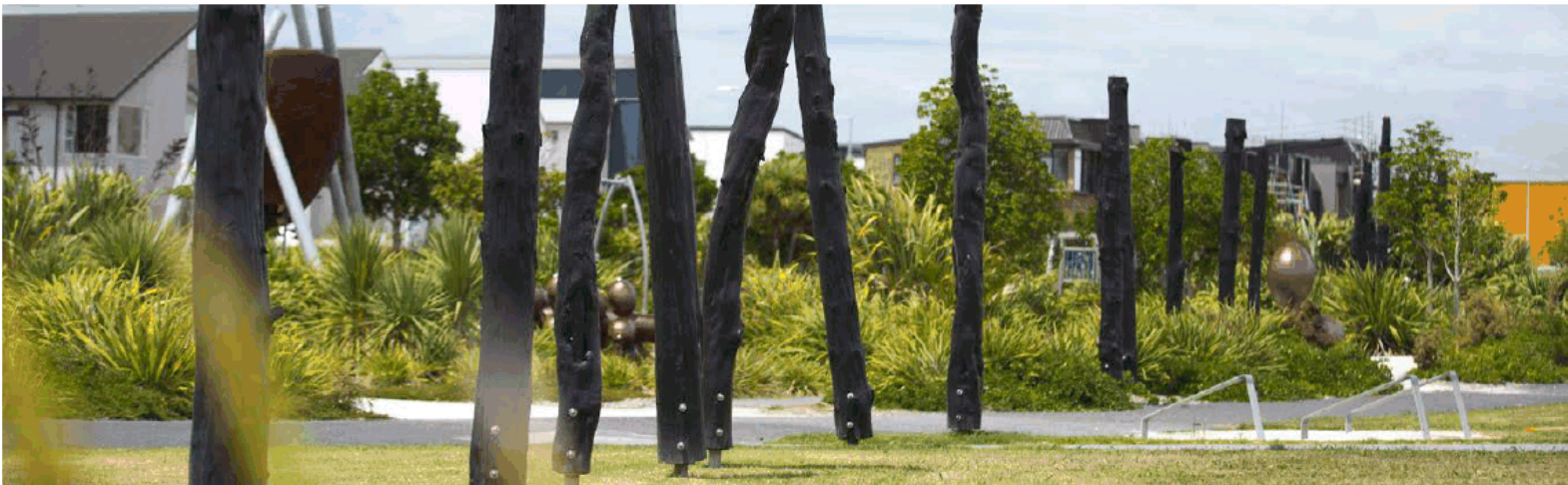
# GOOD NEIGHBOURHOOD DESIGN

**Good neighbourhood design should enhance the quality of life of its residents and the sustainability of its communities.**

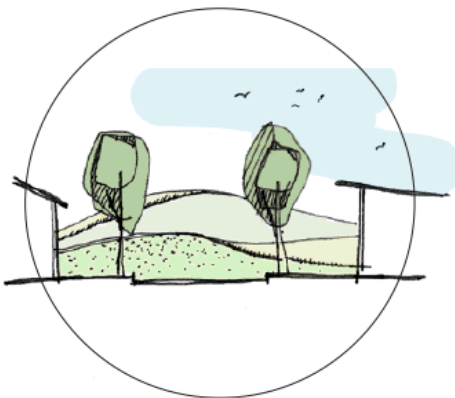
The way in which a neighbourhood or subdivision is designed is fundamental in establishing its quality and character. Once a street pattern is formed and land is subdivided, a long-term urban structure is created that is very difficult to change thereafter. Because of this, ensuring well-designed subdivisions is an integral part of providing for high quality residential neighbourhoods and sustainability outcomes expected in Te Anau.

To create a well-designed residential neighbourhood many factors are needed to be considered in the design. These include stormwater management systems, open space, road hierarchy, lot size and shape factor, street design and connectivity into the wider environment.

In order to help form a design statement for the concept development options for the Luxmore Subdivision, we have proposed the following urban design principles which embody the key objectives outlined by SDC.



Hobsonville Point open space and playground. Retrieved from <https://hobsonvillepoint.co.nz/assets/Uploads/PARK-FEB17-9089.jpg>



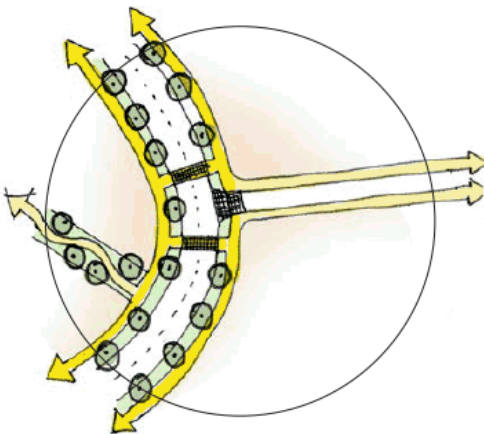
## A unique community identity

The subdivision has its own identity, yet fits into the character of the town. Local views are taken advantage of, existing site features are incorporated and locally specific art or cultural references are incorporated into design elements. People know their neighbours and are proud to live in this place.



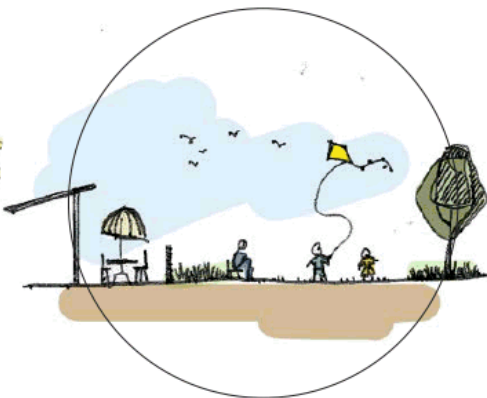
## Provides for a mixed community

Section and house sizes and values are varied and meet the market demand. Community facilities are provided and accessible by foot/bicycle. Residents have access to a network of varied public open spaces, providing opportunities for passive and active recreation.



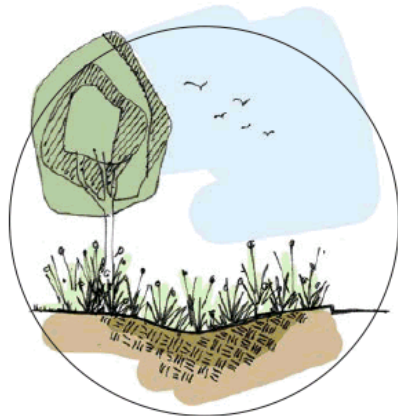
## Walk-able, vibrant and legible environment

The subdivision is not monotonous and dominated by road surface. Instead there is a variety and clearly defined street and footpath networks, varied types of planting, section sizes and orientations. The street infrastructure comprises of planting in front yards and not of high solid fences and large garages.



## Safe and accessible for people of all ages and abilities

The subdivision feels safe and residents are able to watch out for each other. There are clear sight-lines along pedestrian and cycle routes. There is clear ownership of land and a high standard of maintenance.



## Promotes sustainable and healthy outcomes

The subdivision has a low impact on the environment and is resource efficient, both during construction and in the ongoing maintenance of its assets. High maintenance features are avoided. The subdivision makes use of the opportunities the site presents for water conservation and good solar access.



# LOCAL MARKET CONTEXT

See Appendix A for full report by TelfarYoung.

## Market Commentary.

### Economic Overview.

The Southland economy is performing reasonably well considering the growing uncertainty around the impact of central government policies on the rural and education sectors. Employers are finding it challenging to hire qualified staff and tourism operators are indicating the sector appears static at present. The flip-side to this is commercial construction in both Southland and Otago is buoyant with a significant amount of large scale project work to take place over the next 5-10 years which will be positive for the southern regions. The announcement on 23 October 2019 that NZ Aluminium Smelters are undertaking a strategic review on the smelter could have significant ramifications on the Southland economy if a negative outcome eventuated.

### Regional Property Market.

Demand for residential properties within Te Anau has improved in the past two to three years on the back of low mortgage interest rates. This was preceded by a static period of activity from 2010 through to 2016. The recession, global credit crisis along with the downturn in the rural sector had a negative impact on the property market.

Buyers are still active in the Te Anau market with the issue being a lack of listings available. First home buyers are present, although, their options are more limited due to the current scheme cap at \$400,000 on existing houses and \$500,000 on newly built. Realistically for Te Anau the cap needs to be increased \$50,000.

### Vacant Land Market.

The vacant land market has generally improved in the last 24 months after a subdued period post recession. The Reserve Bank of New Zealand (RBNZ) policy to allow lending to all new residential construction up to 90% of the market value has been positive.

### Southland Subdivision.

Traditionally, larger residential subdivisions in Southland are slow to take off, the best example of this is the Ascot Heights subdivision in Invercargill.

The development is 70 hectare parcel of land located 6km south east of the Invercargill CBD. In 2005, the development started out as a subdivision of 5 acre blocks which was designed to cater for the lifestyle market and retiring farmers. However, there was far more demand and enquiry for smaller lifestyle sections, so the developers via a council zone change were able to create a mix of 5 acre blocks and lifestyle sections down to a reduced lot size of around 1500m2.

To date, nearly 15 years on, over half of the 135 sections have sold, but the developers have had to face both boom and bust markets. The developers have said that they did not anticipate the sales to take as long as it has.

This is also true for the likes of Heritage Estate and the Delta in Te Anau which started in the early 2000s.

Smaller staged developments such as Northwood Estate (Invercargill), Talboys and Longwood Drives (Winton) and Kereru Lane (Gore) have had better uptake.

## Comparative local subdivisions.

Local Te Anau subdivisions that are in direct competition are as follows:

### 1 - Heritage Estate

The subdivision development comprising 180+ residential lots, located 1km north of the commercial precinct adjacent recreational reserves and Lake Te Anau. Started in early 2000s. It appears that well over half of the sections have been developed with homes.

The market sales ranged from the lowest at \$148,000 for a 527 m2 section to the highest at \$312,000 for 865m2 section. The median sale price was \$192,000 with the average sized section sold at 817 m2. This data set reflects both Heritage Estate and The Delta subdivisions.

### 2 - The Delta

The subdivision development comprising 240 residential lots, located 1.5km north of the commercial precinct adjacent the Lake Te Anau. Started in 2004 and it appears that well over half of the sections have been developed with homes.

### 3 - Kepler Heights

The subdivision development comprising 190+ residential lots, located 1km south of the commercial precinct adjacent State Highway 94. 7 proposed stages of 12 to 30 lots at a time. Currently the marketing of stage 5 has begun.

The average sale price was \$132,000 with the average sized section sold at 782 m2. Sales achieved their full asking price.

There have been 15 sales in Miller Place/Court block. The median sale price was \$130,000 with the average sized section sold at 833 m2. Sales achieved their full asking price.

### 4 – Kowhai Grove

The subdivision development comprising 13 residential lots, located 1km east of the commercial precinct adjacent State Highway 94. Estimated 60% developed with homes.

The median sale price was \$152,000 with the average sized section sold at 703 m2.

### 5- Orbell Drive

The subdivision development comprising 70+ residential lots, located 2km south of the commercial precinct adjacent State Highway 94. Estimated 90% developed with homes.

### 6 - Te Anau Residential Zone B

Also of note, there is a 128.4595 hectare farm on the market that is located 1.5km south of the commercial precinct on the southern side of State Highway



Figure 3. Comparative local subdivisions location map, Google Earth 2019. Not to scale

94. The farm has been rezoned Residential Zone B with provision for 350 sections.

### So What?

- The average sized section selling for 100% of its asking price within the Te Anau market is approximately 754m2. This indicates that people are responding positively to this price to section size within this local market.
- To provide flexibility in choice for the general market, we propose to band the section sizes for the general market from 650m2 - 850m2. This is based on the principle of plus and minus 15% of the desired 750m2 section, allowing a greater range of section sizes, shapes and locations.
- Section sizes above approximately 850m2 seem to sell below their asking price and are typically down rear lanes.
- Section sizes below 650m2 are selling below their asking price, however these section shapes and where they are located are less than desirable.

4 Extract from Jones, R. (2019). Consultancy Report, Luxmore Subdivision, Southland District. Southland. TelfarYoung.



## PLANNING CONTEXT

**Owner.** Southland District Council

**Address.** 91 Sandy Brown Road, Te Anau

**Legal Description.** Lot 31 DP 355319

District Plan. Southland District Plan 2018

Planning Map. #69

**Zone.** Urban Zone (Te Anau)

**Natural Hazards.** None identified on District Plan Planning Map

**Minimum Lot Size.** None

**Maximum Building Height.** 9 metres

**Maximum Accessory Building Height.** 4.5 metres

**Height in Relation to Boundaries.** Height recession plan requirements apply

**Front Yard.** 4.5 metres

**Side and Rear Yards.** 1 metre

**Fencing Height.** 2 metres

**Outdoor Living Space.** Minimum area: 100m2

- Minimum Dimension: 5m x 10m or an 8m diameter circle.
- Accessory buildings allowed in outdoor living space: 1
- Maximum area of accessory building allowed in outdoor living space: 10m<sup>2</sup>
- Area of permeable surface required: Not less than 60%
- Outdoor living spaces shall be free of driveways, parking spaces and garages

**Car Parking.** Residential

- Dwelling Unit - 2 per unit
- Family Flat, Townhouse, EP Housing - 1 per unit

Policy Subdivision - Section 2.6, Proposed Southland district Plan 2012

## Policy SUB.1

Recognise that integrated and well planned subdivision design:

- Creates desirable places to live.
- Results in the efficient and effective land use.

- Provides for anticipated future land use and development.
- Recognises the physical layout and underlying topography of the site.
- Integrates with existing utility services and infrastructure.
- Gives effect to any relevant outline development plan or structure plan.
- Implements best practice urban design principles.

