

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

Date: Monday, 7 August 2017
Time: 5.30pm
Meeting Room: Southland District Council Office
Venue: 1 Wemyss Street, Winton

Winton Community Board Agenda

OPEN

MEMBERSHIP

Chairperson	Brian Somerville
Deputy Chairperson	Geoffrey Jukes
Members	Natasha Mangels
	Doreen McNaught
	Neville McPherson
	Peter Schmidt
	Councillor Neil Paterson

IN ATTENDANCE

Committee Advisor	Alyson Hamilton
Community Partnership Leader	Michelle Stevenson

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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

9.1 Chairperson's Report

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

9.2 Councillor's Report

Councillor Paterson 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

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

Michael Sarfai (Southland District Council), Simon Mapp (Environment Southland) and Sumaria Beaton (Awarua Synergy) will be in attendance to address the Board on Winton Air Quality Control.

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 Winton Community Board, 06 June 2017

Winton Community Board

OPEN MINUTES

Minutes of a meeting of Winton Community Board held in the Southland District Council Office, Wemyss Street, Winton on Tuesday, 6 June 2017 at 5.30pm.

PRESENT

Chairperson	Brian Somerville
Deputy Chairperson	Geoffrey Jukes
Members	Natasha Mangels
	Doreen McNaught
	Neville McPherson
	Peter Schmidt
	Councillor Neil Paterson

IN ATTENDANCE

Committee Advisor	Alyson Hamilton
Community Partnership Leader	Michelle Stevenson

1 Apologies

There were no apologies received.

2 Leave of absence

There were no requests for leave of absence.

3 Conflict of Interest

There were no conflicts of interest declared.

4 Public Forum

Jeannette Topham and Suzanne Hanning

Mrs Topham and Mrs Hanning introduced themselves to the meeting advising that they are involved in forming Catchment Groups currently 18 in total which are spread all over Southland with the view of being proactive in protecting our waterways as is being proposed in the Environment Southland Land and Water Plan.

Mrs Topham explained that representatives from each of the 18 groups meet two monthly and also meet bimonthly with staff from Environment Southland to discuss issues raised within particular areas and seeking suggestions from Environment Southland staff.

Mrs Topham advised the Groups purpose is protecting our water ways and finding solutions that work in the Southland area as opposed to the draft plan producing unreasonable demands on land owners.

Mrs Topham added it is intended to collate all information from community level and communicate to the public with the view of there being cohesion between all groups within Southland so everyone is doing the same thing.

Member noted it is intended to keep discussions at community level (non-political).

A question / answer forum took place with Mrs Topham and Mrs Hanning responding to queries from the Board.

The Chair, Member Somerville, expressed appreciation to Mrs Topham and Mrs Hanning for their presentation and attendance at the meeting.

5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

6 Confirmation of Minutes

Resolution

Moved Deputy Chairperson Jukes, seconded Member Mangels **and resolved:**

That the minutes of Winton Community Board meeting held on 3 April 2017 be confirmed as a true and correct record.

Reports

7.1 Council Report

Record No: R/17/5/11062

Community Partnerships Leader, Michelle Stevenson presented the report.

Ms Stevenson 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.

Ms Stevenson informed the report highlighted various issues of interest. Particular highlights included:

- Te Anau Wastewater Discharge Project
- Southland Regional Development Strategy (SoRDS)
- Fresh Water Management
- Building Control
- New Dog Registration Discounts
- Freedom Camping Bylaw
- Notice of Requirement (Realign State Highway 1 - Edendale)
- Community Governance Project and Representation Review Project Update
- Stewart Island Wharves

Ms Stevenson advised two pieces of research recently undertaken have been completed; the Stewart Island Community Facilities Assessment and the Community Organisation and Volunteer sector research. Ms Stevenson explained once these have been received by Council they will be made available to the wider public and interested parties.

The Board was informed the Community Development team are organising free workshops for volunteers "Surviving and Thriving as a Volunteer Organisation" in June/July in partnership with Southland Community Law. Members noted the Winton workshop is on 21 June 2017 from 6.30 - 9pm.

Members noted the Winton cemetery levelling and lichen spraying of footpaths has been completed, and stormwater renewals completed at \$15,000. RSA gates painting has also now been completed.

Ms Stevenson advised the Winton Rising Watermain Project (that commenced in early November 2016) is nearing completion. Ms Stevenson explained this project entailed the installation of almost 5 kilometres of pipeline to assist with providing a reliable and robust water supply to the Winton consumers.

The Board was informed the project has been delayed overall by approximately 4 weeks, this was due to material supply from Hamilton and on-site resources. The project is set to be completed prior to 1 July 2017 and will be delivered \$100K below budget. The meeting noted the total value of this project is just under \$1M.

Ms Stevenson advised the Winton Stormwater renewal project (between Eglington and De Joux Road) will be extended to an investigation scope of \$80,000 from the original budget of \$50,000. Ms Stevenson explained the condition of the main is poor and Council staff determine as much information as possible will be needed to inform a competitive contract price.

Ms Stevenson added any loan required for this extended scope may be off-set by the \$34,000 underspent in the Meldrum Street project.

The Board noted the land swap process for the memorial gates is commencing. This relates to the acquisition of land at 257 Great North Road.

Resolution

Moved Member Mangels, seconded Member Schmidt **and resolved:**

That the Winton Community Board:

- a) Receives the report titled “Council Report” dated 23 May 2017.**

8.1 Chairperson's Report

The Chair, Member Somerville, reported on activities he has been involved since the Board's last meeting. This included the following:

- Attendance at recent Community Board and CDA Chairperson's meeting held in the Invercargill office.
- Representation Review and Community Governance Project update.
- Fill the Gaps meeting update.
- Memorial Hall Hire rates revisited by the Board to be effective 1 July 2017.
- Appreciation to Member McPherson for making trolleys for the Hall.
- Update on Emergency Management workshop.
- Update on items for Winton to be included in the Long Term Plan (LTP).
- Update on meeting with Matt Keil (Senior Projects Engineer, Water and Waste) regarding the stormwater project and funding of same.

Member Schmidt presented a copy of draft designs of proposed signage for the three entrances to the township for members perusal.

It was agreed that further discussions on design options be undertaken at the next workshop scheduled for the Board.

8.2 Councillor's Report

Councillor Paterson reported on activities from the District Council table. These included:

- Advice the Hokonui Hall is closing, tables and chairs are available for collection to interested parties
- Request from Oreti Hall at the possibility of obtaining the old tables from the Winton Hall (situated under the stage)
- Around the Mountain Cycle Trail update
- Adoption of Annual Plan
- Update on Long Term Plan (LTP)

Councillor Paterson sought feedback from Members that he can report back to the Council table.

The meeting concluded at 7.05pm

CONFIRMED AS A TRUE AND CORRECT
RECORD AT A MEETING OF THE WINTON
COMMUNITY BOARD HELD ON TUESDAY, 6
MAY 2017.

DATE:.....

CHAIRPERSON:.....

Winton Air Quality

Record No: R/17/7/16172
Author: Michael Sarfaiti, Environmental Health Manager
Approved by: Bruce Halligan, Group Manager Environmental Services

☐ Decision ☒ Recommendation ☐ Information

Purpose

- 1 To consider air quality in Winton and whether the Board wishes proactive actions to be taken to improve air quality in the town.

Executive Summary

- 2 Environment Southland operates an air monitoring station in Winton. Winton is currently meeting air quality standards for smoke pollution. The likelihood of Winton's air emissions exceeding air quality standards, or becoming a gazetted airshed, are unknown. There are some proactive measures that could be taken to reduce air pollution in the town and in turn improve public health and amenity.

Recommendation

That the Winton Community Board:

- a) **Receives the report titled "Winton Air Quality" dated 21 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) **Provides informal feedback concerning the level of support for each of the options in (a) to (i) listed in paragraph 22 of this report.**
- e) **Requests Council to conduct a formal survey to determine the views of the Winton community, and a further staff report once this has been completed.**

Content

Abbreviations and definitions

ES - Environment Southland

MfE - Ministry for the Environment

SDC - Southland District Council

GDC - Gore District Council

ICC - Invercargill City Council

PM₁₀ - particulate matter: very small solid, liquid or gaseous particles in the air less than 10 micrometres (µm) in diameter, or one-fifth of the diameter of a human hair

Background

- 3 ES has an air monitoring station at Centennial Park. Among other things it measures PM₁₀ emissions - which is a measure of smoke pollution.

