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

Date:	**Tuesday, 15 August 2017**
Time:	**5.00pm**
Meeting Room:	**Waiau Town and Country Club**
Venue:	**41 King Street, Tuatapere**

Tuatapere Community Board Agenda

OPEN

MEMBERSHIP

Chairperson	Margaret Thomas
Deputy Chairperson	Anne Horrell
Members	Stephen Crack
	Blayne De Vries
	Maurice Green
	Jo Sanford
	Councillor George Harpur

IN ATTENDANCE

Committee Advisor	Alyson Hamilton
Community Partnership Leader	Simon Moran

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

Terms of Reference – Community Boards

Community Boards are bodies established by statute. Their responsibilities and powers are as delegated by the Southland District Council which are to:

- Represent and act as an advocate for the interest of its community.
- Consider and report on all matters referred to it by the Southland District Council, or any matter of interest or concern to the Community Board.
- 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.
- Undertake any other responsibilities that are delegated to it by the Southland District Council.

In addition to these activities, Community Boards will consider how best to provide for their communities, and the people who live there, into the future.

Community Board members 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 Boards 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 Boards shall have the following delegated powers and be accountable to Council for the exercising of these powers

Engagement and representation by:

- 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 by:

- 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 by

- 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.

Some Community Boards have specific delegations in addition to the broad delegations above:

Stewart Island/Rakiura Community Board

- Contributing to the development of policy relating to the governance of the Stewart Island Electrical Supply Authority (SIESA).
- Overseeing the management of SIESA by way of relationship with officers of Southland District Council.

Te Anau Community Board

- Overseeing the management of the Te Anau/Manapouri Airport by way of relationship with officers of Southland District Council.

The Community Boards 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 Board 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.

The Chairperson of each Community Board is delegated with the following additional responsibilities:

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

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UPDATES

8.1 Chairperson's Report

The Chairman, Member Thomas, to report on matters with which she has been involved with since the Board's last meeting.

8.2 Councillors Report

Councillor Harpur to report on matters from the Council table.

Next Meeting

Tuesday 17 October 2017 at 5pm.

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

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 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 Tuatapere Community Board, 20 June 2017

Tuatapere Community Board

OPEN MINUTES

Minutes of a meeting of Tuatapere Community Board held in the Waiau Hotel, 47 Main Road, Tuatapere on Tuesday, 20 June 2017 at 5.06pm.

PRESENT

Chairperson	Margaret Thomas
Members	Blayne De Vries
	Maurice Green
	Jo Sanford
	Councillor George Harpur

IN ATTENDANCE

Committee Advisor	Alyson Hamilton
Community Partnership Leader	Simon Moran

1 Apologies

Moved Member Green, seconded Member Sanford and **resolved:**

That the Tuatapere Community Board accept the apologies for non-attendance from Members Crack and Horrell.

2 Leave of absence

Moved Member De Vries, seconded Member Green and **resolved:**

That the Tuatapere Community Board agree to the request for leave of absence from Councillor Harpur for the meeting scheduled Tuesday, 15 August 2017.

3 Conflict of Interest

There were no conflicts of interest declared.

4 Public Forum

There was no Public Forum.

5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

6 Confirmation of Minutes

Resolution

Moved Cr Harpur, seconded Member De Vries **and resolved:**

That the minutes of Tuatapere Community Board meeting held on 11 April 2017 be confirmed as a true and correct record.

Reports

7.1 Council Report

Record No: R/17/5/11566

Simon Moran (Community Partnerships Leader) presented the report.

Mr Moran 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.

Mr Moran informed the report highlighted various issues of interest including;

- Havelock North Water Inquiry
- Fresh Water Management
- Around the Mountains Cycle Trail
- Building Control
- Te Anau Wastewater Discharge Project
- Civil Defence Review

- The Chair raised concerns regarding lack of knowledge of Emergency Management activities in Tuatapere. It was agreed the Chair invite the Sector Manager to the next Board meeting to give an update on Emergency Management activities in Tuatapere.

- Rural Fire update
  The Chair advised of ongoing discussions regarding shared services with the St Johns Tuatapere and Tuatapere Volunteer Fire Brigade.