Residential alongside industrial landuses:

There have been concerns raised about the potential issues with the close proximity to the differing landuse of the residential area and adjacent industrial zoned area.

These two landuses adjoining are common in some urban areas. Issues include increased vehicles along roads, larger vehicles accessing the residential area and adverse effects on amenity and character of the residential area. Such issues are mitigated through built form treatments such as providing greenway buffers between the two landuses, providing high amenity traffic calming devices along roads, integrating good outcomes for parking, planting and road widths. Industrial areas are typically located alongside state highways, arterial and collector roads such as the is for Luxmore subdivisions neighbouring industrial area. This means that travel time for such vehicles is much more efficient to use the existing main roads than navigating through the residential area.

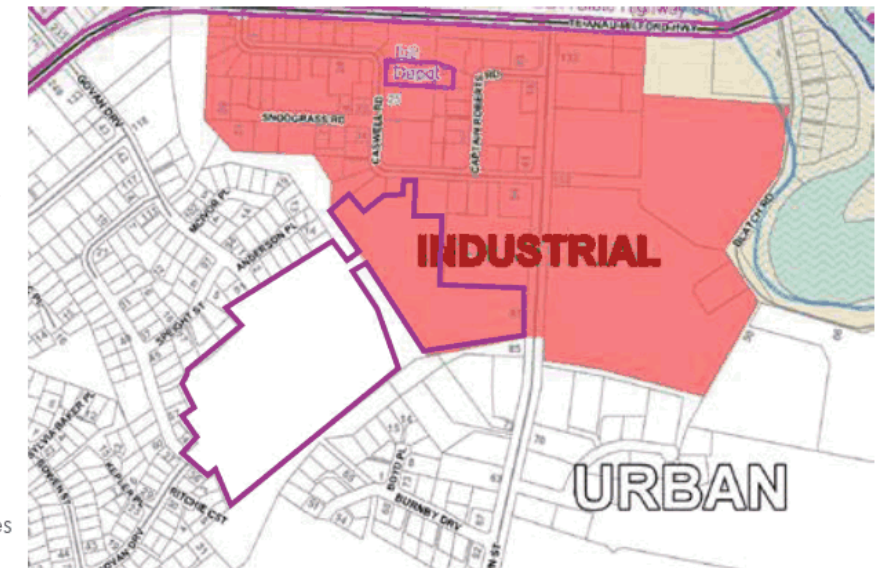


Figure 4. District Plan Map, Southland District Council. Not to scale



Figure 5. Wigram Skies development, Christchurch. An example of residential and Industrial landuse interface from streetview. Google Earth 2020

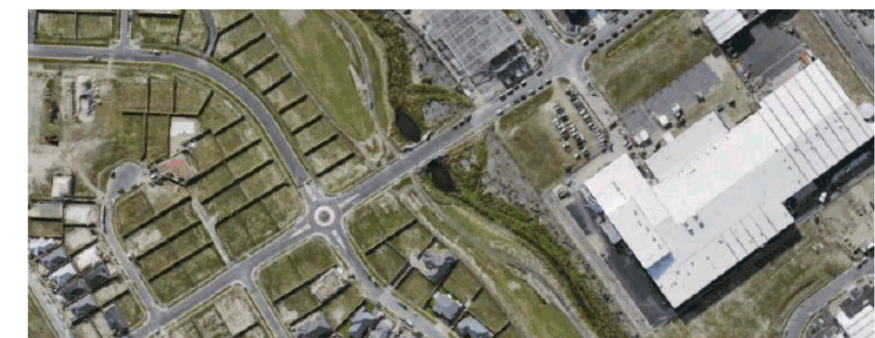


Figure 6. Wigram Skies development, Christchurch. An example of residential and Industrial landuse interface. Google Earth 2020

# CONNECTIVITY - TE ANAU WIDE

Subdivision design should respond to and enhance existing connections within Te Anau.

The 'right ' amount of connectivity should be delivered, instead of any particular fixed standard that may be either too little or too much for a particular site. Most subdivisions usually require between 15% to 35% of the gross develop-able area to be allocated as movement network space, depending on the density and degree of connectivity being proposed.

The following information shows existing travel times from the proposed site to important community infrastructure such as schools, parks and shops. The plan illustrates this information by showing pedestrian and cycle catchment areas based on 400 - 800m walking distances (a 5min and 10min walk respectively) and a 1500m cycling distance, which reflects a 5min bike ride:

	Te Anau School	Fiordland College	Te Anau Domain	Town Centre
Walking	13 min	9 min	34 min	27 min
Cycling	5 min	2 min	8 min	6 min
Vehicle	5 min	2 min	6 min	6 min

Time to travel from the proposed subdivision site to local community areas - Google maps 2019

- The analysis carried out at this scale illustrates:
- The importance of enhancing access to existing pedestrian and cycle links from within the proposed site
  - The importance of providing good future cycling infrastructure within wider Te Anau town area
  - State Highway 94 is a barrier between the residential site and important community destinations, especially for the more vulnerable pedestrians or cyclists
  - The lack of close neighbourhood amenities such as playgrounds
  - Opportunities exist utilising existing open spaces for improved pedestrian and cycle access through out Te Anau as well as playgrounds





# CONNECTIVITY - LUXMORE SITE

The analysis carried out at the site connectivity scale illustrates:

- The site is surrounded by existing footpaths and open space. This predetermines certain connections and in some examples does not set up good outcomes for urban design principles because they fail to enhance passive surveillance of open spaces, creating CPTED issues
- Govan Drive is set up to be a through road in the previously delivered subdivision that surrounds Luxmore. This will greatly increase vehicle movements and cyclists along this road as there are no other choices for through movement across this area
- A potential road access, towards the light industry area to the north may enhance connectivity, however, speed control devices, treatments and landscape planting would need to be prioritised to manage any potential effects from industrial uses being located adjacent to the residential area

## Connectivity - Best Practise:

- The level of connectivity and choice of routes in subdivisions should correspond to the density and land-use mix. As density increases, so should the degree of connectivity and the number of route choices available
- Connected roads forming urban blocks are better than a pattern of many cul-de-sacs and few through roads
- Subdivisions should be very walk-able, with generous footpaths and landscaped berms. Pedestrian routes should be designed to be well overlooked by vehicle lanes and property frontages, to provide passive surveillance
- Road placement and orientation should be based on providing route choices that are direct and allow pedestrians to intuitively understand where they are going. Pedestrians should be able to travel in a straight direction and should never have to walk in the opposite direction to where they are headed
- Focus on the safety of all road users, especially vulnerable pedestrians (including the elderly)
- Street layouts should be clear and easy to understand, accommodating a mix of transport types
- Crime Prevention Through Environmental Design (CPTED) principles should be applied to the design of all movement routes and open spaces
- Street design provides a signal of what speed a vehicle should be travelling, through elements such as road width and landscape planting
- Pedestrian and cyclist safety come first when deciding on elements such as street trees, islands or berms. Speed reduction devices, safe and logical crossing points and easy routes that directly follow desire lines will also contribute to pedestrian and cyclist safety



## LEGEND

- Site
- ↔ Existing road access points
- ↔ Potential for future proofing link. Could provide for a pedestrian and cycle path with quality amenity and safety outcomes
- ↔ Existing footpaths
- ↔ Informal pedestrian and cycle network through existing reserve

SCALE - 1:4000



## EXISTING SITE CHARACTER



Photo taken from the south west side of the site looking north east from Govan Drive. The photo depicts the elements which inform the existing streetscape including grass berm each side of the road and either side of the footpaths, footpaths each side and street trees within the road side grass berm on each side of the road.



Photo taken from the west side of the site, looking south east from Govan Drive. The photo outlines the naturally formed landscape terrace which borders the site to the south east. The terrace has groups of native landscape plantings and a pedestrian footpath that flows along the bottom of the terrace north to south.










Photo taken from the east side of the site, looking west from the terrace. The image shows the large public open space that separates the proposed site from the light industry land use to the right in the photo or to the north east of the site in plan view. The public open space is made up of maintained lawn and exotic specimen trees.



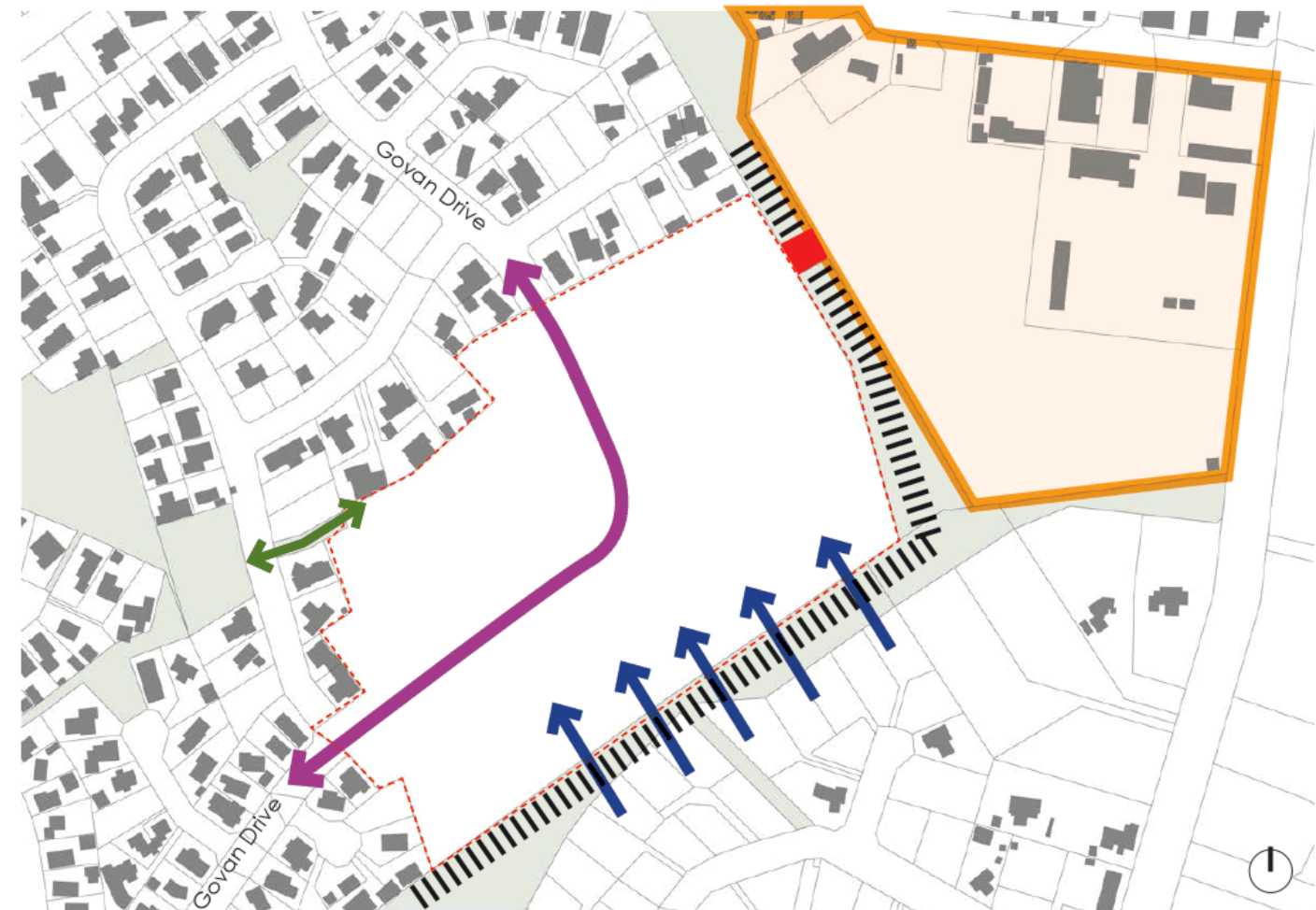
# SITE CONSTRAINTS

## LEGEND

-  Site
-  Gap of space in the existing public open space buffer between future residential and future light industrial land use. The space caters for a future road, which may or may not be part of this scheme and needs to be addressed
-  Light industrial land. Provides a constraint to the possibility of aligning a road from the proposed residential land through to the existing road
-  Existing public open space link to the proposed site was part of the prior subdivision plan. Will need to be linked into the proposed subdivision design which will impact block layout, the road network, and may present CPTED issues
-  Existing Govan Drive will be the main through road. Its character and layout are mostly already defined. The alignment of the through road impacts block orientation and size. This will also impact side streets and possibly force cul-de-sac outcomes
-  The development has very poor physical integration to the north and east of the site. Without developing another road to the north, there will be a significant increase to the existing Govan Drive
-  Existing houses on terrace may look down directly into rear sections of proposed site

Other non spatial constraints include:

- Local history of "land banking" of subdivision lots



SCALE - 1:4000

# SITE OPPORTUNITIES

## LEGEND



Site



Integrate design of subdivision to connect with the amenity, recreational value and connectivity of the surrounding public open space



Align Govan Drive to create a continuous view towards the natural terrace and backdrop



Align Govan Drive to focal point within the site



Investigate link between the proposed site and Caswell Road to improve the connectivity of the site. Could include high quality landscape treatment within proposed road reserve, traffic calming devices and a series of landscape treated gateways into the site as a transition from light industry to residential. Could also become a shared path providing for pedestrians and cyclists with high amenity and safety outcomes.