The following website is an excellent air quality information resource:

www.breatheeasyouthland.co.nz

- 4 ES staff advise that the main cause of PM₁₀ emissions in the town is caused by domestic home heating.
- 5 The law that governs this issue is: *The Resource Management (National Environmental Standards for Air Quality) Regulations 2004*.
- 6 These regulations set ambient air quality standards for a number of contaminants, and for PM₁₀ the standard is:

Contaminant	Threshold concentration	Number of exceedances allowed
PM ₁₀	50 micrograms per cubic metre (µg/m ³) expressed as a 24 hour mean	1 in a 12-month period

- 7 Winton has good air quality - it has historically met these standards, as have all the other towns in the District that have been monitored. In other words, it is already meeting the standard that gazetted airsheds around New Zealand are striving to achieve (see the "Airshed" issue below).
- 8 ES proposes to continue monitoring Winton, although this decision is subject to decisions that may be made by the Government around the guidelines that ES operates under.

Issues

Public health and the aging population

- 9 The following is an extract from a Ministry for the Environment publication that summarises the effects on human health from PM₁₀:

"The health effects that occur following inhalation of PM are predominantly respiratory and cardiovascular as shown in figure 3. The impacts range from functional changes (eg, reduced lung function) to symptoms, impaired activities (eg, school or work absenteeism), doctors' or emergency room visits through to hospital admissions, reduced life expectancy and death. More recent evidence includes pregnancy-related outcomes (eg, low birth weight) and increased infant mortality.

Research has shown that PM_{2.5} is more hazardous than PM₁₀ in terms of adverse health effects.

The proportion of people affected by less severe health effects is much larger than the proportion of people affected by more severe health effects...

There is no 'safe' threshold for PM₁₀. While poor visibility may be associated with high PM₁₀ levels, the risk of adverse health effects remains even when there is good visibility."

[Clean Healthy Air for All New Zealanders, MfE, 2011]

- 10 Clearly it is desirable that PM₁₀ emissions are low.
- 11 Demographics show an increasing aging population in Southland. Winton is a growing town with an increasingly aging population. The reduction of PM₁₀ emission may prevent health problems in the population, particularly the elderly.
- 12 ES is conducting more research into PM_{2.5} emissions in the town. This may prove useful information for the community in making informed future decisions on air quality management.

Trends

- 13 The annual level of PM₁₀ emissions in Winton has been approximately the same over the last three years. It is encouraging that the growth in population is not being accompanied by a growth in PM₁₀ emissions.
- 14 There was one exceedance of the standard in 2008 (74 µg/m³). In 2010 and 2014 there was one result each year of exactly 50 µg/m³. In 2016 there was one exceedance of 53 µg/m³. Even though the town is meeting ambient air guidelines, it is hovering quite close to the guideline.
- 15 Observations indicate that it may be a small percentage of dwellings that are contributing disproportionately to PM₁₀ levels in the town.

Airsheds

- 16 Both Gore and Invercargill are gazetted airsheds.
- 17 Both towns regularly exceed the standard above. GDC, ICC, and ES have introduced measures to reduce PM10 emissions as required by the regulations. This includes the provision of clean air loans for insulation and burner upgrades.
- 18 ES Air Quality Scientist, Owen West, advises:

"The PM10 standard in the NESAQ allows for only 1 exceedance of the 50 µg m³ limit per year. Where two exceedances are recorded in a year, the airshed (gazetted or not) is in breach of the PM10 standard. The breach does not require that the area is gazetted as an airshed, although my recommendation to Council at that point would be that they give it some consideration.

Regulation 17 of the NESAQ provides the most concern for SDC, because that is the provision that places restrictions on new consents for industrial discharges. It uses the term 'polluted airshed' and provides a method (in Regulation 16(D)) for calculating whether or not the airshed is polluted. An airshed is considered polluted if it has average exceedances of more than one per 12-month period for the immediately prior 5-year period. It is possible for an airshed to be in breach of the PM10 standard, but not a "polluted airshed".

Winton has only exceeded the PM10 standard once since June 2013, when monitoring was resumed in the town. Only recording one exceedance in that time means that Winton/Southland Region is not at any immediate risk of being considered a polluted airshed.

If monitoring in Winton or another town were to result in an average of more than one exceedance per 12-month period (as calculated by Regulation 16(D)), then the remainder of the Southland Region (excluding the Invercargill and Gore airsheds) would become a polluted airshed. It is for this reason that my recommendation would be to gazette a separate Winton airshed before we got to that point. A separate Winton airshed would protect the remainder of the Southland Region from being affected by the restrictions imposed by Regulation 17.

As mentioned at the meeting, not all gazetted airsheds are 'polluted' or even monitored. The introduction of the NESAQ led to the gazetting of 71 airsheds throughout the country, but as at 2012 only 38 of those were monitored.

Regarding the long term monitoring of the site – we discussed the decision to await the outcome of the NESAQ review. It is also worth noting that regional councils are required by Regulation 15 to monitor air quality "if it is likely that" the standard will be breached. The exceedance last year shows that a breach is 'likely', so it would be prudent to continue monitoring until that is no longer the case."

SDC Winton burner incentive scheme

- 19 SDC introduced a wood burner incentive programme in 2014, this is summarised in Attachment A. A recommendation below is for this programme to continue, as it is due to expire on 31 December 2017.

Compliance

- 20 As mentioned above, there may be a small number of dwellings in the town that are disproportionately contributing to air pollution. The Board is invited to give informal feedback as to whether or not it would support compliance measures, in the event that education had failed to be effective in improving their emissions. Compliance action would include issuing an abatement notice, followed by infringement fines if the notice is not complied with.
- 21 To put things in perspective, SDC issues notices and fines in Winton in situations such as irresponsible dog ownership or noisy parties.

Ways to reduce PM₁₀ emissions

- 22 There are a number of ways that PM10 emissions could be reduced:
- a) Extend the SDC wood burner incentive programme by another three years.
 - b) Introduce a good wood scheme in Winton.
 - c) General and targeted education (eg landlords and heavy polluters).
 - d) Compliance measures for irresponsible polluters.
 - e) Seek intelligence about what types of burners are causing the problems.
 - f) Introduce a clean air loan scheme for Winton.
 - g) Promote the free home energy health checks by Awarua Synergy.
 - h) Increase awareness of subsidies already available, possibly in conjunction with g) above.
 - i) Introduce an SDC air quality bylaw for Winton.
- 23 The Board may request ES and/or SDC to implement any of the above programmes, or request a further report about any of them (necessary for example if the Board supports a new bylaw).

- 24 Both councils are working on their next long term plans and so now is an opportune time to ask for funding assistance.

Air Quality Bylaw

- 25 The Rotorua Bylaw is discussed below under the next heading below.

- 26 In my view the following general content/intent could also be included:

- a) Phase out rules similar to those that apply to the Gore Airshed. That is, burners of a certain age are required to be replaced in accordance with a schedule.
- b) Particular attention is given to the town's heavy polluters when ensuring compliance with this bylaw.

Those property owners that are required to upgrade have the option of paying off the burner through their rates over a period of time (subject to SDC and/or ES approving such a loan scheme). The building consent costs would be free, again subject to SDC approval of the programme continuing.

The roles of SDC and ES in managing air quality

- 27 ES is the primary authority for air quality in Southland. SDC has related functions such as building consents for new burners, land use management, and public health duties. Both councils need to work together to meet the air quality needs and wishes of the community. For example ES could be tasked to set up a good wood scheme in Winton, and SDC could promote funding and services that are already available.

- 28 The publication Clean Healthy Air for All New Zealanders (MfE, 2011) advises:

Territorial Authorities (TAs) do not have a specific air quality management function under the RMA but have the primary responsibility for land use (eg, the location of activities that may discharge contaminants to air). The TA functions are set out in section 31 of the RMA.

However, TAs are able to make bylaws under the Local Government Act 2002. Section 145 states:

145 General bylaw-making power for territorial authorities

A territorial authority may make bylaws for its district for 1 or more of the following purposes:

- (a) protecting the public from nuisance:*
- (b) protecting, promoting, and maintaining public health and safety:*
- (c) minimising the potential for offensive behaviour in public places.*

This could include bylaws regarding air quality in terms of (b) above.

As an example, Rotorua District Council, in collaboration with the Bay of Plenty Regional Council, has developed the Air Quality Control Bylaw 2010 to safeguard Rotorua's air quality. The bylaw requires that:

- Only approved woodburners and pellet fires can be installed in the Rotorua Airshed.
- From 1 May 2012 (when the Point of Sale Rule comes into effect), an owner of a house cannot sell it with a working open fire or non-compliant burner.
- From 1 May 2015 (when the Open Fire Rule comes into effect) there will be a ban on using indoor open fires.

TAs also issue consents under the Building Act relating to (amongst other things) domestic fires. They need to ensure these are compliant with the national air quality standards.

