



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

Date: Monday, 17 June 2019
Time: 6pm
Meeting Room: Southland District Council Lumsden Office
Venue: 18 Diana Street
Lumsden

Lumsden Community Development Area Subcommittee Agenda OPEN

MEMBERSHIP

| | |
|--------------------|-------------------------|
| Chairperson | Rob Scott |
| Members | Kevin Skoropada |
| | Carolyn Smith |
| | Greg Tither |
| | Morris Williams |
| | Councillor John Douglas |

IN ATTENDANCE

| | |
|-------------------------------------|--------------|
| Committee Advisor | Rose Knowles |
| Community Partnership Leader | Kelly Tagg |

Contact Telephone: 0800 732 732
Postal Address: PO Box 903, Invercargill 9840
Email: emailsdc@southlanddc.govt.nz
Website: www.southlanddc.govt.nz

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

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 Development Area Subcommittees

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

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

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

Community Development Area Subcommittees will provide leadership by:

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

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

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

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

Engagement and representation

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

Financial

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

Rentals and leases

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

Local assets and facilities

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

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

Assets and Facilities

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

Rentals and leases

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

Contracts/Tenders

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

Financial

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

Local Policy

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

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

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

8.1 Chairs report

Chair Scott to update members on matters that he has been involved with since the last meeting of the Subcommittee.

8.2 Committee Reports

Works & Cemetery – Kevin Skoropada
Hall – All members
Community Housing – Morris Williams
Information Centre – Carolyn Smith
Nth Sld Development Fund Allocation – Rob Scott & Greg Tither
Nth Sld Development Charitable Trust – Rob Scott & Carolyn Smith

8.3 Councillor's Report

Councillor Douglas to update members on matters from around the District Council table.

1 Apologies

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

2 Leave of absence

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

3 Conflict of Interest

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

4 Public Forum

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

5 Extraordinary/Urgent Items

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

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

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

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

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

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

6 Confirmation of Minutes

- 6.1 Meeting minutes of Lumsden Community Development Area Subcommittee, 08 April 2019



Lumsden Community Development Area Subcommittee OPEN MINUTES

Minutes of a meeting of Lumsden Community Development Area Subcommittee held in the Southland District Council Lumsden Office, 18 Diana Street, Lumsden on Monday, 8 April 2019 at 6pm.

PRESENT

| | |
|--------------------|-------------------------|
| Chairperson | Rob Scott |
| Members | Carolyn Smith |
| | Greg Tither |
| | Morris Williams |
| | Councillor John Douglas |

APOLOGIES

| | |
|--------|-----------------|
| Member | Kevin Skoropada |
|--------|-----------------|

IN ATTENDANCE

| | |
|-------------------------------------|--------------|
| Committee Advisor | Rose Knowles |
| Community Partnership Leader | Kelly Tagg |

PUBLIC GALLERY

| |
|-----------------|
| Mrs A Curd |
| Mrs D Riley |
| Mrs C Henderson |

1 Apologies

Apology for non-attendance were lodged by member Skoropada.

Moved, member Smith, seconded member Tither **and resolved;**

That the Lumsden Community Development Area Subcommittee accepts the apology.

2 Leave of absence

There were no requests for leave of absence.

3 Conflict of Interest

There were no conflicts of interest declared.

4 Public Forum

Christine Henderson addressed the subcommittee on the following:

- Road Safety issues
- Heritage Day update
- Wastewater Consent Te Anau
- Representation review outcome

A Curd and D Riley - Emergency Management Southland updated the subcommittee on the plans to have a local Community Response Group for the Lumsden Area. A public meeting is to be held on 8 May 2019 at the Memorial Hall Lumsden for interested groups and individuals to form a group and put forward a Community Response Plan.

5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

6 Confirmation of Minutes

Resolution

Moved, member Williams seconded member Smith **and resolved;**

That the Lumsden Community Development Area Subcommittee confirms the minutes of the meeting held on 11 February 2019 as a true and correct record of that meeting.

Reports

7.1 Council Report

Record No: R/19/3/5359

Community partnership leader – Kelly Tagg was in attendance for this item.

Mrs Tagg took the subcommittee through the Council report. She particularly highlighted the following:

- 3 Waters Review
- Climate change
- Representation review
- Southland Regional Development Agency
- Elections/workshops
- Dog registrations
- Around the Mountain Cycle trail update
- Te Anau wastewater

Mrs Tagg provided an update on the income and expenditure relating to the Lumsden township business units.

Resolution

Moved member Tither, seconded member Williams **and resolved:**

That the Lumsden Community Development Area Subcommittee:

- a) **Receives the report titled “Council Report” dated 25 March 2019.**

Updates

8.1 Chairperson’s Report

Chairperson Scott reported on activities with which he has been involved since the subcommittee’s last meeting. This included the following:

- Swimming pool to continue with making showers available over the winter
- Camping ground trees
- Responsible camping site signs
- Visit to Northern Southland College with Councillor Douglas to speak to students about local government
- Tourism Advisory Group meeting update
- Recreation grounds update

8.2 Committee Reports

Information Centre/Craft Shop

Members of the Craft Shop requested that a shield from the building be installed on the tables to protect the building. Mr Drummond will install shields.

8.3 Councillor's Report

Councillor Douglas reported on activities from the District Council table which included:

- Southland district bridges
- Three waters
- Visit to Northern Southland College
- Mt Hamilton climb
- Maternity home social function
- Rates rebate scheme

The meeting concluded at 7.45pm

CONFIRMED AS A TRUE AND CORRECT RECORD AT A
MEETING OF THE LUMSDEN COMMUNITY
DEVELOPMENT AREA SUBCOMMITTEE HELD ON 8
APRIL 2019

DATE:.....

CHAIRPERSON:.....

Five Fingers Craft Lease Renewal of Former Lumsden Railway Station Building

Record No: R/19/6/10087
Author: Theresa Cavanagh, Property Advisor
Approved by: Matt Russell, Group Manager Services and Assets

☒ Decision ☐ Recommendation ☐ Information

Purpose

- 1 To renew the Five Fingers Craft Inc. lease of the former Lumsden Railway Station Building at 23 Diana Street, Lumsden.
- 2 To consider the lease term and rent payable from 1 July 2019.

Executive Summary

- 3 The Five Fingers Craft lease expires 30 June 2019 and they have requested that the lease be renewed. The current term is for two years with a rental of \$1,300 (GST inclusive) per annum.
- 4 The Lumsden Community Development Authority Subcommittee (CDA) have indicated that they support the continuation of the lease on current rates, terms and conditions.

Recommendation

That the Lumsden Community Development Area Subcommittee:

- a) **Receives the report titled "Five Fingers Craft Lease Renewal of Former Lumsden Railway Station Building" dated 6 June 2019.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Approves the renewal of the lease to Five Fingers Craft Incorporated over Council Reserve on 23 Diana Street, Lumsden described as Lot 1 DP 12125 held in RT SL9A/605 for a term of two years from 1 July 2019 with an annual rental of \$1,300 (GST inclusive) per annum**

Background

- 5 The lease is for a 'retailing outlet' at the former Lumsden Railway Station and includes the operation of the local Information Centre. Please find the existing lease attached.
- 6 Five Fingers Craft have held a lease for this site since 2003. Their current lease expires on 30 June 2019 and does not have an automatic right of renewal.
- 7 The lessee has confirmed that they wish to enter into a new lease.
- 8 The CDA have indicated that they support the continuation of the lease on current rates, terms and conditions.

