



Notice is hereby given that an Ordinary meeting of Southland District Council will be held on:

**Date:** Wednesday, 18 September 2024  
**Time:** 10am  
**Venue:** Colac Bay Rifles Volunteer Hall (Colac Bay Community Centre), 14 Manuka Street, Colac Bay

---

## **Council Agenda OPEN**

---

### **MEMBERSHIP**

<b>Mayor</b>	Rob Scott
<b>Deputy mayor</b>	Christine Menzies
<b>Councillors</b>	Jaspreet Boparai
	Don Byars
	Derek Chamberlain
	Paul Duffy
	Darren Frazer
	Sarah Greaney
	Julie Keast
	Tom O'Brien
	Margie Ruddenklau
	Jon Spraggon
	Matt Wilson

### **IN ATTENDANCE**

<b>Acting chief executive</b>	Vibhuti Chopra
<b>Committee advisor</b>	Fiona Dunlop

Contact telephone: 0800 732 732  
Postal address: PO Box 903, Invercargill 9840  
Email: [emailsdc@southlanddc.govt.nz](mailto:emailsdc@southlanddc.govt.nz)  
Website: [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)  
Online: [Southland District Council YouTube](https://www.youtube.com/southlanddc)

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

## Health and safety

**Toilets** – The toilets are located outside of the chamber, directly down the hall on the right.

**Evacuation** – Should there be an evacuation for any reason please exit down the stairwell to the assembly point, which is the entrance to the carpark on Spey Street. Please do not use the lift.

**Earthquake** – Drop, cover and hold applies in this situation and, if necessary, once the shaking has stopped we will evacuate down the stairwell without using the lift, meeting again in the carpark on Spey Street.

**Phones** – Please turn your mobile devices to silent mode.

**Recording** - These proceedings are being recorded for the purpose of live video, both live streaming and downloading. By remaining in this meeting, you are consenting to being filmed for viewing by the public.

---



## TABLE OF CONTENTS

ITEM	PAGE
<b>PROCEDURAL</b>	
<b>Karakia Timatanga</b>	
Mā te whakarongo	Through listening
Mā te kōrero	Through talking
Mā te ngakau	From the heart
Mā te wairua	From the spirit
Mā te manaaki mai	Through giving
Mā te manaaki atu	And receiving respect
Ka puawai te maramatanga	Understanding will bloom
Tihei mauri ora	This is the essence of life
<b>1 Apologies</b>	<b>5</b>
<b>2 Leave of absence</b>	<b>5</b>
<b>3 Conflict of Interest</b>	<b>5</b>
<b>4 Extraordinary/Urgent Items</b>	<b>5</b>
<b>5 Confirmation of Council Minutes</b>	<b>5</b>
<b>6 Public Participation</b>	<b>5</b>
<b>REPORTS</b>	
<b>7.1 Colac Bay Community updates</b>	<b>105</b>
<b>7.2 Mayor's report</b>	<b>107</b>
<b>7.3 Budget carry forward requests from 2023/2024 financial year into the 2024/2025 financial year</b>	<b>109</b>
<b>7.4 Representation review - submissions and hearings on representation proposal</b>	<b>125</b>
<b>Karakia Whakamutunga</b>	
Kia hora te marino	May peace be widespread
Kia whakapapa pounamu te moana	May the sea be like greenstone
Hei huarahi mā tātou i te rangi nei	A pathway for us all this day
Aroha atu, aroha mai	Let us show respect for each other
Tātou i a tātou katoa	For one another
Hui e! Tāiki e!	Bind us all together!



## 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

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

## 4 Extraordinary/Urgent Items

To consider, and if thought fit, to pass a resolution to permit the Council 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."

## 5 Confirmation of Council Minutes

5.1 Meeting minutes of Council, 26 August 2024

## 6 Public Participation

Notification to speak is required by 12noon at least one clear day before the meeting. Further information is available on [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) or phoning 0800 732 732



---

## Council

# OPEN MINUTES

---

---

Minutes of a meeting of Council held in the Council Chamber, Level 2, 20 Don Street, Invercargill on Monday, 26 August 2024 at 10.02am. (10.02am – 10.03am, 10.07am – 10.40am, 11am – 12.32pm, 1.04pm – 3.19pm (PE1.04pm – 3.19pm)).

