

Notice is hereby given that a Meeting of the Ohai Community Development Area Subcommittee will be held on:

Date: Tuesday, 25 July 2017
Time: 5.30pm
Meeting Room: Ohai Hall
Venue: 10 Richmond Street, Ohai

Ohai Community Development Area Subcommittee Agenda

OPEN

MEMBERSHIP

Chairperson	Christopher Mangion
Deputy Chairperson	Ivan Sunde
Members	Martin Anderson
	Kelly Day
	Mark Hooper
	Wilfred Peard
	Councillor Nick Perham

IN ATTENDANCE

Committee Advisor	Alyson Hamilton
Community Partnership Leader	Kelly Tagg

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Full agendas are available on Council's Website
www.southlanddc.govt.nz

Terms of Reference - Community Development Area Subcommittees

Community Development Area Subcommittees are delegated the following responsibilities by the Southland District Council.

- Represent and act as an advocate for the interest of its community.
- Consider and reporting on all matters referred to it by the Southland District Council, or any matter of interest or concern to the Community Development Area Subcommittee;
- Maintain an overview of services provided by the Southland District Council within the community;
- Consider annual estimates for expenditure within the community and recommend these to Council;
- Communicate with community organisations and special interest groups within the community;
- Undertaking any other responsibilities that are delegated to it by the Southland District Council.

In addition to these activities, Community Development Area Subcommittees will consider how best to provide for our communities, and the people who live there, into the future.

Community Development Area Subcommittees will provide leadership by:

- Positively representing their community and the Southland District;
- Identifying key issues that will affect their community's future and work with Council staff and other local representatives to facilitate multi-agency collaborative opportunities.
- Promote a shared vision for the wider community of interest area and develop ways to work with others to achieve positive outcomes

Community Development Area Subcommittees will adopt a strategic focus that will enable members to:

- Provide local representation and guidance on wider community issues, initiatives and projects.
- Contribute to the development and promotion of community cohesion, by developing and supporting relationships across a range of stakeholders at a local, regional and national level.
- Take part in local community forums, meetings and workshops.
- Inform local residents and ratepayers on issues that affect them.

Community Development Area Subcommittees shall have the following delegated powers and be accountable to Council for the exercising of these powers.

Engagement and representation

- Facilitating the Council's consultation with local residents and community groups on local issues and local aspects of district wide issues including input into the Long-term Plan, Annual Plan, and policies that impact on the Board's area.
- Engaging with council officers on local issues and levels of service, including infrastructural, recreational, community services and parks, reserves and cemetery matters.
- Representing the interests of the community at Council, Committee or Subcommittee meetings when a motion under debate relates to a matter that the Board considers to be of particular interest to the residents within its community.
- Monitoring and keeping the Council informed of community aspirations and the level of satisfaction with services provided.

Financial

- Approving expenditure within the limits of annual estimates.
- Approving unbudgeted expenditure for locally funded activities up to the value of \$10,000.

Rentals and leases

- In relation to all leases of land and buildings within their own area, on behalf of Council;
 - Accepting the highest tenders for rentals of \$10,000; or less per annum.
 - Approving the preferential allocation of leases where the rental is \$10,000 or less per annum.

Local assets and facilities

- Overseeing the management of local halls and community centres which are owned by Council and where no management committee exists. This will occur by way of relationship with officers of Southland District Council.
- Appoint a local liaison person responsible for community housing.

The Community Development Area Subcommittees can make recommendations to Council on:

Assets and Facilities

- Annually providing feedback on any asset management plans or community services strategies applicable to the community for which the Community Development Area Subcommittee is responsible.

Rentals and leases

- In relation to all leases of land and buildings within their own area, on behalf of Council;
 - Recommending rentals in excess of \$10,000 per annum to the Group Manager Services and Assets.
 - Recommending the preferential allocation of leases where the rental is in excess of \$10,000 per annum to the Group Manager Services and Assets.

Contracts/Tenders

- Recommending tenders less than \$200,000 to the Group Manager Services and Assets.
- Recommending tenders in excess of \$200,000 to the Services and Assets Committee.
- Recommending tenders to the Services and Assets Committee where preference is not for acceptance of the highest tenderer,

Financial

- Recommending annual estimates to Council
- Recommending unbudgeted expenditure in excess of \$10,000 to the Services and Assets Committee.

Local Policy

- Considering matters referred to it by officers, the Council, its committees or subcommittees, including reports and policy and bylaw proposals relating to the provision of council services within the Board's area; and
- Making submissions or recommendations in response to those matters as appropriate.
- Appoint a local liaison person responsible for community housing.

The Chairperson of each Community Development Area Subcommittee is delegated with the following additional responsibilities:

- Approval of leases, rental agreements and the rollover of existing contracts under \$1,000;
- Engaging with Community Development Area Subcommittee members to make submissions to the Council on behalf of the Community Development Area Subcommittee where a submission period is outside of the Community Development Area Subcommittee meeting cycle. Where a Chairperson is unable to base a submission on a consensus among Community Development Area Subcommittee members, a Community Development Area Subcommittee meeting must be held.

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UPDATES

10.1 Chairperson's Report

Chairperson, Member Mangion, to report on activities with which he has been involved since the Subcommittee's last meeting.

10.2 Councillor's Report

Councillor Perham to report on matters from the District Council table.

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

Committee 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 5pm at least two days before the meeting. Further information is available on 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 committee 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 Ohai Community Development Area Subcommittee, 18 May 2017.

Ohai Community Development Area Subcommittee **UNCONFIRMED** **OPEN MINUTES**

Minutes of a meeting of Ohai Community Development Area Subcommittee held in the Ohai Hall, Richmond Street, Ohai on Thursday, 18 May 2017 at 7.30pm.

PRESENT

Members

Martin Anderson
Kelly Day
Christopher Mangion
Wilfred Peard
Ivan Sunde
Councillor George Harpur

IN ATTENDANCE

Committee Advisor Community Partnership Leader

Alyson Hamilton
Kelly Tagg

1 Apologies and Welcome

Councillor Harpur opened the meeting and welcomed the Members to the Inaugural meeting of the Ohai Community Development Area Subcommittee for the 2016 – 2019 triennium.

Councillor Harpur congratulated the Members present on being elected to the Ohai Community Development Area Subcommittee for the ensuing three year term.

Councillor Harpur advised an apology has been received from Councillor Perham.

Moved Member Sunde, seconded Member Mignon and **resolved:**

That the Ohai Community Development Area Subcommittee accept the apology for non-attendance from Councillor Perham.

2 Election of Chair and Deputy Chair

Record No: R/17/5/9000

Councillor Harpur called for nominations for the position of Chairperson of the Ohai Community Development Area Subcommittee.

<u>Nominee</u>	<u>Moved</u>	<u>Seconded</u>
Christopher Mangion	Kelly Day	Ivan Sunde

There were no further nominations.

The nomination of Christopher Mangion for Chairperson of the Ohai Community Development Area Subcommittee for the 2016-2019 term was PUT and declared CARRIED.

Christopher Mangion was duly elected Chair of the Ohai Community Development Area Subcommittee for the 2016-2019 term.

Councillor Harpur then called for nominations for the Deputy Chairperson of Ohai Community Development Area Subcommittee.

<u>Nominee</u>	<u>Moved</u>	<u>Seconded</u>
Ivan Sunde	Wilfred Peard	Kelly Day

There were no further nominations.

The nomination of Ivan Sunde for Deputy Chairperson of the Ohai Community Development Area Subcommittee for the 2016-2019 term was PUT and declared CARRIED.

Ivan Sunde was duly elected Deputy Chairperson of the Ohai Community Development Area Subcommittee for the 2016-2019 term.

Resolution

Moved Member Mangion, seconded Member Peard **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Election of Chair and Deputy Chair” dated 1 May 2017.**
- b) **Elects Christopher Mangion to be Chair of the Subcommittee for the 2016/2019 Triennium.**
- c) **Elects Ivan Sunde to be Deputy Chair of the Subcommittee for the 2016/2019 Triennium.**

Councillor Harpur vacated the seat and the Chair, Christopher Mangion proceeded to chair the meeting from this point.

3 Leave of absence

There were no requests for leave of absence.

4 Conflict of Interest

There were no conflicts of interest declared.

5 Public Forum

There was no public forum.

6 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

7 Confirmation of Minutes

Resolution

Moved Deputy Chairperson Sunde, seconded Member Day **and resolved:**

That the minutes of Ohai Community Development Area Subcommittee meeting held on 14 March 2017 be confirmed as a true and correct record.