Issues

- 9 No issues have been identified.

Factors to Consider

Legal and Statutory Requirements

- 10 Proposed clauses in the lease to note are:

Term: Two years commencing on 1 July 2019.

Suggested rental: Yearly rental of \$1,300 GST inclusive.

Clause 15 That the lessee shall operate the Lumsden Information Centre situated within the said premises provided however should the lessee intend to stop operating the Information Centre it shall give the Lessor three months notice in writing.

Community Views

- 11 The views of the CDA are considered to represent those of the community.

Costs and Funding

- 12 There are no direct costs for this review.

Policy Implications

- 13 Not applicable.

Analysis

Options Considered

- 14 To renew the lease or not.

Analysis of Options

Option 1 – Renew Lease

| | |
|-------------------|----------------------|
| <i>Advantages</i> | <i>Disadvantages</i> |
|-------------------|----------------------|

| | |
|---|---|
| <ul style="list-style-type: none">• The building will continue to be leased to a good tenant to which there have been no issues.• Supports an existing local business.• There will be no interior maintenance costs for the Subcommittee. | <ul style="list-style-type: none">• The market won't be tested. |
|---|---|

Option 2 – Do not Renew Lease

| <i>Advantages</i> | <i>Disadvantages</i> |
|--|---|
| <ul style="list-style-type: none">• The market will be tested. | <ul style="list-style-type: none">• Does not support an existing local business who has been a good tenant for 16 years.• The resource required to find a new tenant.• The building could be vacant for some time if a new lessee cannot be found, which would impose interior maintenance costs on the Subcommittee. |

Assessment of Significance

- 15 Not considered significant.

Recommended Option

- 16 Option 1 – Renew Lease

Next Steps

- 17 Prepare the necessary renewal documentation for both Council and the Lessee to sign.

Attachments

- A Lease Agreement July 2017 to June 2019 [↓](#)

AGREEMENT TO LEASE LUMSDEN RAILWAY STATION

AGREEMENT made this 27 day of July 2017

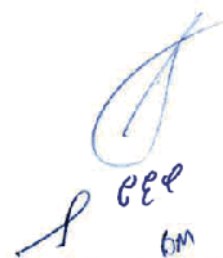
BETWEEN the **Southland District Council** a body corporate under the Local Government Act 1974 (hereafter called "the Lessor") of the one part

AND **Five Finger Crafts Incorporated** (hereafter called "the Lessee") of the other part

WHEREAS the Lessor in exercise of its powers under the Local Government Act 2002 agrees to lease and the Lessee agree to take a lease of the premises described in the Schedule hereto for the purposes of a retailing outlet 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: | 23 Diana Street, Lumsden |
| PREMISES: | Land and building known as the "Lumsden Railway Station" situated on and being part of Lot 1, DP 12125, situated in Block X, Town of Lumsden as more particularly shown by bold black lines on the plan attached hereto. |
| AREA: | 293 m ² more or less. |
| TITLE REFERENCE: | Part of Certificate of Title 9A/605 (Southland Registry). |
| TERM: | Two years commencing on 1 July 2017. |
| RIGHT OF RENEWAL: | Nil. |
| RENTAL: | \$1,300 GST inclusive per annum payable monthly in advance. |
| USE OF PREMISES: | The Lessee shall only be permitted to use the premises the subject of this lease for a retailing outlet only. |

Handwritten signature and initials in blue ink, including a large stylized 'P' and the letters 'GPP' and 'GM'.

THE LESSEE agree with the Lessor as follows:

1. THAT any costs and expenses of and incidental to the preparation and completion of this lease incurred by the Lessor or the Lessee shall be borne by the Lessor or Lessee as the case may be.
2. THE LESSEE shall apply for and comply with all conditions of any consents required to be obtained pursuant, 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 premises are situated.
3. THE LESSEE will at all times during the term keep the interior of the premises 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 to the satisfaction of the Lessor 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 premises for the purpose of viewing the conditions and state of repair of the said premises and the Lessee will immediately comply with all directions from the Lessor PROVIDED HOWEVER that the Lessor shall give the Lessee reasonable notice of any proposed inspection.
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 electricity and telephone charges, duties, impositions and outgoings whatsoever imposed upon the said premises 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 premises.
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.
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 exterior of any 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 said premises 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 premises 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 property and equipment belonging to the Lessee which are situated in on or upon the said premises 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 interior maintenance of the said premises 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 their 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 shall operate the Lumsden Information Centre situated within the said premises PROVIDED HOWEVER should the Lessee intend to stop operating the Information Centre it shall give the Lessor three months' notice in writing.

THE LESSOR agrees with the Lessee as follows:

16. The Lessee paying the rent and performing and observing all the covenants and agreements herein expressed and implied shall quietly hold and enjoy the premises throughout the term without any interruption by the Lessor or any person claiming under the Lessor.
17. 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.
18. THAT the Lessor shall insure and keep insured to the full insurable value the premises and punctually pay all premiums and sums of money necessary for the purposes of keeping that insurance current.

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

19. THAT the Lessor shall maintain to its satisfaction the exterior of the said premises and will keep and maintain in good order and condition all water drainage and electric connections to the demised premises so that the service to the demised premises shall be at all times effective PROVIDED HOWEVER that the Lessor shall not be under any liability in respect of any want of repair or defect in any of the said systems within the demised premises which shall at all times be the responsibility of the Lessee.
20. THAT the covenants and provisions implied in leases by the Property Law Act 1952 shall not be implied herein.



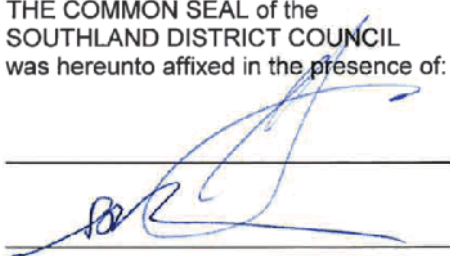
21. THAT this lease is upon the express condition that if the rent hereby reserved or any part thereof shall be in arrears and unpaid for the space of 30 days next after any of the days or times hereinbefore appointed for payment of the same (although no formal or legal demand shall have been made therefore) or in case of the breach or non performance of any of the Lessee covenants or conditions herein contained, or implied or the Lessor is not satisfied that the Lessee have 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 premises or any part thereof and determine this lease whereupon the said premises 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 in the said premises 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 premises in a clean and tidy state to the satisfaction of the Lessor.
22. THAT in the event of the Lessee wishing to surrender this lease during the currency of the term it shall give the Lessor three months notice in writing and such surrender may be accepted by the Lessor on such condition as the Lessor may deem appropriate.
23. UPON the expiration or sooner determination of this lease either as to the whole or any part of the said premises the Lessee shall not be entitled to compensation for any improvements effected by it but the Lessee may with the written consent of and within such time as the Lessor shall determine remove all property equipment, or other chattels belonging to or purchased by it and should this lease be determined as to part of the said premises then the Lessor shall make such adjustment to the rent payable as it shall in its discretion deem fit and proper.
24. 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 1996 or any Act in substitution therefore and shall be conducted and take effect accordingly except only insofar as the provisions of the said Act are hereby expressly modified.