---

### PRESENT

<b>Mayor</b>	Rob Scott
<b>Deputy mayor</b>	Christine Menzies
<b>Councillors</b>	Jaspreet Boparai
	Don Byars (10.07am – 10.40am, 11am – 12.32pm, 1.04pm – 3.19pm)
	Derek Chamberlain
	Paul Duffy
	Darren Frazer
	Sarah Greaney
	Julie Keast
	Tom O'Brien
	Margie Ruddenklau
	Jon Spraggon
	Matt Wilson

### IN ATTENDANCE

<b>Chief executive</b>	Cameron McIntosh
<b>Committee advisor</b>	Fiona Dunlop

## Adjournment of meeting

Mayor Scott opened the meeting and advised that he would be adjourning the meeting until the conclusion of the Finance and Assurance Committee meeting.

Moved Mayor Scott, seconded Cr Wilson **and resolved:**  
**That Council adjourns until the conclusion of the Finance and Assurance Committee meeting.**

(The meeting adjourned at 10.03am.)

The meeting reconvened 10.07am with Mayor Scott leading the meeting with a karakia timatanga as follows:

Mā te whakarongo	Through listening
Mā te kōrero	Through talking
Mā te ngakau	From the heart
Mā te wairua	From the spirit
Mā te manaaki mai	Through giving
Mā te manaaki atu	And receiving respect
Ka puawai te maramatanga	Understanding will bloom
Tihei mauri ora	This is the essence of life

### 1 Apologies

There were no apologies.

### 2 Leave of absence

There were no requests for leave of absence.

### 3 Conflict of Interest

Councillor Chamberlain advised that he had a conflict of interest in relation to item 7.4 – Code of conduct matter and would remain in the meeting.

Councillor Ruddenklau advised that she had a conflict of interest in relation to item 7.5 – Housing action plan as she has a short term rental.

### 4 Extraordinary/Urgent Items

Mayor Scott advised that there were two items on the agenda for the meeting that he would seek agreement to enable them to be considered.

Item C8.1 – Rating sale process and C8.2 – Chief executive performance review were with the public excluded agenda when compiled on Wednesday 21 August 2024.

Due to the lateness of the agenda compilation and technical issues loading the agenda to the HUB, the public excluded agenda was unable to be published to the HUB on Wednesday 21 August 2024 to comply with legislative requirements.

The item C8.1 - rating sale process could wait until a later meeting, but to keep the process in motion, it would be wise to consider the item at the meeting.

Item C8.2 – chief executive performance review is part of the end of the financial year process and again it would be wise to consider the item at the meeting as well.

Moved Mayor Scott, seconded Cr Greaney **and resolved:**

**That Council pursuant to section 46A of the Local Government Information and Meetings Act 1987, considers the public excluded late items C8.1 – Rating sale process and C8.2 – Chief executive performance review.**

## 5 Confirmation of Council Minutes

### Resolution

Moved Deputy Mayor Menzies, seconded Cr Keast **and resolved:**

**That the Council confirms the minutes of the meeting held on 7 August 2024 as a true and correct record of that meeting.**

## 6 Public Participation

There was no public participation.

## Reports

### 7.1 Adoption of Councils Long Term Plan 2024-2034

**Record No: R/24/8/50889**

Corporate performance lead – Robyn Laidlaw and GM finance and assurance – Anne Robson were in attendance and presented the item.

The purpose of the report was to receive for approval the draft Long Term Plan 2024-2034 following audit and the recommendation from the Finance and Assurance Committee.

The meeting noted that Deloitte advised that from their audit, the audit opinion was qualified on the assumption related to New Zealand Transport Agency funding, given that they believed that Council has not used the best information available about the level of funding from the Agency for roading at the time of preparing/finalising the plan.

The audit opinion also included an emphasis of matters in relation to uncertainty over the delivery of the infrastructure capital programme due to the plan proposing a significant increase in infrastructure investment.

A range of initiatives had been put in place to support delivery, Deloitte identified that there continues to be a high degree of uncertainty about whether the increased programme would be able to be completed noting the level historically achieved by Council as well as constraints of contractor availability and weather events.

**Moved Councillor Duffy, seconded Deputy Mayor Menzies, recommendations a to h.**

**Recommendations a to c were put and declared CARRIED.**

**Recommendation d was put and declared CARRIED.**

Councillors Boparai and Byars requested that their dissenting votes be recorded for recommendation d.

