



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

**Date:** Tuesday, 2 April 2019  
**Time:** 5pm  
**Meeting Room:** Waiau Town and Country Club  
**Venue:** 41 King Street, Tuatapere

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## **Tuatapere Community Board Agenda OPEN**

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### **MEMBERSHIP**

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

### **IN ATTENDANCE**

<b>Committee Advisor</b>	Alyson Hamilton
<b>Community Partnership Leader</b>	Simon Moran

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**Full agendas are available on Council's Website**  
**[www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)**

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



## **Terms of Reference – Community Boards**

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

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

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

Community Board members will provide leadership by:

- Positively representing their community and the Southland District
- Identifying key issues that will affect their community's future and work with Council staff and other local representatives to facilitate multi-agency collaborative opportunities.
- Promote a shared vision for the wider community of interest area and develop ways to work with others to achieve positive outcomes
- Community Boards will adopt a strategic focus that will enable members to:
- Provide local representation and guidance on wider community issues, initiatives and projects.
- Contribute to the development and promotion of community cohesion, by developing and supporting relationships across a range of stakeholders at a local, regional and national level.
- Take part in local community forums, meetings and workshops.
- Inform local residents and ratepayers on issues that affect them.

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

### **Engagement and representation by:**

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

### **Financial by:**

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

### **Rentals and leases**

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

**Local assets and facilities by**

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

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

**Stewart Island/Rakiura Community Board**

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

**Te Anau Community Board**

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

The Community Boards can make recommendations to Council on:

**Assets and Facilities**

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

**Rentals and leases**

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

**Contracts/Tenders**

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

**Financial**

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

**Local Policy**

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

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

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

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**UPDATES**

**8.1 Chairperson's Report**

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

**8.2 Councillors Report**

Councillor Harpur to report on matters from the Council table.

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**1 Apologies**

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

**2 Leave of absence**

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

**3 Conflict of Interest**

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

**4 Public Forum**

Notification to speak is required by 5pm at least two days before the meeting. Further information is available on [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) or phoning 0800 732 732.

**5 Extraordinary/Urgent Items**

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

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

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

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

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

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

**6 Confirmation of Minutes**

6.1 Meeting minutes of Tuatapere Community Board, 05 February 2019



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## **Tuatapere Community Board**

### **OPEN MINUTES**

**UNCONFIRMED**

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Minutes of a meeting of Tuatapere Community Board held in the Waiau Town and Country Club, 41 King Street, Tuatapere on Tuesday, 5 February 2019 at 5pm.

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#### **PRESENT**

**Chairperson**

Margaret Thomas

**Members**

Stephen Crack

Blayne De Vries

Maurice Green

Councillor George Harpur

#### **APOLOGIES**

**Deputy Chairperson**

Anne Horrell

**Member**

Jo Sanford

#### **IN ATTENDANCE**

**Committee Advisor**

Alyson Hamilton

**Community Partnership Leader**

Simon Moran

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**1 Apologies**

There were apologies received from Deputy Chairperson Horrell and Member Sanford.

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

**That the Tuatapere Community Board accept the apologies.**

**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**

Greg Lind

Mr Lind, Operations Manager, Department of Conservation, addressed the meeting seeking an understanding of the Board perspectives and views on the proposal for the Hump Ridge Track to become a part of "The Great Walks".

The Chair expressed appreciation to Mr Lind for his attendance at the meeting and presentation to the Board advising that the questionnaire seeking feedback on the proposal for Hump Ridge to become a Great Walk will be completed by the Board members and forwarded to Mr Lind's email address by the due date of 20 February 2019.

**5 Extraordinary/Urgent Items**

There were no Extraordinary/Urgent items.

**6 Confirmation of Minutes**

**Resolution**

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

**That the minutes of Tuatapere Community Board meeting held on 4 December 2018 be confirmed as a true and correct record of that meeting.**

**Reports**



## **7.1 Council Report**

### **Record No: R/19/1/549**

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

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

Mr Moran highlighted various issues of interest including:

- Tourism Strategy and Visitor Levy
- 3-Waters review
- Southland Regional Development Agency
- Representation Review and Community Governance project
- Te Anau Wastewater Project
- Knowledge Management - digitisation of property files
- Income and Expenditure update on budgets relating to Tuatapere
- Tuatapere Railway Station

The Board noted an assessment of the Tuatapere Railway Station was undertaken in January. Council's Manager Community Services met onsite with community board members and Doug Riley of Southern Quantity Surveyors to discuss the scope of the review. A report is being prepared and will be presented at the next formal meeting.

- Clifden Bridge  
The Board was advised work is continuing on this project and a workshop will be held with the community board in the near future.

### **Resolution**

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

**That the Tuatapere Community Board:**

- a) **Receives the report titled "Council Report" dated 23 January 2019.**

## **Updates**

### **8.1 Chairperson's Report**

Chairperson Thomas reported on activities with which she has been involved since the Board's last meeting. This included the following:

- advice of spraying programme scheduled to start late January 2019 is being undertaken by Environment Southland along Boundary Creek - Members commented on concerns of erosion issues in this area, suggesting this be raised with Environment Southland staff.
- advice of attendance at upcoming Community Board conference in New Plymouth scheduled for 11-13 April 2019.

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**8.2 Councillor's Report**

Councillor Harpur reported the Lake Hauroko Road signage is to be replaced and additional signage to be placed further along the road

The meeting concluded at 6.25pm.

CONFIRMED AS A TRUE AND CORRECT RECORD AT A  
MEETING OF THE TUATAPERE COMMUNITY BOARD  
HELD ON TUESDAY, 5 FEBRUARY 2019.

**DATE:**.....

**CHAIRPERSON:**.....

## Council Report

**Record No:** R/19/3/4671

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

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

☐ Decision

☐ Recommendation

☒ Information

## Chief Executive

### Local Government Funding and Financing Inquiry

1. Last December the Productivity Commission released an issues paper for the local government funding and financing inquiry that they are leading. A copy of the issues paper is available on the commission's website ([www.productivity.govt.nz](http://www.productivity.govt.nz)).
2. The issues paper briefly describes local government in New Zealand and how funding and financing currently works. It asks questions about current pressure points and ways that councils can manage cost pressures. It then seeks views on options for future funding and financing tools.
3. Submissions are open until 15 February 2019. Subsequent phases of the inquiry process include the release of a draft report in June 2019 and then a final report to government in November 2019.