25. THAT if and whenever the premises hereby agreed to be demised or any buildings substituted therefore or otherwise subject to these presents or any lease executed in pursuance hereon shall be destroyed or damaged by fire, earthquake, act of God or inevitable accident so as to be unfit for use by the Lessee for the purpose of the said business of the Lessee either the Lessor or the Lessee may by notice to the other of them within one month after the happening of such destruction or damage determine the said term any rent then paid in advance of the date of determination being refundable and that if the said premises or any part thereof shall be damaged by any of the aforementioned events but not so as to be unfit for use by the Lessee as aforesaid then the Lessor shall forthwith reinstate the same and that upon such destruction or damage as aforesaid and if the policy or policies effected by the Lessor shall not have been vitiated or payment of the policy monies refused in whole or in part in consequence of some act or default of the Lessee or of the servants or agents of the Lessee the said rent or a fair and just proportion thereof according to the extent of the damage done shall be suspended and cease to accrue or be payable until the said premises shall have been reinstated.
26. THAT the Lessee will at his own expense comply with all the requirements of the Business, Innovation and Employment Ministry, the Health Ministry, the Fire Emergency New Zealand and any other government local or other department or authority having jurisdiction in the area in which the said premises are situated PROVIDED ALWAYS that where any valid requisition is made which requires any substantial structural alteration or structural alterations are required by the Lessee due to the particular nature of the activity or business carried on by the Lessee the cost thereof shall be borne by the Lessor and the Lessee in such proportions as may be agreed on or failing agreement by arbitration in the manner hereinafter mentioned.

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

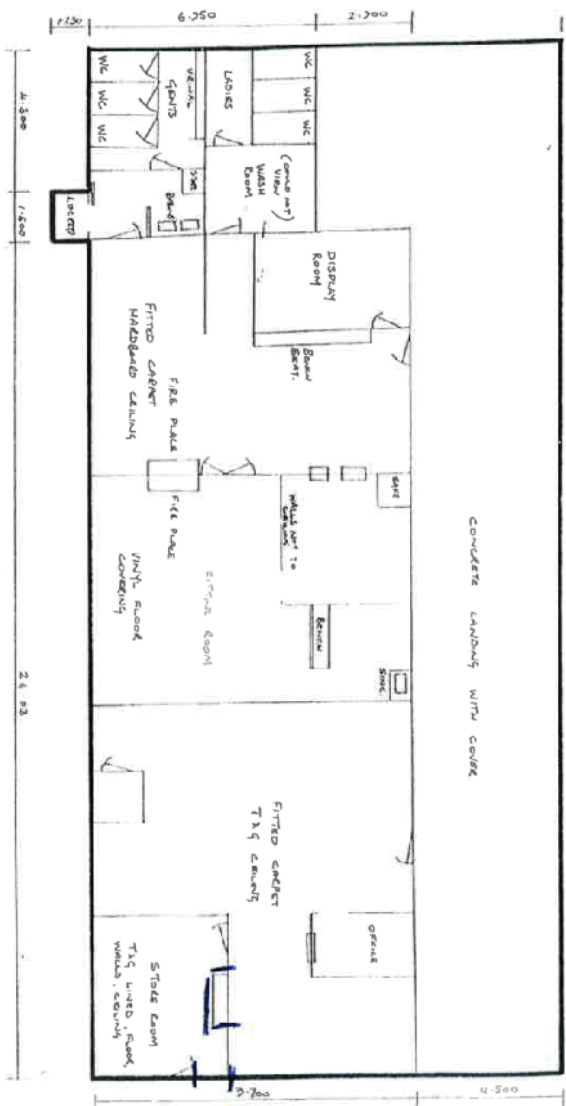


THE COMMON SEAL of FIVE FINGER
CRAFTS was hereunto affixed in the presence)
of: *INCORPORATED*)

D. Mason PRESIDENT 30/6/17

G.E. Cleaver Secretary 30/6/2017





— Downways

EM CPO

Lumsden Hall

Record No: R/19/6/10434
Author: Kelly Tagg, Community Partnership Leader
Approved by: Rex Capil, Group Manager Community and Futures

☒ Decision ☐ Recommendation ☐ Information

Purpose

- 1 The purpose of this report is to consider a request from the Lumsden hall custodian for the purchase of additional equipment for the Lumsden hall.

Executive Summary

- 2 The Lumsden memorial hall is enjoying increased usage over the last couple of years from members of the local community.
- 3 The subcommittee is requested to consider if it wishes to support a request for the purchase of some new furniture and fittings for the hall, and if so, how it will be funded.

Recommendation

That the Lumsden Community Development Area Subcommittee:

- a) **Receives the report titled “Lumsden Hall” dated 11 June 2019.**
- 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) **Appoints a subcommittee representative to work with the Lumsden Lions Club in order to cost, scope and prioritise the purchase of the suggested new furniture and fittings for the Lumsden memorial hall.**
- e) **Agrees to receive a report at the subcommittee’s next meeting on 12 August outlining the proposed works and funding options for consideration.**

Background

- 4 The Lumsden Community Development Area Subcommittee (CDA) has recently undertaken a minor upgrade at the Memorial hall. The work included painting the kitchen and toilets and replacing the vinyl in these areas.
- 5 The new Lumsden memorial hall custodian has made an approach to the Lumsden Lions asking for their assistance to purchase some additional furniture and fittings for the hall.
- 6 The Lumsden Lions have advised that they are supportive of this project but note that they viewed some items such as new wallpaper as a Council cost rather than a Lumsden Lions cost.
- 7 Cr Douglas, one of the ward councillors for this area, has suggested the Northern Southland Development Fund and the Mararoa Waimea Ward as possible sources of funding if the CDA wishes to support this project.

Issues

- 8 The CDA used the majority of its community centre reserves for the upgrade project described above which cost approximately \$10,500.
- 9 If the CDA wishes to support this project it may wish to consider sourcing alternative funding sources.

Factors to Consider

Legal and Statutory Requirements

- 10 Any works undertaken will be in line with all legislative and statutory requirements.

Community Views

- 11 The request for additional hall equipment has been raised by the current hall custodian after speaking with members of the wider community.
- 12 The CDA's position will be taken to represent the community.

Costs and Funding

- 13 The actual costs of this project have not yet been determined. The custodian is seeking additional kitchen equipment, a couch and changing table for the women's toilets, some beautification for the entrance to the hall and new wallpaper for the hall/stage area.
- 14 The Lumsden Lions have indicated they may be able to assist with funding for part of this project.
- 15 Further funding may be available on application to the Northern Southland Development Fund and/or the Mararoa Waimea Ward Committee.

Policy Implications

- 16 None identified at this point.