Reports

8 General Explanation from Chief Executive

Record No: R/17/5/9007

Committee Advisor, Alyson Hamilton presented the report.

Mrs Hamilton advised that Clause 21(5) of Schedule 7 of the Local Government Act 2002 requires the Chief Executive Officer to provide an explanation to elected members on certain legislation which controls the way in which the Council's business may be conducted and the laws affecting elected members.

The Subcommittee noted the contents of the report and Mrs Hamilton explained the various parts of the legislation that Members of the Ohai Community Development Area Subcommittee need be aware of.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Day **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “General Explanation from Chief Executive” dated 1 May 2017.**

9 Terms of Reference and Delegations 2017/2020

Record No: R/17/5/9008

Committee Advisor, Alyson Hamilton presented the report.

Mrs Hamilton advised that the Terms of Reference and Delegations that were before the Subcommittee for noting had been approved by Southland District Council at its meeting on Wednesday, 26 October 2016.

The Subcommittee noted the roles and responsibilities as delegated by the Southland District Council to CDA members.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Day **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Terms of Reference and Delegations 2017/2020” dated 1 May 2017.**
- b) **Notes the Terms of Reference and Delegations for Community Development Area Subcommittee approved by Council at its meeting on Wednesday 26 October 2016.**

10 Standing Orders

Record No: R/17/5/9009

Committee Advisor, Alyson Hamilton presented the report.

Mrs Hamilton advised that the purpose of the report was to inform the Subcommittee that the Southland District Council adopted Standing Orders at its meeting on Wednesday 26 October 2016.

The Subcommittee noted the Standing Orders have been adopted for use at all meetings of the Council, Committees, Subcommittees and Community Boards and Community Development Area Subcommittees.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Day **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Standing Orders” dated 1 May 2017.**
- b) **Notes that Southland District Council at its meeting on Wednesday 26 October 2016 adopted Standing Orders for use at all Council, Committee, Subcommittee, Community Board and Community Development Area Subcommittee meetings of the Southland District Council and that it is required to operate in accordance with the Standing Orders so adopted.**

11 Elected Members Code of Conduct

Record No: R/17/5/9010

Committee Advisor, Alyson Hamilton presented the report.

Mrs Hamilton advised that the Elected Members Code of Conduct (the Code) was adopted by the Southland District Council at its meeting on Wednesday 26 October 2016.

The Subcommittee noted that the Code acts as a guide to ensure a standard of behaviour that is expected by all elected members (Councillors, Community Board and Community Development Area Subcommittees) when they are acting under Council delegations.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Mangion **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Elected Members Code of Conduct” dated 1 May 2017.**
- 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) **Notes the Elected Members Code of Conduct for Councillors and members of the Community Boards and Community Development Area Subcommittees of the Southland District Council which was adopted by Council at its meeting on 26 October 2016.**
- e) **Adopts the Elected Members Code of Conduct when acting under its statutory powers as provided for in the Local Government Act 2002.**
- f) **Notes that the Elected Members Code of Conduct must be complied with when the Board is acting under its delegations approved by Council at its meeting on 26 October 2016.**

12 Council Report

Record No: R/17/5/8969

Kelly Tagg (Community Partnerships Leader) presented the report.

Mrs Tagg advised the purpose of the report is to provide an overview of key issues across the Southland District, as well as high level local issues from various Council units.

Mrs Tagg informed the report highlighted various issues of interest. Particular highlights included:

- Fresh Water Management
- Digitisation Project
- New Dog Registration Discounts
- Freedom Camping
- Leadership Plan Workshops

- Community Governance Project and Representation Review Project update
Mrs Tagg commented the representation review project is aimed at ensuring there is fair and effective representation across the district.

- Community Conversations update
Mrs Tagg advised over the months of May and June Mayor Tong, Councillors and staff will be continuing conversations with the community. Mrs Tagg added these conversations as an opportunity to update the community on what has been going on across Council, and to hear from communities about some of the big picture challenges and opportunities coming up for the district.

In regard to finances Mrs Tagg advised income for Ohai is slightly down on the forecast budget due to the recent rating sale of a property in Ohai and the subsequent rating adjustment that was carried out for unpaid rates on the property.

Mrs Tagg informed overall expenditure is tracking well and within budget. Beautification is slightly over budget year to date but this will even out over the upcoming winter months.

The subcommittee was advised that no capital expenditure budget has occurred to date as the \$26,000 budget relates to the planned Hall upgrade. Quotes for replacement double-glazed windows, painting and decorating, lighting and a new zip totalling \$39,199 have been received. Mrs Tagg added an application for additional funding has been made to the Ohai Railway Fund and will be considered at its meeting scheduled for 26 May 2017.

The Chair raised the issue of the proposed upgrade to the Hall explaining that the Hall is in need of renovations or it will be a lost asset to the community he advised complaints have been received from users of the Hall stating it being draughty and in need of a new zip and an upgrade.

The Chair explained funding for this project has been obtained subject to a grant from the Ohai Railway Fund and if a grant is received the renovations can commence.

The Chair added the upgrade work to the Hall will benefit all users of the hall and become an asset to not only the Ohai township but all the Community.

Members queried the cost of the renovations in relation to how often the Hall is used and if public consultation had been undertaken for this project. Members concurred that the Hall requires an upgrade however Members felt the Hall fees should not rise because of the renovations.

Member Sunde outlined the process undertaken by the previous subcommittee in relation to the Hall upgrade advising that initially the subcommittee had agreed to the upgrade including window replacement and painting, it was further agreed that the work be expanded to include lighting and a new zip.

Mrs Tagg queried the Hall upgrade advising it is a significant amount of monies to spend on the upgrade and whether this is the best value for money in relation to the number of Hall users and the income received from these users. Mrs Tagg added the operating budget for the Hall is significantly higher than the income received.

Mrs Tagg further queried if the subcommittee has considered the possibility of usage of other assets within the Township as a meeting facility.

Discussion was had on whether to proceed with the upgrade to the Ohai Hall with the Chair requesting an indication from all members on their position on this project, each member was given an opportunity to cast their vote. The vote was three in favour of the project proceeding and two against.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Peard **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Council Report” dated 11 May 2017.**
- b) **Agrees to proceed with the upgrade of the Ohai Hall.**

13 Recently Adopted Policies

Record No: R/17/3/4053

Committee Advisor, Alyson Hamilton presented the report.

Mrs Hamilton advised that the purpose of the report was to inform the subcommittee of policies that had been adopted by the Southland District Council.

The subcommittee noted the bylaws referred to include the Easter Sunday Shop Trading Policy, the Stewart Island/Rakiura Visitor Levy Policy and the Remission and Postponement of Rates on Maori Freehold Land Policy.

Resolution

Moved Deputy Chairperson Sunde, seconded Member Day **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Recently Adopted Policies” dated 12 May 2017.**
- b) **Notes Easter Sunday Shop Trading Policy and the Stewart Island/Rakiura Visitor Levy Policy came into effect on the 23rd of February 2017.**

- c) **Notes that the Remission and Postponement of Rates on Maori Freehold Land Policy will come into effect on 1 July 2017.**

14 Chairperson's Report

The Chair requested staff arrange for the purchase of a zip due to no hot water being available at the Hall for users. Property staff to action the request.

Mrs Tagg presented to the meeting correspondence received from three local Community Groups expressing concern at the Hall hire increase to \$15.00 (GST incl) per hour following the annual plan meeting where the change was discussed.

Mrs Tagg advised all correspondents indicated their concern at the increase and with their reducing memberships it was suggested a lower charge for these local groups be considered.

NOTE: The meeting adjourned at 8.39pm and reconvened at 8.50pm.

Following discussion Members agreed that an additional Hall hire fee be added to the schedule for the Ohai Hall for Non-Profit Organisations, set at \$10.00 (GST incl) per hour. It was further noted this lesser charge be for local groups only.

Resolution

Moved Member Peard, seconded Deputy Chairperson Sunde **and resolved:**

That the Ohai Community Development Area Subcommittee:

- a) **Agrees that an additional Hall hire fee be added to the Fees and Charges schedule for the Ohai Hall for Non-Profit Organisations (local groups only) to be set at \$10.00 (GST incl) per hour.**

15 Councillors Report

Councillor Harpur reported on issues from the Council table which included;

- Working together with other CDA's and CB's
- Hall hire fees and usage
- Te Anau waste water update
- Representation Review update
- Freedom Camping

The meeting concluded at 9.15pm

CONFIRMED AS A TRUE AND CORRECT
RECORD AT A MEETING OF THE OHAI
COMMUNITY DEVELOPMENT AREA
SUBCOMMITTEE HELD ON THURSDAY, 18
MAY 2017.