A good working relationship between regional councils and their constituent TAs can significantly assist in effectively and efficiently addressing air quality issues.

Factors to Consider

Legal and Statutory Requirements

- 29 ES is required to administer *The Resource Management (National Environmental Standards for Air Quality) Regulations 2004*.
- 30 SDC has a duty under the Health Act 1956 to improve, promote, and protect public health under the Health Act 1956.

Community Views

- 31 The Board could request the Council to conduct a formal survey on the views of the community.

Costs and Funding

- 32 There are cost and funding issues should the Board support certain programmes. For example the SDC wood burner incentive scheme has been funded by Council as follows (figures excl. GST):

2014/2015	\$701.14
2015/2016	\$1,977.81
2016/2017	\$3,784.17
Total	\$6,702.08 (25 consents varying from \$238 to \$440 each)

- 33 The development of a bylaw and its administration would be absorbed by existing staff budgets, as would Court costs where necessary. The councils may have to make allowances in their budgets for any educational/programme work.

Policy Implications

- 34 There are no policy implications.

Analysis

Options Considered

- 35 The options are do nothing, conduct a survey, or to request the introduction of measures to reduce PM₁₀ emissions.

Analysis of Options

Option 1 - Do nothing

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> Winton is compliant with the ambient PM₁₀ air quality standard. The likelihood of the town becoming a gazetted airshed is unknown. 	<ul style="list-style-type: none"> A missed opportunity to improve public health. A successful drive to reduce air pollution would be very positive for the town in a number of ways.

Option 2 - Request Council to conduct a formal survey to determine the views of the Winton community

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • This would give the community an opportunity to have its say. • Some members of the public may provide the Board with innovative ideas. • This would give the Board a mandate to proceed with its decisions. 	<ul style="list-style-type: none"> • None identified.

Option 3 - Request the introduction of measures to reduce PM₁₀ emissions

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> • Improvement of public health. • Improvement in amenity. • Minimises the likelihood of the town exceeding the 50 µg/m³ threshold in future, and in turn minimising the risk of becoming a polluted airshed and the consequences that accompany that. • Celebration of achieving a goal. 	<ul style="list-style-type: none"> • Some members of the community may oppose this option.

Assessment of Significance

- 36 Not significant.

Recommended Option

- 37 Option 2. A community survey would give the Board confidence in proceeding with its decision knowing that the community supported its decisions.

Next Steps

- 38 If the recommended option is agreed, Council staff will conduct a survey and report the findings back to the Board.

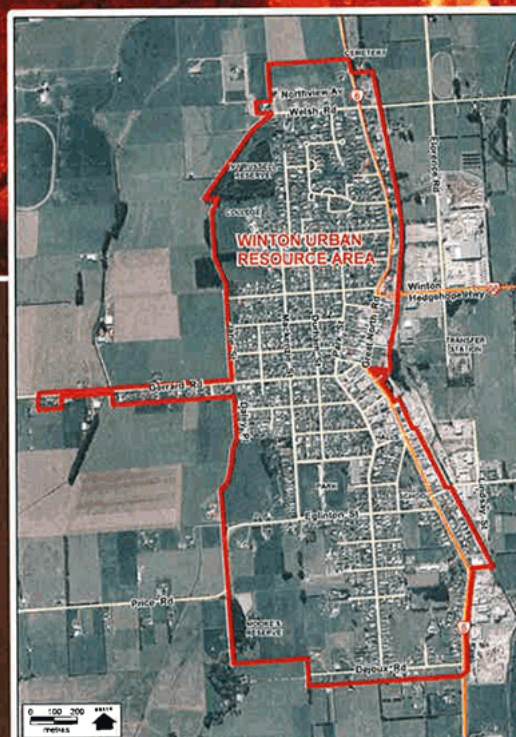
Attachments

- A SDC wood burner incentives flyer [↓](#)

SDC WOOD BURNER INCENTIVE PROGRAMME

Southland District Council is offering free building consents for new wood burners in the Winton urban area

Council will fully fund building consents for heating units lodged between 1 November 2014 and 31 December 2017 for burners that meet the National Environmental Standards for emissions and thermal efficiency, to be installed in the Winton Urban Resource Area.



Winton Urban Resource Area

Why are we doing this?

Environment Southland monitoring has shown that Winton is the only township that has come close to exceeding the National Standards for air quality. If Winton did exceed the standards, then a potential consequence could be new rules such as those in place for Gore and Invercargill.

This incentives programme is one way to help to keep emissions from exceeding the National Standards.

What is a NES approved burner?

A NES approved burner is a home wood burner that meets the National Environmental Standards for emissions and thermal efficiency. See the Ministry for the Environment website for a list of approved burners:
www.mfe.govt.nz/laws/standards/woodburners/authorised-woodburners.html

(Note: there are currently no NES approved multi-fuel or coal burners, only wood burners.)

For more information about the incentive program, telephone the SDC building control team on 0800 732 732.

Request from the Winton RSA to Construct an Additional Flagpole at the Winton Memorial Gates

Record No: R/17/7/15473

Author: Kevin McNaught, Strategic Manager Property

Approved by: Ian Marshall, Group Manager Services and Assets

☒ Decision

☐ Recommendation

☐ Information

Background.

- 1 The attached letter from the Winton RSA has requested that a second flag pole be erected at the Winton memorial gates so that the Australian flag can be flown as well on ANZAC day. This request does require a formal decision of the Board.

Issues

- 2 Moira Tinnock, the Community Engineer, has advised that it is feasible to construct a new flag pole beside the existing one.
- 3 The indicative cost to purchase and construct the flag pole is \$1,500 plus GST which could be funded from the Winton Ward development contributions which requires the approval of the Group Manager Services and Assets. He has verbally given his approval to this. Councillor Patterson has also advised that he has no objection to this.
- 4 Given the current land swap that is happening at this site to ensure the gates and flagpoles are on Council property, it is recommended that the new flag pole not be erected until the land swap agreement has been completed.

Recommendation

That the Winton Community Board:

- a) **Receives the report titled "Request from the Winton RSA to Construct an Additional Flagpole at the Winton Memorial Gates" dated 7 July 2017.**
- b) **Approve the erection of an additional flagpole at the Winton memorial gates to be funded from the Winton ward development contributions.**
- c) **That the pole not be erected until such time as the current land swap agreement with the adjoining owners be completed.**

Attachments

- A Letter from Trevor Cochrane, Secretary Winton RSA, requesting a second flag pole to be situated at the Memorial Gates [↓](#)

12 May 2017

Item 8.1 Attachment A

248 Lochiel Bridge Road

R.D.1.

Winton

9/5/17

To The Chairman

Winton Community Board

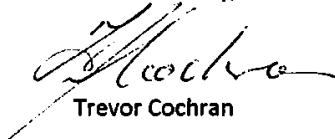
Dear Sir

The Winton RSA would like to take this opportunity to thank the Community firstly, in conjunction with the Winton Lions Club, with the refurbishment of the Memorial Gates. Len Gerrard would have been very pleased with them.

Secondly for the morning tea after the ANZAC service, I'm sure everyone enjoyed it and much appreciated by all. Thank you.

Also the Winton RSA are wondering if we could have a second flag pole at the gates as well so that we can fly the Australian flag as well. After it is ANZAC Day. Thank you we look forward to your response.

Yours sincerely,



Trevor Cochran

Secretary Winton RSA.

Rent Review and Issue of Lease - Winton Central Bowling Club

Record No: R/17/3/4447
Author: Virginia Dillon, Property Officer
Approved by: Ian Marshall, Group Manager Services and Assets

☒ Decision ☐ Recommendation ☐ Information

Purpose

- 1 The purpose of this report is to approve the issue of a lease to Winton Central Bowling Club Incorporated over Recreation Reserve in Winton and undertake a rent review.

Executive Summary

- 2 The lease to Winton Central Bowling Club Incorporated expired on 27 June 2017.
- 3 The Club leases Council Recreation Reserve at 44 Springford Street, Winton.
- 4 It is proposed that the Club be issued with a new lease for a term of 10 years from 28 June this year.
- 5 The rental payable by the Club for the five year term from 28 June 2017 is also due for review and it is proposed that it remain at \$200 plus GST.

Recommendation

That the Winton Community Board:

- a) Receives the report titled "Rent Review and Issue of Lease - Winton Central Bowling Club" dated 26 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) Determines that Winton Central Bowling Club Incorporated be issued with a lease over Council recreation reserve at 44 Springford Street, Winton described as Section 16 and Part Section 18, Block XXII, Town of Winton for a term of 10 years from 28 June 2017.
- e) Determines that the annual rental payable by the Winton Central Bowling Club be set at \$200 plus GST for the five year term commencing 28 June 2017.
- f) Approves of the draft lease as appended.