Create a legible network through the site that integrates with the wider public open space and pedestrian network



Create a focal point within the proposed site that includes high quality streetscape elements and possible pocket park with community facilities



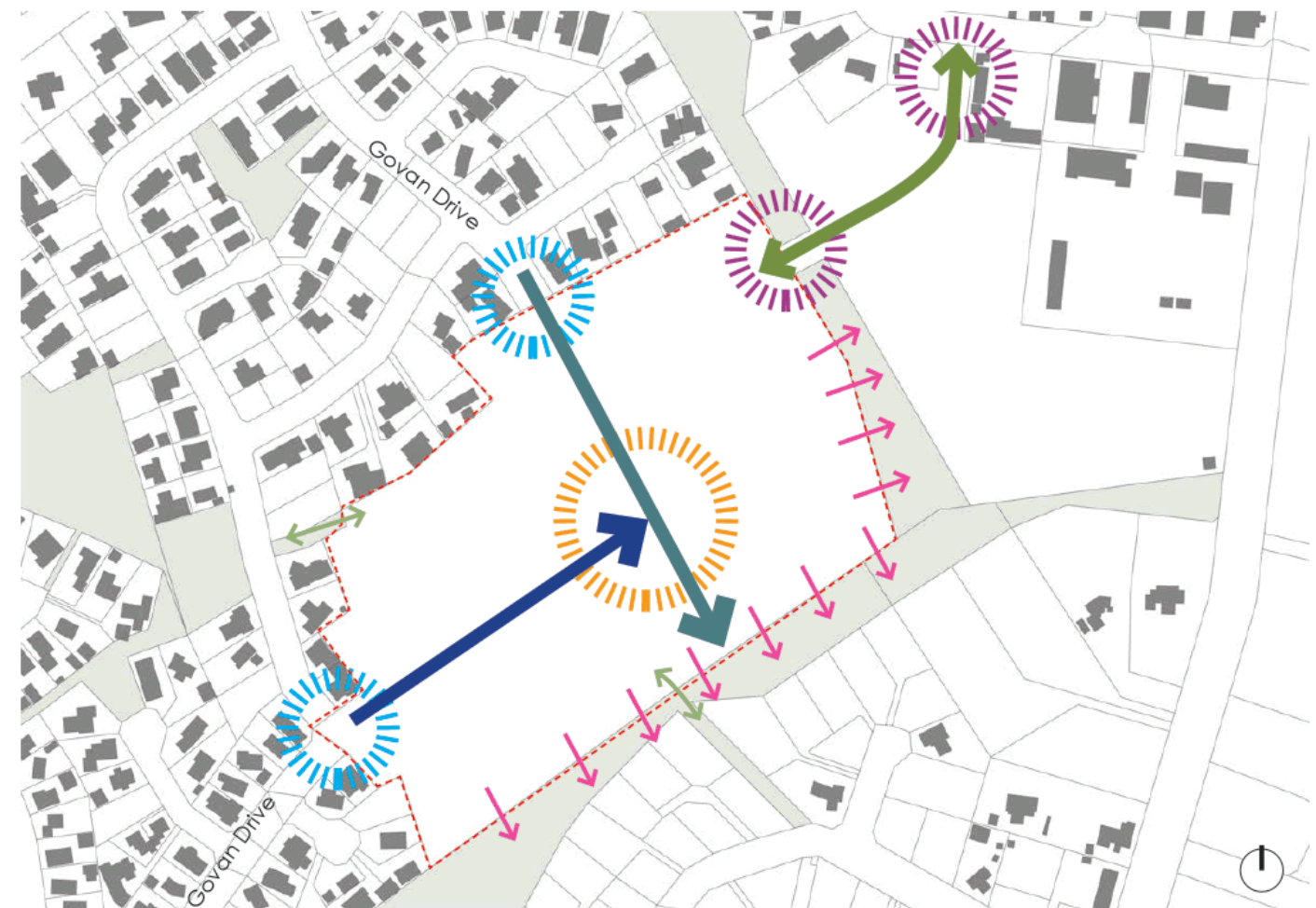
Integration of the existing widths of the existing streetscape as a transition to a streetscape that forms a new identity to reflect the change in density and urban structure



A series of gateways that include high quality and amenity landscape elements that encourage safe vehicle speeds and reflect the new identity of the proposed site

Other non spatial opportunities include:

- Development of covenants to mitigate "land banking" of lots
- A staging strategy that reflects the local market to release subdivision lots over a certain time period
- Potential of joint partnerships with the likes of Kāinga Ora for emergency and social housing
- Non residential use in the right location within the subdivision
- Provide for staff accommodation options










SCALE - 1:4000



# SUBDIVISION FRAMEWORK PLAN

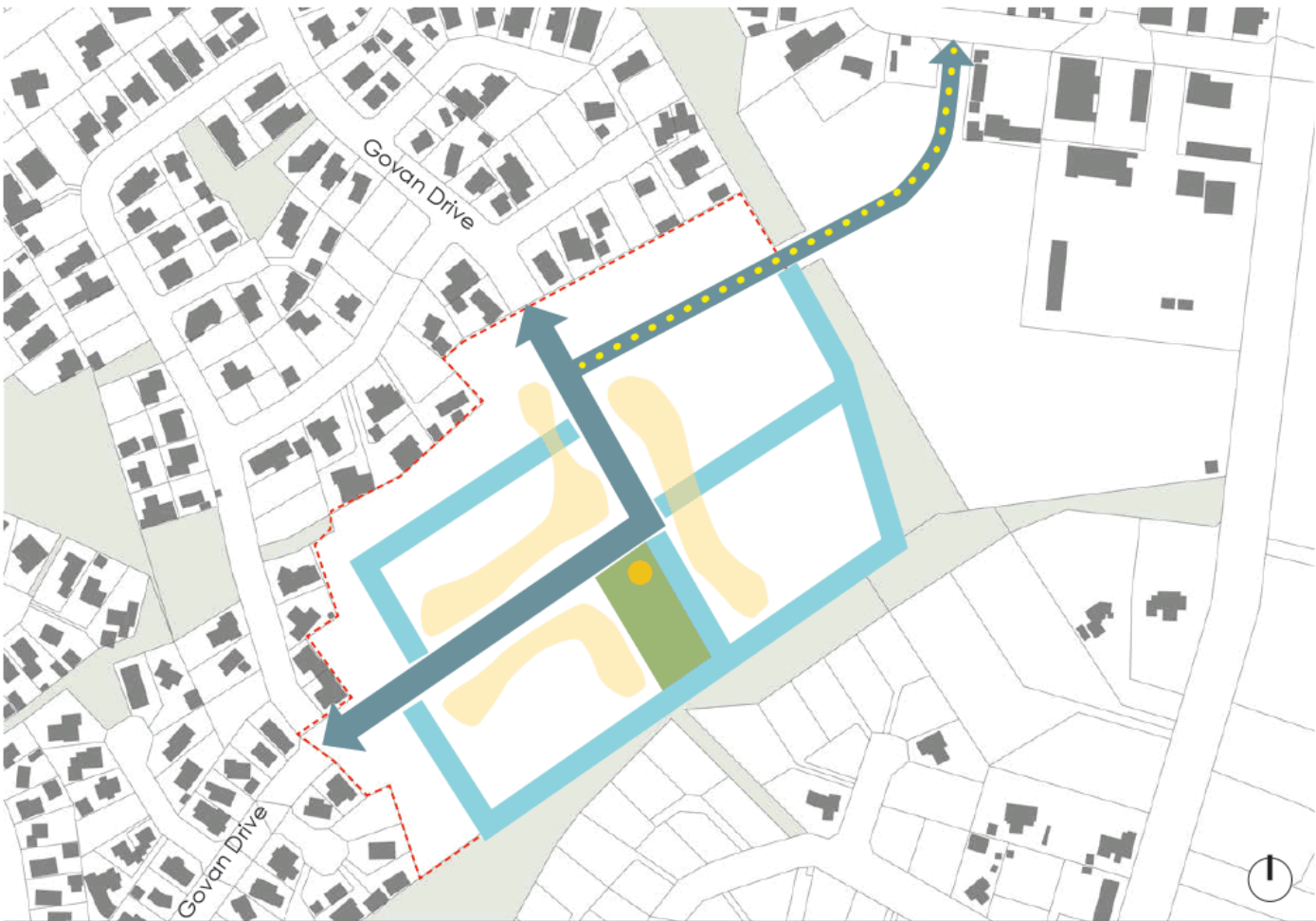
LEGEND - Key Moves

-  Site
-  Govan Drive as main through road, consistent with existing street typology of Govan drive
-  Future proof link road as outlined by original subdivision plans. Same road reserve width as Govan Drive. Would have multiple traffic calming devices that additionally create a high level of streetscape amenity, as well as clear 'gateway' designs into the new subdivision with signage. Could also become a shared path providing for pedestrians and cyclists with high amenity and safety outcomes.
-  Secondary road links with streetscape planting and footpaths. Not as wide as Govan drive
-  Public open space to a high quality including low planting, trees, bench seats, and paths
-  Community focal point, could be shelter with BBQ's, vege gardens, play features, sculpture and/or seating
-  Potential locations for smaller lots. 400m2 through to 650m2 to create social and emergency housing opportunities located alongside open space and high quality and accessible streets

- Pros

  - Not connecting into the existing green link to the west of the site avoids CPTED issues and allows proposed lots to back onto the existing lots
  - Connecting through to the existing light industry area with a high amenity and traffic calmed street will greatly reduce the number of vehicles using Govan Drive, making for safer cycling and pedestrian connections
  - A high quality and appropriately shaped public open space will provide great outlook and recreational space. This helps to increase the number of smaller sections
  - A street that follows the perimeter of the site alongside the existing public open space will provide great outlook for a number of sections, provide passive surveillance to the existing public open space and new street, allow a greater number of sections to have their backyards facing north, reduce the impact of the existing and future houses on the terrace looking down into backyards and bedrooms.
- Other comments

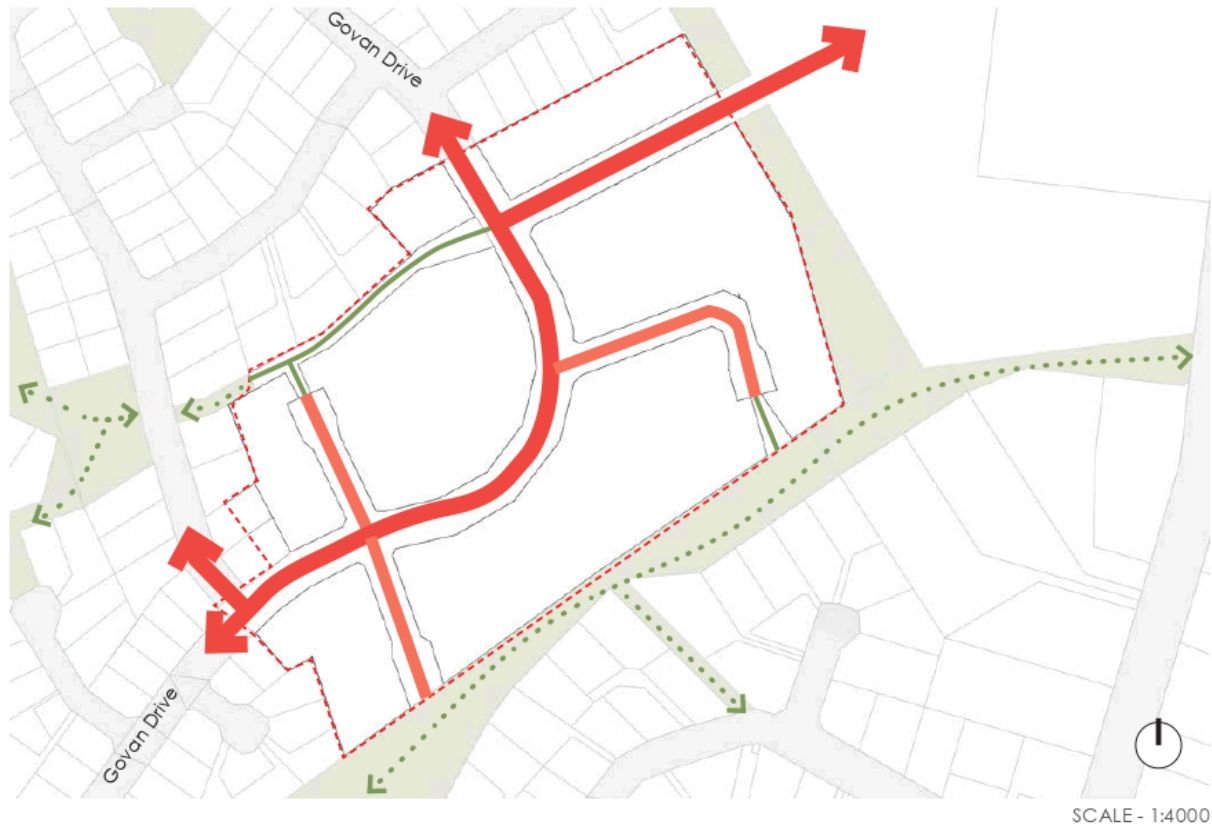
  - 50% of lots may be 650m2 through to 850m2. This reflects the market analysis which indicates an average sized section of approximately 750m2 is preferred and that the market will pay the listed price or more for. To create a range of options within this average, we propose the range of plus or minus 15%. Providing a wide range of section sizes increases availability of choice to better reflect individuals needs and constraints
  - Street tie-ins into existing ends of Govan Drive may reflect existing lot sizes from adjacent neighborhoods of 850m2 through to 999m2 and 1000m2 to 1200m2 because of the shape of the tie-ins