Analysis

Options Considered

- 17 The options are to either to support or not support this request from the Lumsden memorial hall custodian.
- 18 Analysis of Options

Option 1 – Support this request and work with the Lumsden Lions Club in order to seek costings and secure funding for this project

| <i>Advantages</i> | <i>Disadvantages</i> |
|---|---|
| <ul style="list-style-type: none">the hall will have more furniture and fittings available for users and will be a more welcoming place for users | <ul style="list-style-type: none">none identified |

Option 2 – Do not support this request for the purchase of additional furniture and fittings for the hall.

| <i>Advantages</i> | <i>Disadvantages</i> |
|---|---|
| <ul style="list-style-type: none">none identified | <ul style="list-style-type: none">users may no longer find the hall desirable to hire if it doesn't have the necessary furniture and fittings |

Assessment of Significance

- 19 This decision is not considered to be significant.

Recommended Option

- 20 Option 1 is the recommended option.

Next Steps

- 21 Appoint a subcommittee member to work with the Lumsden Lions Club to cost and scope this project with a view to providing further information to the subcommittee at its next meeting so that a decision about funding options can be made.

Attachments

- A Email from Kath Miller - Lumsden Hall improvements - 9 May 2019 [↓](#)

-----Original Message-----

From: Lynda And Murray Hodge [<mailto:lynda.murrayhodge@farmside.co.nz>]

Sent: Monday, 13 May 2019 8:54 a.m.

To: Kelly Tagg

Subject: Fw: Kath Miller Lumsden Hall

Hi Kelly

I received the attached email from the new hall cleaner as she thinks the Lumsden Lions could fund the suggestions she has for the Hall.

Can you call me about this please?

Best

Lynda

-----Original Message-----

From: kathcando

Sent: Thursday, May 9, 2019 8:07 AM

To: lynda.murrayhodge@farmside.co.nz

Subject: Kath Miller Lumsden Hall

Hello, Lynda. Jim and Helen Bothcher gave me your email and suggested I approach you in regards to obtaining a grant for the Lumsden hall.

My name is Kath Miller and I have recently taken over the role of hall custodian. I am new to the area having moved here in December 2017 and new to the roll of custodian (Feb this year) so I am looking at the hall with fresh eyes. Its a beautiful hall and I can see it as a huge asset within the community. I am endeavouring to upgrade some aspects and breath new life into the hall with the view of making it a desirable, welcoming place that people will want to use.

Recently, the kitchen and toilets had new lino laid and the kitchen and mens toilet have been re-painted and wallpapered. It has made a huge difference! I have been talking to people to see what they would like in the way of kitchen equipement as there seems to be a gap in what we have available.

I would like to be able to purchase such things as roasting dishes, two stock pots, utensils such as tongs and serving spoons/ladels and new tea pots.

I would also like to purchase a tidy secondhand couch for the ladies restroom and a changing table so that mothers have somewhere to feed and change their babies in comfort and privacy.

Flowers/shrubs planted at the entrance (in the planter boxing) would brighten the main entrance immensely! Something else that I feel desperately needs doing is hanging new wallpaper in the hall/stage areas. The paper is old and peeling. For example, I have been looking on trade me and have found an art deco style paper at only \$10 a roll which would compliment the style of the stage.

(I have not as yet estimated how many rolls would be required) I feel that the Lumsden hall is a true treasure and one that deserves a new lease of life!

Your's sincerely,
Kath Miller

Council Report

Record No: R/19/5/9319

Author: Kelly Tagg, Community Partnership Leader

Approved by: Rex Capil, Group Manager Community and Futures

☐ Decision

☐ Recommendation

☒ Information

Chief Executive

State of the Environment Report Aotearoa 2019

1. In mid-April the Ministry for the Environment (MFE) released Environment Aotearoa 2019, which is a national state of the environment report released every three years. A copy of the latest report is available on the MFE website (www.mfe.govt.nz/environment-aotearoa-2019).
2. The purpose of the report is to present ‘a diagnosis of the health of the environment’ so that there is a clear understanding of the changes which are occurring in the environment and the reasons for those changes. It does this using a framework that provides an outline of the current state, what has contributed to the changes that have occurred, what the consequences of the changes are and where there are gaps in the knowledge base. The last full report was produced in 2015 and prior to that, and a change in legislation, versions were produced in 2007 and 1997.
3. The report identifies an ongoing decline in the overall state of the environment but identifies the following priority environmental issues as being of greatest concern:
 - our native plants, animals and ecosystems are under threat.
 - changes to the vegetation on our land are degrading the soil and water.
 - urban growth is reducing versatile land and native biodiversity.
 - our waterways are polluted in farming areas.
 - our environment is polluted in urban areas.
 - taking water changes flows which affects our freshwater ecosystems.
 - the way we fish is affecting the health of our ocean environment.
 - New Zealand has high greenhouse gas emissions per person.
 - climate change is already affecting Aotearoa New Zealand.

Freshwater Reform

4. Late last year government announced the “Essential Freshwater” review process to look at changing the way in which freshwater issues are managed. The review process has a strong focus on changes that might be needed to the current regulatory frameworks, and has been split into the following six workstreams:
 - i. at risk catchments
 - ii. amendments to the Freshwater National Policy Statement

- iii. development of a Freshwater National Environmental Standard
 - iv. Resource Management Act amendments
 - v. allocation of freshwater resources which is looking at both the taking of freshwater and controlling the discharge of contaminants
 - vi. development of a future management framework to build on the changes that would be proposed from the above changes.
5. The work being progressed in this area is of significance for Southland and so staff will continue to keep a watching brief on developments under this project. Further information is available on the MFE website (www.mfe.govt.nz/publications/fresh-water/essential-freshwater-healthy-water-fairly-allocated).

Building Reform

6. In early April, MBIE released a discussion paper detailing proposed reforms for the building sector. The changes are to try and address a range of issues ranging from low productivity and inefficient practices and processes, to skills and labour shortages, to poor health and safety.
7. To address these concerns, MBIE have proposed changes in the areas of:
 - building products and methods. The changes in this area are intended to clarify the roles and responsibilities for approval of building products and methods, strengthen the product certification regime.
 - occupational regulation, specifically the regimes for licensed building practitioners, engineers, and plumbers, gasfitters and drainlayers are proposed to be changed
 - risk and liability. The changes in this area do not affect local authority responsibilities but do require the introduction of new insurance products to increase protection for home owners.
 - the building levy. It is proposed that the levy be reduced to \$1.50 per \$1000 and that the funds be used by MBIE for improving stewardship of the sector.
 - offences and penalties. It is proposed that there be a strengthening of the offence and penalty regimes.
8. Full details of the changes proposed are outlined in the discussion document which is available on the MBIE website (www.mbie.govt.nz/buildingreform).

National Disaster Resilience Strategy

9. The new National Disaster Resilience Strategy became operative on 10 April. A copy of the strategy is available on the Ministry of Civil Defence and Emergency Management website (www.civildefence.govt.nz/national-disaster-resilience-strategy).
10. The strategy builds on the lessons learnt from major events over the last ten years and includes the decisions that the government have made in response to the Technical Advisory Group review process that was established by the previous government. A formal implementation plan is to be developed outlining the work to be done to fully implement the new strategy.