Content

Background

- 6 The Winton Central Bowling Club has held a lease over Council recreation reserve at 44 Springford Street, Winton for several years. The lease expired on 27 June this year.
- 7 Improvements on the land belong to the Club.
- 8 The land is described as Section 16 and Part Section 18, Block XXII, Town of Winton contains 3,553 m² more or less.
- 9 The land is set apart as a Recreation Reserve by NZ Gazette 1985, page 2164.
- 10 After discussions with the Board Chairman, the Club was asked to indicate whether it wished to enter into a new lease with the annual rental remaining at \$200 plus GST for the five year term from 28 June 2017 - the Club has signed the draft lease and has confirmed verbally that it wishes to enter into a new lease.
- 11 The Club is liable for all service charges levied on the property. The cost for three sewerage and one water charges for the 2018/18 year is \$1,798.36.

Issues

- 12 No issues are identified.

Factors to Consider

Legal and Statutory Requirements

- 13 Clauses to note in the draft lease are:

Term:	Ten years commencing on 28 June 2017.
Right of renewal:	One right of renewal for a further term of ten years.
Rental:	Two hundred dollars (\$200.00) per annum plus GST together with the annual charges levied on the property.
Rent review:	Five yearly.
Use of land:	For operating a Bowling Club only.
Clause 3.	Lessee to keep the land, all buildings, fences, hedges, gates, drains, enclosures and other structures and improvements now erected or made or which may hereinafter be erected or made on the land or on the boundaries in good repair order and condition.
Clause 13.	Lessee will insure all buildings, property and equipment belonging to the Lessee which are situated on the land.
Clause 14.	Lessee responsible for maintenance of the grounds of the said land.

Community Views

- 14 The views of the Board are deemed to represent those of the community.

Costs and Funding

- 15 Costs to deal with the rent review and issue of the lease are covered by current budgets.

Policy Implications

- 16 There are no policy implications.

Analysis

Options Considered

- 17 There are two options for consideration:

Analysis of Options

Option 1 - Issue a lease on the terms and conditions set out

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">• The lessee has sought the issue of a new lease.• The annual rental proposed is uniform for reserve users in the town.	<ul style="list-style-type: none">• None identified.

Option 2 - Issue a lease based on a higher annual rental

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">• No advantages identified.	The annual rental has been accepted by the Club - any change will result in further discussions with the Club.

Assessment of Significance

- 18 The matter is not considered significant.

Recommended Option

- 19 Option 1 is recommended.

Next Steps

- 20 The Lessee will be advised of the Board's decision.

Attachments

- A Lease Winton Central Bowling Club Inc [↓](#)

AGREEMENT FOR LEASE**WINTON CENTRAL BOWLING CLUB INCORPORATED**

AGREEMENT made this day of 2017

BETWEEN the **Southland District Council** a body corporate under the Local Government Act 1974 (hereafter called "the Lessor") of the one part

AND the **Winton Central Bowling Club Incorporated** (hereafter called "the Lessee") on the other part

WHEREBY the Lessor in exercise of its powers under Section 54(1)(b) and (c) of the Reserves Act 1977 agrees to lease and the Lessee agrees to take a lease of the land described in the Schedule hereto for the purposes of operating a Bowling Club UPON AND SUBJECT to the following covenants conditions and provisions as set out herein PROVIDED HOWEVER that if any provisions set out in the said Schedule shall be in conflict with any of the following covenants conditions powers and provisions the provisions of the Schedule shall prevail.

SCHEDULE

LOCATION:	44 Springford Street, Winton Winton.
LAND:	Section 16 and Part Section 18, Block XXII, Town of Winton as shown by bold black lines on the plan attached hereto.
AREA:	3,553 m ² more or less.
TITLE REFERENCE:	Recreation Reserve - New Zealand Gazette 1985 page 2164.
TERM:	Ten years commencing on 28 June 2017.
RIGHT OF RENEWAL:	One right of renewal for a further term of 10 years.
RENTAL:	Two hundred dollars (\$200.00) per annum plus GST together with the annual charges levied on the property.
RENT REVIEW:	Five yearly.
USE OF LAND:	The Lessee shall be permitted to use the land the subject of this lease for operating a Bowling Club only.

THE LESSEE agrees with the Lessor as follows:

1. THAT any costs and expenses of and incidental to the preparation and completion hereof shall be borne by the Lessee.
2. THE LESSEE shall obtain and comply with all conditions of any consents required to be obtained pursuant to the Reserves Act 1977, the Resource Management Act 1991, the Building Act 2004 or any other consents required to be obtained under any Act of Parliament or Bylaws of any authority having jurisdiction in the area where the land is situated.
3. THE LESSEE will at all times during the term keep the land, all buildings, fences, hedges, gates, drains, enclosures and other structures and improvements now erected or made or which may hereinafter be erected or made on the land or on the boundaries thereof in good repair order and condition and yield up the same at the expiration or sooner determination of the said term.
4. THE LESSEE shall permit any person or persons appointed by the Lessor to inspect the land and all buildings erections and installations and the Lessee will immediately comply with all directions from the Lessor.
5. THE LESSEE shall pay unto the Lessor the rent hereinbefore reserved at the time and in the manner prescribed in the said Schedule free of exchange and all other deductions.
6. THE LESSEE shall pay and discharge all existing and future rates, taxes, power and telephone charges, duties, impositions and outgoings whatsoever imposed upon the said land or building and every part or parts thereof during the said term.
7. NOTHING contained or implied in this lease shall be deemed to confer on the Lessee any right to acquire the fee simple in the said land.
8. THE LESSEE shall not at any time during the said term assign, sublet, mortgage or otherwise dispose of its interest or any part thereof in the Lease without the consent in writing of the Lessor.
9. THE LESSEE will not make any alterations to the existing building or erect any buildings on the said land without the prior consent in writing of the Lessor. In any such case all alterations or erections shall be undertaken at the cost of the Lessee.
10. THE LESSEE will not erect or display or permit to be erected or displayed any hoardings or advertising matter of any description on the said land or on the building without the written consent of the Lessor.
11. THE LESSEE will not do or permit or suffer anything to be done in or upon the land and any buildings thereon or any part or parts thereof which may be or become a nuisance or annoyance or cause damage or inconvenience to the Lessor or to the owners or occupiers of any neighbouring land or premises.
12. THAT the Lessor shall not be liable for any accident, injury or damage suffered by or caused to any property or person arising out of or by reason of the use of the said land by the Lessee or during the course of construction or alteration of any building or improvements on the said land by the Lessee and the Lessee shall indemnify and keep the Lessor indemnified from and against all actions, suits, claims, costs and demands howsoever arising out of the use of the said land by the Lessee, its members, licensees, invitees, servants, workmen or otherwise.

13. THAT the Lessee will insure all buildings, property and equipment belonging to the Lessee which are situated in on or upon the said land and shall not make any claim against the Lessor for any destruction of or damage to any such building property and equipment.
14. THAT the maintenance of the grounds of the said land shall be the responsibility of the Lessee provided however that the Lessor may agree if and when requested to do so by the Lessees for its agents workmen to undertake maintenance work at the grounds with any such maintenance work to be charged out to the Lessee at cost.
15. THAT the Lessee may collect admission charges from persons on each visit to the facilities and the said admission charges collected shall be retained by the Lessee for their own use and benefit absolutely PROVIDED that such admission charges shall be appropriate to the circumstances as the Lessor may from time to time approve.
16. THAT the Lessee shall allow the use of the playing facilities by invitation for non-members on payment of reasonable fees for the purpose of playing bowls on any occasion when playing facilities are open for play and the Lessee is not exercising any right of exclusive use of the said playing facilities for club competitions tournaments and practises and such right of exclusive use shall not exceed more than 40 days in any year.
17. THAT the Lessee may make such rules for the management and control of the said bowling green and the conduct of persons using the same as may be proper and necessary provided that all rules so made shall be consistent with these presents and before coming into force shall be submitted to and approved by the Lessor and if any dispute shall arise between the Lessee and the Lessor as to the propriety of any such rules such dispute shall be referred to the Minister of Conservation whose decision shall be final and binding on both parties. The Lessees shall cause all such rules when so approved and adopted to be printed and posted up in some conspicuous place on the said bowling green for the information and guidance of all persons using the bowling green.
18. THAT it shall be lawful for any member of the public to enter and remain for a reasonable time on the said land at all times when the said bowling green shall be open for play without payment of any fee unless playing the game of bowls (except on those days when entry to the croquet green is restricted pursuant to Clause 16 hereof) and any such person so entering or remaining on the said property shall not be deemed to be a trespasser while that person conducts and behaves himself or herself in an orderly and seemly manner and refrains from hindering or obstructing play upon the said bowling green PROVIDED HOWEVER that the right of public access herein contained shall not be deemed to authorise any such member of the public to enter upon the bowling green or any clubhouse or other building used or owned by the Lessee on the said land without the express consent of the Lessee.