**Recommendation e was put and declared CARRIED.**

Councillors Boparai, Byars, Chamberlain, O'Brien, Ruddenklau and Wilson requested that their dissenting votes be recorded for recommendation e.

**Recommendation f was put and declared CARRIED.**

Councillor Boparai requested that her dissenting vote be recorded for recommendation f.

**Recommendation g was put and declared CARRIED.**

**Recommendation h was put and declared CARRIED.**

**Resolution:**

**That Council:**

- a) **Receives the report titled "Adoption of Councils Long Term Plan 2024-2034" dated 21 August 2024.**
- b) **Determines that this matter or decision be recognised as significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Agrees to change the Revenue and Financing policy as included in the Long Term Plan, to confirm the updated funding of the Te Anau Airport Manapōuri being:**
  - Y **General Rate – low**
  - Y **Targeted rates – high**
  - Y **Fees and Charges – low**

---

Y Other Sources – low

- e) Agrees that in accordance with Section 100 of the Local Government Act 2002, that it is financially prudent for Council to project operating deficits in seven of the ten years of the plan which principally reflects Council's policy to transition towards fully funding depreciation on water and wastewater infrastructure.
- f) Adopts the draft Long Term Plan 2024-2034, as included in Attachment A (of the officers report), subject to any amendments at this meeting.
- g) Agrees to delegate authority to the Chief Executive to approve any minor edits and corrections to the Long-Term Plan 2024-2034 prior to publication.
- h) Receives the final audit opinion provided by Deloitte, a draft of which is included in Attachment B (of the officers report).

## 7.2 Rates Resolution - Setting of Rates for the Financial Year 1 July 2024 to 30 June 2025

Record No: R/23/11/56953

Transactional project lead – Shelley Dela Llana, Corporate performance lead – Robyn Laidlaw and GM finance and assurance – Anne Robson were in attendance for the item.

The purpose of the report was for Council set rates for 2024-2025 in accordance with section 23 of the Local Government (Rating) Act 2002 (the Act), the due dates for payment in accordance with section 24 of the Local Government (Rating) Act 2002, and to authorise the addition of penalties in accordance with sections 57 and 58 of the Local Government (Rating) Act 2002.

### Resolution

Moved Deputy Mayor Menzies, seconded Cr Keast **and resolved:**

**That the Council:**

- a) receives the report titled "Rates Resolution - Setting of Rates for the Financial Year 1 July 2024 to 30 June 2025".
- 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) pursuant to section 23 of the Local Government (Rating) Act 2002, and in accordance with the Southland District Council's Long Term Plan 2034



including the Funding Impact Statement (Rates Section), sets the rates detailed below for the financial year commencing 1 July 2024 and ending on 30 June 2025. All rates and amounts are GST inclusive.

### GENERAL RATE

Pursuant to Section 13(2)(a) of the Local Government (Rating) Act 2002, a general rate of \$0.00069644 in the dollar on the capital value of all rateable rating units within the Southland District.

### UNIFORM ANNUAL GENERAL CHARGE

Pursuant to the Section 15(1)(a) of the Local Government (Rating) Act 2002, a uniform annual general charge of \$804.66 per rating unit on every rateable rating unit within the Southland District.

### TARGETED RATES

#### Roading Targeted Rates

Pursuant to Sections 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$103.50 per rateable rating unit within the Southland District; and

Pursuant to Sections 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, a differential rate in the dollar of capital value for all rateable rating units within the Southland District:

Roading Differential Category	Rate in the dollar on capital value
Commercial	\$0.00158381
Dairy	\$0.00132047
Farming non-dairy	\$0.00077864
Forestry	\$0.00590625
Industrial	\$0.00151104
Lifestyle	\$0.00068870
Mining	\$0.02548531
Other	\$0.00020661
Residential	\$0.00068870

#### Regional Heritage Targeted Rate

Pursuant to Sections 16(3)(a) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$49.42 set per separately used or inhabited part of a rateable rating unit within the Southland District.

#### Stormwater Targeted Rate

Pursuant to Sections 16(3)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, the following rate:

- for all rating units within the stormwater full charge rating boundary a uniform targeted rate of \$112.49 per rateable rating unit.

- for all other rating units outside the stormwater full charge rating boundary a uniform targeted rate of \$28.12 per rateable rating unit.