Climate Change

11. The Ministry of the Environment has recently appointed an expert panel to develop the framework and methodology for a National Climate Change Risk Assessment. There are no local government representatives on the panel.
12. The expert panel is responsible for developing a framework which will be useful to local government and other agencies in performing their own climate change risk assessments. It will also be used to develop a national climate change risk assessment which will inform the development of a national adaptation plan.
13. As part of a separate piece of work LGNZ have been working with Tonkin + Taylor to develop a guidance document on the approach that councils should take to assess their exposure to risks from sea level rise and inland flooding. This piece of work follows on from the risk exposure work that LGNZ had completed and released in recent months.
14. At the end of March the parliamentary commissioner for the environment released a report on climate change; “Farms, Forests and Fossil Fuels: The next great landscape transformation.” The report is available on the PCE website (<https://www.pce.parliament.nz/publications/farms-forests-and-fossil-fuels-the-next-great-landscape-transformation>).
15. The report explores a different approach to framing New Zealand’s long-term climate change targets and policies, and what that could mean for our landscapes. To do this it looks at how we can reduce the impacts of both carbon dioxide from fossil fuel combustion and methane and nitrous oxide from agriculture. In particular, the report examines the current approach of creating forest sinks and whether agriculture and forestry can be managed in a way that combines emissions reductions with policies to achieve water, soil and biodiversity objectives.

3 Waters

16. Local Government New Zealand (LGNZ) have been expressing, on behalf of the sector, for some time concern about any suggestion that there might be a need for some form of ‘forced’ amalgamation or change to the way in which 3 waters services are delivered. It is accepted that there needs to be change and that as part of that process there needs to be a ‘raising of the bar’, including the establishment of a much stronger regulatory regime, in relation to the standards that local government is expected to meet in the delivery of drinking water in particular.
17. It appears that central government do not accept that a strong regulatory regime, including enforcement is all that is needed and are considering investigating amalgamation options. This approach is consistent with the approaches being used in other sectors, including education. There is, however, a need to continue to monitor the policy options that are being considered in this area as decisions are not expected to be made in this area until very late 2018 or early 2019. The initial focus is being placed on the structure and nature of the regulatory regime including the standards that need to be achieved.

Localism and Sector Reform

18. Over the last three – four years there has been significant discussion about the potential desirability of and need for sector reform. During the term of the previous government the Local Government Commission completed a number of reviews that looked at the potential for

amalgamation in a number of regions. The proposals to establish unitary authorities for Northland and then in Wellington and the Wairarapa are two examples.

19. More recently there has been considerable discussion, partly in response to the potential for 'forced' change in the delivery of 3 waters area, across the sector about the role of local government and the importance of localism. LGNZ has been leading a stream of work in this area and there has also been a report released by the NZ Initiative on localism, which builds on some work that they had been involved with looking at the Swiss system of local government. A copy of their report is available on the NZ Initiative website (www.nzinitiative.org.nz/reports-and-media/reports/localismnz-bringing-power-to-the-people/). LGNZ are also expected to release a discussion paper in this area in the near future.
20. The localism agenda being discussed at a local government sector level is at odds with the strong centralist approach being pursued in some parts of current government policy, such as with the creation of the Urban Development Authority, potential 3 waters amalgamation, the duplication of resource management enforcement powers between regional councils and the Environmental Protection Agency, the centralisation of NZTA decision-making processes and proposed education sector reforms.
21. The centralist approach could be seen as being at odds with the decisions that it has also made to review the current thresholds that apply to local government reform and to embark on a workstream to reform the Local Government Commission itself.
22. During 2018 the government completed a review of the Local Government Commission and its role. As a result of that review process a decision has been made to change the threshold that needs to be met before a local authority reorganisation process can be initiated. The threshold is to be changed from simply requiring someone to request a review and be returned to the previous test of requiring a petition signed by 10% of electors.

Southland Regional Development Agency

23. The Board of Directors for the new Southland Regional Development Agency (SRDA) was publicly announced on 22 March and held its first formal meeting on 15 April.
24. At their first meeting the board addressed a number of issues relating to how they wish to work through the process of establishing the new organisation. The decisions made will allow both Venture Southland and the relevant Council staff to make further progress with managing the winding up of Venture Southland and establishment of the new entity.
25. A formal report addressing the issues associated with the financial transition process is under development and will come to Council in June for formal consideration. In essence, the paper seeks to transfer the existing assets and liabilities (except for a portion of the cash reserves) of Venture Southland to the new SRDA.

Customer Delivery

Customer Support

26. Another busy month which with the increase in building consent numbers, impacted the technical support partner team with increased workloads. Over the month we have received

comments from customers, contractors and visitors as to how impressed they are with the service frontline staff provide. This anecdotal commentary is supported by the customer satisfaction survey results with 90% of customers satisfied with the service they receive when they first called Council.

| | APRIL 2019 |
|---|--|
| Total number of calls to 0800 732 732 | 3592 |
| Abandonment rate | 0.11% |
| Request for Service received | 778 |
| Top three requests types | Change of address, building inspection request, general building enquiry |
| Number of visitors to our Libraries and Council Service Centres *Excludes Invercargill, Stewart Island, Wyndham and Book Bus | 10086 |

Libraries

27. Our school holiday program in April focused on building bricks and had a great response with over 80 children participating across the District.
28. We will be offering a new online story time database for customers which has children's authors and others reading popular contemporary children's fiction. This will be available from the library website.
29. The table below shows the number of individuals checking out items from a branch library each month.

| LIBRARY NAME | APRIL 2019 |
|---------------------|-------------------|
| Book Bus | 340 |
| Lumsden | 86 |
| Otautau | 86 |
| Riverton | 199 |
| Stewart Island | 45 |
| Te Anau | 391 |
| Winton | 612 |
| Wyndham | 67 |

30. We currently have 5291 active library users across the District.
31. 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/>.

Community and Futures

Strategy and Policy

Annual Plan 2019/2020

32. The Local Government Act 2002 requires Council to prepare and adopt an Annual Plan in the second and third years between the development of the Long Term Plan. The purpose of the Annual Plan is to consider and approve any variations to the Long Term Plan for that financial year. Once finalised, the direction given for 2019-2020 will be used to set rates for the year beginning 1 July 2019 and deliver any additional projects identified.
33. Consultation on the Annual Plan was not undertaken this year as there was no significant variance identified from the Long Term Plan 2018 – 2028. This is aligned with Council's Significance and Engagement Policy that determines whether an issue is significant and the level of community consultation required.
34. The Annual Report work programme is currently being finalised and will be considered by the Finance and Audit Committee in May, prior to seeking Council approval in June 2019. The Annual Plan approval report will also be presented to the Finance and Audit Committee at their June 2019 meeting.

Long Term Plan 2031

35. In March the first of the Long Term Plan 2031 workshops was held with councillors and the Youth Council. The purpose of the workshop was to begin the development of the next strategic framework while considering the current strategic context and trends of the District.
36. The next workshop was undertaken on 21 May 2019 and discussed the activities that Council undertakes and considered the financial and infrastructure strategies. Significant assumptions around Council activities will be discussed in June 2019.