### Tourism Strategy and Visitor Levy

4. The government have released their proposed new tourism strategy for public consultation. A copy of the full strategy is available on the MBIE website ([www.mbie.govt.nz/info-services/sectors-industries/tourism/tourism-strategy-consultation](http://www.mbie.govt.nz/info-services/sectors-industries/tourism/tourism-strategy-consultation)).
5. The draft strategy identifies five key outcomes, including that tourism protects and enhances New Zealand's natural, cultural and historic heritage, that regions and communities benefit from tourism, and that New Zealander's lives are improved by tourism. It also outlines the challenges that the growth in tourism in recent years has created and the proposed actions to manage these challenges.
6. At the end of September the government approved the introduction of the \$35 border levy, which is expected to raise some \$80 million per year that is to be used to fund tourism infrastructure and conservation related projects. It is expected that the funds raised will be split evenly between conservation and tourism related infrastructure. At this stage work is still to be progressed to determine how the funds are to be split and how they will be distributed.
7. The levy will be collected through visa fees and via the new electronic travel authority, with legislation due to be passed around the middle of 2019.

### **3 Waters Review**

8. The government is continuing to progress their 3 waters review.
9. In late October the government released a report by GHD and Boffa Miskell into the costs of upgrading wastewater treatment plants. The report estimates that the cost of upgrading wastewater schemes to a standard suitable to meet the current national policy statement on freshwater would cost approximately \$2 billion. It also questions the ability of a number of rural and provincial councils to meet these costs.
10. In late November government released the cabinet paper and minutes detailing the decisions that they made at their meeting on 29 October in regard to the review process. A copy of the papers is available at ([www.dia.govt.nz/three-waters-review](http://www.dia.govt.nz/three-waters-review)).
11. In these papers the government have outlined the broad shape of the options being considered in their review and the overall timetable within which they now expect to be able to make decisions.
12. It is expected that the first round of decisions will be made by cabinet in June 2019. These are expected to include decisions in relation to:
  - the formation of new regulatory processes for drinking water
  - changes to the environmental regulation system that is currently managed by regional councils
  - processes for improving performance reporting in relation to the delivery of wastewater and stormwater systems.
13. By the end of 2019 it is expected that decisions will be made about:
  - proposed service delivery arrangements for 3 waters
  - the need for economic regulation.
14. The question as to whether there will be a need for some form of economic regulation will partially depend upon the decisions that government make in relation to the potential aggregation of service delivery arrangements.
15. The broad models of reform include:
  - proceeding with changes to the regulatory system only
  - whether government creates an incentives regime to encourage the development of more efficient service delivery models
  - a form of compulsory aggregation of service delivery agencies. These would still be publicly owned and most likely still involve some form of local government ownership through, for example, a council controlled organisation model.
16. In a number of recent speeches the minister of local government, Hon Nanaia Mahuta has continued to signal a preference for change to the 3 waters delivery structures including the potential for cross-subsidisation between regions.
17. Local Government New Zealand are making it clear, from a sector advocacy perspective, that any form of aggregation of service delivery should be left to local authorities to decide, particularly

given that the assets are owned by local communities. In this regard they have adopted a position statement which has four key principles as follows:

- fix drinking water first: Havelock North has shown that urgent action is needed in the drinking water space, and any reform process should make this a priority. The government needs to set hard drinking water standards, and establish a strong regulator to enforce these standards
- let existing regulations run their course: wastewater and stormwater assets are long-lived, and it takes many years of planning and investment to change performance outcomes. New freshwater quality standards were introduced in 2017, and we should allow efforts to meet these standards to run their course before introducing new requirements
- take mandatory aggregation off the table: local government strongly opposes mandatory aggregation of water assets as one-size-fits-all policy making. The economic literature shows aggregation can be an effective tool to produce service delivery efficiencies in some cases, and so needs to be applied on a case-by-case basis, not as a blanket policy for New Zealand
- incentives matter: central government should focus on getting the incentives right to drive behaviour. Setting hard quality standards across all 3 waters, backed by rigorous compliance enforcement, will force service providers to lift their performance. At the same time it will open the door to innovation, as service providers experiment with different technologies and ownership models to meet these standards.

18. Across the local government sector a number of other concerns have also been expressed about the current review process. These include:

- the lack of a clear problem definition that the review aims to fix, particularly when consideration is being given to some form of aggregation of supply
- a lack of follow through on the 'co-design' principle, under which the 3 waters review process was originally established
- a tendency to see the 3 waters as one system, as opposed to three distinct but interlinked systems, each with their own challenges
- the question as to whether this is simply a 'back door' way of amalgamating local authorities.

19. The issues arising from the current 3 waters review process are clearly significant at both the national level and for all local authorities. It is clear that there is a need for change and a significant lift in the performance of the sector as a whole. There is also a need for a lift in the quality of private water systems across New Zealand.

20. At the very least there will be significant change to the regulatory environment, which includes drinking water standards, environmental regulation and potentially economic regulation, within which the sector currently operates. This will bring new standards which will need to be met within a short timeframe and will also be subject to an intensive enforcement regime. Local authorities will not be able to use cost as a reason for not meeting the required standards.

21. Staff will continue to monitor developments in this area. At a local level we need to continue on with looking to improve the way in which we manage the water, wastewater and stormwater activities including looking at increasing the pace with which we implement infrastructure improvement projects. We also need to improve our asset management information and processes so that we are able to support informed decision-making processes.
22. We are also now getting closer to the point at which there will be merit in Council looking to do some work with its neighbouring authorities on future models that could be implemented across Southland.

### **Local Governance and Community Well-beings**

23. Alongside of their announcements on the 3 waters review the government also released a cabinet paper outlining work that they are doing to look at strengthening the role of local authorities in the community governance and broader community well-beings area.
24. As noted previously the government have introduced an amendment to the Local Government Act 2002 to require local authorities to have a focus on improving the social, economic, environmental and cultural well-being of their communities. While some might see this as a reinstatement of the sustainable development focus that was previously included in the act, but removed by the previous government, others see it as having quite a different focus to the previous regime.
25. A strengthening of the community leadership and development role that local government can play will have much more significance if the way in which a number of the traditional infrastructural services, such as 3 waters and roading, are changed. The approach being pursued is also consistent with work at a central government level to bring a four well-beings approach to the development of their next Budget. This work, which is called the living standards framework, is also consistent with the sustainable development goals set by the United Nations.
26. Eventually, this work could lead to a greater devolution of responsibilities from central to local government. While government have ruled this out at this stage it is inevitable that there will be ongoing discussions in this area particularly given that the role of local government in New Zealand is relatively narrow by OECD standards and hence it is seen that there is considerable ability to strengthen the role of local authorities as leaders in social, housing, emergency management and long term community planning areas, which are also priorities for government. Over time this could also lead to the decentralisation of what are currently central government service responsibilities to local government.
27. The minister of local government is expected to report back to cabinet in April 2019 on the progress being made in this area.