- Tourism Infrastructure Fund
  Mr Moran advised of $25 million per annum available to assist with co-funding of tourism related facilities within the district that meets the relevant criteria.

- Water Structures
  Mr Moran confirmed plans are underway to do some initial investigations of the Waiau river boat ramps to identify any urgent issues to be included in the 2018 Long Term Plan.

- Dog Registrations
  Staff confirmed forms are available at Area Offices for completion.

- Freedom Camping
  Mr Moran advised no freedom camping signs requested for the town entrances have been given to the contractor for installation. Mr Moran added there will also be a no camping sign to be installed in the Tuatapere Recreation Reserve.

- Venture Southland
  Mr Moran informed Venture Southland are undertaking the District Facilities project on Council's behalf and are currently in the process of surveying both the operators and a representative sample of users. Mr Moran added the project will assist Council in understanding the type, range and location of facilities in the District as well as the level of use they get. The Chair confirmed that she has been interviewed by Venture Southland staff in regards the Tuatapere Hall.

- Finance
  The Board was informed in regards to finance no application has been received from the Tuatapere Pool Committee for funding from the Tuatapere Ward Pool rate, which is currently at $10,000.

  Members were advised the Pool Committee was required to forward an application for a specific project to the Community Board with a copy of the annual financial report for Board approval. The Chair to contact the Pool Committee liaison person as a reminder of the procedure.

Members queried the increase to the Regional Heritage Rate. Mr Moran responded advising the $5 increase is to be funded from existing budgets.

Resolution

Moved Member Sanford, seconded Member Green **and resolved:**

That the Tuatapere Community Board:

a) Receives the report titled "Council Report" dated 10 June 2017.

Updates

8.1 Chairperson's Report

The Chair, Member Thomas, reported on activities she has been involved since the Board's last meeting. This included the following;

- Attendance at Community Board and CDA Chairperson's meeting
- Attendance at Community Law workshop in Tuatapere
- Upcoming meeting at Environment Southland regarding the Draft Water Plan
- Attendance at Waiau River Users meeting
- Attendance at Tuatapere Promotions Group meeting

Member Sanford confirmed a pedestrian refuge is to be placed outside the police station. A discussion took place on the location of the pedestrian refuge. It was agreed the most ideal site is in the vicinity of the Community Housing.

8.2 Councillor's Report

Councillor Harpur reported on activities with which he has been involved since the Board's previous meeting. These included;

- Suggestion that a proposed gala day at Heritage Garden work in conjunction with sports day
- The licensing inspectors are focussing on clearing the alcohol renewal backlog by 30 June 2017
- Colac Bay Foreshore Road update
- Purchase of new lawn mower for Domain
- New Librarian for the Tuatapere library

The meeting concluded at 6.10pm

CONFIRMED AS A TRUE AND CORRECT RECORD AT A MEETING OF THE TUATAPERE COMMUNITY BOARD HELD ON TUESDAY, 20 JUNE 2017.

DATE:.....

CHAIRPERSON:.....

Council Report

Record No: R/17/7/15762
Author: Simon Moran, 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 cites 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, 3 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 Mc Elrea 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. Officer have sent replies 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 therefore the information provided was 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 The key elements 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 an earlier session 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 (m^2) has increased 41% from 2016 to 223.66 m^2.

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. This represented an additional two to three days of consent processing time. The team also carried out 300+ inspections for the month.

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 busy 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) has 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 the MBIE will find 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. A teleconference is set down for Monday 10th July 2017.

Te Anau Airport - Manapouri

98 Runway works in the form of repair 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 affected 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. The external painting project at Wyndham and Edendale has been completed.

Office Buildings

103 Refurbishment has been completed for some rooms in the Invercargill office, as the final step of the reorganisation to allow teams to operate together rather than continue to be separated.

Public Conveniences

104 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.

105 A project is currently underway to identify Council facilities that have wash basins or taps connected to non-Council provided water supplies. Once identified then the appropriate signage about its use will be provided.

Water Structures

106 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.