Policy and Bylaw Updates

37. There are a number of Council bylaws and policies currently being reviewed and updated, and a number of bylaws due for review in the next 12-18 months.
38. The delegations manual was adopted by Council in April, and work will now progress on the terms of reference and delegations for community boards and the Council's governance structure for the 2019-2022 term.
39. The review of the Board (TAB) Venue and Gambling Venue Policies has begun, with a report due to the Community and Policy Committee on 9 August 2019. Council will also begin to investigate options around abandoned vehicles and 'un-kept' properties that may lead to fire hazards. Strategy and Policy are coordinating the procurement policy and manual, and a review of the speed limits bylaw is also underway.
40. Council has begun the review of its combined Local Alcohol Policy in collaboration with Invercargill City Council and public consultation is expected to be sought in July 2019.
41. Work to investigate a jetties user pay system has also commenced. Any changes to fees and charges will need to be consulted on through the Annual Plan.

Venture Updates

Southland Murihiku Destination Strategy

42. Consultation is continuing between Stafford Strategy, the consultants commissioned by Venture Southland, and local communities, businesses, and regional stakeholders to develop the Southland Murihiku Destination Strategy for 2019-2029.
43. Once complete the strategy will provide a blueprint for Southland's destination management, assist in ensuring visitors have a quality experience, and provide a framework to achieving the goal of \$1 billion dollars in tourism revenue, in Southland by 2025.

Southland Story

44. Following consultation and research for the development of the Southland Story, the advisory group has confirmed stage one of the project now complete. Work is underway to scope and approve processes for the second and third stages of the project which will involve asset development and communication of the story to wider audiences.
45. The Southland Story will form the basis of the region's attraction and retention initiatives, helping to attract people to the region and grow pride for the place we all call home.

ILT Kidzone Festival

46. Drawing inspiration from the wonderful world of the circus, the 2019 ILT Kidzone Festival will be held from Wednesday 10 to Monday 15 July (10:30am – 3:30pm daily) at James Hargest College Senior Campus, in Invercargill. Tickets are \$17.00 per person, per day, with under two-year-olds free, and can be purchased from the ILT Kidzone Festival website (www.iltkidzone.co.nz), at the Invercargill i-SITE, ILT Stadium Southland or at the gate on the day - if not sold out prior!

Environmental Services

Resource Management

Dark Skies Plan Change for Rakiura

47. The Regulatory and Consents Committee have approved the preliminary consultation to occur on the proposed Dark skies plan change. The change to the District Plan has been sought to create some rules around future lighting on the Island in order to maintain the existing quality of the dark skies. Meetings for key stakeholders were held on Rakiura on 13 and 14 May and it is intended to publicly notify the plan change in the last quarter of 2019.

Climate Change

48. Council has teamed up with Environment Southland, Gore District Council and Invercargill City Council to undertake high level region wide assessments on Climate Change, Biodiversity, Landscapes and Natural Character. These reports have been progressing well. The Climate Change report will be released to Council on 22 May. The other reports are still being completed and are unlikely to be released in 2019.

49. Council is part of the territorial authority reference group providing feedback to the Ministry of the Environment on the proposed National Policy Statement on Indigenous Biodiversity and the proposed New Zealand Biodiversity Strategy which are both proposed to be finalised in early 2020.

Dog Control

50. Dogs online is on-track to go live in June (subject to no unforeseen obstacles arising). This means that at our offices, most new dogs will be able to be registered online, and fees calculated using the online calculator – but tags will be sent in the post for all dogs registered online, even when completed at an office by a customer.
51. The dog registration renewal forms will be posted on 7 June, so that dog owners will receive the letters in mid-June. NZ Post expects mail to be delivered within five (5) working days, and is concerned that it takes longer in some cases. They have requested feedback so that they can investigate why postal delivery takes longer, and Council staff will collect data for them.

Environmental Health

Failing Septic Tank Systems

52. Over the last month staff have been investigating a couple of complaints concerning septic tank discharges off-property, and one due to a property not having connected to the town sewer.
53. Council can expect to continue to receive notifications of sewage discharging off site (e.g. into the nearest waterway) from time to time, due to old disposal systems failing and shortcuts taken. Staff work with property owners with the aim of voluntary compliance in the first instance.

Services and Assets

Group Managers Update

54. There are a number of key focus areas for the group currently. As we edge towards the end of the current financial year wrapping up a number of projects remains a priority in order to ensure forecasted expenditure is achieved and the works programme delivered.
55. The development and refresh of the Infrastructure Strategy is another critical work front that we will look to commence in the coming weeks. This document is a very important strategic link for our Activity Management Plans. The plans are scheduled to be developed in the first half of 2020 in the lead up to the 2031 LTP process.
56. Significant time and effort is being exerted in relation to the development of a bridge repair programme given the scale of the issue and the indicative number of bridges requiring replacement within the next 10 years.
57. There are several major contracts currently at varying stages of procurement. These include, Pyramid Bridge, the Te Anau Wastewater Pipeline and the Wastenet Recyclables contract. These processes involve significant staff resource.
58. Further work continues internally in relation to the Organisational Service Delivery Review in association with the recently announced Representation Review amendments. For the Services

and Assets Group this relates predominantly to the way in which we report to and engage with our communities and elected bodies.

Strategic Water and Waste

Te Anau Wastewater Discharge Project

59. Following Council resolutions from the 23 October 2018 meeting, when it was resolved to proceed with a sub-surface drip irrigation as disposal route, staff have been progressing work on a number of fronts including development of resource consents for the sub-surface drip irrigation field, as well as advancing towards a detailed design.
60. The tender for the pipeline element of the contract has now closed and is currently undergoing evaluation with an anticipated preferred contractor identified by late May or early June. The recommendations from the tender evaluation process will be taken to Council for approval to award the contract.

Land and Water Plan Implementation

61. Environment Southland released their proposed Land and Water Plan last year.
62. In total 25 appeals were received by Environment Southland of which Council has identified 10, which it will join as a Section 274 party. Council has also lodged an appeal to the decision. The basis of Council's appeal, is largely around the 'non-complying' activity status on wastewater discharges to water. The latest direction issued from the Environment Court outlines a proposed path, where appeals to objectives will be heard ahead of mediation, by grouped topic on policies and rules. Evidence in support of the appeals have been filed with the Environment Court.
63. Expert conferencing is underway with the first hearing on grouped topics set down for two weeks in June.

Review of Solid Waste Contract Arrangements

64. The WasteNet Southland Waste Management Group has rolled over the Bond Contract for waste collection on the same rates and terms and conditions. Further, WasteNet resolved to put out a tender for the provision of the recycling acceptance contract.
65. The Request for Proposal was issued in December, with a number of tenders having been evaluated and requests for clarifications issued. As of 7 May a preferred tender has been identified with negotiations planned for 8 and 16 May.
66. At this stage it is proposed that a report recommending the awarding of the contract will be presented to the Waste Advisory Group by 30 May which will then be presented to individual councils on 4 and 5 June for final approval.

Tokanui Wastewater Discharge Consent Application

67. In 2018, staff prepared a consent application for the renewal of the Tokanui wastewater discharge proposing a minor upgrade, on the basis that monitoring showed no significant impact on the receiving water, based on comparison of upstream and downstream monitoring.