### **Marine Pollution**

28. The Ministry of Transport is currently seeking input into a decision on whether New Zealand should sign an international treaty restricting air emissions from ships. The level of air pollution coming from cruise ships within Fiordland and Milford Sound in particular has been an issue of concern.

29. This International Maritime Organization Treaty, Annex VI of the International Convention for the Prevention of Pollution from Ships (MARPOL), regulates emissions that are harmful to public health, deplete the ozone layer and contribute to climate change.
30. Annex VI would reduce air emissions by controlling the sulphur content of fuel. Domestic and international ships entering New Zealand waters meet the current Annex VI standards of 3.5 percent sulphur content. Marine fuel produced here is also under 3.5 percent. From 2020 however, the standard required by MARPOL is likely to drop to 0.5 percent.

### **Resource Management Act Reform**

31. The government have announced that they intend undertaking a two-stage approach to the introduction of amendments to the Resource Management Act 1991.
32. The first stage will be a focused set of amendments that will address a number of targeted issues which government see as being able to be amended relatively easily. Further details on the specific changes proposed are available on the Ministry for the Environment website ([www.mfe.govt.nz/rma/improving-our-resource-management-system](http://www.mfe.govt.nz/rma/improving-our-resource-management-system)).
33. Stage 2, which will begin early this year, will be a more comprehensive review of the resource management system and will build on current work across urban development, climate change, and freshwater. It will also consider a number of issues raised by stakeholder groups including the Productivity Commission and Local Government New Zealand.

### **Southland Regional Development Agency**

34. The creation of the Southland Regional Development Agency (SRDA) reached an important milestone in December with the legal formation of the new company and the signing of the Joint Shareholders Agreement and Constitution.
35. The Joint Shareholders Committee, who also have responsibility for managing the board and setting the performance expectations for the new entity has also been formed and had its second meeting on 4 December. At that meeting the committee was also briefed on progress with the director recruitment process. Some 70 applications were received from a wide range of good quality candidates.

### **Ministry of Civil Defence and Emergency Management**

36. The previous government indicated its intention to review the 60/40 funding of emergency events. This is where in the declaration of an emergency, central government contributes 60% and local contribution is 40% of essential infrastructure costs subject to the relevant criteria being met.
37. The review was initiated because of the impact that the Christchurch and Kaikoura earthquakes had on the central government funds. Recently, Local Government New Zealand met with the Ministry of Civil Defence and Emergency Management and received assurances that no change to the 60:40 arrangement have been made or is under consideration at this time.

## **Community and Futures**

### **Strategy and Policy**

#### **Annual Plan 2019/2020**

38. Work for the Annual Plan 2019/2020 is currently underway, and a timeline and project plan was submitted to Council in December 2018. Direction setting reports have been presented to local community boards and community development area subcommittees throughout the months of November and December identifying any variances to the Long Term Plan 2018-2028. It is recognised that extraordinary projects or changes to the level of service may be needed outside of the Long Term Plan process, to ensure the on-going needs of the community are being met.

#### **BERL Stage 3 – Working towards positive Southland community futures**

39. Business and Economic Research Limited (BERL) was commissioned by Southland District Council to undertake research to assist with the development of the District's 2031 Long Term Plan.
40. The research is based on the idea that the District can passively accept the future that fate will provide for its communities, or work strategically to shape the future it wants to achieve.
41. The research is in three stages, each of which is designed to answer a specific question:
- stage 1 asked “where we are now?” This involved collecting and analysing data to show the state of wellbeing in the District as a whole and in seven defined communities. This stage has been completed.
  - stage 2 asked “where we are heading?” This involved some forecasting to examine how the population and the level of employment in the District and each of the communities would change, if past trends were left to continue. This stage has also been completed.
  - the current stage, Stage 3, is about asking the question “where we actually want to be?” Its aim is to define a set of actions that will help to shape positive futures for each of the main communities in the District.
42. BERLs engagement with individuals, organisations, and businesses in the District to inform Council about what it can do itself to increase wellbeing, as they strive for overall community wellbeing has been completed. It is intended this will be presented to Council in February 2019.

#### **Community Futures Research and Analysis Work Programme**

43. Council continues to support the progression of research and analysis work to support its decision-making in preparation for the Long Term Plan 2031.
44. This work will assist in leading the development of Council's overall approach to the management of change and preparation for what the future might hold for the District and its communities, and identify priorities for investing in community future planning. The executive leadership project team comprising of the chief executive, chief financial officer, group manager services and assets, group manager environmental services and group manager community and futures has been established to determine prioritisation, and is facilitated by the strategy and policy manager. High level project plans have been developed that will help determine what is



required to deliver priority projects within the District and reports presented to the Community and Policy Committee in September and November to update on the progress of the overall programme of work.

45. The on-going work streams include:

- socio-demographic projects (where are we now, where are we heading, and where do we want to be)
- climate change and implications for Southland District (risks and impacts on the District)
- service delivery framework – District vs local service provision and levels of service (an assessment and evaluation of Council services and determine the most appropriate level of service to meet community needs in the future)
- rating affordability planning and implications (to understand income levels in our communities and affordable measures for delivery of activities and services – and implications of decisions on rating affordability for the District)
- land and water plan implications (to understand the implications of compliance standards on the future provision of services to local communities)
- community facility provision framework (how, what and when are facilities used and needed)
- community partnerships assistance and funding alignment approach (multi-agency community partnership opportunities, and council's funding and grant schemes to support community organisations)
- technological change impacts on communities and implications for Council.

## **Governance**

### **Representation Review and Community Governance Project**

46. The Local Government Commission heard appeals and objections on Council's final proposal on Wednesday 5 December at which time Council staff and elected representatives made a presentation on our final proposal.
47. Work is progressing on arrangements to support the community governance project.