THE LESSOR agrees with the Lessee as follows:

19. The Lessee paying the rent and performing and observing all the covenants and agreements herein expressed and implied shall quietly hold and enjoy the land throughout the term without any interruption by the Lessor or any person claiming under the Lessor.
20. ALL or any of the powers and functions exercisable by the Lessor under these covenants and conditions may from time to time be exercised by the Chief Executive of the Lessor or by any persons authorised in that behalf by the Chief Executive.

21. THE LESSOR shall not be liable to contribute towards the cost of erection and maintenance of boundary fencing.

IT IS MUTUALLY AGREED by and between the parties as follows:

22. THAT the covenants and provisions implied in leases by the Property Law Act 2007 shall not be implied herein.
23. THAT this Lease is upon the express condition that if the rent hereby reserved or any part thereof shall be in arrears and unpaid for the space of 30 days next after any of the days or times hereinbefore appointed for payment of the same (although no formal or legal demand shall have been made therefor) or in case of the breach or non performance of any of the Lessee's covenants or conditions herein contained, or implied or the Lessor is not satisfied that the Lessee has adequately complied with the provisions of these presents and the Lessor has given written notice to the Lessee specifying the breach or default and requiring the same to be remedied within the time stated therein being not less than one month then in any such case it shall be lawful for the Lessor forthwith without suit notice or demand to enter into and upon the demised land or any part thereof and determine this lease whereupon the said land shall revert to the Lessor but without discharging the Lessee from liability for rent due or accruing due or from any previous breach of the covenants conditions or agreements herein contained or implied and the Lessee shall not be entitled to compensation for any improvements effected by the Lessee on the said land but on such termination as aforesaid the Lessee may with the consent of the Lessor remove within such time as the Lessor shall determine such improvements as were effected by the Lessee and shall leave the said land in a clean and tidy state to the satisfaction of the Lessor.
24. THAT if the Lessee shall during the express term hereby granted pay the rent hereby reserved and observe and perform the covenants and conditions on the part of the Lessee herein contained and implied up to the expiration of the said term and shall have given notice to the Lessor at least three months before the expiration of the said term of the desire of the Lessee to take a renewed lease of the said land then the Lessor will at the cost of the Lessee in all things in the same manner as is provided by this lease grant to the Lessee a renewed lease of the said land for one further term of 10 years at a rental to be agreed on between the parties and failing such agreement to be determined by arbitration in the manner hereinbefore provided such renewed rental to be in any event no less than the present rental such lease to contain the same covenants conditions and agreements as are herein contained except this present provision for renewal PROVIDED HOWEVER that this clause shall have no force or effect unless in the said Schedule it is stated affirmatively that a right of renewal is to appertain to this lease.
25. THAT in the event of the Lessee wishing to surrender this Lease during the currency of the term such surrender may be accepted by the Lessor on such condition as the Lessor may deem appropriate, including a condition that the Lessee shall be required to bear and pay any local body rates payable under the Lease from the date of acceptance of the surrender until the date at which the Lease would have expired had surrender not been accepted or the end of the rating period, whichever is the sooner.

26. UPON the expiration or sooner determination of this Lease either as to the whole or any part of the said land the Lessee shall not be entitled to compensation for any improvements effected by him but he may within such time as the Lessor shall determine remove all buildings, enclosures, fencing, or other improvements effected or purchased by him or the Lessee may dispose of their improvements to an incoming Lessee at a value determined by the Lessor provided that such a disposition shall be conditional upon approval for the incoming Lessee to occupy the site being granted by the Lessor and should this Lease be determined as to part of the said land then the Lessor shall make such adjustment to the rent payable as it shall in its discretion deem fit and proper.
27. NOTHING in the foregoing provisions shall exclude or restrict the right of the Lessee to obtain relief against any forfeiture or determination of the lease or of its rights to a renewal thereof in the same case and on the same conditions as if the lease had been granted otherwise than in the execution of statutory powers in that behalf.
28. THAT in the case of any difference or dispute arising as to any clause matter or thing herein contained or implied or as to the construction hereof or arising in any way in respect of this Lease such difference or dispute shall be referred to the arbitration of two independent persons one to be chosen by the Lessor and the other to be chosen by the Lessee and an umpire to be chosen by the arbitrators before entering upon the consideration of the matters submitted and every such reference shall be deemed a submission to arbitration within the meaning of the Arbitration Act 1908 or any Act in substitution therefor and shall be conducted and take effect accordingly except only insofar as the provisions of the said Act are hereby expressly modified.

IN WITNESS WHEREOF these presents have been executed by or on behalf of the parties hereto:

THE COMMON SEAL of the)
SOUTHLAND DISTRICT COUNCIL)
was hereunto affixed in the presence of:)

Mayor

Chief Executive

The Common Seal of the)
WINTON CENTRAL BOWLING CLUB INC)
was hereunto affixed in the presence of:)



0 14.34 28.68 m
1cm = 14.34 m

Winton Central Bowling Club Inc lease area



This plan is suitable for information only and is not suitable for boundary information.
Southland District Council accepts no liability for any error whatsoever. (c) 2013 Southland District Council



Date: Mar 31, 2017
Scale: 1: 1,434
Role: GMSC Property User

Rent Review and Issue of Lease - Winton RSA and Citizens Bowling

Record No: R/17/3/4446

Author: Virginia Dillon, Property Officer

Approved by: Ian Marshall, Group Manager Services and Assets

☒ Decision

☐ Recommendation

☐ Information

Purpose

- 1 The purpose of this report is to consider a proposal to issue a lease over recreation reserve land at 52 Eglinton Street, Winton to the Winton RSA and Citizens Bowling Club Incorporated.
- 2 A rent review is also required.

Executive Summary

- 3 The lease to Winton RSA and Citizens Bowling Club expired on 27 June 2017.
- 4 It is proposed that a new lease be issued for a term of 10 years from 1 July 2017.
- 5 A rent review is also required to be undertaken.
- 6 The Club pays an annual rental of \$200 plus GST together with service charges levied on the property

Recommendation

That the Winton Community Board:

- a) *Receives the report titled “Rent Review and Issue of Lease - Winton RSA and Citizens Bowling” dated 26 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) *Determines that Winton RSA and Citizens Bowling Club Incorporated be issued with a lease over Council recreation reserve at 52 Eglinton Street, Winton described as Sections 17, 18 and Part Section 19, Block IX, Town of Winton be for a term of ten years from 28 June 2017.*
- e)
- f) *Determines that the annual rental payable by the Winton RSA and Citizens Bowling Club be set at \$200 plus GST for the five year term commencing 28 June 2017.*
- g) *Approves of the draft lease as appended.*

Content

- 7 The Winton RSA and Citizens Bowling Club has held a lease over Council recreation reserve at 52 Eglinton Street, Winton for several years. The most recent lease expired on 27 June this year.
- 8 The Club owns the improvements located on the land.
- 9 The land is described as Sections 17, 18 and Part Section 19, Block IX, Town of Winton and contains 2,000 square metres more or less.
- 10 The land is set apart as a Recreation Reserve by NZ Gazette 1985, page 2164.
- 11 After discussions with the Board Chairman, the Club was asked to indicate whether it wished to enter into a new lease with the annual rental remaining at \$200 plus GST for the five year term from 28 June 2017 - a Club representative has advised verbally that it wishes to enter into a new lease and accepts the suggested rental.
- The rental is at a figure agreed to by the parties.
- 12 The Club is liable for all service charges levied on the property – at the moment this is for three sewerage and one water. The cost for the 2017/18 year is \$2,545.45

Issues

- 13 No issues are identified with regard to the rental review.

Factors to Consider

Legal and Statutory Requirements

- 14 Clauses to note in the draft lease are:

Term:	Ten years commencing on 28 June 2017.
Right of renewal:	One right of renewal for a further term of 10 years.
Rental:	Two Hundred Dollars (\$200.00) per annum plus GST, together with the annual charges levied on the property.
Rent review:	Five yearly.
Use of land:	For operating a Bowling Club only.
Clause 3.	Lessee to keep the land, all buildings, fences, hedges, gates, drains, enclosures and other structures and improvements in good repair order and condition.
Clause 6.	Lessee liable for all existing and future rates, taxes, power and telephone charges,
Clause 13.	Lessee will insure all buildings, property and equipment belonging to the Lessee which are situated in on the land
Clause 14.	Lessee responsible for maintenance of grounds.