- 68. The application is the first one to be assessed under the new proposed Southland Water and Land Plan which indicates that discharges to water will be considered as a non-complying activity.
- 69. Environment Southland have produced their report recommending that the application is declined on the basis that the impact of any leakage through the base of the ponds is not sufficiently managed.
- 70. Evidence in support of the application was prepared and lodged with Environment Southland ahead of a hearing which was held on 16 May.

Commercial Infrastructure

Forestry (IFS)

- 71. Forestry activity for this period includes the completion of the pruning program in Gowan Hills and aerial desiccation works before planting of Waikaia and Ohai Forests. Financial results are still tracking extremely well on budget with one quarter to go.

Around the Mountains Cycle Trail

- 72. The installation of the toilets and emergency shelters are underway with all works expected to be completed by the end of May. The directional signs have also begun to be installed with the road improvements down to the quarry at Centre Hill being programmed by SouthRoads.
- 73. The broom from Mossburn down towards Dipton Castlerock has been sprayed and should start to die off.
- 74. The application for \$100,000 has been approved for an amount of \$38,000, the exclusion is for a large sign for the end of the trail which MGR funds require more work around the type and size.
- 75. We have filled the position of trail manager and Susan Mackenzie started on 21 May.

Project Delivery Team

- 76. The Project Delivery team are well underway with the projects from the first allocation from the current list of committed projects from the Long Term Plan and Annual Plan with a value of \$4.65 million.
- 77. We currently have 33 projects in progress with six projects completed and 16 on track to be completed by the end of June 2019. The three TIF toilet projects are on track to be completed by October 2019 in line with the funding requirements. The balance of projects are in the consenting or approval stage, it is anticipated these will move to delivery phase within a month.
- 78. The team are working with the activity managers to pick further projects from the 2018-2019 projects and starting to map out and plan the delivery of the 2019-2020 projects.
- 79. The team are also developing and putting in place new project management tools to assist the team in setting up and delivery of projects as well as having the ability to better report on project progress.

Property Services

- 80. Work is almost complete in the review of the Council Fixed Asset Register as the basis of Councils Property Register. Asset managers are currently finalising the first cut of whether the properties are strategic or not.
- 81. After this stage has been completed, the proposal is to present the register to the Finance and Audit Committee as a step towards identifying Council list of surplus properties.
- 82. Property administration functions including ownership decision, lease/licence administration and property disposal queries are also actioned on a daily basis, which is business as usual given the number of properties and agreements Council has to manage.

Community Facilities

- 83. There has been a focus on getting all of the project information into CAMMS, so that we have a better understanding of the project commitments that remain to be completed before the end of the financial year. This has then been carried through to the final forecasting round. The aim is now to make sure that all remaining projects are completed by the end of the financial year.

Strategic Transport

Speed Limit Review

- 84. Discussions with community boards and community development area subcommittees which are potentially affected by the proposed changes in speed limits have now been completed. Feedback to date has been supportive and where appropriate suggested changes have been incorporated into the proposed bylaw.
- 85. Staff will now be engaging with other stakeholders such as NZ Transport agency before finalising a report to Council, with the objective of starting the formal public consultation process.

District Wide Renewals Programme

- 86. Pavement rehabilitation – all sites for the 2018/2019 construction season have been sealed with only minor tidy up works around sites required.
- 87. Footpath renewal – the assessment and award of the footpath renewal programme is currently being undertaken. It is anticipated that this contract will be awarded by mid-May.
- 88. With main renewals programmes being completed for the season focus has now shifted to programming and procurement of the 2019/20 seasons works.

Bridges

- 89. The annual restricted bridge inspections by Council's structural engineering consultants, Stantec are completed. The outcome of these inspections along with updated bridge restriction list will be presented to Council at the June meeting.
- 90. Council have carried out discussions with the public on three of the bridges currently closed providing more insight around Council's need to prioritise the works programme along with the longer term challenges Council faces with its bridging infrastructure.

91. Options are currently being worked through to accelerate the bridge renewals programme based on additional funding NZTA have made available for this activity.

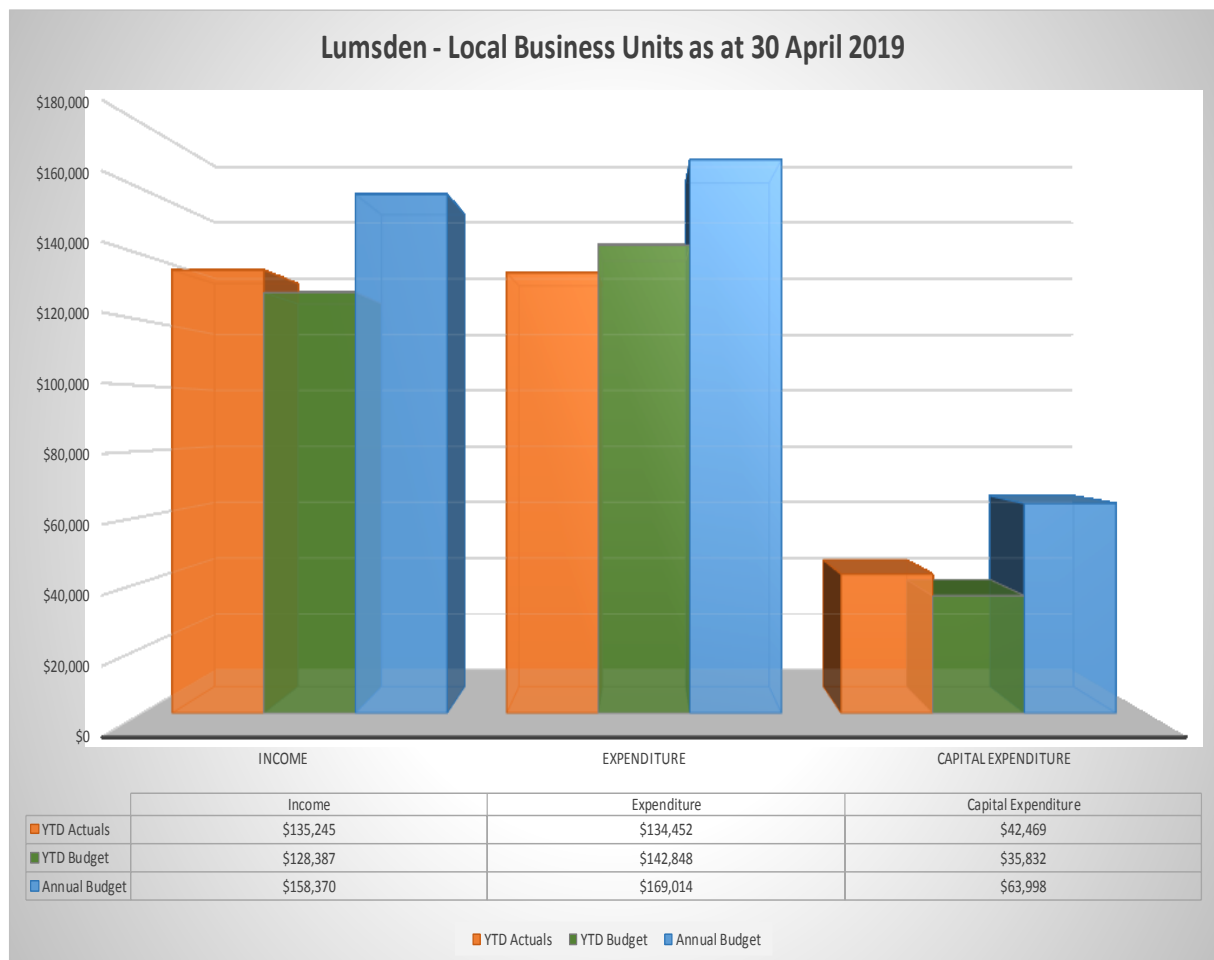
Streetlights

92. Replacement of the remaining street lights to LED has commenced. The final street lights being upgraded related to higher wattage lights and decorative style street lights.