# CONCEPT PLAN

ROADING HIERARCHY AND BLOCK PATTERN COMPARISON

Consented Scheme Plan



DISCUSSION -

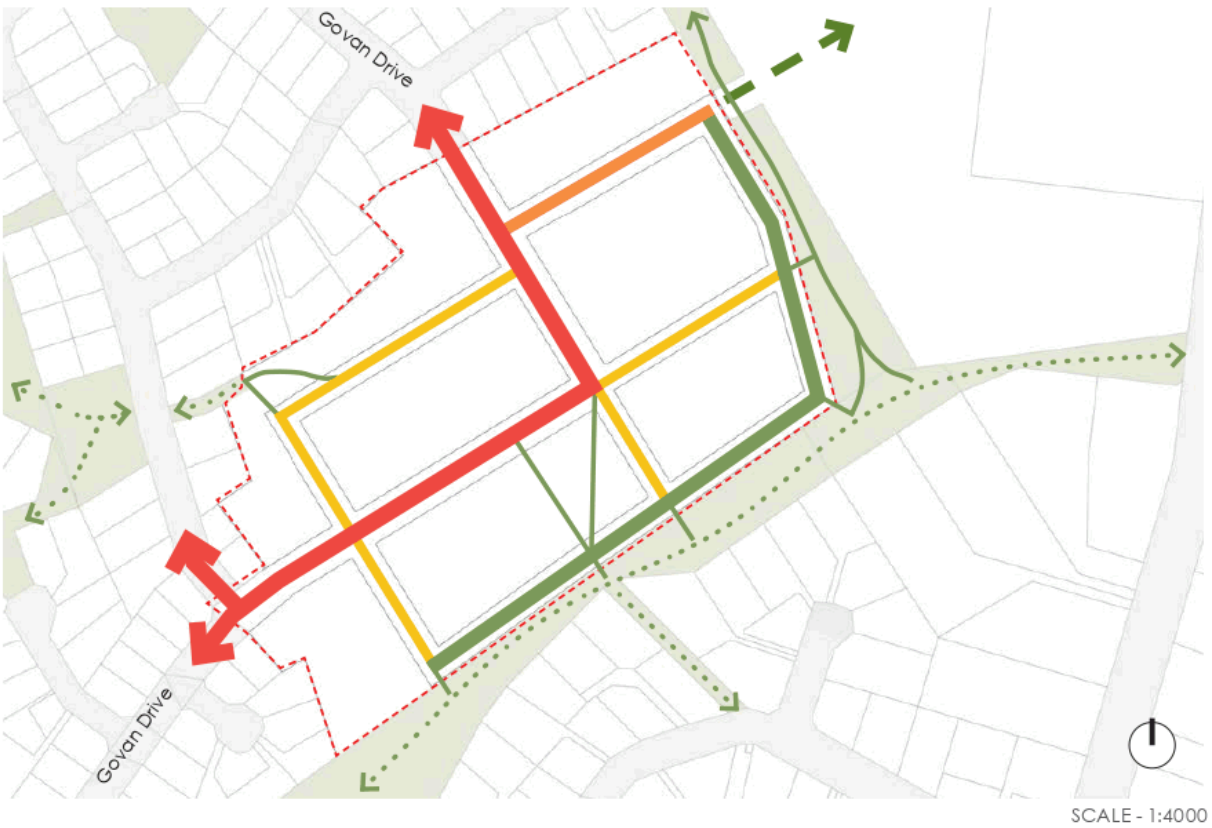
- Local Street** - A street which promotes local landscape values, plantings, carparking, stormwater treatment and provides the connection between the smaller streets and the more transport focussed busy main collector and arterial roads.
- Pedestrian/cycle link through reserve** - These links are unsafe as the reserve typologies do not create passive surveillance of the users (pedestrians and cyclists) by the surrounding/adjoining properties. The existing edges of the site have 1.8m high, impermeable timber fences, this will likely be the treatment of the reserves edges if this plan was to eventuate.
- Cul-de-sac, no-exit street** - These streets should be limited where possible as they do not create well connected streets. If they are provided, there should be visibility from the adjoining intersection to the rear of the cul-de-sac. This is not the case for the most eastern located cul-de-sac.

KEY -

- Local Street
- Cul-de-sac
- Pedestrian/cycle link through Reserve
- Existing pedestrian/cycle link through reserve

SCALE - 1:4000

Proposed Concept Plan



DISCUSSION -

- Local Street (flexible future use)** - This concept does not propose the road to connect through to the industrial zoned land to the north, however it has ensured the flexibility to do so in the future.
- Neighbourhood Street** - A neighbourhood street will have a pleasant streetscape that provides opportunity to introduce plantings car parking, stormwater treatment and street furniture as an enjoyable public space.
- Reserve-side Street** - A reserve-side Street will promote the landscape character of the adjoining reserve, allowing for planting, street furniture, car parking, stormwater treatment and ease of access into the reserve for pedestrians and cyclists.
- Pedestrian/cycle link (flexible future use)** - To ensure strong connectivity, it is proposed that a high amenity shared path is created to connect pedestrians and cyclists through to the industrial land to the north.
- Pedestrian/cycle link through reserve** - This concept plan also proposes a shared path through the existing reserve that connects users through to the State Highway. Safety works should also be carried out along the state highway to ensure pedestrian and cyclist safety.

KEY -

- Local Street
- Local Street (flexible future use)
- Neighbourhood Street
- Pedestrian/cycle link (flexible future use)
- Pedestrian/cycle link through reserve
- Existing pedestrian/cycle link through reserve

SCALE - 1:4000



# CONCEPT PLAN

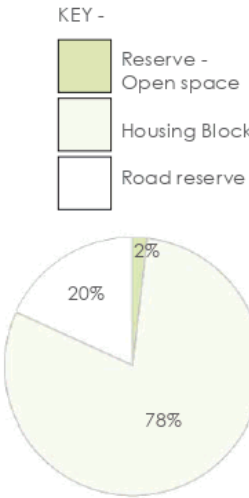
## BLOCK SIZES AND OPEN SPACE COMPARISON

Consented Scheme Plan



DISCUSSION -

- This consented scheme plan provides poor quality open space typologies. The typologies shown here allow only for links, of which are unsafe because they are at the rear or side of properties. However, the open spaces do connect to the cul-de-sacs, increasing connectivity.
- 15% more land in this scheme plan has been designated for some housing blocks than in the concept plan. However, because of the shape, size and circulation surrounding the housing blocks, larger sections are created with many lane entrances to the back sections. This brings down the overall density and efficiency of the land, and also creates safety issues surrounding users reversing down long driveways, across the entire site.
- The blocks extend right to the edges of the existing reserve to the south east and north east of the site. This creates a situation where properties on the terrace to the south east will be looking down into the backyards of the new properties. This also presents a safety risk regarding the possibility that these new properties will erect 1.8m high impermeable timber fences, reducing passive surveillance of the existing reserve and walkway.

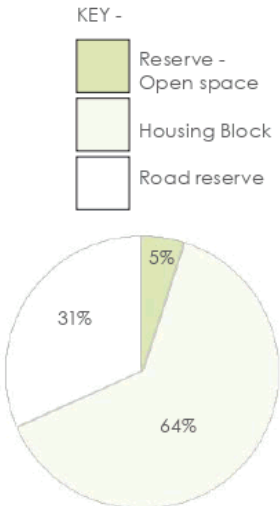


Proposed Concept Plan



DISCUSSION -

- The proposed concept plan provides over double the amount of open space within the site. The typologies of open space allow for a wider range of recreational opportunities. The location of open space has been used to connect to the wider reserve network of the area, but also be a focal point, providing a sense of place and allowing surrounding properties to enable a passive surveillance of the area.
- A key move of the plan is to provide a road along the edge of the existing reserve. This enables greater connectivity for all people into the reserve and walkway, it also allows properties facing this road to provide a passive surveillance role of the reserve, as well as it orientates their section to allow their private backyards to be far less visible to the existing properties on the terrace to the south east.
- A range of road reserve widths increases legibility, connectivity within the site and will enable a greater sense of place with a wider range of amenity and functional treatment opportunities.



CONCEPT PLAN  
 DISTRIBUTION OF DENSITY COMPARISON

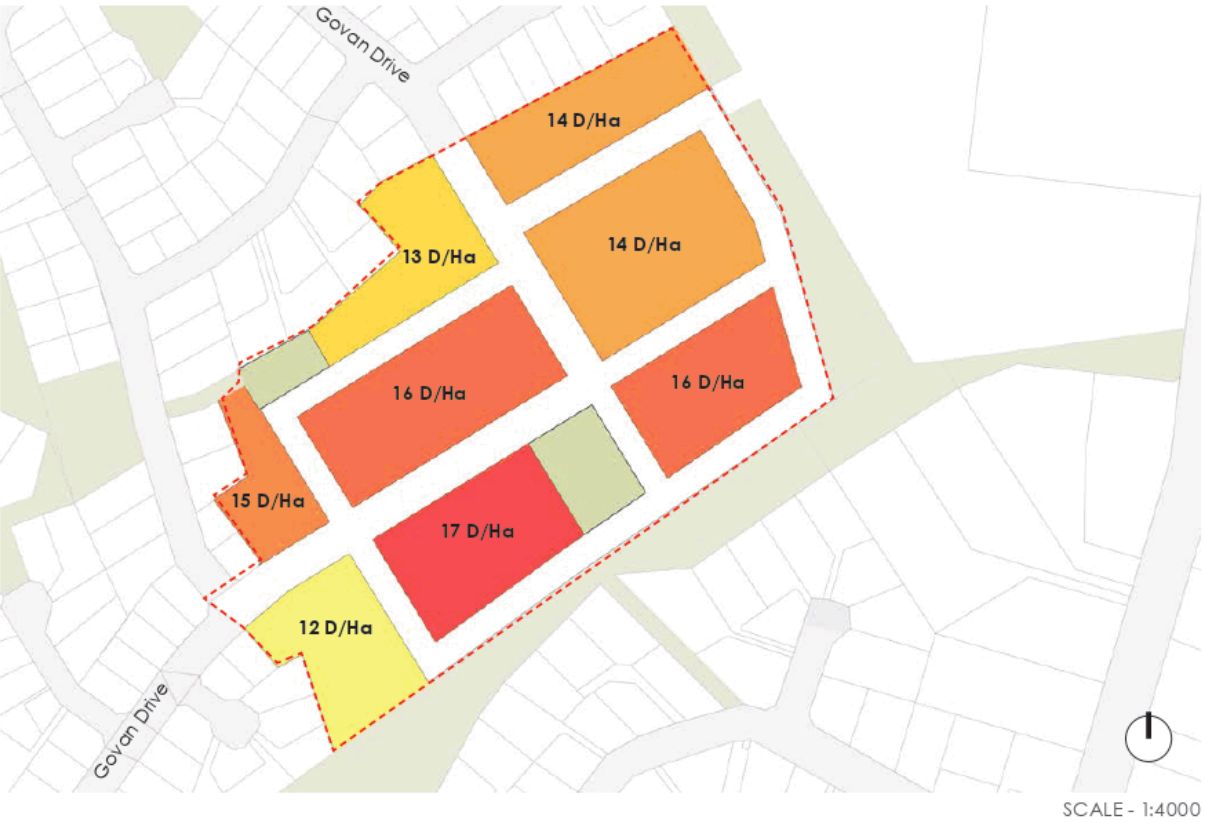
Consented Scheme Plan



DISCUSSION -

- As this consented scheme plan was part of the surrounding subdivision to the south west and north west, the density of dwellings across the develop-able blocks is similar ranging on average from 9 dwellings per hectare to 12 dwellings per hectare.
- As discussed, because of the shape, size and circulation surrounding the housing blocks, larger sections are created which lowers the density of dwellings. This creates a less efficient use of land and in turn creates less options of section sizes and housing typologies.

Proposed Concept Plan



DISCUSSION -

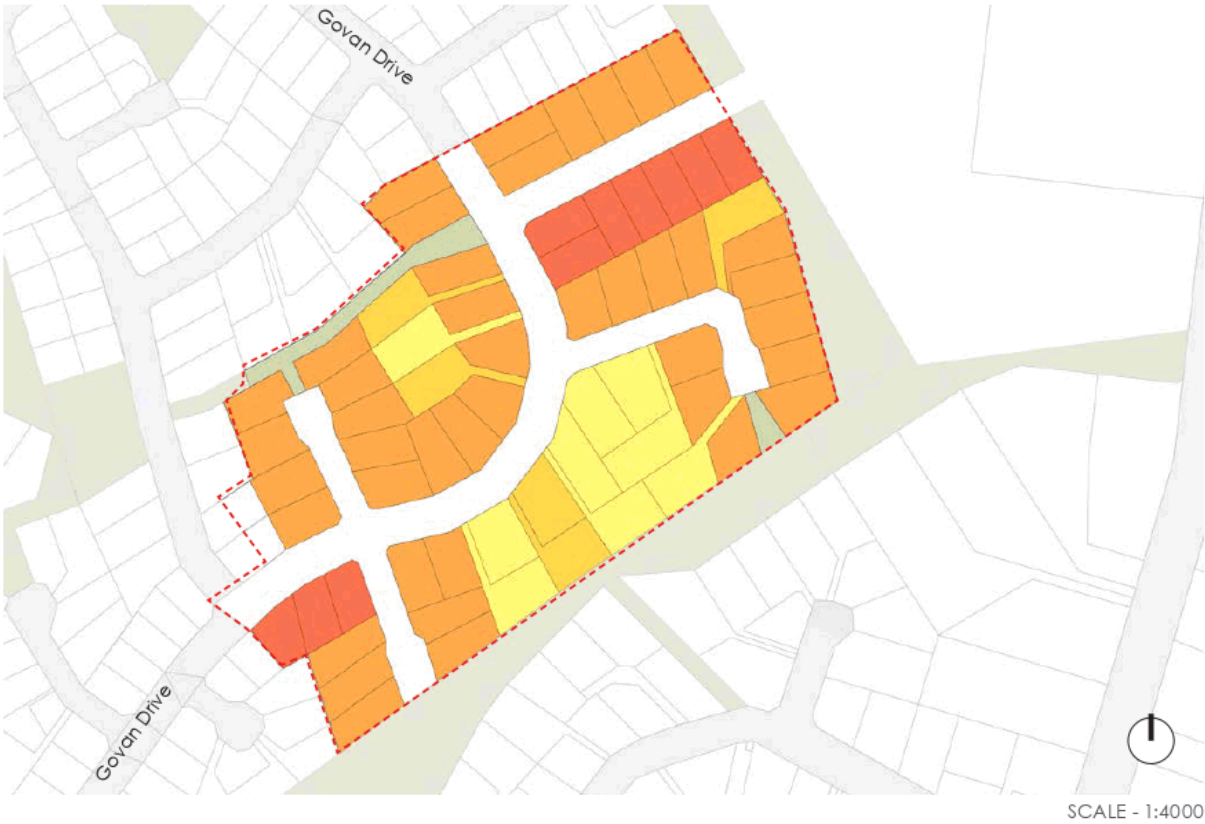
- The distribution of dwelling density in this concept plan illustrates that the land has been used more efficiently to provide a range of section sizes which will create a greater range of housing typologies and options.
- The density of dwelling average across develop-able blocks ranges from 12 dwellings per hectare through to 17 dwellings per hectare.
- The distribution of density at the entrances to the site from both ends of Govan Drive has been set lower to tie into the lower density of the surrounding existing subdivision. This will help to integrate the new built form into the existing surrounding neighbourhood.
- The dwellings per hectare calculation is based on the assumption of one dwelling per section, however in some cases, relating to social and emergency housing and staff accommodation outcomes, this measurement of density may increase.