## **Venture Updates**

### **Southland Arts Festival**

48. The 2019 Southland Arts festival, now in its 11<sup>th</sup> year, will be held from April 10 – May 16, 2019. With a total of 25 individual events to choose from, ranging from contemporary dance, theatre, music and comedy to literary arts there is something for everyone.
49. The programme for this year's festival aims to celebrate the creativity and vibrancy that the arts can inspire in us all, and will challenge, entertain and captivate audiences all at the same time.
50. More information, including the festival programme, can be found online at [southlandnz.com](http://southlandnz.com) with tickets available to be purchased from [ticketdirect.co.nz](http://ticketdirect.co.nz), or from the Southland Chamber of Commerce, ICC Booking Office or ILT Stadium Southland.

## **Planning for Southland's tourism growth**

51. Planning for Southland's continued tourism growth and the development of attraction initiatives have been boosted with consultants appointed to carry out two significant pieces of work; the Southland Murihiku Destination Strategy and the development of the Southland Story.

## **Southland Murihiku Destination Strategy 2018-2028**

52. Stafford Consulting was appointed to advance the Southland Murihiku Destination Strategy and has carried out consultation with major stakeholders. It is anticipated that the strategy will be completed by March 2018. The strategy will provide overall direction for the development of tourism in Southland, aligning with other planning documents such as the cruise, cycling, heritage and events strategies.

## **Southland Story**

53. Principals Group has been appointed as the consultants to lead the Southland Story project development. To date this has involved carrying out workshops in Te Anau, Riverton, Gore and Invercargill, interviewing key stakeholders and carrying out a wider survey so that as many voices as possible are given the opportunity to contribute to the story development.

## **Dark Sky Sanctuary for Stewart Island**

54. In early January the International Dark Sky Association (IDA) confirmed that Stewart Island/Rakiura had been successful in its application for the establishment of an international dark sky sanctuary. Venture Southland worked alongside an independent consultant and the Stewart Island Promotion Association to prepare the application which was unanimously endorsed by the IDA board.
55. The decision makes Stewart Island/Rakiura the fifth dark sky sanctuary, and only the second island sanctuary, in the world. It is anticipated the accolade will contribute to an increase employment on the island, encourage the preservation of the unspoiled natural environment and result in a significant boost in tourism both on the island and across the wider Southland region.

## **Water Treatment Course**

56. The annual water treatment course offered to community pools was held on November 23 2018 and had 17 people attend from across the district. Funding from Community Trust South and the Southland District Council Community Initiatives Fund helped to subsidise the cost for not-for-profit/community pool

# **Environmental Services**

## **Group Managers Update**

## **National Policy Statement (NPS) and National Environmental Standard (NES) for Fresh Water Management 2019**

57. Some key elements of this work to be aware of are as follows:
- a bill to undertake minor amendments to the RMA related to the NPS and NES is likely to be passed late this year/early next year

- a more comprehensive review of the resource management system is proposed to be developed and introduced in the 2nd quarter of next year
- a NPS could take the form of what is proposed in the NPS for indigenous biodiversity (outlined below), potentially including more definitive targets and stronger central direction
- a NES could set national environmental bottom lines, require the review of consents, and determine how activities within risk catchments should be managed
- this could have implications for the work currently being undertaken for Council on the water and land plan appeal/mediation process.

### **Recommended National Policy Statement for Indigenous Biodiversity – NPSIB**

58. A national Biodiversity Collaborative Group has developed a draft national policy statement for indigenous biodiversity, and recommendations to the government on complementary and supporting measures to maintain indigenous biodiversity. Essentially, the recommendations are for a NPS with regulatory and non-regulatory components.
59. The associate minister's announcement on this, released on 25 October, included the following wording:

#### **Media release from associate minister for the environment, Hon Nanaia Mahuta:**

- a new report recommending improvements to biodiversity management will build on communities' good work to protect our biodiversity, says associate minister for the environment, Hon Nanaia Mahuta.
  - the report of the Biodiversity Collaborative Group outlines a draft national policy statement (NPS) for indigenous biodiversity and provides complementary recommendations, to help halt the decline in biodiversity.
  - "our biodiversity is a taonga, important to New Zealand's environment, culture, society and economy. However, it is in rapid decline from pressures like land-use change, invasive species, and climate change, and we need to do more to ensure that it is protected," said Hon Nanaia Mahuta.
60. The draft NPS itself sets clear direction and covers the following:
- national criteria for assessing all indigenous biodiversity
  - creation of significant natural areas (SNAs) that will be required to be identified, attributes scheduled, mapped and then incorporated into District plans and regional plans.
  - direction on how activities within those SNAs will be managed and how to engage with landowners through that process, with the ultimate goal of setting environmental bottom lines within a SNA
  - direction on how activities within all other indigenous biodiversity should be undertaken to "maintain" indigenous biodiversity
  - provision for existing activities (on a limited basis) within SNAs

- requires a regional biodiversity strategy which sets targets for restoration and enhancement to be developed by the Regional Council.
61. The creation of the NPS will require continued support from Council of the regional biodiversity study programme already underway and the biodiversity strategy. However, the draft NPS proposes a 5 year timeframe to have completed what will be a fairly extensive research and ground truthing programme and may require a higher level of resourcing in order to meet that timeframe. The draft NPS will also require councils to actively enter into engagement with landowners once areas have been identified from the study. This will be likely to require additional resource.
62. The draft NPS further proposes that within six years a plan change be notified to the relevant regional and District planning documents to incorporate the SNAs.
63. The strategy will require that an increase in indigenous biodiversity be achieved to boost the percentage of indigenous cover for the region. It is likely that this will require councils to consider what they can contribute towards meeting that target.
64. A cost benefit analysis will be prepared and both that, and the collaborative group's reports, will be forwarded to the relevant ministers and officials for consideration. A full consultation process on a proposed NPS and its complementary and supporting measures will then occur. Depending on what the ministers determine, it is possible that this will be progressed this year.

### **Water and Land Plan Appeal**

65. Council along with Invercargill City Council and Gore District Council have jointly appealed the decision on Environment Southland's Water and Land Plan. The appeal relates to discrete provisions of the plan that impact upon reticulated services (water, stormwater and wastewater).
66. The environment court has decided to split the appeal into two topics "A" and "B" which will be heard separately. Topic "A" covers the front end of the plan. Particularly, the issues pertaining to Southland's water and land, the state of the environment, physiographic zones, objectives and discrete policies relating to Ngai Tahu, physiographic zones, freshwater management units. A hearing for topic "A" is set down for May 2019 with evidence scheduled from December 2018 until early May 2019. Evidence for the Councils' appeal is due in late February. Topic "B" containing the remaining policies and rules of the plan will be scheduled once an interim decision and appeals on topic "A" have been resolved. It is likely that topic "B" will be heard in early 2020.