#### Community Board Targeted Rates

Pursuant to Sections 16(3)(b), and 16(4)(a) or 16(4)(b) of the Local Government (Rating) Act 2002, as relevant, the following rates per rateable rating unit within the below areas:

Community Board Targeted Rates	Targeted Rate per rating unit
Ardlussa Community Board Rural Rate	\$69.50
Ardlussa Community Board Urban Rate	\$278.00
Fiordland Community Board Rural Rate	\$62.84
Fiordland Community Board Semi-Urban Rate	\$125.67
Fiordland Community Board Urban Rate	\$251.35
Northern Community Board Rural Rate	\$94.33
Northern Community Board Semi-Urban Rate	\$188.66
Northern Community Board Urban Rate	\$377.32
Oraka Aparima Community Board Rural Rate	\$59.38
Oraka Aparima Community Board Semi-Urban Rate	\$119.15
Oraka Aparima Community Board Urban Rate	\$238.30
Oreti Community Board Rural Rate	\$56.65
Oreti Community Board Semi-Urban Rate	\$113.29
Oreti Community Board Urban Rate	\$226.58
Stewart Island/Rakiura Community Board Urban Rate	\$255.17
Tuatapere Te Waewae Community Board Rural Rate	\$101.87
Tuatapere Te Waewae Community Board Semi-Urban Rate	\$203.75
Tuatapere Te Waewae Community Board Urban Rate	\$407.49
Waihopai Toetoe Community Board Rural Rate	\$56.93
Waihopai Toetoe Community Board Semi-Urban Rate	\$113.86
Waihopai Toetoe Community Board Urban Rate	\$227.72
Wallace Takitimu Community Board Rural Rate	\$77.83
Wallace Takitimu Community Board Semi-Urban Rate	\$155.66
Wallace Takitimu Community Board Urban Rate	\$311.31

#### Community Facilities Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the following uniform targeted rates set per separately used or inhabited part of a rateable rating unit situated in the following Community Facility Areas:

Community Facility Areas	Charge	Community Facility Areas	Charge
Aparima Hall	\$40.20	Mossburn Hall	\$68.29
Athol Memorial Hall	\$108.01	Myross Bush Hall	\$27.36
Balfour Hall	\$59.21	Nightcaps Hall	\$126.69
Blackmount Hall	\$49.43	Ohai Hall	\$120.16
Browns Hall	\$36.00	Orawia Hall	\$119.86
Brydone Hall	\$70.15	Orepuki Hall	\$117.02
Clifden Hall	\$109.16	Oreti Plains Hall	\$110.54

Colac Bay Hall	\$97.97	Otapiri-Lora Gorge Hall	\$119.15
Dacre Hall	\$43.94	Riversdale Hall	\$70.69
Dipton Hall	\$118.44	Ryal Bush Hall	\$110.39
Eastern Bush Hall	\$81.61	Seaward Downs Hall	\$44.62
Edendale-Wyndham Hall	\$36.74	Stewart Island/Rakiura Hall	\$72.84
Fiordland Community Event Centre	\$42.60	Thornbury Hall	\$172.85
Five Rivers Hall	\$207.25	Tokanui-Quarry Hills Hall	\$157.96
Fortrose Domain	\$68.00	Tuatapere Hall	\$58.12
Glenham Hall	\$47.78	Tussock Creek Hall	\$101.59
Gorge Road Hall	\$47.87	Tuturau Hall	\$50.00
Heddon Bush Hall	\$66.84	Waianiwa Hall	\$100.81
Hedgehope-Glencoe Hall	\$75.77	Waikaia Recreation Hall	\$64.79
Limehills Hall	\$82.24	Waikawa Community Centre	\$77.03
Lochiel Hall	\$35.12	Waimahaka Hall	\$68.00
Lumsden Hall	\$72.76	Waimatuku Hall	\$37.80
Mabel Bush Hall	\$50.15	Wairio Community Centre	\$56.57
Manapouri Hall	\$86.45	Wallacetown Hall	\$64.45
Mandeville Hall	\$44.01	Winton Hall	\$31.04
Mimihau Hall	\$60.95	Wrights Bush Hall	\$32.28
Mokoreta-Redan Hall	\$87.75		

#### SIESA Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the following rates:

- for all rating units that are within the area of service boundary, a uniform targeted rate of \$200 per rateable rating unit.