107 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

108 Along with the completion of Council's waste water project and the Department of Conservation's carpark the South Catlins Trust has got 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

109 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.

110 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.

111 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

112 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.

113 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.

114 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.

115 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.

116 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

117 A sod-turning and blessing for the commencement of the Alternative Coastal Route Seal Extension Project was held in May.

118 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

119 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.

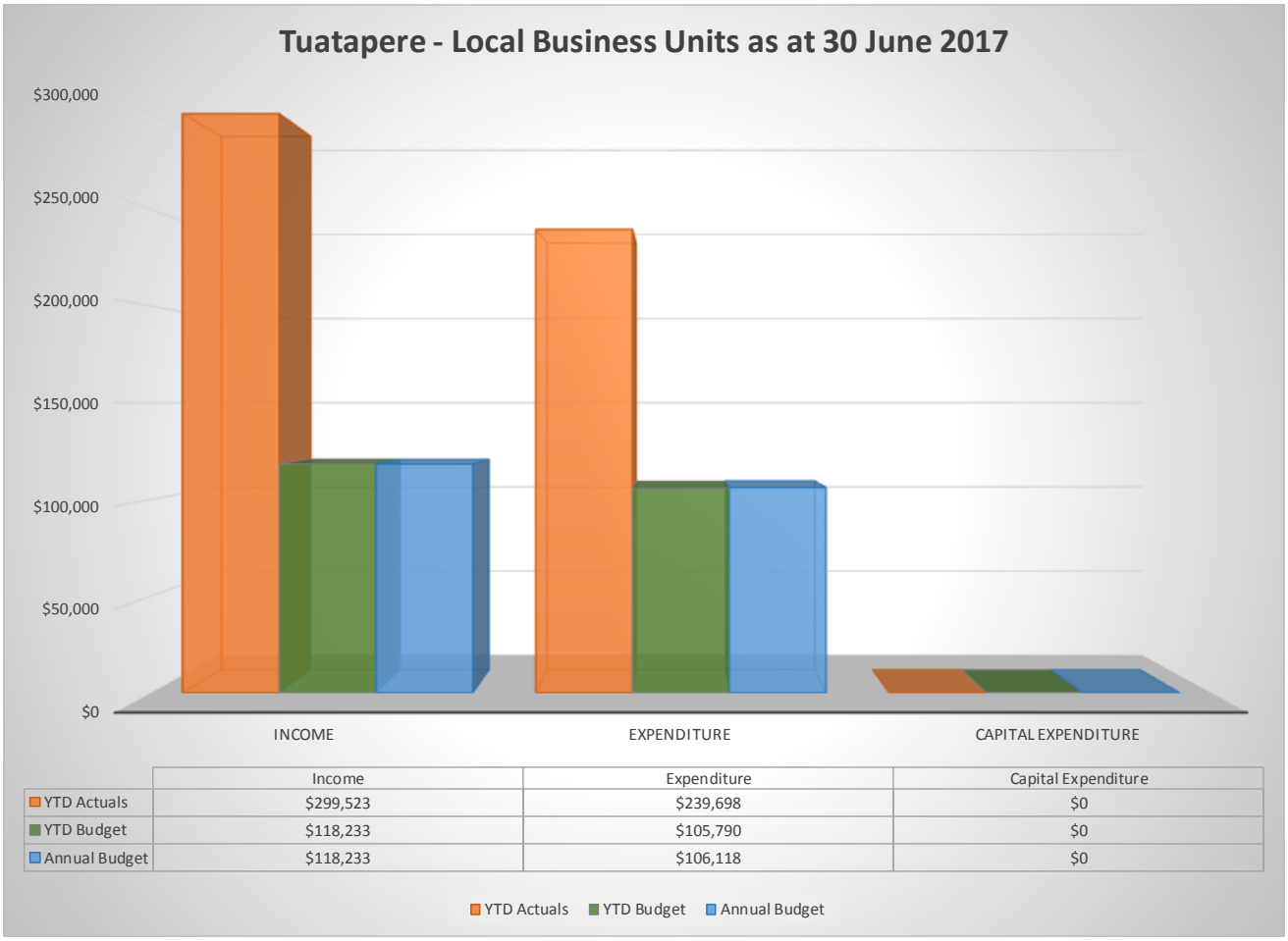
Projects

120 Venture Southland recently worked with Kaylene Bennett to organise a workshop at Waiau Area School teaching the students about volunteering in the community. Thank you to the local volunteers who attended, including Stephen Crack from the Tuatapere community board.