### **Building Solutions**

67. The department has received 88 building consent applications for the month this is down about 10% on the previous 3 year average. The majority of these reductions are accounted for in the reduction of consents for C1 commercial consent applications down to 20 from a three year average of 34 applications. The value of C1 consent applications was bolstered with an application to construct a \$1m heritage centre on Stewart Island/Rakiura.
68. The department issued 53 consents for the month, this is down from 84 consents for the same period as last year. The most noted reductions came in C1 commercial consents, down from 32 to 24 and R1 residential are down from 58 to 32 when compared to November 2017. The

number of consents issued are down on November last year and this is also reflected in the value of consented work down from \$10.3 million to \$4.6 million.

69. For the year to date the total number of consents issued are down from 559 to 365 on the same period in 2017-2018 and would be more in line with the number consents issued for the year 2016-2017.

## **People and Capability**

70. There have been some changes to the Services and Assets Group. The new structure includes the creation of a project delivery team and establishment of a commercial infrastructure function to support, amongst other things, our procurement and contract management activities. The new structure will also see the disestablishment of the community engineer team with staff moving into positions the project team and the various activity teams. The purpose of the proposed amendments is to improve programme delivery and increase both commercial and asset management capacity across the group.

## **Services and Assets Group**

### **Group Manager's Update**

71. With the decision to proceed with subsurface drip irrigation (SDI) discharge methodology, the Te Anau wastewater discharge project team is working hard to ensure the SDI consenting process is progressed as soon as possible. Council staff are working closely with Stantec, external specialists and Environment Southland to ensure that all parties are up to speed with requirements and anticipated timelines.
72. Work is ongoing to provide further clarity and prioritisation of expenditure in association with infrastructure deficits, activities, sub-activities and services. This work is necessary, to adequately inform levels of service discussions and consultation in the lead up to the 2021 Long Term Plan.

### **Forestry (IFS)**

73. With the annual harvest programme now completed, all income has been received. A total of 30,000 tonnes was harvested from the Waikaia forest. The remainder of the year concentrates on tending, establishment and maintenance operations. Financial results are well above budget.

## **Operations and Community Services**

### **Tourism Infrastructure Funding**

74. Staff involved in the tourism funding process, attended a presentation from representatives of Ministry of Business, Innovation and Employment and Local Government New Zealand. They provided feedback on the applications that had been received in the previous rounds of funding. Following the first two rounds, they have reviewed the application process based on feedback from local authorities and took the opportunity to update councils on the changes that they have implemented. The two key points from the presentation were:
- they have reduced the \$100,000 threshold to \$25,000
  - application dates have been fixed to the 1 March and the 1 August.

## Customer Delivery

### Libraries

75. We currently have 5344 active library users in the District as at 3 December 2018 (this is defined as having used their library card in library or online in the last 12 months).
76. The table below shows the number of individuals checking out items from a branch library each month.

LIBRARY NAME	OCTOBER	NOVEMBER
Book Bus	321	397
Lumsden	94	82
Otautau	103	84
Riverton	196	182
Stewart Island	54	39
Te Anau	417	368
Winton	624	595
Wyndham	60	63

77. Use of the PressReader application is below.

MONTH	ISSUES DOWNLOADED	ARTICLES READ
October	5291	24396
November	4200	11028

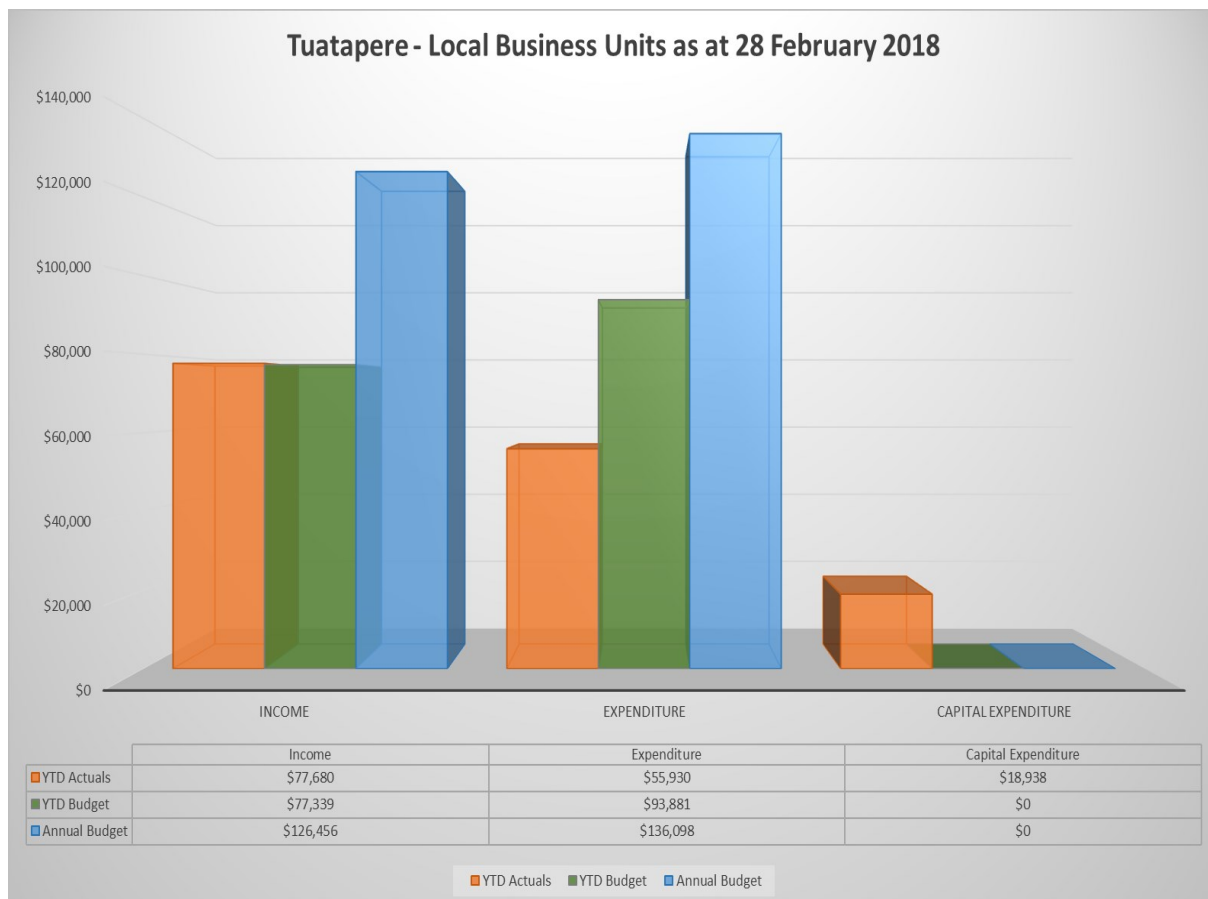
78. Our library service has new books each month, these can be viewed online through our catalogue on <https://www.southlanddc.govt.nz/my-southland/libraries/>.