#### Swimming Pool Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the following uniform targeted rates set per separately used or inhabited part of a rateable rating unit situated in the following Swimming Pool Areas:

Swimming Pool Area	Charge	Swimming Pool Area	Charge
Fiordland	\$14.47	Takitimu	\$27.98
Northern Community	\$23.54	Tuatapere Ward	\$7.37
Otautau	\$37.04	Waihopai Toetoe	\$11.32
Riverton/Aparima	\$20.61	Winton	\$17.07

#### Te Anau Airport Manapouri Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$76.23 per rateable rating unit within the Te Anau Manapouri Airport Area.

#### Rubbish Bin Collection Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$219.28 per unit of service to each rating unit with a dwelling within the defined service area and other rating units that have opted in to the defined service area.

#### Recycling Bin Collection Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$219.28 per unit of service to each rating unit with a dwelling within the defined service area and other rating units that have opted in to the defined service area.

#### Stewart Island Waste Management Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$303.31 per unit of service provided to rating units situated in the Stewart Island Waste Management Area.

#### Te Anau Rural Water Scheme Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, the rate as outlined below to rating units in the Te Anau rural water rating boundary that are connected or capable of connecting:

An annual charge by way of a uniform targeted rate of \$1,146.29 per restricted connection.

In regards to the supply of water, the following rates or combination of below will apply to each rating unit pursuant to Section 19(2)(b) of the Local Government (Rating) Act 2002:

- a rate of \$764.19 for each unit supplied to the rating unit.
- for rating units allocated half a unit above their first full unit, a rate of 50% of a unit being \$382.10.

#### Metered Property Water Supply Targeted Rates

For rating units with a meter, outside the Te Anau rural water rating boundaries:

Pursuant to Section 19(2)(a) of the Local Government (Rating) Act 2002, a rate for actual water consumption of \$1.60 per cubic metre; and

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a fixed charge of \$225.00 per meter.

#### Non-Metered Property Water Supply Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, for rating units not covered by the Te Anau rural water scheme and that are not metered:

- for all rating units without meters that are connected to a water supply scheme or are capable of connection but are not connected, and are not vacant a uniform targeted rate of \$815.75 for each unit of service.
- for vacant rating units within the scheme rating boundary, a uniform targeted rate of \$407.88 per rating unit for the provision of the service due to the ability to connect to the scheme.

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, for rating units not covered by the Te Anau rural water scheme and that are not metered:

- for rating units with water troughs with direct feed from Council's water mains, a uniform targeted rate of \$163.15 per trough.

#### District Wastewater Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(b) of the Local Government (Rating) Act 2002, the following rates:

- for rating units within the defined wastewater scheme rating boundaries that are vacant or do not produce wastewater, a uniform targeted rate of \$420.36 per rating unit.
- for all rating units that produce wastewater and are either connected to a Council District wastewater scheme or within the defined wastewater scheme rating boundary and are primarily residential/domestic/household in nature, a uniform targeted rate of \$840.71 for each separately used or inhabited part of the rating unit.
- all other rating units that produce wastewater and are either connected to a Council District wastewater scheme or within the defined wastewater scheme rating boundary, a uniform targeted rate of \$840.71 for each pan/urinal.

#### Woodlands Septic Tank Cleaning Targeted Rate

Pursuant to Sections 16(3)(b) and 16(4)(a) of the Local Government (Rating) Act 2002, a uniform targeted rate of \$131.17 in respect of each separately used or inhabited part of a rating unit within the Woodlands Septic Tank Cleaning Area.

#### Water Supply Loan Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, uniform targeted rates per unit of service on the option that the ratepayer has previously chosen to pay it over a selected period as below (in the relevant area of service for each scheme):

Water Supply Loan Rates	Charge
Edendale Water Loan - 25 years	\$153.44
Wyndham Water Loan - 15 years	\$194.91
Wyndham Water Loan - 25 years	\$148.01

#### Sewerage Supply Loan Targeted Rates

Pursuant to Sections 16(3)(b) and 16(4)(a) and 16(4)(b) of the Local Government (Rating) Act 2002, uniform targeted rate per unit of service on the option that

the ratepayer has previously to pay it over a selected period as below (in the relevant area of service for each scheme):

Sewerage Supply Loan Rates	Charge
Edendale Sewerage Loan - 25 years (incl connection cost)	\$646.68
Edendale Sewerage Loan - 25 years (excl connection cost)	\$535.21
Tuatapere Sewerage Loan - 25 years	\$369.39
Wallacetown Sewerage Loan - 25 years	\$337.40
Wyndham Sewerage Loan - 15 years (incl connection cost)	\$779.52
Wyndham Sewerage Loan - 25 years (incl connection cost)	\$591.96
Wyndham Sewerage Loan - 15 years (excl connection cost)	\$633.40
Wyndham Sewerage Loan - 25 years (excl connection cost)	\$481.00

- e) Resolves under Section 24 of the Local Government (Rating) Act 2002 that all rates (including metered water targeted rates) will be payable in four instalments with the due dates for payment being:

- Instalment One – 27 September 2024
- Instalment Two - 29 November 2024
- Instalment Three - 28 February 2025
- Instalment Four - 30 May 2025.