Finance

121 The large spikes in income and expenditure are related to the harvesting of the plantation at Elder Park.

Item 7.1



	Income	Expenditure	Capital Expenditure
YTD Actuals	$299,523	$239,698	$0
YTD Budget	$118,233	$105,790	$0
Annual Budget	$118,233	$106,118	$0

Tuatapere - 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
28000	Administration - Tuatapere	$12,495	$19,473	$19,473	$13,451	$12,477	$12,477			
28002	Operating Costs - Tuatapere	$8,921	$8,908	$8,908	$4,352	$8,908	$8,908			
28007	Street Works - Tuatapere	$21,821	$21,788	$21,788	$8,300	$16,788	$17,116			
28010	Refuse Collection - Tuatapere									
28013	Stormwater Drainage -Tuatapere	$9,000	$8,987	$8,987	$5,088	$8,987	$8,987			
28028	Beautification - Tuatapere	$21,374	$21,358	$21,358	$29,317	$21,358	$21,358			
28032	Tuatapere Parks & Reserves	$201,656	$13,321	$13,321	$168,708	$13,321	$13,321			
28040	Waiau River Collection	$289	$289	$289	$338	$289	$289			
28048	Tuatapere Ward Pool Rate	$10,079	$10,219	$10,219		$10,116	$10,116			
28050	Hall - Tuatapere	$13,887	$13,890	$13,890	$10,144	$13,546	$13,546			
	Total	**$299,523**	**$118,233**	**$118,233**	**$239,698**	**$105,790**	**$106,118**	**$0**	**$0**	**$0**

Reserve Balances - Annual Plan

Tuatapere	Opening Balance	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Comm Centres Tuatapere - OPR	16,789	17,133	17,491	17,864	18,253	18,658	19,080	19,520	19,978	20,455	20,455	20,455
Tuatapere General - RES	207,636	219,519	227,110	245,438	253,187	243,532	262,548	282,361	303,004	261,360	261,360	261,360
Tuatapere Pool - RES	7,522	7,625	7,733	7,845	7,962	8,084	8,211	8,343	8,481	8,625	8,625	8,625
TuatapereProperty - RES	2,736	2,849	2,967	3,090	3,218	3,352	3,491	3,636	3,787	3,944	3,944	3,944
Waiau Tiver Collection - RES	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102
Tuatapere General - RES	6,530	6,530	6,530	6,530	6,530	6,530	6,530	6,530	6,530	6,530	6,530	6,530
Total Reserves	**242,316**	**254,759**	**262,934**	**281,870**	**290,253**	**281,259**	**300,963**	**321,493**	**342,883**	**302,017**	**302,017**	**302,017**

Recommendation

That the Tuatapere Community Board:

a) Receives the report titled "Council Report" dated 8 August 2017.

Attachments

There are no attachments for this report.

Proposal from Colin Brown to allow surrender of all his lease and licence agreements relating to Tuatapere Railway Station site

Record No: R/17/7/16621
Author: Kevin McNaught, Strategic Manager Property
Approved by: Ian Marshall, Group Manager Services and Assets

☒ Decision ☐ Recommendation ☐ Information

Purpose

1 To consider a proposal from Colin Brown which if agreed will allow him to surrender all his lease and licence agreements at the Tuatapere Railway Station site.

Executive Summary

2 In 2010 Colin Brown entered into four agreements with Council in relation to the Tuatapere Railway Station, the goods shed, the water tower and rolling stock.

3 Over a period of time discussions have been held with Mr Brown about relinquishing these agreements which has resulted in the attached proposal from Mr Brown being given to Councillor Harpur for consideration.

4 While not signed, the conversations with Mr Brown are that if we agree he will surrender all his rights, so this has been accepted based on the same advice given to myself and Councillor Harpur.