### Knowledge Management

79. Over the past two months the team have continued to work with teams throughout Council supporting the change to the digitisation of our property files. Changes have created efficiencies for teams in that they can now access information from their desks as opposed to the having to come in, find the file, take it away to review and then return for filing. It also allows for multiple people to access the files at one time.
80. For the public to view property files, we maintain a request service via the customer support team and files are emailed to the requestor. From the 1 October until 30 November 2018 we received 227 property file requests from the public.

### Finance

81. The most significant variances for expenditure year to date relate to the budget lines for operating costs, township beautification and grants made from the pool rate.
82. The capital expenses costs relate to the purchase of the land for the Tuatapere swimming pool.



Tuatapere - Business Units as at 28 February 2018											
BU Code	Business Unit	Income			Expenses			Capital			
		Actual YTD	Budget YTD	Income Budget Full Year	Expenses YTD	Budget YTD	Expenses Budget Full Year	Actual YTD	Budget YTD	Capital Budget Full Year	
28000	Administration - Tuatapere	\$10,281	\$10,331	\$24,659	\$7,780	\$10,331	\$15,496				
28002	Operating Costs - Tuatapere	\$14,861	\$14,932	\$22,398	\$6,598	\$15,431	\$22,398	\$18,938			
28007	Street Works - Tuatapere	\$8,024	\$8,063	\$12,094	\$9,374	\$8,281	\$12,422				
28010	Refuse Collection - Tuatapere										
28013	Stormwater Drainage - Tuatapere	\$6,392	\$6,423	\$9,634	\$2,513	\$6,643	\$9,634				
28028	Beautification - Tuatapere	\$14,574	\$14,609	\$21,913	\$8,619	\$14,609	\$21,913				
28032	Tuatapere Parks & Reserves	\$6,762	\$6,795	\$10,192	\$8,442	\$8,950	\$12,954				
28040	Waiau River Collection	\$232	\$233	\$350	\$473	\$233	\$350				
28048	Tuatapere Ward Pool Rate	\$6,751	\$6,755	\$10,729	\$5,000	\$18,933	\$27,133				
28050	Hall - Tuatapere	\$9,802	\$9,199	\$14,487	\$7,131	\$10,470	\$13,798				
28071	Sewerage Testing Tuatapere										
Total		\$77,680	\$77,339	\$126,456	\$55,930	\$93,881	\$136,098	\$18,938	\$0	\$0	\$0



# Reserve Balances

Tuatapere	Opening Balance	Current Budget	Forecast Budget	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
<b>Community Centre</b>													
<b>Reserve</b>													
Tuatapere Community Centre - R	15,573	16,262	16,262	16,974	17,709	18,468	19,252	20,062	20,899	21,763	22,656	23,578	23,578
<b>Total Community Centre Reserve</b>	<u>15,573</u>	<u>16,262</u>	<u>16,262</u>	<u>16,974</u>	<u>17,709</u>	<u>18,468</u>	<u>19,252</u>	<u>20,062</u>	<u>20,899</u>	<u>21,763</u>	<u>22,656</u>	<u>23,578</u>	<u>23,578</u>
<b>Total Community Centre Balance</b>	<u>15,573</u>	<u>16,262</u>	<u>16,262</u>	<u>16,974</u>	<u>17,709</u>	<u>18,468</u>	<u>19,252</u>	<u>20,062</u>	<u>20,899</u>	<u>21,763</u>	<u>22,656</u>	<u>23,578</u>	<u>23,578</u>
<b>Local</b>													
<b>Operating</b>													
Tuatapere General - OPR	290	226	226	226	226	226	226	226	226	226	226	226	226
<b>Total Local Operating</b>	<u>290</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>	<u>226</u>
<b>Reserve</b>													
Tuatapere General - RES	270,404	279,534	279,534	258,627	267,747	277,389	287,570	298,308	309,621	331,692	344,547	358,046	358,046
Tuatapere Pool - RES	28,865	29,451	12,451	13,067	13,703	14,360	15,039	15,740	16,464	17,210	17,982	18,780	18,780
Tuatapere Property - RES	2,910	3,007	3,007	3,107	3,210	3,317	3,427	3,541	3,659	3,780	3,905	4,035	4,035
Waiau River Collection - RES	998	1,034	1,034	1,071	1,109	1,148	1,189	1,231	1,275	1,320	1,366	1,414	1,414
<b>Total Local Reserve</b>	<u>303,167</u>	<u>313,026</u>	<u>296,026</u>	<u>275,872</u>	<u>285,769</u>	<u>296,214</u>	<u>307,225</u>	<u>318,820</u>	<u>331,019</u>	<u>354,002</u>	<u>367,800</u>	<u>382,275</u>	<u>382,275</u>
<b>Total Local Balance</b>	<u>303,457</u>	<u>313,252</u>	<u>296,252</u>	<u>276,098</u>	<u>285,995</u>	<u>296,440</u>	<u>307,451</u>	<u>319,046</u>	<u>331,245</u>	<u>354,228</u>	<u>368,026</u>	<u>382,501</u>	<u>382,501</u>
<b>Water</b>													
<b>Reserve</b>													
Tua Water/Meridian Contr - Res	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946	6,946
<b>Total Water Reserve</b>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>
<b>Total Water Balance</b>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>	<u>6,946</u>
<b>Total Tuatapere Reserve Balance</b>	<u>325,976</u>	<u>336,460</u>	<u>319,460</u>	<u>300,018</u>	<u>310,650</u>	<u>321,854</u>	<u>333,649</u>	<u>346,054</u>	<u>359,090</u>	<u>382,937</u>	<u>397,628</u>	<u>413,025</u>	<u>413,025</u>

## **Recommendation**

**That the Tuatapere Community Board:**

- a) Receives the report titled “Council Report” dated 22 March 2019.**

## **Attachments**

There are no attachments for this report.