DATE:.....

CHAIRPERSON:.....

Ohai Hall Upgrade

Record No: R/17/7/15272
Author: Kevin McNaught, Strategic Manager Property
Approved by: Ian Marshall, Group Manager Services and Assets

Decision Recommendation Information

Purpose

- 1 The purpose of the report is for the Subcommittee to consider all the issues surrounding the proposed upgrade of the Ohai hall and to make the appropriate decisions and recommendations as the case may be.

Executive Summary

- 2 The current budget for the Ohai hall has \$26,000 plus GST to be spent on window replacement and painting. These are costed at a total of \$36,252 plus GST. The Subcommittee has expanded the scope to include lighting and a zip which adds an additional \$2,947 plus GST to the costs which now totals \$39,199 plus GST.
- 3 While funding for the project has been sought and obtained, a formal resolution of the Subcommittee is required to proceed or not, and if so and depending on the total amount to be spent seek Council approval to an unbudgeted expenditure.

Recommendation

That the Ohai Community Development Area Subcommittee:

- a) **Receives the report titled “Ohai Hall Upgrade” dated 19 July 2017.**
- 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) **Undertake full community consultation prior to expending any funds on the upgrade of the Ohai hall.**

Content

Background

- 4 \$26,000 is in the current budget to replace windows and do painting at the Ohai hall. Costs have been sought for these at \$23,882 for the windows (including installation) and \$12,370 for the painting which totals \$36,252.
- 5 The Subcommittee have expanded the scope to include new lighting at \$2,020 and a new zip at \$897. This take the total project to \$39,199 plus GST.
- 6 Funding has been obtained as \$26,000 from the Subcommittee's reserves, being \$6,000 from the Community Centre reserve and \$20,000 from the Ohai General reserve. \$10,000 has also been allocated from the Waiau Aparima Ward and \$3,200 from the Ohai Railway Fund.

Issues

- 7 In the 2015/16 year only \$920 was received in user fees, and until the end of May 2016/17 this income totalled \$926. Information obtained advises that the Indoor Bowls, second time around and Senior Citizens are the only regular users.
- 8 This information shows low income and usage, therefore raising questions from staff as to whether this proposed expenditure is appropriate or justified without community consultation.
- 9 While the window replacement is seen as priority work, this is not in dispute, however advice from Council's building supervisor is that the windows are in poor condition that no catastrophic failure is likely to happen with these in the next six months.
- 10 The total operating budget for the hall is just over \$11,000 per annum for electricity, Insurance, rates, cleaning and maintenance, primarily funded by the Ohai hall rate and user charges.

Factors to Consider

Legal and Statutory Requirements

- 11 There is no legal or statutory requirements to consider.

Community Views

- 12 It is considered that the proposed expenditure relative to the halls usage should only be undertaken after appropriate consultation has been held with the community, to ensure that those paying for this facility support the project, after being supplied with all the facts.

Costs and Funding

- 13 As above the costs total \$39,199 and the funding has been sourced, however this does not mean that any decisions to proceed should be made until all issues have been considered.

Policy Implications

- 14 The total costs of \$39,199 is \$13,199 over budget and still \$3,199 over the Subcommittee's delegation for unbudgeted expenditure, therefore depending on the Subcommittee's decisions unbudgeted expenditure approval from Council will be required.

Analysis

Options Considered

- 15 There are many options, but from a staff perspective these are the options that should be considered.
- 16 Firstly that no expenditure be undertaken until full community consultation has been completed advising the costs, usage and income for the hall.
- 17 Secondly that the unbudgeted expenditure approval be sought from Council prior to any expenditure being undertaken.
- 18 Thirdly that the window replacement and zip only be undertaken and no further work completed until community consultation has been completed and Council's unbudgeted expenditure be sought if required.

Analysis of Options

Option 1 – Complete Community Consultation

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • Full community support and buy in to the proposed expenditure. • Will support and Council approvals required. • Will support the long term sustainability of the facility. 	<ul style="list-style-type: none"> • None identified, given windows still have some residual lifespan until needing replacement.

Option 2 - Seek Council's approval for whole project

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • Avoids the risk that Council may not approve any unbudgeted expenditure. 	<ul style="list-style-type: none"> • As above, no issue given residual lifespan of windows.

Option 3 - Do Windows and Zip Only

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • No advantage seen at this stage. 	<ul style="list-style-type: none"> • Council may not approve unbudgeted expenditure. • Risk that actions may invoke negative community feedback that significant expenditure undertaken without all community points of view being considered.

Assessment of Significance

- 19 Not considered significant.

Recommended Option

- 20 Option 1 - Staff are recommending full community consultation before any expenditure is undertaken.

Next Steps

- 21 Depend on Subcommittee's decision.

Attachments

There are no attachments for this report.

Offer to Gift Former Ohai Bowling Club Buildings to Council

Record No: R/17/7/15363
Author: Kevin McNaught, Strategic Manager Property
Approved by: Ian Marshall, Group Manager Services and Assets

Decision Recommendation Information

Purpose

- 1 To consider an offer to gift the former Ohai Bowling Club buildings to Council. If the Subcommittee is agreeable a recommendation needs to be made to Council to accept the offer.

Executive Summary

- 1 The Ohai Bowling Club has for many years operated on the Ohai Recreation Reserve. The club has recently resolved to windup its organisation, and has offered through Bowls Southland to gift the building assets on the site to Council.
- 2 If the offer is accepted it will be a building owned by Council but a building having to be funded locally by the CDA Subcommittee.
- 3 If the Subcommittee are of a mind to accept ownership of the building, a recommendation needs to be made to Council to accept the offer.

Recommendation

That the Ohai Community Development Area Subcommittee:

- a) Receives the report titled "Offer to Gift Former Ohai Bowling Club Buildings to Council" dated 14 July 2017.
- 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 the Southland District Council that the offer from the Ohai Bowling Club through Bowls Southland to gift the building assets situated on the Ohai Recreation Reserve to Council be accepted.

Content

Background

- 4 The Ohai Bowling Club has for many years operated on the Ohai Recreation Reserve. The club has resolved to go into voluntary dissolution and as part of the process, offered to gift the building assets situated on the reserve to Council.
- 5 The offer is on that basis that if accepted the Bowling Club will surrender all rights to the buildings.
- 6 If the Subcommittee do agree to the offer then this will require a recommendation to and a decision by Council. If ownership transfers to Council the building will be considered a local building to be funded by the Subcommittee.

Issues

- 7 It is considered that the only issue is a positive one, in that it opens the opportunity to develop the building and surrounds as a community owned facility.

Factors to Consider

Legal and Statutory Requirements

- 8 None identified.

Community Views

- 9 At this stage no community input other than that of the Subcommittee is required. If ownership is transferred to Council, the development of the building and site may require some level of community consultation.

Costs and Funding

- 10 None identified at this stage, but this will be an issue if development of the buildings and site is considered.

Policy Implications

- 11 Council approval to the gifting will be required, if the Subcommittee recommend that the offer be accepted.

Analysis

Options Considered

- 12 The options that are identified at this stage are to accept the offer and develop the site for community use, accept the offer and put the building up for disposal and removal if not needed by the community or decline the offer.

Analysis of Options

Option 1 - Accept the offer and look at developing the site as a community facility.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • It is in close proximity to other facilities like the pool and tennis courts therefore further developing a hub in that location. 	<ul style="list-style-type: none"> • Will have some costs attached but this may be offset by not spending funds on other facilities like the existing hall.

<ul style="list-style-type: none"> • A smaller, warmer and less costly building to operate may be more appropriate for the community in the future as opposed to the existing hall. • Developing the grounds to compliment the building may make the site more attractive to potential users as opposed to a building only. 	
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Option 2 - Accept offer and dispose if not needed by the community.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • The building may be able to be disposed of, therefore creating some income for the community. 	<ul style="list-style-type: none"> • None identified provided future use by the community is considered first.

Option 3 - Decline offer

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • None identified as the buildings are being gifted on the basis that all ownership rights of the Bowling Club are being surrendered. 	<ul style="list-style-type: none"> • If the Bowling Club is wound up they may just walk away from issue creating some liabilities for Subcommittee given that Council is the landowner.

Assessment of Significance

- 13 Not considered significant.

Recommended Option

- 14 Option 1 - Accept offer and develop site as a community facility.

Next Steps

- 15 Recommendation report to Council.