Community Views

- 15 The views of the Board are deemed to represent those of the community.

Costs and Funding

- 16 Costs to deal with the matters raised are covered by current budgets.

Policy Implications

- 17 There are no policy implications.

Analysis

Options Considered

- 18 There are two options for consideration:

Analysis of Options

Option 1 - Issue a lease in terms of the draft

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">• The lessee is satisfied with payment of the current rental figure and wishes to enter into a further lease.• The proposed rental is in line with that paid by other reserve users	<ul style="list-style-type: none">• None identified.

Option 2 - Issue a lease based on an Increased the annual rental

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">• None identified - the Club pays the annual service charges levied.	<ul style="list-style-type: none">• The Lessee has already agreed to the annual rental reaming unchanged - if the Board is of a mind to increase the rental a proposal will have to be put to the Lessee.

Assessment of Significance

- 19 The matter is not considered significant.

Recommended Option

- 20 Option 1 is recommended.

Next Steps

- 21 The Lessee will be advised of the Board's decision.

Attachments

- A Winton RSA and Citizens Bowling Club Inc lease 2017 [↓](#)

AGREEMENT FOR LEASE**WINTON RSA AND CITIZENS BOWLING CLUB INCORPORATED**

AGREEMENT made this day of 2017

BETWEEN the **Southland District Council** a body corporate under the Local Government Act 1974 (hereafter called "the Lessor") of the one part

AND the **Winton RSA and Citizens Bowling Club Incorporated** (hereafter called "the Lessee") on the other part

WHEREBY the Lessor in exercise of its powers under Section 54(1)(b) and (c) of the Reserves Act 1977 agrees to lease and the Lessee agrees to take a lease of the land described in the Schedule hereto for the purposes of operating a Bowling Club UPON AND SUBJECT to the following covenants conditions and provisions as set out herein PROVIDED HOWEVER that if any provisions set out in the said Schedule shall be in conflict with any of the following covenants conditions powers and provisions the provisions of the Schedule shall prevail.

SCHEDULE

LOCATION:	52 Eglinton Street, Winton
LAND:	Sections 17, 18 and Part Section 19, Block IX, Town of Winton as shown by bold black lines on the plan attached hereto.
AREA:	2,000 m ² more or less.
TITLE REFERENCE:	Recreation Reserve - New Zealand Gazette 1985 page 3939.
TERM:	Ten years commencing on 28 June 2017.
RIGHT OF RENEWAL:	One right of renewal for a further term of ten years.
RENTAL:	Two Hundred Dollars (\$200.00) per annum plus GST, together with the annual charges levied on the property.
RENT REVIEW:	Five yearly.
USE OF LAND:	The Lessee shall be permitted to use the land the subject of this lease for operating a Bowling Club only.

THE LESSEE agrees with the Lessor as follows:

1. THAT any costs and expenses of and incidental to the preparation and completion hereof shall be borne by the Lessee.
2. THE LESSEE shall obtain and comply with all conditions of any consents required to be obtained pursuant to the Reserves Act 1977, the Resource Management Act 1991, the Building Act 2004 or any other consents required to be obtained under any Act of Parliament or Bylaws of any authority having jurisdiction in the area where the land is situated.
3. THE LESSEE will at all times during the term keep the land, all buildings, fences, hedges, gates, drains, enclosures and other structures and improvements now erected or made or which may hereinafter be erected or made on the land or on the boundaries thereof in good repair order and condition and yield up the same at the expiration or sooner determination of the said term.
4. THE LESSEE shall permit any person or persons appointed by the Lessor to inspect the land and all buildings erections and installations and the Lessee will immediately comply with all directions from the Lessor.
5. THE LESSEE shall pay unto the Lessor the rent hereinbefore reserved at the time and in the manner prescribed in the said Schedule free of exchange and all other deductions.
6. THE LESSEE shall pay and discharge all existing and future rates, taxes, power and telephone charges, duties, impositions and outgoings whatsoever imposed upon the said land or building and every part or parts thereof during the said term.
7. NOTHING contained or implied in this lease shall be deemed to confer on the Lessee any right to acquire the fee simple in the said land.
8. THE LESSEE shall not at any time during the said term assign, sublet, mortgage or otherwise dispose of its interest or any part thereof in the Lease without the consent in writing of the Lessor.
9. THE LESSEE will not make any alterations to the existing building or erect any buildings on the said land without the prior consent in writing of the Lessor. In any such case all alterations or erections shall be undertaken at the cost of the Lessee.
10. THE LESSEE will not erect or display or permit to be erected or displayed any hoardings or advertising matter of any description on the said land or on the building without the written consent of the Lessor.

11. THE LESSEE will not do or permit or suffer anything to be done in or upon the land and any buildings thereon or any part or parts thereof which may be or become a nuisance or annoyance or cause damage or inconvenience to the Lessor or to the owners or occupiers of any neighbouring land or premises.
12. THAT the Lessor shall not be liable for any accident, injury or damage suffered by or caused to any property or person arising out of or by reason of the use of the said land by the Lessee or during the course of construction or alteration of any building or improvements on the said land by the Lessee and the Lessee shall indemnify and keep the Lessor indemnified from and against all actions, suits, claims, costs and demands howsoever arising out of the use of the said land by the Lessee, its members, licensees, invitees, servants, workmen or otherwise.
13. THAT the Lessee will insure all buildings, property and equipment belonging to the Lessee which are situated in on or upon the said land and shall not make any claim against the Lessor for any destruction of or damage to any such building property and equipment.
14. THAT the maintenance of the grounds of the said land shall be the responsibility of the Lessee provided however that the Lessor may agree if and when requested to do so by the Lessee for its agents workmen to undertake maintenance work at the grounds with any such maintenance work to be charged out to the Lessee at cost.
15. THAT the Lessee may collect admission charges from persons on each visit to the facilities and the said admission charges collected shall be retained by the Lessee for their own use and benefit absolutely PROVIDED that such admission charges shall be appropriate to the circumstances as the Lessor may from time to time approve.
16. THAT the Lessee shall allow the use of the playing facilities by invitation for non-members on payment of reasonable fees for the purpose of playing bowls on any occasion when playing facilities are open for play and the Lessee is not exercising any right of exclusive use of the said playing facilities for club competitions tournaments and practises and such right of exclusive use shall not exceed more than 40 days in any year.
17. THAT the Lessee may make such rules for the management and control of the said bowling green and the conduct of persons using the same as may be proper and necessary provided that all rules so made shall be consistent with these presents and before coming into force shall be submitted to and approved by the Lessor and if any dispute shall arise between the Lessee and the Lessor as to the propriety of any such rules such dispute shall be referred to the Minister of Conservation whose decision shall be final and binding on both parties. The Lessee shall cause all such rules when so approved and adopted to be printed and posted up in some conspicuous place on the said bowling green for the information and guidance of all persons using the bowling green.

18. THAT it shall be lawful for any member of the public to enter and remain for a reasonable time on the said land at all times when the said bowling green shall be open for play without payment of any fee unless playing the game of bowls (except on those days when entry to the bowling green is restricted pursuant to Clause 16 hereof) and any such person so entering or remaining on the said property shall not be deemed to be a trespasser while that person conducts and behaves himself or herself in an orderly and seemly manner and refrains from hindering or obstructing play upon the said bowling green PROVIDED HOWEVER that the right of public access herein contained shall not be deemed to authorise any such member of the public to enter upon the bowling green or any clubhouse or other building used or owned by the Lessee on the said land without the express consent of the Lessee.

THE LESSOR agrees with the Lessee as follows:

19. The Lessee paying the rent and performing and observing all the covenants and agreements herein expressed and implied shall quietly hold and enjoy the land throughout the term without any interruption by the Lessor or any person claiming under the Lessor.
20. ALL or any of the powers and functions exercisable by the Lessor under these covenants and conditions may from time to time be exercised by the Chief Executive of the Lessor or by any persons authorised in that behalf by the Chief Executive.
21. THE LESSOR shall not be liable to contribute towards the cost of erection and maintenance of boundary fencing.