# CONCEPT PLAN

LOT SIZE, YIELD AND SHAPE FACTOR COMPARISON

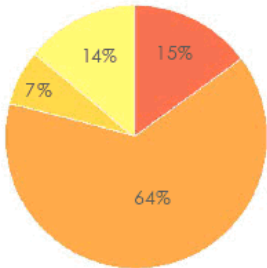
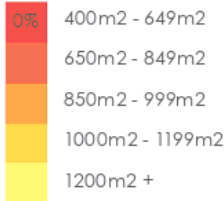
Consented Scheme Plan



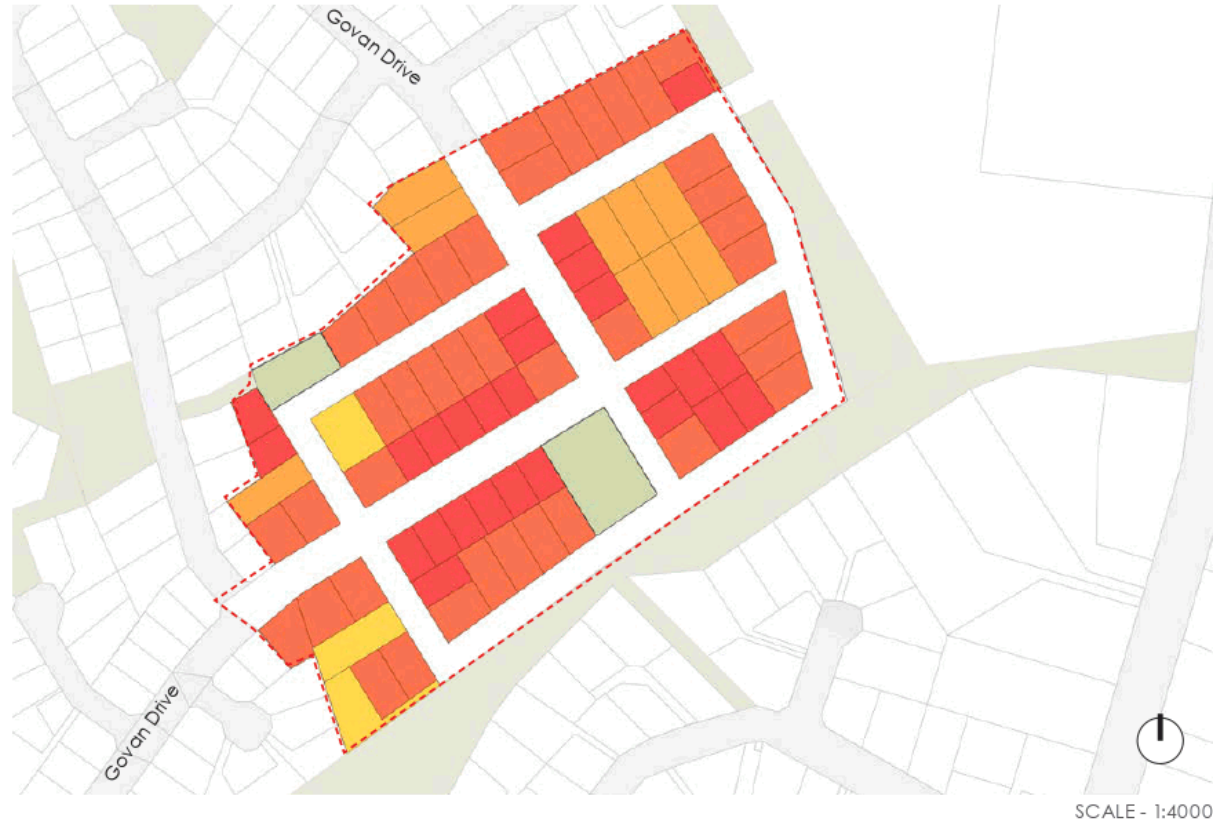
DISCUSSION -

- As discussed, the shape, size and circulation surrounding the housing blocks impacts the typology and size of the sections. This includes 9 laneways to rear sections and approximately 80% of the section sizes being above 850m2 which does not reflect current market, or social housing demands in the area.
- Regarding the laneways to access rear lots. The laneways illustrated in this plan average about 45m in length. research suggests that the risk of driveway run over injuries increases after a 12m length. These typologies need to be avoided for the safety of people when vehicles are reversing. This is increased when a lack of quality open space is not supplied, and driveways become play areas for children. - Safekids NZ. (2011). *New Zealand position paper. Child driveway run over injuries.* Auckland. Safekids NZ.

KEY -



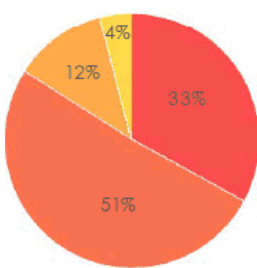
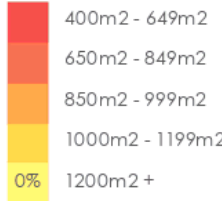
Proposed Concept Plan



DISCUSSION -

- The concept provides a greater range of section sizes, typologies and where the typologies are located. This is to achieve a wider range of choice, creating a greater level of affordability for all people.
- There is a focus on market housing which is reflected in 51% of sections being sized between 650m2 and 849m2. This relates to the market research that illustrates that the market prefers sites sized at approximately 750m2. Good practise suggests that in targeting section size that you allow for 20% plus or minus to ensure a range of housing typologies can be encouraged depending on demographic needs.
- One third of the sections range in section size from 400m2 through to 649m2. This is to provide opportunities for smaller housing, social housing, emergency housing partnerships and/or staff accommodation for more affordable costs of development.
- The smaller sections sizes relate to the proximity of Govan Drive, access to quality open space and wider pedestrian and cycle links.

KEY -



DEVELOPMENT COSTS  
~~ROUGH ORDER OF COSTS~~

To be determined during Preliminary Design Stage

VALUATION

See Appendix C for full report by TelfarYoung.

Lot Values

Based on the concept plan, current conditions and the location of the development, TelfarYoung have assessed average lot prices for the four lot size groups as follows:

Proposed Concept Plan	Quantity	Average Lot Price	Average \$/m2
Lot Sizes 400m2 - 649m2	26	\$160,000	\$305
Lot Sizes 650m2 - 849m2	40	\$180,000	\$240
Lot Sizes 850m2 - 999m2	9	\$200,000	\$216
Lot Sizes 1000m2 - 1199m2	3	\$220,000	\$200
Gross Realisation	78	\$13,820,000	

The valuation, a costs break down and a sensitivity analysis for the proposed concept by looking at project timeframes has been carried and is found in Appendix C to this document to assist with the decision making.

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# APPENDIX A - TELFARYOUNG CONSULTANCY REPORT

*Jones, R. (2019). Consultancy Report, Luxmore Subdivision, Southland District. Southland, TelfarYoung.*



# Consultancy Report

**Luxmore Subdivision  
Southland District**

**Prepared For:** WSP and Southland District Council

**Thayer Todd Valuations Ltd trading as TelferYoung  
(Southland)**

## 1.0 Report Summary

<b>Asset Valued:</b>	Luxmore Subdivision
<b>Instructing Party:</b>	Callum Feely, WSP
<b>Client:</b>	WSP and Southland District Council
<b>Brief Description:</b>	<p>The interest is a vacant 8.4 hectare residential development site located, 1km south east of the Te Anau Commercial precinct.</p> <p>It is the intention of the Southland District Council to investigate the potential to create a multi-site residential development for both private, short term accommodation and potential social housing.</p>
<b>Conditions of Report:</b>	Consultancy report for topic discussion only and not lending.
<b>Report Issue Date:</b>	31 October 2019
<b>Prepared By:</b>	Regan Johns - B Com (VPM), ANZIV, MPINZ Registered Valuer





## 2.0 Scope of Work

### 2.1 The Valuer

This consultancy report has been undertaken by Regan Johns who provides this objective and unbiased report. The valuer has no material connection with the instructing party or interest in the property and has the appropriate qualifications and experience to undertake the consultancy report.

### 2.2 Our Client

WSP and Southland District Council

Other than the client or addressee, the report may not be relied upon by any third party. We accept no liability to third parties. Written consent is required for any third party wishing to rely on this report. We reserve the right to withhold that consent, or to review the contents of the report if consent for third party use is sought.

### 2.3 Purpose of the Report

Consultancy advice

### 2.4 Extent of Investigations

This report has been prepared for consultancy purposes only and is not a geotechnical or environmental survey.

We have not been provided with an environmental audit of the property and we are not aware of any potential environmental concerns. Our report assumes that the land is unaffected by harmful contaminants or noxious materials which may impact on value. We refer you to our Statement of Limiting Conditions and Valuation Policy on matters relating to potential contamination.

### 2.5 Nature and Source of Information Relied Upon

No other information or documentation of particular significance to the valuation has been relied upon without specific verification by the valuer.

### 2.6 Assumptions and Special Assumptions

Standard valuation assumptions made in completing the report are stated in 'Extent of Investigations' and 'Statement of Limiting Conditions and Valuation Policy'.

### 2.7 Reporting Format

We have prepared a formal report meeting appropriate professional standards.

This report must be read in conjunction with Thayer Todd Valuations Ltd Trading as TelferYoung (Southland) Statement of Limiting Conditions and Valuation Policy.

## 3.0 Market Commentary

### 3.1 Economic Overview

The Southland economy is performing reasonably well considering the growing uncertainty around the impact of central government policies on the rural and education sectors. Employers are finding it challenging to hire qualified staff and tourism operators are indicating the sector appears static at present. The flipside to this is commercial construction in both Southland and Otago is buoyant with a significant amount of large scale project work to take place over the next 5-10 years which will be positive for the southern regions. The announcement on 23 October 2019 that NZ Aluminium Smelters are undertaking a strategic review on the smelter could have significant ramifications on the Southland economy if a negative outcome eventuated.

### 3.2 Regional Property Market

Demand for residential properties within Te Anau has improved in the past two to three years on the back of low mortgage interest rates. This was preceded by a static period of activity from 2010 through to 2016. The recession, global credit crisis along with the downturn in the rural sector had a negative impact on the property market.

Buyers are still active in the Te Anau market with the issue being a lack of listings available. First home buyers are present, although, their options are more limited due to the current scheme cap at \$400,000 on existing houses and \$500,000 on newly built. Realistically for Te Anau the cap needs to be increased \$50,000.

### 3.3 Vacant Land Market

The vacant land market has generally improved in the last 24 months after a subdued period post recession. The Reserve Bank of New Zealand (RBNZ) policy to allow lending to all new residential construction up to 90% of the market value has been positive.

### 3.4 Southland Subdivisions

Traditionally, larger residential subdivisions in Southland are slow to take off, the best example of this is the Ascot Heights subdivision in Invercargill.

The development is 70 hectare parcel of land located 6km south east of the Invercargill CBD. In 2005, the development started out as a subdivision of 5 acre blocks which was designed to cater for the lifestyle market and retiring farmers. However, there was far more demand and enquiry for smaller lifestyle sections, so the developers via a council zone change were able to create a mix of 5 acre blocks and lifestyle sections down to a reduced lot size of around 1500m<sup>2</sup>.

To date, nearly 15 years on, over half of the 135 sections have sold, but the developers have had to face both boom and bust markets. The developers have said that they did not anticipate the sales to take as long as it has.

This is also true for the likes of Heritage Estate and the Delta in Te Anau which started in the early 2000s.

Smaller staged developments such as Northwood Estate (Invercargill), Talboys and Longwood Drives (Winton) and Kereru Lane (Gore) have had better uptake.