Finance

93. Overall income is slightly ahead of the year to date budget for the Lumsden business units. The variances are due to two grants being received from Council's Community Initiatives fund (\$500 for the update of a mural in the town and \$1500 for the upgrade of the pavilion at the Recreation Grounds). Hall income remains slightly over budget year date due to increased rental income and streetworks is also ahead of budget year to date due receiving the 50% co-funding from MBIE for the Lumsden railway precinct upgrade.
94. Expenditure remains under budget year to date with the exception the refuse collection business unit and is reflective of the increased levels of service required for the additional refuse bins in the township.
95. The capital expenditure projects include footpath renewals and the balance of the Lumsden railway precinct upgrade works.

Lumsden Community Development Area Subcommittee
17 June 2019



| Lumsden - Business Units as at 30 April 2019 | | | | | | | | | | | |
|--|-------------------------------|------------|------------|------------------|--------------|------------|------------------|------------|------------|------------------|------------------|
| BU Code | Business Unit | Income | | | Expenses | | | Capital | | | Budget Full Year |
| | | Actual YTD | Budget YTD | Budget Full Year | Expenses YTD | Budget YTD | Budget Full Year | Actual YTD | Budget YTD | Budget Full Year | |
| 24300 | Administration - Lumsden | | | \$1,728 | | | | | | | |
| 24302 | Operating Costs - Lumsden | \$1,456 | \$919 | \$1,103 | \$3,639 | \$6,473 | \$7,103 | | | | |
| 24307 | Street Works - Lumsden | \$26,985 | \$23,417 | \$28,392 | \$2,789 | \$2,250 | \$2,700 | \$42,469 | \$35,832 | \$63,998 | |
| 24310 | Refuse Collection - Lumsden | \$21,679 | \$21,667 | \$26,000 | \$30,795 | \$25,000 | \$30,000 | | | | |
| 24313 | Stormwater Drainage - Lumsden | \$10,293 | \$10,288 | \$14,349 | \$8,598 | \$10,381 | \$12,345 | | | | |
| 24325 | Cemetery - Lumsden | \$8,805 | \$9,002 | \$10,803 | \$11,287 | \$12,580 | \$15,096 | | | | |
| 24328 | Beautification - Lumsden | \$41,267 | \$41,250 | \$49,500 | \$37,324 | \$41,709 | \$50,051 | | | | |
| 24332 | Recreation Reserve - Lumsden | \$5,238 | \$2,945 | \$3,534 | \$9,748 | \$10,307 | \$12,034 | | | | |
| 24346 | Playground - Lumsden | \$1,834 | \$1,833 | \$2,200 | \$2,931 | \$4,693 | \$5,632 | | | | |
| 24349 | Camping Ground - Lumsden | \$900 | \$1,000 | \$1,200 | | | | | | | |
| 24350 | Hall - Lumsden | \$14,321 | \$13,552 | \$16,543 | \$23,380 | \$25,512 | \$29,655 | | | | |
| 24389 | Information - Centre | \$2,468 | \$2,515 | \$3,018 | \$3,960 | \$3,942 | \$4,398 | | | | |
| Total | | \$135,245 | \$128,387 | \$158,370 | \$134,452 | \$142,848 | \$169,014 | \$42,469 | \$35,832 | \$63,998 | |

Reserve Balances

| Lumsden | 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 |
|---------------------------------------|--------------------|-------------------|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Community Centre | | | | | | | | | | | | | |
| <i>Operating</i> | | | | | | | | | | | | | |
| Comm Centres Lumsden - ORR | 12,030 | 12,311 | 351 | 642 | 942 | 1,252 | 1,572 | 1,903 | 2,245 | 2,598 | 2,962 | 3,338 | 3,338 |
| Total Community Centre Operating | 12,030 | 12,311 | 351 | 642 | 942 | 1,252 | 1,572 | 1,903 | 2,245 | 2,598 | 2,962 | 3,338 | 3,338 |
| Total Community Centre Balance | 12,030 | 12,311 | 351 | 642 | 942 | 1,252 | 1,572 | 1,903 | 2,245 | 2,598 | 2,962 | 3,338 | 3,338 |
| Local | | | | | | | | | | | | | |
| <i>Carry Forward</i> | | | | | | | | | | | | | |
| Lumsden Cemetery - CFD | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Total Local Carry Forward | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Reserve | | | | | | | | | | | | | |
| Lumsden Footpaths - ORR | 16,666 | (794) | (2,064) | 2,011 | 6,220 | 10,568 | 15,059 | 19,698 | 24,489 | 29,438 | 34,550 | 39,830 | 43,830 |
| Lumsden General - RES | 88,972 | 56,142 | 71,143 | 64,832 | 67,550 | 70,357 | 73,256 | 76,251 | 79,344 | 82,539 | 85,839 | 78,050 | 79,250 |
| Lumsden Property Sales - RES | 5,688 | 5,688 | - | - | - | - | - | - | - | - | - | - | - |
| Total Local Reserve | 111,326 | 61,036 | 69,079 | 66,843 | 73,770 | 80,925 | 88,315 | 95,949 | 103,833 | 111,977 | 120,389 | 117,880 | 123,080 |
| Total Local Balance | 111,327 | 61,037 | 69,080 | 66,844 | 73,771 | 80,926 | 88,316 | 95,950 | 103,834 | 111,978 | 120,390 | 117,881 | 123,081 |
| Stormwater | | | | | | | | | | | | | |
| <i>Reserve</i> | | | | | | | | | | | | | |
| Lumsden Stormwater (K&C) - RES | 65,062 | 67,066 | 67,066 | 68,134 | 68,235 | 68,339 | 68,447 | 68,558 | 68,673 | 68,792 | 68,915 | 69,042 | 69,042 |
| Total Stormwater Reserve | 65,062 | 67,066 | 67,066 | 68,134 | 68,235 | 68,339 | 68,447 | 68,558 | 68,673 | 68,792 | 68,915 | 69,042 | 69,042 |
| Total Stormwater Balance | 65,062 | 67,066 | 67,066 | 68,134 | 68,235 | 68,339 | 68,447 | 68,558 | 68,673 | 68,792 | 68,915 | 69,042 | 69,042 |
| Total Lumsden Reserve Balance | 188,420 | 140,414 | 136,497 | 135,620 | 142,948 | 150,517 | 158,335 | 166,411 | 174,752 | 183,368 | 192,267 | 190,261 | 195,451 |

Recommendation

That the Lumsden Community Development Area Subcommittee:

- a) Receives the report titled “Council Report” dated 7 June 2019.**

Attachments

There are no attachments for this report.