Attachments

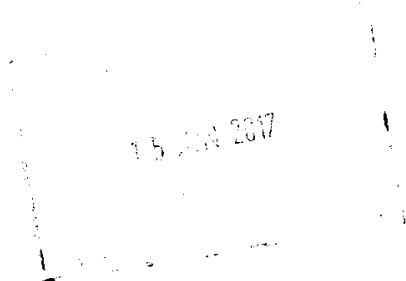
- A Confirmation of voluntary dissolution of Ohai Bowling Club effective 1 June 2017 - Ohai Bowling Club land return and gift of fixed building assets to Council [↓](#)



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6 June 2017

Kevin M'Naught
C/- Southland District Council
Fourth Street
Invercargill



Re: Land return of the Ohai Bowling Club

At a special general meeting of the Ohai Bowling Club held on the 31st May 2017 a decision was made by those in attendance by special resolution that a formal and final decision be made to place the Ohai Bowling Club into voluntary dissolution effective 1st June 2017.

The Ohai Bowling Club is located at Ohai Domain 1 Hasting Street Ohai. During a club meeting held on 31st May 2017 the decision was made to return the land owned by the Southland District Council and to gift the fixed building assets of the Ohai Bowling Club to Council. The gifting of the fixed building assets to the Southland District Council is with the knowledge that the Ohai Bowling Club will surrender all rights to the building once the gifting occurs.

The Ohai Bowling Club would prefer the land return and gifting of the fixed building assets to be completed on or before the 31st July 2017.

Regards

Karen Witham
Executive Officer
Bowls Southland



Council Report

Record No: R/17/7/15750
Author: Kelly Tagg, Community Partnership Leader
Approved by: Rex Capil, Group Manager Community and Futures

Decision Recommendation Information

Chief Executive

Bonamia Ostreae Response

- 1 There has been a significant multi-agency response in relation to the discovery of the Bonamia Ostreae parasite in two marine farms in the Big Glory Bay area of Stewart Island. This parasite can be fatal to flat oysters and has been in New Zealand in the Nelson/Marlborough area since 2015.
- 2 This response has been led by the Ministry of Primary Industries (MPI) under the Biosecurity Act 1993 and there is a controlled area notice in place which legally restricts the movement of shellfish, vessels and equipment, to seek to limit the potential for spread of the parasite to uninfected areas.
- 3 The response has also been utilising the facilities and support structures provided by Emergency Management Southland and the Emergency Control Centre (ECC) at North Road. MPI staff have been very complimentary regarding the ECC and the assistance from Emergency Management Southland.
- 4 Southland District Council has been involved in the response in two key ways. Firstly, Mayor Tong has facilitated several key meetings involving key stakeholders/ communities at Bluff and Oban. Secondly, the Council was asked to participate in the multi-agency response planning team.
- 5 Indications are at this stage that the overall operation could take in the order of 100 days but this is obviously dependent on a range of these factors.
- 6 At the time of writing, phase 2 of the operation has been completed which involves the removal of the remaining cages, with a total of approximately 80 tonnes of cages having been removed by the end of Stage 2. Stage 3 involves the uplifting and removal of ropes and strings from the marine farms.
- 7 Obviously, the removal operation is having a significant impact on the affected famers, families and staff and the wider community. MPI has been working closely with the Rural Support Trust and other agencies to provide welfare services and support.
- 8 Testing has been occurring to establish whether the parasite is present in the wild oyster beds in Foveaux Strait. The results from this work were released on 10 July and have shown that it is not present at the moment. Further testing will occur in September.

Civil Defence Review

- 9 Central Government have decided to carry out a review of the way in which natural disasters and other emergencies are currently managed by the existing civil defence structures.
- 10 The review is described as: "Better responses to natural disasters and other emergencies in New Zealand", and will be led by a Technical Advisory Group ("TAG") which is chaired by Hon Roger Sowry.
- 11 The terms of reference for the review have now been released. In the problem definition section they note that:

- The underlying principle of “act locally, coordinate regionally, support nationally” may not be suitable in all circumstances
- Decisions are not necessarily made by adequately skilled and experienced people, mandated at the appropriate level of government, and supported by the best information possible in the circumstances
- Volunteers may not be adequately supported by a professional emergency management force
- Information is not always readily available to decision makers on the scale, complexity and evolving nature of an emergency, to determine the capacity and capabilities required for the response effort
- There is a need for timely, consistent and accurate communication to the public
- Response capabilities are not necessarily deployed as promptly and seamlessly as possible, *taking advantage of economies of scale and the experience of senior responders.*

12 The overall focus of the review will be on:

- The decision-making process and chain of command including the devolved nature of this structure from central to local government and how the response to emergencies is managed by the different agencies
- How decisions and who has power to declare a state of emergency
- The nature of information flows to the public and media given available technology and the nature of the resources available locally and centrally to assist
- Capability and capacity across the system including ways and means to better deploy resources depending on priorities
- Whether legislative changes are needed to improve the way in which emergencies are managed.

13 An initial report from the Technical Advisory Group is required to be with the Minister by 1 September 2017.

14 Officers will continue to monitor the review as it proceeds and report on any outcomes of significance to Southland.

Rural Fire

15 The transition process to merge Rural Fire Authorities with the NZ Fire Service to create Fire and Emergency Management NZ (FENZ) was completed with the establishment of FENZ on 1 July 2017. This included the transfer of all Rural Fire Southland staff and assets into the new structure.

16 As part of the transition process Council entered into a formal agreement with FENZ to provide for the sale of the relevant firefighting equipment to FENZ for \$1 as previously approved by Council. The agreement also provides for the continuation of some internal support services for a further 12 month period until FENZ is in a position to assume responsibility for these functions.

Open Spaces Strategy

17 Council adopted, in late 2014, an Open Spaces Strategy to set a strategic framework within which the provision and planning for reserves and other open spaces owned by Council could be managed.

- 18 While the strategy sets the overall strategic goals within which Council is looking to manage its reserves and open spaces there is a need for more detailed planning work and a prioritised work programme to be developed to support implementation of the overall strategy.
- 19 Officers are now having work advanced to:
- Assess current usage and the issues associated with our current open space network relative to community demand
 - Assess the extent to which the network is currently 'fit for purpose' and understand any gaps that might need to be addressed
 - Develop a prioritised work programme for the district as a whole to ensure that Council can deliver on its overall strategic goals.
- 20 The outputs from the prioritised work programme can be used to inform the 2018 10 Year Plan and any future grant applications that Council may wish to make.
- 21 It is important to recognise that the programme will look at the priorities from a district wide perspective. There is a risk that individual communities (including Community Boards and CDAs) may have a view on priorities that is different to that which is established at the district level.

LGNZ Business Plan

- 22 LGNZ has developed a new Business Plan for the 2017-2019 term to continue to assist achieve policy and advocacy goals.
- **Infrastructure:** Ensuring infrastructure and associated funding mechanisms are in place to allow for growth and maintenance across housing, building, transport, broadband, tourism-related, three waters and flood control infrastructure.
 - **Risk and resilience:** Understanding and addressing risks from natural hazards and other events – both for infrastructure and to support resilience in the economy and our communities.
 - **Environmental:** Leading and championing policy and working alongside central government and iwi to deal with the increasing impact of environmental issues including climate change, the quality and quantity of New Zealand's freshwater resources, and biodiversity.
 - **Social:** Working alongside central government, iwi and stakeholders to address social issues and needs in our communities including an ageing population, disparity between social groups, housing (including social housing) supply and quality, and community safety.
 - **Economic:** Developing a range of policy levers, to address and fund economic development and growth across all of New Zealand.
- 23 The Plan identifies as priorities the need to proactively develop responses to climate change policy and water policy. The climate change work will build on the sector's work around risk and resilience and the roles we will have to play in climate change adaptation and contribution to mitigation. The work on water policy will seek to integrate the quality, quantity, infrastructure and affordability debates.

Tourism Infrastructure Fund

- 24 The new Tourism Infrastructure Fund was recently announced by Tourism Minister Hon. Paula Bennett.

- 25 The \$102 million fund over four years is a boost for tourism infrastructure funding and recognises the real need some communities are facing as a result of booming visitor numbers. Compared with the \$12 million over four years in the Regional Mid-sized Tourism Facilities Grant Fund announced last year, the new fund adds impetus in this area.
- 26 The panel responsible for assessing proposals and recommending a package of infrastructure projects that best aligns with the Government's priorities for the fund was announced by Tourism Minister Paula Bennett.
- 27 The panel members, appointed for a four year term, are:
- Judy Kirk (chair), consultant and experienced director
 - Norm Thompson (deputy chair), Deputy Chair of Auckland Tourism, Events and Economic Development
 - Kauahi Ngapora, General Manager of Whale Watch Kaikoura
 - Chris Roberts, Chief Executive of Tourism Industry Aotearoa
 - Sarah Hannan, Programme Director for the Southland Regional Development Strategy
 - Iain Cossar, General Manager Tourism, Sectors, Regions and Cities at the Ministry of Business, Innovation and Employment
 - Bruce Parkes, Deputy Director-General Science and Policy at the Department of Conservation.