4.0 Competition

Local Te Anau subdivisions that are in direct competition are as follows:

- 1 - Heritage Estate** – The subdivision development comprising 180+ residential lots, located 1km north of the commercial precinct adjacent recreational reserves and Lake Te Anau. Started in early 2000s. It appears that well over half of the sections have been developed with homes.
- 2 - The Delta** –The subdivision development comprising 240 residential lots, located 1.5km north of the commercial precinct adjacent the Lake Te Anau. Started in 2004 and it appears that well over half of the sections have been developed with homes.
- 3 - Kepler Heights** – The subdivision development comprising 190+ residential lots, located 1km south of the commercial precinct adjacent State Highway 94. 7 proposed stages of 12 to 30 lots at a time. Currently the marketing of stage 5 has begun.
- 4 – Kowhai Grove** – The subdivision development comprising 13 residential lots, located 1km east of the commercial precinct adjacent State Highway 94. Estimated 60% developed with homes.
- 5- Orbell Drive** – The subdivision development comprising 70+ residential lots, located 2km south of the commercial precinct adjacent State Highway 94. Estimated 90% developed with homes.
- 6** - Also of note, there is a 128.4595 hectare farm on the market that is located 1.5km south of the commercial precinct on the southern side of State Highway 94. The farm has been rezoned Residential Zone B with provision for 350 sections.



5.0 Land Sales

Residential section sales over the past 12 months in the four Te Anau subdivisions highlighted are as follows:

Heritage Estate and Delta –

Combined 28 sections were sold in the Heritage and Delta subdivisions in the last 12 months. The market sales ranged from the lowest at \$148,000 for a 527 m² section to the highest at \$312,000 for 865m² section. The median sale price was \$192,000 with the average sized section sold at 817 m². The actual sale price achieved was just below the listing at 97%.

Kepler Heights –

There were 11 sales along Burnby Drive with a sales range of \$120,000 to \$150,000 in the last 12 months. The average sale price was \$132,000 with the average sized section sold at 782 m². Sales achieved their full asking price.

There have been 15 sales in Miller Place/Court block which an achieved sales range of \$110,000 to \$160,000 in the last 12 months. The median sale price was \$130,000 with the average sized section sold at 833 m². Sales achieved their full asking price.

There have been 3 sales in the Morrison Place block with a sales range of \$200,000 to \$300,000 in the last 12 months. The sections have elevated views in the Kepler Heights development and adjoin a Greenway.

Kowhai Grove

There have been 4 sales in Paton Place which an achieved sales range of \$135,000 to \$175,000 in the last 12 months. The median sale price was \$152,000 with the average sized section sold at 703 m². The actual sale price achieved was just below the listing at 97%.

Orbell Drive

With approximately 90% of the sites sold there was only one sale to occur in the Orbell Drive which a 716m2 section that sold for \$138,000 which was \$11,000 lower than their asking price of \$149,000.

See Appendix A for list of section sales.

5.1 Listings

There are 30 current listings on the market. It appears that the listings are about 20% or on average \$40,000 above the median sale price within that development.

## 6.0 Statement of Limiting Conditions and Valuation Policy

### Purpose

This report has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

### Responsibility to Third Party

Our responsibility in connection with this valuation is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of Thayer Todd Valuations Ltd trading as TelferYoung (Southland) and the author of the report. Thayer Todd Valuations Ltd trading as TelferYoung (Southland) reserves the right to alter, amend, explain or limit any further information given to any other party.

### Reproduction of Report

Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing the Valuer's original signature.

### Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which, unless otherwise stated, is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 2004 and any Historic Places Trust registration. Our valuation reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes the Health & Safety in Employment Act 1992, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

### Registrations

Unless otherwise stated, our valuation is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title. Such registrations may include Waahi Tapu and Historic Places Trust registrations.

### Reliability of Data

The data and statistical information contained herein was gathered for valuation purposes from reliable, commonly utilised industry sources. Whilst we have endeavoured to ensure that the data and information is correct, in many cases, we cannot specifically verify the information at source and therefore cannot guarantee its accuracy.

### Assumptions

This report contains assumptions believed to be fair and reasonable at the date of valuation. In the event that assumptions are made, based on information relied upon which is later proven to be incorrect, or known by the recipient to be incorrect at the date of reporting, Thayer Todd Valuations Ltd trading as TelferYoung (Southland) reserves the right to reconsider the report, and if necessary, reassess values.

### GST

When analysing the sales and/or leasing evidence relied upon for this valuation, it is noted that we have attempted to ascertain whether or not the sale price/rental is inclusive or exclusive of Goods and Services Tax (GST). The national property database of sales evidence does not always identify whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify the matter of GST, we have assumed that the national property database record of sale price is inclusive of GST (if any) for residential properties and plus GST (if any) for non-residential properties. Should this not be the case for any particular sale or rental used as evidence, we reserve the right to reconsider our valuation.

### Land Survey

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, the valuation has been assessed conditional upon the land being firm and suitable ground for the existing and/or potential development, without the need for additional and expensive foundation and retaining work or drainage systems.

### Contamination

We have not undertaken an environmental audit of the property. Unless otherwise stated, our valuation and report is conditional upon the land being unaffected by harmful contaminants or noxious materials which may impact on value. Verification that the property is free from contamination and has not been affected by noxious materials should be obtained from a suitably qualified environmental expert.

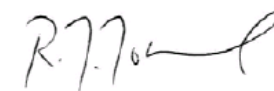
### Professional Indemnity Cover

We have in force at the time of supplying the above valuation, current professional negligence insurance appropriate to the nature and level of our business activities.

Please contact the writer should you wish to discuss any matters raised in this report.

Yours faithfully

**Thayer Todd Valuations Ltd trading as TelferYoung (Southland)**



Regan Johns - B Com (VPM), ANZIV, MPINZ  
Registered Valuer

Email: [regan.johns@telferyoung.com](mailto:regan.johns@telferyoung.com)



**Appendix A**  
**Te Anau Land Sales (last 12 months)**

**Heritage/Delta Sales**

Address	Sale Price	Sale Date	List Price	Land Area	Sale vs List
Lot 19 1 Red Deer Place, Te	225000	21-Sep-18	225000	0.0610	100%
21 Rodeo Drive, Te Anau	172000	11-Oct-18	175000	0.0669	98%
9 Chaney Place, Te Anau	149000	18-Oct-18	149000	0.0500	100%
7 Red Deer Place, Te Anau	270000	24-Oct-18	272000	0.0823	99%
42 Rodeo Drive, Te Anau	185000	21-Nov-18	189000	0.0830	98%
4 Acheron Way, Te Anau	180000	3-Dec-18	185000	0.0960	97%
21 Hidden Lakes Avenue, Te	155000	12-Dec-18	159000	0.0649	97%
13 Anderson Place, Te Anau	175000	12-Dec-18	179000	0.0924	98%
27 Vancouver Place, Te Anau	220000	24-Jan-19	220000	0.0812	100%
72 Takitimu Avenue, Te Anau	295000	24-Jan-19	320000	0.1558	92%
7 Acheron Way, Te Anau	165000	25-Jan-19	165000	0.0920	100%
19 Hidden Lakes Avenue, Te	155000	31-Jan-19	164000	0.0643	95%
31 South Arm Drive, Te Anau	252500	7-Feb-19	259000	0.1411	97%
121 Howden Street, Te Anau	145000	18-Feb-19	160000	0.0563	91%
52 Takitimu Avenue, Te Anau	208000	18-Feb-19	215000	0.0938	97%
18 Rodeo Drive, Te Anau	172500	22-Feb-19	169000	0.0787	102%
3 Ritchie Court, Te Anau	210000	26-Feb-19	220000	0.0808	95%
24 Cunaris Way, Te Anau	205000	19-Mar-19	205000	0.1016	100%
50 Takitimu Avenue, Te Anau	228000	21-Mar-19	235000	0.1076	97%
24 Rodeo Drive, Te Anau	159000	28-Apr-19	204000	0.0573	78%
89 Dusky Street, Te Anau	312000	29-Apr-19	319000	0.0865	98%
26 Acheron Way, Te Anau	205000	18-May-19	220000	0.1016	93%
1 Cunaris Way, Te Anau	220000	12-Jun-19	225000	0.0892	98%
69 Takitimu Avenue, Te Anau	209000	20-Jun-19	204000	0.0757	102%
56 Takitimu Avenue, Te Anau	199000	21-Aug-19	199000	0.0794	100%
22 Vancouver Place, Te Anau	200000	29-Aug-19	209000	0.0714	96%
106 Howden Street, Te Anau	210000	29-Aug-19	215000	0.0702	98%
49 Pounamu Drive, Te Anau	148000	19-Sep-19	158000	0.0527	94%

**Obell**

Address	Sale Price	Sale Date	List Price	Land Area	Sale vs List
10 Orbell Crescent, Te Anau	138000	22-Sep-19	149000	0.0716	93%

**Kepler Heights**

Address	Sale Price	Sale Date	List Price	Land Area	Sale vs List
43 Burnby Drive, Te Anau	144000	5-Mar-19	150000	0.0740	96%
41 Burnby Drive, Te Anau	150000	7-Mar-19	150000	0.0740	100%
31 Burnby Drive, Te Anau	150000	7-Mar-19	150000	0.1000	100%
40 Burnby Drive, Te Anau	120000	7-Mar-19	0	0.0790	
38 Burnby Drive, Te Anau	120000	7-Mar-19	0	0.0790	
34 Burnby Drive, Te Anau	120000	7-Mar-19	120000	0.0790	100%
32 Burnby Drive, Te Anau	120000	11-Mar-19	120000	0.0797	100%
30 Burnby Drive, Te Anau	120000	12-Mar-19	120000	0.0790	100%
45 Burnby Drive, Te Anau	150000	13-Mar-19	150000	0.0740	100%
52 Burnby Drive, Te Anau	110000	18-Mar-19	110000	0.0700	100%
47 Burnby Drive, Te Anau	150000	18-Mar-19	150000	0.0726	100%
19 Millar Court, Te Anau	130000	6-Mar-19	0	0.1116	
7 Millar Place, Te Anau	130000	7-Mar-19	130000	0.1018	
2 Millar Place, Te Anau	110000	8-Mar-19	110000	0.0720	
14 Millar Place, Te Anau	130000	11-Mar-19	0	0.0820	
16 Millar Court, Te Anau	140000	11-Mar-19	0	0.0790	
4 Millar Place, Te Anau	130000	12-Mar-19	130000	0.0660	100%
11 Millar Court, Te Anau	130000	12-Mar-19	0	0.1090	
3 Millar Place, Te Anau	130000	12-Mar-19	0	0.0700	
9 Millar Court, Te Anau	130000	13-Mar-19	0	0.0700	
1 Millar Court, Te Anau	110000	18-Mar-19	110000	0.0750	100%
18 Millar Court, Te Anau	130000	20-Mar-19	0	0.1050	
15 Millar Place, Te Anau	130000	3-Apr-19	0	0.0880	
17 Millar Place, Te Anau	130000	23-Apr-19	0	0.0820	
21 Millar Place, Te Anau	160000	26-May-19	0	0.0770	
10 Millar Place, Te Anau	140000	30-May-19	0	0.0610	
15 Morrison Place, Te Anau	300000	7-Mar-19	300000	0.0800	100%
3 Morrison Place, Te Anau	200000	18-Mar-19	200000	0.0650	100%
17 Morrison Place, Te Anau	250000	11-Mar-19	250000	0.1030	100%

**Kowhai Grove**

31 Paton Place, Te Anau	135000	27-Nov-18	140000	0.0550	96%
31 Paton Place, Te Anau	162000	31-Dec-18	170000	0.0670	95%
31 Paton Place, Te Anau	142000	1-Feb-19	147000	0.0630	97%
31 Paton Place, Te Anau	175000	14-Aug-19	179000	0.0960	98%

## APPENDIX B - AWS LEGAL. LAND COVENANTS V4 (DRAFT)

**Covenant Instrument to Note Land Covenant**

(Section 116(1)(a) &amp; (b) Land Transfer Act 2017)

**Covenantor** *Surname(s) must be underlined or in CAPITALS***Southland District Council****Covenantee** *Surname(s) must be underlined or in CAPITALS***Southland District Council****Grant of Covenant**

**The Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

**Schedule A** *Continue in additional Annexure Schedule if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant		Lots ____ to ____ DP _____ (Identifiers _____ to _____)	Lots ____ to ____ DP _____ (Identifiers _____ to _____)

**Covenant rights and powers (including terms, covenants and conditions)***Delete phrases in [ ] and insert memorandum number as required.**Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017.]

[Annexure Schedule 1].

**Covenant Instrument to Note Land Covenant****Annexure Schedule 1****1. Background**

- 1.1 The Developer is subdividing the land formerly contained in Record of Title 225626 to create the Development.
- 1.2 This instrument has been registered by the Developer to establish and maintain a high quality residential subdivision, and to ensure the ongoing amenity of the owners and occupiers of the Lots within the Development.
- 1.3 To that end, the Developer intends that this instrument shall be registered, and shall remain registered against the titles to the Burdened Land and the Benefited Land so that the owners and occupiers of the Lots within the Development:
  - (a) are bound by the Covenants; and
  - (b) are able to enforce the performance and the observance of the Covenants against one and other, in equity or otherwise.

**It is agreed:****2. Definitions**

- 2.1 In this instrument, where the context permits:

**“Bare Land”** means a Lot on which does not contain a Dwelling;**“Building”** means any structure other than:

- (i) A fence or wall less than one (1) metre in height above Ground Level; or
- (ii) Any other structure less than four (4) metres squared in area and less than one (1) metre in height above Ground Level.

**“Burdened Land”** means the burdened land described in Schedule A;**“Benefitted Land”** means the benefited land described in Schedule A;**“Commercial Activity”** has the meaning given to that term in the District Plan;**“Covenantee”** means the owner of the Benefitted Land and includes their executors, transferees, assigns, and successors in title;**“Covenantor”** means the owner of the Burdened Land and includes their executors, transferees, assigns, and successors in title;**“Covenants”** means the covenants set out in this instrument.**“Development”** means the residential development undertaken by the Developer comprising the Lots, and located at Govan Drive, Te Anau, on the land formerly comprised in Record of Title 225626.