## **Tuatapere Railway Station Building Assessment**

**Record No:** R/19/2/3640  
**Author:** Mark Day, Community Facilities Manager  
**Approved by:** Matt Russell, Group Manager Services and Assets

☐ Decision ☐ Recommendation ☒ Information

### **Purpose**

- 1 The purpose of this report is to inform the Tuatapere Community Board (the Board) about the potential cost to upgrade the Tuatapere Railway Station Building.

### **Executive Summary**

- 2 On 15 January 2019, Council staff and Mr Doug Riley from Southern Quantity Surveyors, met with the Board to follow up with them about a request that had been passed onto Simon Moran, Council's Community Partnership Leader, to get someone qualified to undertake a full building condition and restoration cost assessment for the Tuatapere Railway Station.
- 3 At the meeting there was a discussion to try and determine what the Board wanted to do with the building so that the level of assessment could be quantified. This was also followed up with a physical inspection of the building. It was agreed that Mr Riley would undertake the assessment and provide the Board with an "indication" of what the potential cost would be to bring the building back to a remedial standard.

### **Analysis**

- 4 The estimate provided by Southern Quantity Surveyors to do the remedial work on the Railway Station building is a considerable amount of expenditure to bring the building to a state where it is still not potentially fit for occupation.
- 5 Without a clear understanding of what the building will be used for the estimate is only an indication of the starting point for any future development.
- 6 If the Community Board decided on the future use of the building there would potentially be considerable additional costs incurred to get it to a level that would meet the necessary building and compliance standards.
- 7 These costs would not be limited to the structural upgrade of the building but also any consent compliance that would be associated with the activity that the building would be used for.
- 8 Consideration must be given to where the Railway Station building fits into the Community Board's plan for the development of other similar assets within the wider community.
- 9 A decision needs to be made about whether the building is a strategic asset that is going to support future growth within the community.
- 10 The Board would need to understand the on-going financial commitment that investing in the Railway Station building would represent to the community in terms of maintenance and occupation.

- 11 From an asset management view there is a level of risk associated with the building to the community that would need to be fully justified before progressing with any future development.
- 12 Due to the indicative cost provided as a starting point for any development of the asset it represents a significant cost that Council staff would caution as to whether this is a prudent investment or are there other projects that would be of a higher priority and would benefit from a similar level of investment.

## **Recommendation**

**That the Tuatapere Community Board:**

- a) **Receives the report titled “Tuatapere Railway Station Building Assessment” dated 8 March 2019.**

## **Attachments**

- A Quotation from Southern Quantity Surveyors - Tuatapere Railway Station Estimate [↓](#)

**Southern Quantity Surveyors****Construction Cost Consultants  
Project Managers**

25 January 2019

Mark Day  
Southland District Council  
PO Box 903  
Invercargill 9840  
Mark@southlanddc.govt.nz

Dear Mark,

**Tuatapere Railway Station Refurbishment**

As requested and based on our meeting with the community board and a site visit we have prepared a budget estimate for the above project

**Our order of cost estimate is: \$160,000.00 (Excluding GST)**

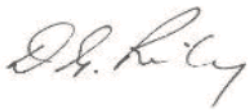
It is important to note that the scope of work included in this budget estimate is maintenance work that does not require a building consent. If a building consent is required then it may trigger compliance works that have not been included in this budget estimate

For estimating purposes it has been assumed that the project will be developed and let on a competitive tender basis

A summary breakdown of the estimate is enclosed; your attention is drawn to the items excluded and notes on budget

Should you require any further information please contact the writer

Yours sincerely,



Doug Riley  
Southern Quantity Surveyors  
19-001

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**Southern Quantity Surveyors Ltd**  
PO Box 1449 · 109 Gala Street · Invercargill · New Zealand  
Telephone (03) 218-6544 · Facsimile (03) 214-4488 · Email doug@sq.s.co.nz

**Tuatapere Railway Station Refurbishment**

<b>BUDGET ESTIMATE</b>		25/01/2019
01	REFURBISHMENT WORKS	\$ 145,528
	<i>Sub-Total of Construction Cost</i>	<u>\$ 145,528</u>
02	LOOSE FURNITURE FITTINGS & EQUIPMENT	Excluded
03	LOCAL AUTHORITY LEVIES & CHARGES	Excluded
04	FLUCTUATIONS – INCREASED COSTS	Excluded
05	PROFESSIONAL FEES	Excluded
06	PROJECT CONTINGENCY	14,472
07	TOTAL ESTIMATE ( Rounded)	<u>\$ 160,000</u>

**NOTES ON BUDGET & EXCLUDED ITEMS**

- 1101 Goods and Services Tax excluded
- 1102 Finance and Holding charges excluded
- 1103 No allowance has been included for Building Consent or Resource Consent fees.
- 1104 Client administration excluded
- 1105 No allowance has been made for loose furniture, equipment, soft furnishings, white wear
- 1106 No allowance has been made for increased costs
- 1107 No allowance has been included for Professional Fees
- 1108 An allowance of 10% has been included for a Project Contingency Sum for unforeseen items
- 1109 Budget estimate has been prepared from site visit and discussions with SDC staff and community board members
- 1110 No allowance has been made for any upgrade to existing services. Assumes that power and water, supplies to the building are adequate
- 1111 No allowance for removal of any contaminated or hardous materials in the demolition should they be present
- 1112 Refurbishment estimate is based on the building not being a category listed building. Some refurbishment will be in modern equivalent materials. The estimate covers a refurbishment not a restoration.