Community Safety

- 28 There have been concerns raised about police resourcing in smaller communities and there has been some movement towards redressing the balance.
- 29 Earlier this year, the Government announced new investment in police. Of an extra 880 police to hit the ground over the next four years 140 are destined for rural and regional areas, a further 20 stations will have a 24/7 officer on duty and all 12 police districts are to receive more police over the four years. The Southern Region is to receive an extra 37 police on top of the 557 sworn staff already policing the Southern Region. The Southland Rural Police base is still to be confirmed.
- 30 Local authorities are encouraged to continue to highlight the issues being faced by communities in their areas. We as a Council now have an opportunity to further work with the Commissioner, our local Area Commanders and the Government to make sure the safety of our communities improves. While four years is a long time to wait, the challenge of recruiting and training 880 new officers cannot be underestimated.
- 31 LGNZ and Chair of the Rural Sector Brian Hanna has met with police Commissioner Mike Bush to discuss the rollout in greater detail and the effectiveness of the regional 'hub' model for rural towns, which has been the source of some concern.

Local Government Survey

- 32 LGNZ has recently released the 2017 Local Government Survey, which is the second three yearly survey looking at how the sector is perceived by citizens and businesses across New Zealand.
- 33 The overall outcome from the survey is similar to the first survey completed in 2014. In summary the key results include:
- The public and businesses consider that local government has an increasingly important role in the country's prosperity and well-being

- The sectors reputation remains low, and is particularly low amongst businesses
- There have been, however, some improvements since 2014 with a small positive movement in the public's overall satisfaction with the performance of the sector and the public and businesses are also more positive of the recent performance of Councils in their area than they are of the sector as a whole
- Key priority areas for improvement continue to be sound financial decision making, delivering strong leadership to develop strategies for prosperity and well-being, and listening to, and acting upon, the needs of the community
- Compared with 2014 the public and businesses are more likely to want local government to lift its performance by dealing with some of the key issues of the day including transport, infrastructure and housing.

34 The findings from this latest survey reinforce the need for the sector as a whole to continue to focus on looking at ways to lift its performance and to also engage with communities about the work that it does. The strategic priorities that Council has developed locally are consistent with this overall theme.

35 At a national level LGNZ have developed the CouncilMARK excellence programme to support the work of local authorities that are aiming to lift their performance.

CouncilMARK™ Local Government Excellence Programme and Reputation Research

36 Reports from the first group of councils to go through the programme are due to be released in July. It has taken a lot of work from the councils involved, assessors, the Independent Assessment Board and the team at LGNZ to get to this point. It is certainly a comprehensive and collaborative process and the outcomes are going to be effective in achieving the Programme's goal of showing and growing local government performance.

37 This is a courageous and necessary step in the sector's long term interest. If we want to change our reputation and our standing with the public then as a sector we have to take action and the Programme will play a critical role in achieving this.

Te Anau Wastewater Discharge Project

38 At its 17 May meeting Council asked officers to proceed with the development of a Business Case for the Kepler option. This decision reflects the importance of Council continuing to progress development of this option given the need to have an alternative discharge fully operational by December 2020, unless new consents can be obtained to extend use of the existing Upukerora discharge.

39 Following this decision officers have been advancing work to develop the first phase strategic business case and also scope the work needed to develop the financial and commercial business cases needed. This has included workshops to define/refine the key objectives, criteria and weightings.

40 In parallel with the work on the Kepler Business Case officers are also progressing development of potential criteria and a process via which it might identify potentially suitable alternative disposal sites. Work is underway to develop these criteria with a report back on these going to the Te Anau Wastewater Project Committee in August. As part of this work officers have undertaken some preliminary GIS work looking at the property sizes, soil classes, and physiographics of the basin.

Milford Opportunities Project

41 A strategic Business Case for the Milford Opportunities Project was submitted to the Ministry for Business, Innovation and Employment (MBIE) during June along with details of the

proposed governance arrangements for the project. The business case is needed to support the funding agreement that is proposed to be signed between MBIE, the Department of Conservation (DOC) and Council for the project.

- 42 Over recent months there has been significant work advanced by DOC and Milford Sound Tourism looking at different aspects relating to the long term development of Milford and what those development options might mean for the infrastructure and services for which each agency is responsible. The outputs from this work will be used to inform the Milford Opportunities Project strategy work.

Using Land for Housing

- 43 On 17 June the Productivity Commission released a draft report on “Using Land for Housing”. While the report focuses on the processes used within major cities to provide land for housing including the issues relating to housing affordability it is of relevance to all local authorities given that it could well lead to changes within the overall planning framework within which local government works.

- 44 Key issues identified in the report include:

- some of New Zealand's cities will continue to grow rapidly in the coming years
- cities have struggled to respond to population growth
- the projected supply of housing in Auckland is well short of what is needed
- allowing cities to grow matters for economic growth and individual wellbeing
- city planning and regulation can work better
- land readiness matters
- infrastructure can be a major bottleneck
- there is scope to make better use of existing funding tools
- incentives to put land to its best use are needed.

- 45 In response to these issues the Commission have proposed a number of recommendations including:

- allowing large cities to undertake integrated spatial planning as an alternative to current statutory planning mechanisms. This is consistent with recommendations made through previous reviews of the RMA that all regions be required to undertake spatial planning exercises
- remove regulations that prevent the efficient use of land for housing eg mandatory balconies for apartment
- give greater priority to cities and housing in the RMA
- more user charges, particularly for water services, and the removal of prohibitions on tolling and congestion charges
- greater use of targeted rates to fund infrastructure required to support growth
- levy rates on Crown-owned land
- identify and pursue opportunities to develop Crown and local authority land in high growth cities.

- 46 The draft report has been released for public consultation until 4 August. Following consideration of any submissions received the Commission will release a final report which will be considered by central Government.

Southland Regional Development Strategy

- 47 Work has continued with the development of the proposed Council Controlled Organisation (CCO) to lead regional development activity, including the implementation of the SoRDS Action Plan.
- 48 The size of the challenge facing Southland Region was reflected in the Foreward from the Mayoral Forum in the Action Plan where the four Mayors/Chair indicated:
“The comprehensive development of the region and reversing the loss of population from the demographic time bomb facing us is a challenge at another order of magnitude compared to those we have faced previously.”
- 49 Given the challenge it is clear that the region needs to significantly lift its performance in advancing development of the region as a whole. While the SoRDS Action Plan provides an overall direction it needs a ‘whole of region’ entity to take it and the broader regional development work needed forward. The need for this was summarised in the SoRDS Action Plan as follows:
“But the challenges SoRDS is addressing are major, long term and require a strong united regional effort on a scale even Southland has not before achieved.”
- 50 If progress is to be made in addressing the challenges facing the Region then it is important that Southland District and the region as a whole be prepared to do things differently to the way in which they have been done in the past. Retention of the status quo will not achieve the changes the SoRDS Action Plan indicated as being necessary.
- 51 The work completed to look at a proposed new model has highlighted some differences between the four Councils and other community stakeholders which will need to be addressed as we look at moving forward with the development of a new implementation model.

Community and Futures

Representation Review

- 52 Planning is underway to meet both the statutory requirements of the Representation Review and to inform and engage with the people of Southland.
- 53 The first part of the process will be for Council to consider at meetings in September and October decisions regarding the electoral system to be used for the 2019 and 2022 local authority elections (First Past the Post or Single Transferrable Vote) and whether it wants to consider establishing a Maori ward in the district. These decisions are both required in the legislation.
- 54 Stakeholder engagement will start to occur on the Community Governance Review and Representation Review will be discussed at the Community Conversations in October and November. The issue of representation has already begun to be raised at the April Community Conversations meetings.

SOLGM Workshop

- 55 Officers recently attended the Representation Review Forum run by the Society for Local Government Managers for councils who will be undertaking a Review in 2018. Fifty seven councils are completing reviews. This was a timely reminder about the processes to consider, an opportunity to hear best practice examples, and get advice from the Local Government Commission on their expectations. The learnings from this forum will feed into the planning for the Representation Review.