**“Developer”** means the Southland District Council.

**“District Plan”** means the operative district plan of the Relevant Authority from time to time and any variations thereof.

**“Dwelling”** means a Building or group of Buildings designed and occupied as a single self-contained household unit and includes normal accessory structures such as, but not limited to, a garage, garden shed, and glass house. Where more than one kitchen and/or laundry is provided on a Lot, there shall be deemed to be more than one Dwelling;

**“Ground Level”** means the finished ground level of each individual Lot as at the date of deposit of survey plan DP \_\_\_\_\_.

**“Home Occupation”** has the meaning given to that term in the District Plan;

**“Industrial Activity”** has the meaning given to that term in the District Plan;

**“Lot” and “Lots”** means the lots comprising the Burdened Land, being lots \_\_\_\_ - \_\_\_\_ (inclusive) DP \_\_\_\_\_, and any lots created as a result of any further subdivision or boundary adjustment of the aforementioned lots.

**“Relevant Authority”** means any government, local, statutory or non-statutory body, including the Southland District Council, having jurisdiction over the land referred to in this instrument.

**“Subdivide” and “Subdivision”** has the same meaning ascribed to “subdivision of land” in Section 218(1) of the Resource Management Act 1991.

### 3. Interpretation

- 3.1 Clause headings are for reference purposes only.
- 3.2 Words importing the singular shall include the plural and vice versa.
- 3.3 Expressions defined in the main body of this instrument bear the defined meaning(s) in the whole of this instrument.
- 3.4 A covenant to do something is also a covenant to permit or cause that thing to be done, and covenant not to do something is also a covenant not to permit or cause that thing to be done.

### 4. General Covenants

- 4.1 The Covenantor covenants and agrees with the Covenantee to comply with, observe and perform all Covenants contained in this instrument, and to take all reasonable action to prevent any other occupier, employee, contractor, tenant or invitee of the Covenantor from doing anything which the Covenantor is prohibited from doing by pursuant to the Covenants contained in this instrument.
- 4.2 The Covenantor and the Covenantee agree that the Covenants set out in this instrument shall run with and bind the Burdened Land in perpetuity for the benefit of the Benefitted Land.

### 5. Land Use and Design Covenants

- 5.1 The Covenantor covenants and agrees with the Covenantee that it shall:

- (a) not erect more than one (1) Dwelling on a Lot. For the avoidance of doubt the Covenantor and Covenantee agree that the Covenantor may erect one (1) self-contained unit on a Lot in addition to the Dwelling, provided that the self-contained unit is confined within or under the roofline of the Dwelling or garage on the Lot, and is permitted by the Relevant Authority under the District Plan;
- (b) in respect of any Lot which is Bare Land, begin construction of a Dwelling on the Lot within twenty four (24) months of becoming the registered proprietor of the Lot;
- (c) complete the construction of any Dwelling or other Building on a Lot within eighteen (18) months of construction being commenced. Completion includes but is not limited to, the issue of a Code Compliance Certificate under the Building Act 2004 from the Relevant Authority (where one is required) and the completion of all exterior cladding, painting, and finishing;
- (d) complete all driveways, paths and landscaping to a good and workmanlike standard within twelve (12) months of occupying any Dwelling on a Lot;
- (e) not use any second-hand relocated Building or any caravan, hut, shed or tent on a Lot as a Dwelling or temporary Dwelling, provided however that:
  - (i) a new transportable Dwelling which is relocated onto a Lot within twenty four (24) months of construction being completed (as defined in clause 5.1(c)), shall be permitted, provided the Dwelling is on permanent foundations and is connected to the Relevant Authority's reticulated wastewater and potable water services. For the avoidance of doubt, a transportable Dwelling on wheels or slats shall not be permitted; and
  - (ii) following completion of the construction of a Dwelling on a Lot (as defined in clause 5.1(c)), a caravan or tent shall be permitted for temporary use by visitors for up to ten (10) days in any one month period;
- (f) use only new materials for any Buildings or other improvements erected on a Lot (except for recycled or reused timbers which shall be permitted);
- (g) not use any form of metal roofing which has not been pre-painted;
- (h) not construct any fencing on or within the boundaries of a Lot exceeding a height of 1.8 metres above Ground Level;
- (i) not allow any animals other than household pets on a Lot;
- (j) not allow the grass on a Lot which is Bare Land to grow to a height of more than thirty (30) centimetres;
- (k) not allow any broom, gorse, or other noxious weeds to grow or remain on a Lot or to allow the lawn and gardens on a Lot to become overgrown, untidy, or unsightly;



- (l) not keep or allow to be kept on a Lot any substance that is noxious, hazardous, or likely to cause nuisance to an owner or occupier of any Lot within the Development;
- (m) not use a Lot for any Commercial Activity or Industrial Activity, provided however that the use of a Dwelling as a bed and breakfast or Home Occupation, shall not be a breach of the provisions of this instrument where such bed and breakfast or Home Occupation complies with the provisions of clause 5.1(n);
- (n) only use a Lot for purposes permitted in the District Plan, any resource consent granted by a Relevant Authority, or as permitted or restricted by a Relevant Authority pursuant to any consent notice registered on the record of title to a Lot;
- (o) not allow rubbish, waste materials or hoardings to accumulate on a Lot or allow a Lot to become untidy or unsightly; and
- (p) not further subdivide a Lot.

## 6. On-sale

- 6.1 While the Developer owns a Lot within the Development, the Covenantor covenants and agrees with the Covenantee that it shall not be permitted to sell a Lot as Bare Land, or prior to the completion of a Dwelling on the Lot, without the prior written consent of the Developer (at the Developer's sole and absolute discretion). For the purposes of this clause, completion includes but is not limited to, the issue of a Code Compliance Certificate under the Building Act 2004 from the Relevant Authority and the completion of all exterior cladding, painting, and finishing.
- 6.2 The Covenantor and Covenantee agree that the provisions in clause 6.1 shall not apply to a mortgagee exercising its power of sale in respect of a Lot.

## 7. Fencing

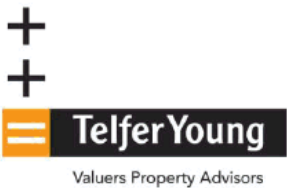
- 7.1 The Covenantor covenants and agrees that the Developer will not be liable for nor asked to contribute towards the cost of erection or repair of any dividing or boundary fence (including any plants which have been planted as boundary delineation) between a Lot and any adjoining Benefitted Land owned by the Developer. This covenant will not enure for the benefit of any subsequent owners or occupiers of such adjoining Benefitted Land.

## 8. Enforcement

- 8.1 The Covenantor and Covenantee covenant and agree that:
  - (a) This instrument is subject to the provisions of the Contract and Commercial Law Act 2017 and the Covenants set out in this instrument are intended to create obligations on the Covenantor, and confer benefits on the Developer and the

- (b) The Developer shall not have any responsibility or liability for the enforcement, enforceability, applicability or lack of action with respect to any of the Covenants set out in this instrument.
- (c) Subject to clause 8.1(d) if there should be any breach or non-observance of any of the Covenants set out in this instrument by the Covenantor, the Covenantor will upon written demand being made by a Covenantee:
  - (i) Immediately rectify the breach or non-observance in accordance with the written demand being made by the Covenantee; and
  - (ii) pay Damages to the Covenantee as liquidated damages if the Covenantor fails to observe or perform any of the Covenants set out in this instrument within 21 days of the service of the written demand.
- (d) While the Developer owns a Lot within the Development, no Covenantee shall commence any proceedings against or serve notice on the Covenantor for a breach of any of the Covenants set out in this instrument without first, on each occasion, referring the default to the Developer and allowing the Developer a reasonable opportunity (having regard to the seriousness and nature of the default) to enforce the Covenants set out in this instrument against the Covenantor.
- (e) The Covenantee irrevocably appoints the Developer to be its attorney and in its name and at its expense to take any action the Developer deems necessary (at the Developer's sole and absolute discretion) to enforce or attempt to enforce the Covenants set out in this instrument.
- (f) For the purposes of clause 8.1 (c)(ii), "Damages" means the sum of \$100.00 per day for every day that such breach or non-observance continues after the date upon which written demand is made.
- (g) Payment of Damages by the Covenantor will not relieve the Covenantor of its obligations under the Covenants set out in this instrument and such payment is without prejudice to any other liability at law or in equity that the Covenantor has to any person having the benefit of the Covenants set out in this instrument.
- (h) A Covenantor will only be liable to observe and perform the Covenants set out in this instrument while they are registered as the proprietor of a Lot. A transfer of a Lot by a Covenantor will not however relieve them from any liability which has arisen before the date of the transfer.

## APPENDIX C - TELFARYOUNG ADVISORY REPORT



Our Ref: STH-173996

26 March 2020

WSP  
65 Arena Avenue  
Avenal  
Invercargill 9810  
Attention: Callum Feely

Telfer Young (Southland) Limited  
PO Box 370, Invercargill 9840  
Phone : 03 218 4299  
email : southland@telferyoung.com  
website : www.telferyoung.com

Advisory Report  
Luxmore Subdivision, Te Anau, Southland District

As per your request we have completed an estimation of the lot values for the proposed concept plan as follows:

Concept Plan

The concept plan provides 78 lots varying in size from 400m<sup>2</sup> to 1199m<sup>2</sup> with two open green space reserves.



Valuation Methodology

To establish the Market Value of the property, we have utilised the Sales Comparison Method as per International Valuation Standards 105.

Sales Comparison

This method involves reference to sales of properties which have similar attributes to the subject property. Comparisons are drawn between the subject property and the sales evidence. Subjective adjustments are applied where necessary to account for factors which have a direct impact on the sale price and value.

Market Sales

We have surveyed recent section sales within Te Anau to establish the average lot values for the concept plan. Below is a sample of recent market sales of residential sections in Te Anau.

Address	Sale Date	Sale Price	List Price	Price vs List	Land (m2)	\$/m2
49 Pounamu Drive	19-Sep-19	\$148,000	\$158,000	93.67%	527	\$281
10 Orbell Crescent	22-Sep-19	\$138,000	\$149,000	92.62%	716	\$193
Lot 5/31 Paton Place	24-Sep-19	\$145,000	\$148,000	97.97%	630	\$230
23 Bradley Court	13-Nov-19	\$240,000	\$255,000	94.12%	1487	\$161
31 Paton Place	15-Jan-20	\$195,000	\$195,000	100.00%	917	\$213
17 Asher Avenue	22-Jan-20	\$184,000	\$199,000	92.46%	786	\$234
66 Takitimu Avenue	23-Jan-20	\$249,000	\$249,000	100.00%	949	\$262
80 Orbell Crescent	4-Feb-20	\$173,000	\$175,000	98.86%	652	\$265
40 Takitimu Avenue	18-Feb-20	\$214,500	\$220,000	97.50%	922	\$233

The market evidence indicates a variation in values based on lot size and location. The median sale price of the sample achieved a sale price of \$184,000, median section size of 786m<sup>2</sup> and sale price of \$233/m<sup>2</sup>

Lot Values

Based on the concept plan, current market conditions and location of the development we have assessed average lot prices for the four lot size groups as follows:

Proposed Concept Plan	Quantity	Average Lot Price	Average \$/m2
Lot Sizes 400m <sup>2</sup> to 649m <sup>2</sup>	26	\$160,000	\$305
Lot Sizes 650m <sup>2</sup> to 849m <sup>2</sup>	40	\$180,000	\$240
Lot Sizes 850m <sup>2</sup> to 999m <sup>2</sup>	9	\$200,000	\$216
Lot Sizes 1000m <sup>2</sup> to 1199m <sup>2</sup>	3	\$220,000	\$200
Gross Realisation	78	\$13,820,000	

If you have any further questions or require assistance please contact the writer.

Yours faithfully

**Thayer Todd Valuations Ltd trading as TelferYoung (Southland)**

A handwritten signature in black ink, appearing to read 'R. Johns', with a stylized flourish at the end.

Regan Johns - B Com (VPM), ANZIV, MPINZ  
Registered Valuer

Email: [regan.johns@telferyoung.com](mailto:regan.johns@telferyoung.com)

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## Unbudgeted Expenditure for Contribution Towards the Manapouri Swimming Pool Heating Upgrade

Record No: R/20/10/62291

Author: Kevin McNaught, Manager Property Services

Approved by: Matt Russell, Group Manager Services and Assets

☒ Decision

☐ Recommendation

☐ Information

### Purpose

- 1 To authorise further unbudgeted expenditure from the Manapouri Swimming Pool reserve to be used as a contribution towards the Swimming Pool Heating Upgrade

### Executive Summary

- 2 The Board at its meeting on 19 May, authorised the use of \$15,000 from the Manapouri Swimming Pool reserve as a contribution towards the pool heating upgrade.
- 3 Since then, it has become evident that there was a misunderstanding in the way the request for funding was written, and the way it was interpreted. The impact of this misunderstanding is a capital shortfall on the heating upgrade project.
- 4 This report is to authorise the use of the balance of the Manapouri Swimming Pool Reserve.