IT IS MUTUALLY AGREED by and between the parties as follows:

22. THAT the covenants and provisions implied in leases by the Property Law Act 1952 shall not be implied herein.
23. THAT this Lease is upon the express condition that if the rent hereby reserved or any part thereof shall be in arrears and unpaid for the space of 30 days next after any of the days or times hereinbefore appointed for payment of the same (although no formal or legal demand shall have been made therefor) or in case of the breach or non performance of any of the Lessee's covenants or conditions herein contained, or implied or the Lessor is not satisfied that the Lessee has adequately complied with the provisions of these presents and the Lessor has given written notice to the Lessee specifying the breach or default and requiring the same to be remedied within the time stated therein being not less than one month then in any such case it shall be lawful for the Lessor forthwith without suit notice or demand to enter into and upon the demised land or any part thereof and determine this lease whereupon the said land shall revert to the Lessor but without discharging the Lessee from liability for rent due or accruing due or from any previous breach of the covenants conditions or agreements herein contained or implied and the Lessee shall not be entitled to compensation for any improvements effected by the Lessee on the said land but on such termination as aforesaid the Lessee may with the consent of the Lessor remove within such time as the Lessor shall determine such improvements as were effected by the Lessee and shall leave the said land in a clean and tidy state to the satisfaction of the Lessor.

24. THAT if the Lessee shall during the express term hereby granted pay the rent hereby reserved and observe and perform the covenants and conditions on the part of the Lessee herein contained and implied up to the expiration of the said term and shall have given notice to the Lessor at least three months before the expiration of the said term of the desire of the Lessee to take a renewed lease of the said land then the Lessor will at the cost of the Lessee in all things in the same manner as is provided by this lease grant to the Lessee a renewed lease of the said land for one further term of ten years at a rental to be agreed on between the parties and failing such agreement to be determined by arbitration in the manner hereinbefore provided such renewed rental to be in any event no less than the present rental such lease to contain the same covenants conditions and agreements as are herein contained except this present provision for renewal PROVIDED HOWEVER that this clause shall have no force or effect unless in the said Schedule it is stated affirmatively that a right of renewal is to appertain to this lease.
25. THAT in the event of the Lessee wishing to surrender this Lease during the currency of the term such surrender may be accepted by the Lessor on such condition as the Lessor may deem appropriate, including a condition that the Lessee shall be required to bear and pay any local body rates payable under the Lease from the date of acceptance of the surrender until the date at which the Lease would have expired had surrender not been accepted or the end of the rating period, whichever is the sooner.
26. UPON the expiration or sooner determination of this Lease either as to the whole or any part of the said land the Lessee shall not be entitled to compensation for any improvements effected by him but he may within such time as the Lessor shall determine remove all buildings, enclosures, fencing, or other improvements effected or purchased by him or the Lessee may dispose of their improvements to an incoming Lessee at a value determined by the Lessor provided that such a disposition shall be conditional upon approval for the incoming Lessee to occupy the site being granted by the Lessor and should this Lease be determined as to part of the said land then the Lessor shall make such adjustment to the rent payable as it shall in its discretion deem fit and proper.
27. NOTHING in the foregoing provisions shall exclude or restrict the right of the Lessee to obtain relief against any forfeiture or determination of the lease or of its rights to a renewal thereof in the same case and on the same conditions as if the lease had been granted otherwise than in the execution of statutory powers in that behalf.
28. THAT in the case of any difference or dispute arising as to any clause matter or thing herein contained or implied or as to the construction hereof or arising in any way in respect of this Lease such difference or dispute shall be referred to the arbitration of two independent persons one to be chosen by the Lessor and the other to be chosen by the Lessee and an umpire to be chosen by the arbitrators before entering upon the consideration of the matters submitted and every such reference shall be deemed a submission to arbitration within the meaning of the Arbitration Act 1908 or any Act in substitution therefor and shall be conducted and take effect accordingly except only insofar as the provisions of the said Act are hereby expressly modified.

IN WITNESS WHEREOF these presents have been executed by or on behalf of the parties hereto:

THE COMMON SEAL of the)
SOUTHLAND DISTRICT COUNCIL)
was hereunto affixed in the presence of:)

Mayor

Chief Executive

The Common Seal of the)
WINTON RSA AND CITIZENS)
BOWLING CLUB INC)
was hereunto affixed in the presence of:)



0 14.34 28.68 m
 1cm = 14.34 m

Winton RSA and Citizens Bowling Club Inc lease area



Rent Review - Central Southland Netball Centre Incorporated

Record No: R/17/3/4448
Author: Virginia Dillon, Property Officer
Approved by: Ian Marshall, Group Manager Services and Assets

☒ Decision ☐ Recommendation ☐ Information

Purpose

- 1 The purpose of this report is to undertake a review of the annual rental payable by the Central Southland Netball Centre Incorporated for its lease of Council recreation reserve at 37 John Street, Winton.

Executive Summary

- 2 The rental payable by the Central Southland Netball Centre Inc was due for review as at 1 July 2017.
- 3 The current rental paid is \$200 plus GST per annum together with service charges levied on the property.
- 4 It is proposed that the annual rental remain unchanged.

Recommendation

That the Winton Community Board:

- a) Receives the report titled "Rent Review - Central Southland Netball Centre Incorporated" dated 28 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) Determines that the annual rental payable by the Central Southland Netball Centre Incorporated for its occupation of recreation reserve at 37 John Street, Winton described as Sections 11, 12, 13, 17, 18 and 19 and Part of Sections 10 and 20, Block X, Town of Winton located be set at \$200 plus GST for the five year term commencing 1 July 2017.

Content

Background

- 5 The Central Southland Netball Centre Inc leases Council recreation reserve at 37 John Street, Winton.
- 6 The land is set apart as recreation and is described as Sections 11, 12, 13, 17, 18 and 19 and Part of Sections 10 and 20, Block X, Town of Winton and contains 7,000d m².
- 7 The centre has a lease of the land for 10 years from 1 July 2012 with expiry on 30 June 2022.

The lease is subject to five yearly rent reviews.

- 8 The group pays an annual rental of \$200 plus GST together with service charges - the amount to be paid for the 2017/18 year is \$4,635.45.
- 9 The centre owns the improvements on the land.
- 10 After discussions with the Board Chairman, the centre has been advised that the annual rental for the five year term from 1 July 2017 is proposed to remain at \$200 plus GST.
- 11 The Centre has responded via email dated 5 April 2017 that this is acceptable to the centre.

Issues

- 12 No issues are identified with regard to the rental review.

Factors to Consider

Legal and Statutory Requirements

- 13 The rent review is being undertaken in accordance with the provisions of the lease.

Community Views

- 14 The views of the Board are deemed to represent those of the community.

Costs and Funding

- 15 Costs to deal with the review are covered by current budgets.

Policy Implications

- 16 There are no policy implications.

Analysis

Options Considered

- 17 There are two options for consideration:

Analysis of Options

Option 1 - Leave the annual rental amount as is

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">The lessee is satisfied with payment of the current rental figure.	<ul style="list-style-type: none">None identified.

Option 2 - Increase the annual rental

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none">No advantages identified.	<ul style="list-style-type: none">The Lessee has already agreed to the annual rental remaining unchanged - if the Board is of a mind to increase the rental a proposal will have to be put to the Lessee.To increase the annual rental may act as a precedent when setting the annual rental for other reserve users.

Assessment of Significance

- 18 The matter is not considered significant.

Recommended Option

- 19 Option 1 is recommended.

Next Steps

- 20 The Lessee will be advised of the Board's decision.

Attachments

There are no attachments for this report.

Council Report

Record No: R/17/7/15765
Author: Michelle Stevenson, 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 farmers, 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.

Item 8.5

- 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, 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. An overview of the key stages of the process are shown in Work Plan below. 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.

Venture Southland Community Development

- 74 The Venture Southland Community Development team has also been conducting an assessment of all facilities available for community use or hire across the District on behalf of Southland District Council. Over the past few months, the team have been in contact with facility managers and users in the Central Southland area and have gain valuable feedback on what is available and community needs. We are very appreciative of the community's assistance with this process. The community consultation has now ended and the final report – with information that will hopefully be useful for facility planning to meet current and future needs by Council and the community - is due to be submitted to SDC at the end of August.

Environmental Services

Resource Management Act Amendments

- 75 Now that the Resource Management Act amendments have been enacted, staff are working through the implications of these.
- 76 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.
- 77 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

- 78 As previously advised the Building (Earthquake-prone Buildings) Amendment Act 2016 No. 22 have now taken effect from 1 July 2017.
- 79 The 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.
- 80 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

- 81 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

- 82 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.
- 83 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.
- 84 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.
- 85 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.
- 86 The consents issued this month will generate 414 inspections over the coming year if all work is completed in a 12 month period.
- 87 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

- 88 Officers have been 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

- 89 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

- 90 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

- 91 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)

- 92 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

- 93 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

- 94 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

- 95 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.
- 96 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.
- 97 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

- 98 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

- 99 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 effected by crack sealing and other areas that are becoming unserviceable.