Community Conversations

- 56 Council has just completed its second round of Community Conversations in Riverton, Te Anau, Tokanui, Wyndham, Lumsden, Winton, Otautau and Stewart Island. Good numbers turned out at every conversation and there was a wide range of topics discussed. The key topics included connectivity, tourism and freedom camping, environmental bottom lines, representation, technology and the changing world.
- 57 Most groups were actively looking to the future and wanted to talk about ensuring their community kept up with the change that is happening. Council plans to hold the next round of Community Conversations in late October-early November, with a focus on community governance and representation and the upcoming Long Term Plan.

Residents Survey

- 58 The Resident survey has been completed with a report presented to the Community and Policy meeting in June for information. The research company presented an overview of the results to the committee. Workshops will be held in July with the council activity managers to discuss the results and create any required improvement plans. The final results report will be added to the website and sent to the CDAs and CBs.

District Facilities Project

- 59 We have received the third interim report and have met with Venture Southland's, Amy Bird to agree the style of the report and the expectations around the type of analysis. The final report is due by the end of August and will be reported to Council.

Te Anau Community Consultation

- 60 The Board continues to refine the list the community created and will have another workshop on 10 July to continue advancement. The end result will then go back out to the community for a further opportunity to comment.

Stewart Island Wharves update

- 61 The community engagement into the Stewart Island wharves owned by Southland District Council and Golden Bay wharf (currently owned by Southport NZ) is about to conclude.
- 62 The independent consultant will have her report completed and submitted to Council by mid-July. Following this Council staff will present the report to the August Council meeting. The engagement process has been well acknowledged and received 102 survey submissions, three days of one-to-one interviews on the island, an evening conversation café, and numerous stakeholder interviews on the island and in Invercargill. Preliminary responses indicate there are some common themes coming through from stakeholders and the community that Council may investigate following the report being presented to Council in August.
- 63 The wharves are an important transport link on Stewart Island, and have been described by the community as their SH1. They accommodate commercial, tourism and recreational users.

Service Delivery Scoping Project

- 64 The purpose of this project is to consider future Council service delivery options for communities in the Southland District with demand from residents, ratepayers and visitors being the primary focus.
- 65 Consultant Rebecca McElrea has been engaged to undertake this process and has been working closely with staff to create an appropriate engagement strategy for the project which includes inviting the public to complete surveys, observations of demand for services in the

Council offices and libraries around the district and conducting interviews with customer support staff and other Council staff. Once this part of the process is complete, drop-in sessions will be held around the District to discuss the findings and invite further feedback. This project will culminate in a report being presented to Council to discuss the future options for service delivery across the District.

2017/2018 Annual Plan

- 66 The Annual Plan was adopted by Council at its meeting on 7 June and a copy of the final document is available from the Council's website and offices.
- 67 The final plan resulted in a District Rate increase of 3.63%. The actual rates changes for individual properties will differ depending on the services received, location, land-use and land value. The final Annual Plan document includes details of the different rates from page 67 as well as a table showing rates for a range of sample properties on pages 91 and 92.
- 68 The final plan forecasts a surplus of around \$1.4 million. In adopting the plan, Council also confirmed its fees and charges for the 2017/2018. An updated fees and charges schedule is also available from the Council's website and offices. Officers have sent reply letters to those who provided feedback on the Annual Plan letting them know Council's decisions on the matters they raised. Any feedback related to local Community Board or CDA projects have been forwarded on to these committees and their Community Partnership Leaders/Community Engineers to consider.

2018 - 2028 10 Year Plan

- 69 Work is well underway on the programme of work related to the 2018 - 2028 10 Year Plan. This is the main activity planning and budgeting document for Council. It sets out what services and activities Council will provide, who will pay (and how) and how Council will measure its performance. The purpose of the plan is to:
- Describe the activities of Council
 - Describe the desired community outcomes (the outcome Council aims to achieve in meeting the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions)
 - Provide for integrated decision-making and co-ordination of resources
 - Provide a basis for accountability
 - Provide a long-term focus for decisions and activities
 - Provide an opportunity for community participation in these decisions.
- 70 As the plan covers a ten year period (30 years for infrastructure-related assets), the process of preparing the plan is also about considering how the community (and therefore what the community needs from Council) may change in the future. This is then used to identify any key issues and decisions about Council's activities and services with any options identified and the community consulted before final decisions are made.
- 71 Officers have spent the past three months focussed on reviewing Activity Management Plans which underpin the thinking behind what is needed to be done over the next ten years for each key activity area. This has also involved preparing budgets for the next ten years and, as part of this, Council's Community Partnership Leaders have been talking to local Community Boards and CDA Subcommittees about any local projects for that period that they are considering which need to be allowed for in the budgets. Once this work is completed officers will review the financials and the ability to deliver on the work programme and discuss this with Council and local committees in the coming months.

- 72 Workshops are also planned with councillors over August, September and October to discuss the draft Activity Management Plans and budgets and get input into options being considered. Officers are working through the process and aim to have a draft of the documents prepared by the end of 2018 ready for audit in January 2018 with community consultation in March/April 2018.

Stewart Island/Rakiura Visitor Levy Policy

- 73 Later this year, Council staff will commence a review of the Stewart Island Rakiura Visitor Levy. This will include a thorough review of all parts of the Levy, including reviewing the Stewart Island Rakiura Visitor Levy Policy. As part of this work, Council will be engaging with people in the District to get community views on the Levy and how it should be used.

Environmental Services

Resource Management Act Amendments

- 74 Now that the Resource Management Act amendments have been enacted, staff are working through the implications of these.
- 75 It will be important to ensure that the Council's RMA delegations to staff accurately reflect the new provisions of the Act. A report seeking approval for consequential amendments to these delegations is being developed. This is important to enable staff to give effect to new provisions such as streamlined processing times for simple consents.
- 76 The Ministry for the Environment presented a seminar on the new National Planning Templates under the amended legislation at ICC on 21 June 2017, which a number of staff attended, although these are in their early stages and the information provided was hence fairly general.

Earthquake Prone Amendments to the Building Act 2004

- 77 As previously advised the Building (Earthquake-prone Buildings) Amendment Act 2016 No. 22 have now taken effect from 1 July 2017.
- 78 Key elements of this can be briefly summarised as setting timeframes for assessing buildings identified as potentially earthquake prone, and timeframes for strengthening such identified buildings. The assessments are based on the risk zone within which they are located (Southland District contains High, Medium and Low zones), the use of the buildings and their potential for collapse on key thoroughfares.
- 79 Council's Team Leader Building Solutions Michael Marron and Senior Building Inspector Peter Meikle are developing an action plan for giving effect to these legislative amendments.

National Policy Statement for Fresh Water

- 80 On 5 July a number of officers and elected representatives attended a briefing and interactive discussion on the National Policy Statement for Fresh Water from the Deputy Secretary for the Environment and other senior Ministry for the Environment staff, at Environment Southland. Officers also attended a focused session on the same topic earlier on the same day, which was more focused around discussing the implications of the delivery of this National Policy Statement for territorial authorities.

Building Control

- 81 The issued consents for May 2017 are down by 17%. However, this is in the lower level consent processing category. New houses and house alterations are up slightly. Heating units are back significantly on the same period as last year.

The value of consented work is up by 38% which would reflect the complexity of work associated with processing the consents.

- 82 There is a spike in the average cost of a new home up by 65% to \$219,512 on the same period as last year. The average house area (m2) has increased 41% from 2016 to 223.66 m2.
- 83 June has shown an increase on the number of consents issued for the same period last year. There is a noted rise in the number of consents issued for new dwellings up from 8 to 16. There were three cowsheds consented this month and none for the same period last year and farm buildings increased from 12 to 24 over the same period.
- 84 The size and complexity of the houses issued this month appears to be predominantly simple in design and smaller in size, this type of dwelling is typically associated with a second home or a rental property more than a large retirement or dream home.
- 85 The consents issued this month will generate 414 inspections over the coming year if all work is completed in a 12 month period.
- 86 Overall, the 2016/2017 financial year has proven to be similar to last year in relation to the number of consents issued - only down by 4% however the value of work has increased by 4%. This is a reflection on the greater complexity of work being consented.

Dog Registrations

- 87 Officers have been dealing with dog registration renewals, with a number of queries being received concerning the new discount regime. Most dog registrations are expected to be processed by around August. Immediate benefits are expected to be high levels of compliance with the microchipping requirement, and in time a reduced rate of wandering dogs and dog nuisance.