### Recommendation

**That the Fiordland Community Board:**

- a) **Receives the report titled "Unbudgeted Expenditure for Contribution Towards the Manapouri Swimming Pool Heating Upgrade" dated 21 October 2020.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Agrees to contribute as unbudgeted expenditure from the Manapouri Swimming Pool Area Reserve an amount of \$9000 towards the heating upgrade at the pool.**

## **Background**

- 5 The Board at its meeting on 19 May, authorised the use of \$15,000 from the Manapouri Swimming Pool reserve as a contribution towards the pool heating upgrade.
- 6 Unfortunately there was a misunderstanding in the funding sought originally. The Pool Committee had anticipated funding from the General Reserve as opposed to the Pool Reserve and have subsequently fallen short with obligations. As such, further funding is sought from the Pool Reserve in order to cover this shortfall.
- 7 Given the commitments already made with contractors for the project, the use of the balance of the funds in the reserve will allow all these commitments to be funded including the operating expenses for the upcoming season. The Community Board had initially sought to ensure that these operational cost obligations were able to be met with funds held in the Pool Committee's bank balance. Since the last report, it is evident that in order to meet capital liabilities the funds are likely to be exhausted.

## **Issues**

- 8 The pool committee cannot fund its heating upgrade liabilities, and still have operational funding commitments for the upcoming season. As such, the balance of the pool reserve funds are sought to cover these costs.

## **Factors to Consider**

### **Legal and Statutory Requirements**

- 9 The proposed use of these funds is what they are collected for, and that is the Manapouri Swimming Pool, therefore no statutory issues are identified.

### **Community Views**

- 10 None sought, given the Pool Committee are local Manapouri residents and this unbudgeted expenditure requires the approval of the Board

### **Costs and Funding**

- 11 \$9000 is required to cover the heating upgrade liabilities already incurred and to also ensure the pool committee is able to retain operating funds for the upcoming season.
- 12 The Reserve funds held at 30 June are \$9022.00. As such, it is proposed to cover these costs from the Manapouri Swimming Pool Area Reserve.

### **Policy Implications**

- 13 None identified at this stage.

## **Analysis**

### **Options Considered**

- 14 The options are to approve the funding of \$9000 or not.

## **Analysis of Options**

### **Option 1 – Approve Funding**

<i>Advantages</i>	<i>Disadvantages</i>
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<ul style="list-style-type: none"><li>• Allows the payment of all liabilities for the heating upgrade project.</li><li>• Allows the committee to retain operating funds for the upcoming season</li></ul>	<ul style="list-style-type: none"><li>• Uses all the reserve funds</li></ul>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------

**Option 2 – Decline Funding**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• Leaves funds in the reserve</li></ul>	<ul style="list-style-type: none"><li>• Creates a funding issue for the committee in regards to liabilities already created.</li><li>• Creates a cashflow issue for the committee in regards to funding operational expenditure</li></ul>

**Assessment of Significance**

- 15 Not considered significant

**Recommended Option**

- 16 Approve Funding

**Next Steps**

- 17 Advise Committee of decision and request invoice for payment.

**Attachments**

There are no attachments for this report.



## Fiordland Community Partnership Fund - September 2020 allocations

**Record No:** R/20/10/60977

**Author:** Megan Seator, Community Liaison Officer

**Approved by:** Rex Capil, Group Manager Community and Futures

☒ Decision

☐ Recommendation

☐ Information

### Purpose

- 1 The purpose of this report is for the Fiordland Community Board to allocate funding for the September 2020 round of the Fiordland Community Partnership Fund.

### Executive Summary

- 2 A total of eleven applications have been received for the September 2020 funding round of the Fiordland Community Partnership Fund. The applications are included as an attachment to this report. The attachment to this report is confidential in accordance with the Local Government Official Information and Meetings Act 1987 section 7(2)(a) – The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons.
- 3 Community Board members have seen copies of each of the applications and have informally discussed them at their workshop on 13 October prior to considering and allocating the funds at this meeting.



## Recommendation

**That the Fiordland Community Board:**

- a) **Receives the report titled “Fiordland Community Partnership Fund - September 2020 allocations” dated 15 October 2020.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Receives applications from the following:**
  - 1. **Te Anau Community Events Charitable Trust – Enduro**
  - 2. **Royal New Zealand Plunket Trust – Te Anau Community Services**
  - 3. **Fiordland Land Search & Rescue**
  - 4. **Takahe Restoration Group**
  - 5. **Waitangi Day Te Anau**
  - 6. **Fiordland Community Events Centre Trust**
  - 7. **Te Anau Community Events Charitable Trust – Tartan Festival**
  - 8. **Te Anau Community Events Charitable Trust – Milford Mountain Classic**
  - 9. **Santa’s Little Helpers**
  - 10. **Te Anau Community Events Charitable Trust – Stabicraft Te Anau Manapouri Fishing Classic**
  - 11. **Te Anau School**
- e) **Approves/Declines a grant of \$2,000 to the Te Anau Community Events Charitable Trust – Enduro to assist with the costs of running the event.**
- f) **Approves/Declines a grant of \$1,000 to the Royal New Zealand Plunket Trust – Te Anau Community Services to assist with operational expenses.**
- g) **Approves/Declines a grant of \$2,862 to Fiordland Land Search & Rescue to assist with the purchase of a covered trailer to store and transport rescue equipment.**
- h) **Approves/Declines a grant of \$4,960.54 to the Takahe Restoration Group to assist with the repainting and restoration of the Takahe statue.**
- i) **Approves/Declines a grant of \$3,000 to Waitangi Day Te Anau to assist with the costs of hiring entertainers.**
- j) **Approves/Declines a grant of \$5,000 to Fiordland Community Events Charitable Trust to contribute with to project costs associated with the climbing wall project.**

- k) Approves/Declines a grant of \$1,000 to the Te Anau Community Events Charitable Trust – Tartan Festival to assist with costs associated with running the event.**
- l) Approves/Declines a grant of \$1,000 to the Te Anau Community Events Charitable Trust – Milford Mountain Classic to assist with costs associated with running the event.**
- m) Approves/Declines a grant of \$500 to Santa’s Little Helpers to assist with costs of hiring floats and costumes from the Invercargill Santa Parade.**
- n) Approves/Declines a grant of \$1,500 to the Te Anau Community Events Charitable Trust – Stabicraft Te Anau Manapouri Fishing Classic to assist with costs associated with running the event.**
- o) Approves/Declines a grant of \$5,000 to Te Anau School to contribute towards the funding of a new hall.**

## **Background**

- 4 Southland District Council's community assistance activity seeks to contribute to a District of 'proud, connected communities that have an attractive and affordable lifestyle' by enabling Southland's communities to be desirable places to live, grow up, work, run a business, raise a family and enjoy a safe and satisfying life. Through providing financial assistance by way of grant funding, community groups and individuals are supported to undertake their desired activities.
- 5 A review of the community assistance activity was completed in early 2019. The purpose of this review was to ensure that Council is providing assistance in a considered and prudent manner to ensure efficient and effective outcomes for the communities they support.
- 6 It was recommended that there should be a significant change in the way that Council administers the Community Initiatives Fund. Subsequently, in July 2019 Council resolved to disestablish the Community Initiatives Fund and to establish the Community Partnership Fund whereby the nine community boards in the District will allocate funding directly to their communities.
- 7 The Fiordland Community Board set the following criteria for the Fiordland Community Partnership Fund:
  - The fund is available to not-for-profit community organisations. Community organisations may be a legal entity or an informal group. Regardless of their legal status the group must have their own bank account.
  - Applicants may apply for \$500 - \$5000.
  - Applications to the fund must:
    - a) have alignment with the Fiordland Community Futures Plan and/or the four community well-beings (social, economic, environmental, cultural)
    - b) show some degree of self-contribution or fundraising
  - The following will not be considered:
    - a) funding for individuals
    - b) applications for salaries, catering or room hire
    - c) funding for pecuniary gain

## **Applications received**

- 1 **Te Anau Community Events Charitable Trust - Enduro**  
Requests funding to assist with costs associated with running the event.

Total Project Cost	<b>\$14,950</b>
Amount Requested	<b>\$2,000</b>
- 2 **Royal New Zealand Plunket Trust – Te Anau Community Services**

Requests funding to assist with operational expenses including electricity, insurance, rates, cleaning, and property maintenance.

Total Project Cost **\$4,256**

Amount Requested **\$1,000**

**3 Fiordland Land Search & Rescue**

Requests funding to purchase a covered trailer to store and transport rescue equipment.

Total Project Cost **\$11,123**

Amount Requested **\$2,862**

**4 Takahe Restoration Group**

Requests funding to repaint and restore the town's Takahe statue.

Total Project Cost **\$4,960.54**

Amount Requested **\$4,611**

**5 Waitangi Day Te Anau**

Requests funding to assist with the costs of hiring of entertainers.

Total Project Cost **\$25,300**

Amount Requested **\$3,000**

**6 Fiordland Community Events Centre Trust**

Requests funding to contribute towards total project costs.

Total Project Cost **\$417,392**

Amount Requested **\$5,000**

**7 Te Anau Community Events Charitable Trust – Tartan festival**

Requests funding to help organise, promote and support the setup of the annual Te Anau Tartan Festival.

Total Project Cost **\$12,150**

Amount Requested **\$1,000**

**8 Te Anau Community Events Charitable Trust – Milford Mountain Classic**

Requests funding to assist with costs associated with running the event.

Total Project Cost **\$21,600**

Amount Requested **\$1,000**

**9 Santa's Little Helpers**

Requests funding to hire floats and costumes from the Invercargill Santa Parade.

Total Project Cost	<b>\$9,451</b>
Amount Requested	<b>\$500</b>

**10 Te Anau Community Events Charitable Trust – Stabicraft Te Anau Manapouri Fishing Classic**

Requests funding to assist with costs associated with running the event.

Total Project Cost	<b>\$28,000</b>
Amount Requested	<b>\$1,500</b>

**11 Te Anau School**

Requests funding to contribute towards the construction of a new hall.

Total Project Cost	<b>\$2,152,670</b>
Amount Requested	<b>\$5,000</b>

### **Recommendations**

- 8 The recommendations outline the amounts requested in the applications. Staff recommend that the Fiordland Community Board consider each application individually and determine the level of funding they wish to allocate.

### **Issues**

- 9 There are no issues to consider.

### **Factors to Consider**

#### **Legal and Statutory Requirements**

- 10 There are no legal or statutory requirements to consider.

#### **Community Views**

- 11 The community board, as representatives of the Fiordland Community Board area will consider each application and how it benefits the communities in Fiordland.

#### **Costs and Funding**

- 12 The Fiordland Community Board has \$33,461 available to allocate through the Fiordland Community Partnership fund in the 2020/2021 financial year.

#### **Policy Implications**

- 13 There are no policy implications.

### **Analysis**

#### **Options Considered**

- 14 The options for consideration are to allocate funding pursuant to the funding criteria set by the community board or decline the applications.

**Option 1 – Allocates funding pursuant to the funding criteria set by the community board**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• Support community groups to achieve local initiatives</li></ul>	<ul style="list-style-type: none"><li>• there are no disadvantages</li></ul>

**Option 2 – Declines the applications**

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"><li>• there are no advantages</li></ul>	<ul style="list-style-type: none"><li>• no funds awarded could hinder the progress of community-led development due to lack of financial support</li></ul>

**Assessment of Significance**

- 15 This is not considered significant.

**Recommended Option**

- 16 The recommended option is “option 1 - allocates funding pursuant to the funding criteria set by the community board”.

**Next Steps**

- 17 Advise applicants of the outcome of the funding allocations.

**Attachments**

- A Te Anau Events - Enduro - application - **PUBLIC EXCLUDED** [↓](#)
- B Te Anau Plunket - application - **PUBLIC EXCLUDED** [↓](#)
- C Fiordland Land Search and Rescue - application - **PUBLIC EXCLUDED** [↓](#)
- D Takahe Restoration Group - application - **PUBLIC EXCLUDED** [↓](#)
- E Te Anau Waitangi Day - application - **PUBLIC EXCLUDED** [↓](#)
- F Fiordland Community Events Centre Trust - application - **PUBLIC EXCLUDED** [↓](#)
- G Te Anau Events - Tartan Festival - application - **PUBLIC EXCLUDED** [↓](#)
- H Te Anau Events - Milford Mountain Classic - application - **PUBLIC EXCLUDED** [↓](#)
- I Santa's Little Helpers - application - **PUBLIC EXCLUDED** [↓](#)
- J Te Anau Events - Fishing Classic - application - **PUBLIC EXCLUDED** [↓](#)
- K Te Anau School - application - **PUBLIC EXCLUDED** [↓](#)





## Exclusion of the Public: Local Government Official Information and Meetings Act 1987

### Recommendation

That the public be excluded from the following part(s) of the proceedings of this meeting.

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment A - Te Anau Events - Enduro - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment B - Te Anau Plunket - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment C - Fiordland Land Search and Rescue - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment D - Takahe Restoration Group - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment E - Te Anau Waitangi Day - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment F - Fiordland Community Events Centre Trust - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment G - Te Anau Events - Tartan Festival - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment H - Te Anau Events - Milford Mountain Classic - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment I - Santa's Little Helpers - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment J - Te Anau Events - Fishing Classic - application**

**7.13 Fiordland Community Partnership Fund - September 2020 allocations - Attachment K - Te Anau School - application**

### **C8.1 Unbudgeted Expenditure Report for Easement Creation Relating to Proposed Realignment of Path from View Street Carpark to Waiau Street Manapouri**

The general subject of each 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) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Events - Enduro - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of

	.	information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Plunket - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Fiordland Land Search and Rescue - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Takahe Restoration Group - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Waitangi Day - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Fiordland Community Events Centre Trust - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Events - Tartan Festival - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Events - Milford Mountain Classic - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Santa's Little Helpers - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau Events - Fishing Classic - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Te Anau School - application	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. .	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Unbudgeted Expenditure Report for Easement Creation Relating to Proposed Realignment of Path from View Street Carpark to Waiau Street Manapouri	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.