19-001

# Elemental Summary

Southern Quantity Surveyors

Construction Cost Consultants  
Project Managers

Project: PROJECTS 2019		Details: 2019_01_18 Estimate			
Building: 19-001 Tuatapere Railway Station					
Code	Description	Quantity	Unit	Rate	Total
	TUATAPER RAILWAY STATION				
	Order of Cost Estimate				
	Estimate Information				0
	Element 1 - Site Preparation				700
	Element 2 - Work below lowest floor finish				2,660
	Element 3 - Frame				0
	Element 4 - Structural Walls				0
	Element 5- Upper Floors				0
	Element 6- Roof				24,780
	Element 7- External Walls & External Finish				14,480
	Element 8 - Windows & External Doors				19,400
	Element 9 - Stairs & Balustrades				0
	Element 10 - Partitions				0
	Element 11 - Internal Doors				800
	Element 12 - Floor Finishes				10,320
	Element 13 - Wall Finishes				18,690
	Element 14 - Ceiling Finishes				6,980
	Element 15 - Fittings & Fixtures				3,900
	Element 16 - Sanitary Plumbing				3,500
	Element 17 - Heating & Ventilation Services				0
	Element 18 - Fire Services				1,600
	Element 19 - Electrical Services				13,400
	Element 20 - Vertical & Horizontal Transportation				0
	Element 21 - Special Services				0
	Element 22 - Drainage				6,000
	Element 23 - External Works				0
	Element 24 - Sundries				0
	Subtotal				127,210
	Preliminaries & General	4	%		5,088
	Subtotal				132,298
	Contractors Margin	10	%		13,230
	Subtotal Construction Cost				145,528
	Consent Fees				0
	Subtotal				145,528
	Professional Fees	Excluded			0
	Subtotal				145,528
	Contingency	10	%		14,472
	TOTAL				160,000

# Elemental Summary

Southern Quantity Surveyors

Construction Cost Consultants  
Project Managers

Project: PROJECTS 2019	Details: 2019_01_18 Estimate
Building: 19-001 Tuatapere Railway Station	

Code	Description	Quantity	Unit	Rate	Total
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## Estimate Information

	This estimate has been prepared after a meeting with the community board and SDC staff at the Waiau Hotel on 15th January 2019. There is no defined scope of work	Note			
	SQS has prepared this estimate on upgrading the existing building and facilities on the basis that no building consent will be required	Note			
	Should the scope of work be changed such that a building consent will be required the it is likely that a full gap analysis will be required and this may require compliance work to be carried out	Note			
	This estimate makes no allowance for consultant fees, carrying out a gap analysis or for any compliance works that may be required	Note			

## Element 1 - Site Preparation

	Lift existing floor coverings	1	Sum	200.00	200
	Demolish existing WC	1	No	100.00	100
	Demolish existing WHB	1	No	100.00	100
	Demolish Existing kitchen sink	1	No	100.00	100
	Allow to remove any rubbish	1	Sum	200.00	200

## Element 2 - Work below lowest floor finish

	Allow to lift particle board flooring repairs	1	Sum	160.00	160
	Repair floor with recycled rimu flooring	10	M2	200.00	2,000
	Allowance for sundry other floor repairs	1	Sum	500.00	500
	Note no allowance for replacing piles or Relevelling the building	Note			

## Element 3 - Frame

	No allowance for any structural strengthening or repairs	Note			
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## Element 4 - Structural Walls

	No allowance for any structural strengthening or repairs	Note			
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## Element 6- Roof

	Remove existing fascia board	24	M	10.00	240
	New Fascia/ Barge boards	62	M	90.00	5,580
	New Gutters	48	M	75.00	3,600
	Downpipes	4	No	750.00	3,000
	Replace roof to west	96	M2	60.00	5,760
	Repaint remainder roof to match	140	M2	30.00	4,200
	Prepare & paint soffit of canopy	80	M2	30.00	2,400

## Element 7- External Walls & External Finish

	Allow sum for repairs / replacement to weatherboards	1	Sum	4,000.00	4,000
	Prepare and repaint existing weatherboards	262	M2	40.00	10,480

## Element 8 - Windows & External Doors

	Repairs to doors on platform elevation	2	Pr	2,000.00	4,000
	Repairs to windows on east elevation	1	Sum	2,000.00	2,000
	Demolish windows to west elevation	4	No	100.00	400
	New double hung sash windows to west elevation	4	No	3,000.00	12,000



# Elemental Summary

Southern Quantity Surveyors

Construction Cost Consultants  
Project Managers

Project: PROJECTS 2019	Details: 2019_01_18 Estimate
Building: 19-001 Tuatapere Railway Station	

Code	Description	Quantity	Unit	Rate	Total
Element 8 - Windows & External Doors					(Continued)
	Repaint windows & doors	25	M2	40.00	1,000
Element 11 - Internal Doors					
	Carry out repairs to internal doors	4	No	200.00	800
Element 12 - Floor Finishes					
	Allow to sand and oil timber floors	140	M2	60.00	8,400
	Vinyl flooring to Acc WC	16	M2	120.00	1,920
Element 13 - Wall Finishes					
	Allow to prepare and repaint existing matchboard linings	324	M2	30.00	9,720
	Seratone type wall linings to accessible WC	58	M2	130.00	7,540
	Wet wall lining to sink area	11	M2	130.00	1,430
Element 14 - Ceiling Finishes					
	New plasterboard ceiling to accessible bathroom	16	M2	130.00	2,080
	Prepare and paint to existing ceiling	140	M2	35.00	4,900
Element 15 - Fittings & Fixtures					
	Accessible handrails	1	Sum	1,500.00	1,500
	Kitchen sink unit	1	No	2,000.00	2,000
	Mirror	1	No	400.00	400
Element 16 - Sanitary Plumbing					
	Note assumes that existing wastes and water supplies can be used				
	New accessible WC & cistern.	1	No	1,000.00	1,000
	New WHB	1	No	1,500.00	1,500
	New kitchen sink etc	1	No	1,000.00	1,000
Element 17 - Heating & Ventilation Services					
	No allowance for heating				
Element 18 - Fire Services					
	Allow for hardwired smoke detectors to each room	4	No	400.00	1,600
Element 19 - Electrical Services					
	No allowance for upgrade to supply	Note			
	Allow for cover to sitchboard	1	No	500.00	500
	Allow for LED lighting to Verandahs and exterior	6	No	750.00	4,500
	Allow for LED lighting to interior	8	No	500.00	4,000
	New PP to kitchen	4	No	300.00	1,200
	New Hand drier	1	No	1,200.00	1,200
	Prov Sum for switchboard upgrade	1	Sum	2,000.00	2,000
Element 22 - Drainage					
	Allow for SW connection or say 4 No soak holes for SW disposal	1	Sum	6,000.00	6,000
Consent Fees					
	Assumes no consent required as all work is " maintenance"				

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Southern Quantity Surveyors

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# Elemental Summary

Southern Quantity Surveyors

Construction Cost Consultants  
Project Managers

Project:	PROJECTS 2019	Details:	2019_01_18 Estimate
Building:	19-001 Tuatapere Railway Station		

Code	Description	Quantity	Unit	Rate	Total
					127,210