Food Act

- 88 All food businesses that were required to transfer to the new Food Act 2014 regime by 30 June 2017 have done so. The Ministry of Primary Industries has a transfer timetable in place and it is in three phases over a three year period ending in early 2019. The first large group of businesses, those with alcohol on-licences, have successfully transferred over. Officers are focussing on the next group of food businesses that are required to transfer by mid-2018, a group including food service businesses without on-licences (eg some cafés and restaurants).

Combined Local Alcohol Policy

- 89 Gore District, Invercargill City, and Southland District Councils are starting discussions on the review of the Combined Local Alcohol Policy that is due next year. It was adopted in 2016 and its key content was setting hours of business for alcohol licences in the region. The other Southern Councils have yet to adopt a Local Alcohol Policy.

Rakiura Heritage Centre

- 90 Resource consent was lodged on 1 March to construct a heritage centre at 6 Argyle Street, Oban. This application has been limited notified to adjoining residents and two submissions have been received in support. As no submissions were received in opposition a decision can be made under delegated authority without the need for a hearing.

Notice of Requirement (Edendale)

- 91 The submission on the proposal to realign State Highway 1 closed on 11 May. A total of 18 submissions were received and an indicative timeframe for holding a hearing will be late

August. An Independent Commissioner will hold the hearing and make a decision on the application.

District Plan Appeals

- 92 The Environment Court mediation on the Proposed District Plan will be held between 8-11 August. All five appeals will be discussed with the aim of resolving these appeals without going to a court hearing, provided that can be achieved without compromising key environmental bottom lines.

Non-notified Resource Consents and Other RMA Items

- 93 Resource consent application numbers being lodged with Council remain steady, with some moderate to large scale development such as Golden Bush Mine, petrol stations and a new Wrightson's store currently occurring or proposed in the District. Most consents are being processed within the statutory processing timeframes.

Services and Assets

Around the Mountains Cycle Trail - Business Case

- 94 Work is underway to look at how we might progress development of the business case looking at options for the completion of the Around the Mountains Cycle Trail.
- 95 The initial phase of the business case development will be an Investment Logic Mapping (ILM) workshop. This is a workshop through which we will work through a process to identify the key problem issues and identify the options and benefits.
- 96 The latter part of the process develops the costs and risks of each option and so allows for the full business case to be drafted. At this stage it is anticipated that the business case will be presented towards the end of the 2017 year.

Around the Mountains Cycle Trail - MBIE Improvements Funding

- 97 The Ministry for Business Innovation and Employment (MBIE) have been discussing with officers options for providing assistance to fund 'safety' improvements to the cycle trail on the section of road between Walter Peak and Mavora Lakes. They have proposed a scenario where because of safety concerns for cyclists being caught in bad weather, MBIE will fund the full cost of the improvements. This will be subject to agreement with Council about future work and conditions around future funding requests. Discussions will progress with MBIE on this in the second week of July.

Te Anau Airport - Manapouri

- 98 Runway works in the form of repairs and maintenance is a subject that will be addressed during the winter months with crack sealing commencing in the warmer summer months. This will ensure that we get the most out of the overlay seal on the older portion of the runway. Along with the crack sealing, runway markings will be renewed in portions of the runway effected by crack sealing and other areas that are becoming unserviceable.
- 99 The following statistics look over the last six years of operations and provides a steady level of overall growth in aircraft movements:
- Large Aircraft: On average, we get 49 movements during the summer season or just under 1.5 movements per week. In the peak months, we get up to three movements per week and in the shoulder seasons we get one. The percentage increase in aircraft movements over the six year period is approximately 10%.

- **Small Aircraft:** On average, we get 246 movements during the summer season or just under seven movements per week. The season doesn't have many highs and low and is mainly constant due to proximity of training organisations in Dunedin and Invercargill, helicopter transit flights from Queenstown and two resident commercial transport operations. There is a slight decline in small aircraft movements this summer season of approximately 6%. This is due to commercial transport operators using larger aircraft which is reflected in a slightly higher revenue take relating to higher landing charges. Less private aircraft owners have additional discretionary income which has been reported by several small aerodromes adding to this decline.

Forestry (IFS)

- 100 Harvesting continues with 40,000 tonnes harvested to the end of May. Log prices and yields continue to improve against budget, with a healthy net position forecast by year's end of \$2.9M.

Community Centres

- 101 Edendale hall is on the market for disposal by way of a fixed price given that only one tender was received, which was significantly lower than the market analysis. No action taken yet on the disposal of the Hokonui hall. Menzies Ferry is in a similar situation, however work has commenced to survey out the local war memorial to be retained by Council, prior to starting the local community consultation about closing the hall.

Community Housing

- 102 Occupancy still reasonably high across the district with the external painting project at Wyndham and Edendale completed.

Public Conveniences

- 103 Predominantly, business as usual when it comes to operations, however the budgets clearly show an increase in costs for those toilets situated on the main tourist routes. The upgrade project at Colac Bay has been deferred until the Foreshore Road access issues have been resolved.

Water Structures

- 104 Plans are underway to do some initial investigations of the Waiau River boat ramps to identify any urgent issues to be included in this Long Term Plan. A more detailed inspection will be undertaken prior to the next Long Term Plan.
- 105 Licence Agreements with private berth owners at Riverton is progressing with a majority signed and returned. The outstanding ones will be followed up.

Curio Bay Project

- 106 Ongoing with Council's waste water project and Department of Conservation's carpark completed. The South Catlins Trust has the new camping amenities building operational as well as commencing construction on the new heritage building. An ancillary project has resulted from all this development and the three parties in conjunction with other interest groups, are involved in a planting programme on the reserve to increase the habitat for the Yellow Eyed Penguins.

Land and Water Plan Implementation

- 107 Under the National Policy Statement for Freshwater Management (NPS-FM) water quality and quantity are to be maintained and improved, and any over allocation to be phased out over time. Environment Southland (ES) is required to set environmental limits by 2025, with

all “communities” required to meet those limits in due course. They are progressing this work via their proposed Water and Land Plan.

- 108 To assist with addressing the impacts of these changes on local authority infrastructure ES have formed a 3 Waters Officer Working Group. The objectives of the Group are to work through the implications of the new freshwater standards, develop an agreed approach to the re-consenting of local authority infrastructure and ensure that the organisational objectives are aligned.
- 109 Council staff, consultants and legal counsel have now prepared evidence for presentation at a hearing in September where submissions on the proposed Water and Land Plan will be heard. Evidence has been prepared in conjunction with both Gore District and Invercargill City Councils given that the range of issues arising from the plan are likely to have an impact on each Territorial Local Authorities.

Havelock North Drinking Water Inquiry

- 110 The Government established an Inquiry into the issues relating to the contamination of the Havelock North Water Supply last year. The inquiry was originally due to report back to Government by 31 March 2017. The report back date has now been extended and split into two separate phases.
- 111 Stage 1 will address matters relating directly to the Havelock North water contamination incident and the response to that incident. It will include findings of fact and fault. Stage 1 findings were released in May. Key findings include:
- Contamination of drinking water was confirmed as the source of the outbreak
 - Contamination is understood to have arisen from inundation of neighbouring paddocks resulting in water from a pond entering the aquifer around 90m from the bore identified as the source
 - Failings on the part of both the District Council and Regional Council, although not directly responsible for the outbreak, were definitely a contributory factor
 - Lack of contingency planning by the District Council
 - Failure of technical advisers to adequately assess and report on security of the bore heads.
- 112 Water and Waste staff are currently working through understanding the implications of the findings in relation to the 12 community water supplies for which Council has responsibility.
- 113 Stage 2 will address the broader systemic issues and provide recommendations about managing water supply across New Zealand. It will examine the existing statutory and regulatory regimes involved in delivering drinking-water to see if improvements can be made. Stage 2 of the Inquiry is now due to be reported back by 8 December 2017.
- 114 The recommendations coming out of Stage 2 of the Inquiry are expected to be of significance for all local authorities.

Alternative Coastal Route Seal Extension Project

- 115 A sod-turning and blessing for the commencement of the Alternative Coastal Route Seal Extension Project was held in May.
- 116 There is a high level of ‘enthusiasm’ and support from the local community for the project, which is making it easier for the contractors undertaking the work.

District-Wide Resurfacing Contract

117 The Services and Assets Committee have approved the release of tenders for two three-year road resurfacing contracts. The decision to combine the work into three year contracts was made to try and achieve better value for money and mitigate the ‘peak and trough’ variables which come from having single year contracts.