Recommendation

That the Tuatapere Community Board:

a) Receives the report titled "Proposal from Colin Brown to allow surrender of all his lease and licence agreements relating to Tuatapere Railway Station site" dated 8 August 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) Agrees to purchase for $11,000 Inc GST the railway irons, sleepers and other materials from Colin Brown as set out in his letter of 17 July 2017 to be funded from the Board's operating account budget.

e) Agrees to transport those other railway irons of Mr Brown at Tuatapere to his property at Fairfax, as well as swap the Council wagon at Fairfax for the one owned by Mr Brown at Tuatapere.

f) Requires an undertaking from Mr Brown that he will not surrender his occupation agreement with the adjoining landowner, Mr Dowling, until such time that all equipment is removed from Mr Dowling's property.

g) Agrees the surrender documents be executed when presented to Council signed by Mr Brown.

Content

Background

5 In 2010 Colin Brown entered into four agreements with Council in relation to the Tuatapere Railway Station, the goods shed, the water tower and rolling stock.

6 Over a period of time discussions have been held with Mr Brown about relinquishing these agreements which has resulted in the attached proposal from Mr Brown being given to Councillor Harpur for consideration.

7 While not signed, the conversations with Mr Brown are that if we agree he will surrender all his rights, so this has been accepted based on the same advice given to myself and Councillor Harpur. Basically he is being taken at his word.

8 The Board have previously expressed a desire to obtain control of the Railway Station building back, to allow a Board controlled development at the site. The offer by Mr Brown is a way to achieve that objective if the Board agrees.

Issues

9 Probably the one potential issue is that until such time as everything is removed from the adjoining property of Murray Dowling, that we get an undertaking from Mr Brown that he will not surrender his right to occupy the land until this is completed.

Factors to Consider

Legal and Statutory Requirements

10 This process is considered to be the most effective way to achieve the Board's objective as opposed to forcing a surrender through non-compliance of the lease conditions in relation to the Railway Station. That is a legal and expensive option.

Community Views

11 The position of the Board will be taken to represent the position of the Community.

Costs and Funding

12 The costs proposed are primarily for the purchase of the railway irons and sleepers. There is no cost specific to Mr Brown surrendering his agreements ie, he is not being paid to do this, rather that action is a consequence of agreeing to his terms.

13 There may be some cost to the Board in arranging the transport of some railway irons to Fairfax but that is something that can be arranged locally, that may or may not have a cost attached to it.

14 There will be some cost to the Board developing the railway display on the Council property including relocating the rails and rolling stock, however that is unknown at this stage and will depend on the final plans.

15 If the surrender documents are completed there will be ongoing costs for upgrade and ongoing upkeep of the buildings and water tank, but again these are unknown at this stage.

Policy Implications

16 None identified.

Analysis

Options Considered

17 There are considered to be only two options agree to the proposal or not.

Analysis of Options

Option 1 - Agree to proposal

Advantages	*Disadvantages*
• Allows control of all buildings to return to Council and be managed locally by the Board. • Allows the Board to develop the site.	• Has some cost to it but this is related primarily to purchase of sleepers and railway irons.

Option 2 - Do not agree with the proposal

Advantages	*Disadvantages*
• Non-identified.	• Board loses opportunity to get back control of buildings and land. • May be more complicated and thus expensive to get control through legal channels.

Assessment of Significance

18 Not considered significant.

Recommended Option

19 Agree with the proposal as submitted by Mr Brown.

Next Steps

20 Get all documentations prepared and executed.

Attachments

A Proposal from Colin Brown regarding Tuatapere railway site handed to Cr Harpur. ⇩

From Colin Brown 17/7/2017

0 Railway Irons at 250 each. 2500
)0 Railway Sleepers 40 each 4000
2 Joiner Bolts
6 Plates } 500
)0 Dogs

ont veranda 100 Sleepers 40 each 4000
Posts

$11,000 Inc. G

.osts of Lawyer to set up lease. 2839-91.
no charge.

2 Wagons One Fairfax Council and.
One Tuatapere Colins Swap

ilway Iron still at Tuatapere delivered
back to