- 100 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)

- 101 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

- 102 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

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

Office Buildings

- 104 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

- 105 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.
- 106 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

- 107 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.
- 108 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

- 109 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

- 110 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.
- 111 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.
- 112 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

- 113 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.
- 114 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.

- 115 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.
- 116 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.
- 117 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

- 118 A sod-turning and blessing for the commencement of the Alternative Coastal Route Seal Extension Project was held in May.
- 119 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.

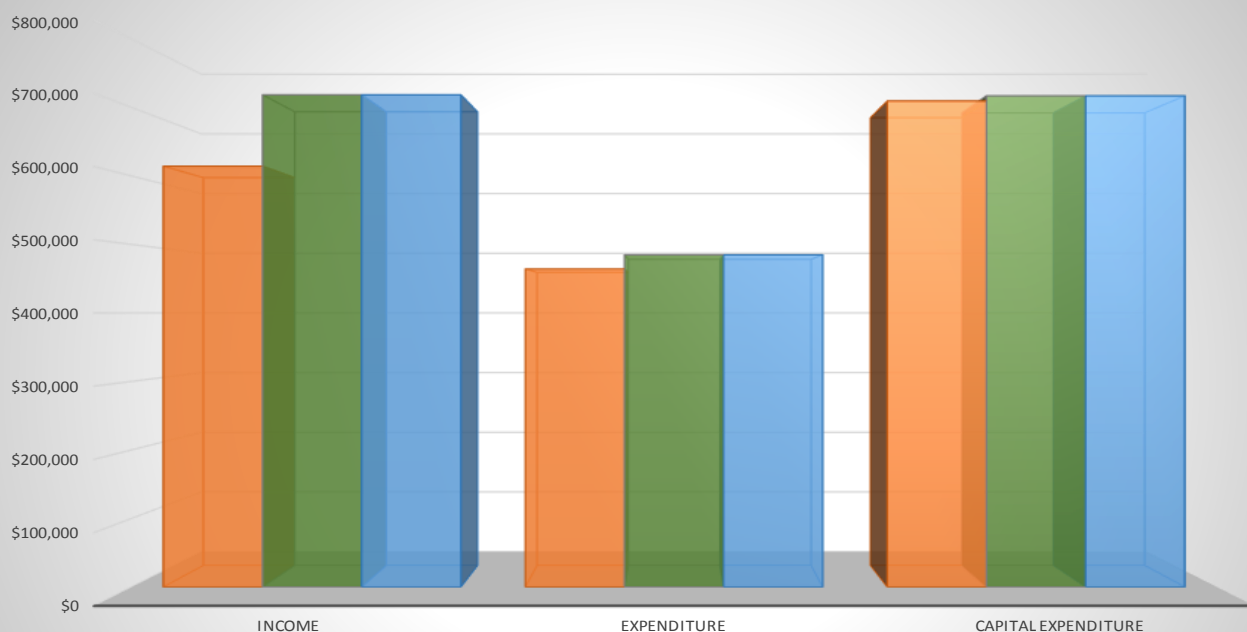
District-Wide Resurfacing Contract

- 120 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

- 121 The year to date income for Winton Community Board is reported lower than expected. This is due to interest yet to be received on reserves, and the streetworks scheduled for Florence road in 2016/17, now moved forward to 2017/18 with development contributions of \$65,000. These funds have yet to be drawn down as the project has not been completed and are showing as a significant variance in income. The variance in income for the parks and reserve is due to the grant to the skate park yet to be drawn down. These will all correct in the end of year final report.
- 122 Expenditure in the year to date for Winton Community Board is on track and within expected levels. There is a small underspend in Beautification and Parks and Reserves due to maintenance not being required to be undertaken.
- 123 The Capital expenditure for Winton Community Board is showing under budget however there are movements within this budget. There is approximately \$10,000 underspend in footpath streetworks, and the \$120,000 for Florence Road works showing in the April report has now been allocated to the 2017/18 financial year. The \$30,000 underspend in stormwater relates to Meldrum Street work coming in under budget. Parks and reserves is overspent in the year to date budget and is due to the timing of reserves movements of \$13,000 to acquire land at 257 Great North Rd.

Winton - Local Business Units as at 30 June 2017



	Income	Expenditure	Capital Expenditure
YTD Actuals	\$614,141	\$464,151	\$709,097
YTD Budget	\$718,263	\$484,787	\$716,699
Annual Budget	\$718,263	\$484,787	\$716,699

YTD Actuals YTD Budget Annual Budget

Winton - Business Units as at 30 June 2017

	Income			Expenses			Capital		
Business Unit	Actual YTD	Budget YTD	Budget Full Year	Expenses YTD	Budget YTD	Budget Full Year	Actual YTD	Budget YTD	Budget Full Year
Administration - Winton	\$29,364	\$46,622	\$46,622	\$30,557	\$31,360	\$31,360			
Library - Winton	\$105,912	\$102,908	\$102,908	\$80,430	\$79,359	\$79,359	\$25,573	\$23,549	\$23,549
Operating Costs - Winton	\$8,544	\$5,543	\$5,543	\$6,466	\$5,543	\$5,543			
Street Works - Winton	\$76,472	\$141,463	\$141,463	\$50,448	\$47,703	\$47,703	\$5,485	\$16,150	\$16,150
Refuse Collection - Winton	\$23,578	\$23,575	\$23,575	\$23,510	\$23,575	\$23,575			
Stormwater Drainage - Winton	\$41,389	\$43,517	\$43,517	\$37,027	\$34,386	\$34,386	\$31,895	\$65,000	\$65,000
SW - STO793 Mackenzie St Repai									
Cemetery - Winton	\$39,000	\$39,559	\$39,559	\$51,806	\$54,559	\$54,559			
Beautification - Winton	\$85,903	\$86,096	\$86,096	\$78,351	\$85,893	\$85,893			
Winton Parks & Reserves	\$54,523	\$99,813	\$99,813	\$41,023	\$49,813	\$49,813	\$63,711	\$50,000	\$50,000
Winton Swimming Pool	\$13,302	\$13,305	\$13,305	\$13,350	\$16,305	\$16,305			
Hall - Memorial	\$65,107	\$22,265	\$22,265	\$17,602	\$22,253	\$22,253	\$582,433	\$562,000	\$562,000
Hall - RSA	\$14,062	\$10,027	\$10,027	\$9,650	\$10,027	\$10,027			
Hall - Drill	\$3,488	\$3,487	\$3,487	\$2,282	\$3,487	\$3,487			
Medical Centre - Winton	\$29,600	\$34,212	\$34,212	\$13,154	\$9,351	\$9,351			
Winton Maternity Centre	\$10,762	\$10,832	\$10,832	\$8,496	\$10,762	\$10,762			
Other Leased Property	\$13,135	\$35,039	\$35,039		\$410	\$410			
Total	\$614,141	\$718,263	\$718,263	\$464,151	\$484,787	\$484,787	\$709,097	\$716,699	\$716,699

Reserve Balances - Annual Plan

Winton	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 Winton - OPR	138,673	138,685	138,698	138,711	138,725	138,739	138,754	138,770	138,786	138,803	138,803	138,803
Winton Birthing Centre - CFD	3,179	3,249	3,321	3,396	3,475	1,931	1,948	1,966	1,985	2,004	2,004	2,004
Winton General	272,476	204,538	203,502	213,160	211,876	221,885	220,264	230,625	228,550	239,258	239,258	239,258
Winton Medical Centre Equip	38,376	39,954	41,598	43,311	45,096	46,956	48,893	50,912	53,015	55,206	55,206	55,206
Winton Medical Centre General	54,000	77,283	76,300	101,064	126,581	131,229	157,383	147,189	173,278	200,053	225,106	225,106
Winton Multi Sports - RES	4,887	5,090	5,301	5,521	5,750	5,989	6,238	6,497	6,767	7,048	7,048	7,048
Winton Property Sales - RES	712,761	295,477	331,543	369,109	385,543	425,345	466,800	509,976	554,944	601,777	608,277	608,277
Winton Res Capital Dev - RES	191,826	100,561	108,844	117,474	126,465	135,833	145,594	155,764	166,360	177,400	177,400	177,400
Winton Stormwater - RES	132,715	126,846	138,131	141,231	144,461	147,827	151,334	154,988	158,795	162,761	162,761	162,761
Total Reserves	1,548,892	988,433	1,043,916	1,129,580	1,184,496	1,253,802	1,335,259	1,394,720	1,480,494	1,582,305	1,613,858	1,613,858

Recommendation

That the Winton Community Board:

- a) Receives the report titled “Council Report” dated 31 July 2017.

Attachments

There are no attachments for this report.