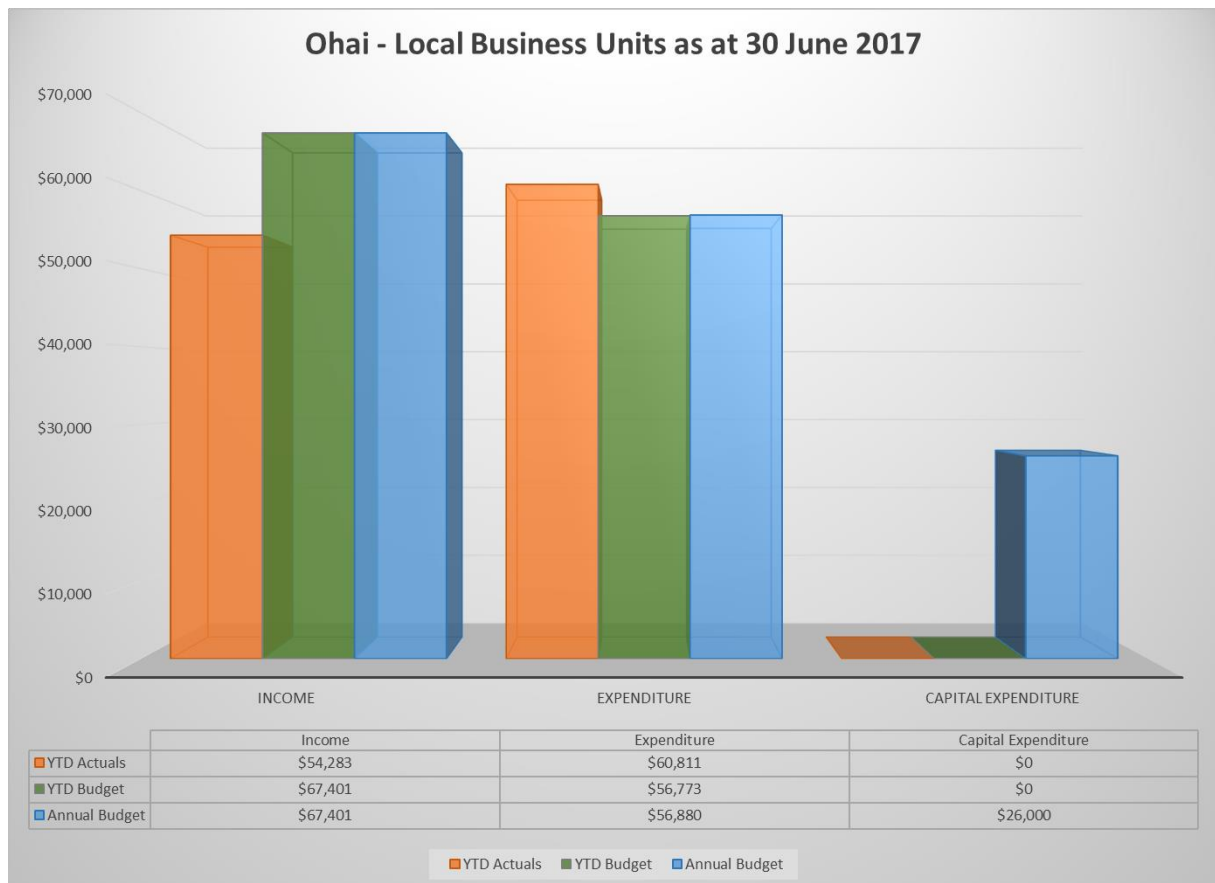
Finance

118 Income appears to be approximately \$13,000 below budget year to date however, the majority of this income will be credited to the Ohai administration and stormwater business units when the interest on reserve balances are calculated by Staff as part of the year-end financial processes.

119 Expenditure is approximately \$4,000 over budget year to date with overspends occurring in the areas of general township maintenance such as the trimming of the hedge at the recreation reserve, streetworks and beautification.

120 Funds will be transferred from the CDA’s reserves as part of Council’s year end process to cover this over expenditure.

121 The capital expenditure item relates to the upgrade of the Ohai Hall and this project is ongoing.



Ohai Community Development Area Subcommittee
25 July 2017

Item 9.1

Ohai - Business Units as at 30 June 2017										
		Income			Expenses			Capital		
BU Code	Business Unit	Actual YTD	Budget YTD	Budget Full Year	Expenses YTD	Budget YTD	Budget Full Year	Actual YTD	Budget YTD	Budget Full Year
25500	Administration - Ohai	\$1,405	\$6,772	\$6,772	\$1,630	\$1,630	\$1,630			
25502	Operating Costs - Ohai	\$4,690	\$5,442	\$5,442	\$7,558	\$5,442	\$5,442			
25507	Street Works - Ohai	\$9,716	\$11,275	\$11,275	\$12,808	\$11,275	\$11,275			
25513	Stormwater Drainage - Ohai	\$7,527	\$14,084	\$14,084	\$9,090	\$8,735	\$8,735			
25528	Beautification - Ohai	\$14,052	\$15,068	\$15,068	\$15,961	\$15,068	\$15,068			
25532	Recreation Reserve - Ohai									
25546	Playground - Ohai	\$3,054	\$3,281	\$3,281	\$3,499	\$3,281	\$3,388			
25550	Hall - Ohai	\$13,839	\$11,479	\$11,479	\$10,265	\$11,342	\$11,342			\$26,000
Total		\$54,283	\$67,401	\$67,401	\$60,811	\$56,773	\$56,880	\$0	\$0	\$26,000

Reserve Balances - Annual Plan

Ohai	Opening Balance	Current Budget	Forecast Budget	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Community Centre													
<i>Operating</i>													
Ohai Community Centre - OPR	6,468	605	6,605	748	897	1,052	1,213	1,381	(1,645)	(1,597)	(1,547)	(1,547)	(1,547)
Total Community Centre Operating	<u>6,468</u>	<u>605</u>	<u>6,605</u>	<u>748</u>	<u>897</u>	<u>1,052</u>	<u>1,213</u>	<u>1,381</u>	<u>(1,645)</u>	<u>(1,597)</u>	<u>(1,547)</u>	<u>(1,547)</u>	<u>(1,547)</u>
Total Community Centre Balance	<u>6,468</u>	<u>605</u>	<u>6,605</u>	<u>748</u>	<u>897</u>	<u>1,052</u>	<u>1,213</u>	<u>1,381</u>	<u>(1,645)</u>	<u>(1,597)</u>	<u>(1,547)</u>	<u>(1,547)</u>	<u>(1,547)</u>
Local													
<i>Reserve</i>													
Ohai General - RES	122,562	107,704	127,704	113,062	118,644	124,460	130,520	136,834	143,412	150,266	157,407	157,407	157,407
Total Local Reserve	<u>122,562</u>	<u>107,704</u>	<u>127,704</u>	<u>113,062</u>	<u>118,644</u>	<u>124,460</u>	<u>130,520</u>	<u>136,834</u>	<u>143,412</u>	<u>150,266</u>	<u>157,407</u>	<u>157,407</u>	<u>157,407</u>
Total Local Balance	<u>122,562</u>	<u>107,704</u>	<u>127,704</u>	<u>113,062</u>	<u>118,644</u>	<u>124,460</u>	<u>130,520</u>	<u>136,834</u>	<u>143,412</u>	<u>150,266</u>	<u>157,407</u>	<u>157,407</u>	<u>157,407</u>
Stormwater													
<i>Reserve</i>													
Ohai Stormwater - RES	141,874	147,223	147,223	152,796	158,603	164,653	170,957	177,525	184,368	191,498	198,926	198,926	198,926
Total Stormwater Reserve	<u>141,874</u>	<u>147,223</u>	<u>147,223</u>	<u>152,796</u>	<u>158,603</u>	<u>164,653</u>	<u>170,957</u>	<u>177,525</u>	<u>184,368</u>	<u>191,498</u>	<u>198,926</u>	<u>198,926</u>	<u>198,926</u>
Total Stormwater Balance	<u>141,874</u>	<u>147,223</u>	<u>147,223</u>	<u>152,796</u>	<u>158,603</u>	<u>164,653</u>	<u>170,957</u>	<u>177,525</u>	<u>184,368</u>	<u>191,498</u>	<u>198,926</u>	<u>198,926</u>	<u>198,926</u>
Total Ohai Reserve Balance	<u>270,904</u>	<u>255,532</u>	<u>281,532</u>	<u>286,606</u>	<u>278,144</u>	<u>290,165</u>	<u>302,690</u>	<u>315,740</u>	<u>326,135</u>	<u>340,167</u>	<u>354,786</u>	<u>354,786</u>	<u>354,786</u>

Recommendation

That the Ohai Community Development Area Subcommittee:

- a) Receives the report titled "Council Report" dated 17 July 2017.

Attachments

There are no attachments for this report.