Rates other than metered water rates will be invoiced in equal instalments. Metered water rates will be invoiced in accordance with recorded consumption.

- f) Resolves under Sections 57 and 58 of the Local Government (Rating) Act 2002 to apply penalties to unpaid rates (including metered water targeted rates) as follows:

- a penalty of 10% will be added to the amount of any of instalments two, three and four (including metered water targeted rates) remaining unpaid after the relevant due date in recommendation (e) above, as shown in the table below:

Instalment	Date Penalty Added
One (1)	N/A
Two (2)	6 December 2024
Three (3)	7 March 2025
Four (4)	6 June 2025

- g) Sets under Section 88 of the Local Government (Rating) Act 2002 a postponement fee at \$200 GST inclusive for the administration costs of registering a Notice of Charge plus an annual interest charge calculated at Council's internal borrowing interest rate of 5.67% as prescribed in the Long Term Plan 2034.
- h) Resolves that under Section 54 of the Local Government (Rating) Act 2002, where rates charged on a rating unit are less than or equal to \$10 (GST incl), Council will not collect these as it believes it to be uneconomic.
- i) Agrees where any payment is made by a ratepayer that is less than the amount now payable, the Council will apply the payment firstly to any rates outstanding

from previous rating years and then proportionately across all current year rates due.

- j) Agrees that valuation roll and rate records for the District of Southland are open for inspection by ratepayers at all District offices (as listed below), during normal office hours:

- |  |   |
|--|---|
| - Invercargill Office<br>15 Forth Street,<br>Invercargill 9810 | - Oban Office<br>10 Ayr Street, Oban<br>Stewart Island 9846 |
| - Lumsden Office<br>18 Diana Street,<br>Lumsden 9730           | - Te Anau Office<br>24 Milford Crescent,<br>Te Anau 9600    |
| - Otautau Office<br>176 Main Street,<br>Otautau 9610           | - Winton Office<br>1 Wemyss Street<br>Winton 9720           |
| - Riverton Office<br>117 Palmerston Street,<br>Riverton 9822   | - Wyndham Library<br>41 Balaclava Street,<br>Wyndham 9831   |

- k) Agrees the following options be available for payment of rates:

- direct debit
- credit card (Visa or Mastercard)
- internet banking
- by cash or eftpos.

(The meeting adjourned for morning tea at 10.40am and reconvened at 11am.)

#### 7.4 Code of conduct matter

Record No: R/24/8/51855

Governance legal manager – Robyn Rout was in attendance and presented the report.

The purpose of the report was to:

- inform Council about Code of Conduct allegations that have been raised against members of the Tuatapere Te Waewae Community Board
- receive and consider a report the Executive Committee has prepared for Council on the matter
- enable Council to decide whether or not board members have breached the code and to decide any action it would like to take in relation to this matter.

The meeting noted that a member of the public had alleged board members breached provisions of the code of conduct in a letter the board sent to him.



The Executive committee was informed of the allegations and undertook a number of steps to progress and investigate the matter which included:

- informing board members about the allegations,
- receiving a response from the board,
- requesting an independent person investigate the allegations and
- receiving an investigation report.

Following the investigation that was conducted in accordance with the code of conduct (adopted by the Board on 23 November 2022), the Executive committee met and prepared a report for the consideration by Council.

### **Resolution**

Moved Cr O'Brien, seconded Cr Byars **and resolved:**

#### **That the Council:**

- a) receives the report titled "Code of conduct matter".
- 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) receives and considers the report the Executive Committee prepared for the consideration of Council.
- e) In accordance with the recommendation made by the Executive Committee, decides Tuatapere Te Waewae Community Board members breached the following provisions of the Board's Code of Conduct:
  - i) Relationships with other elected members - In the performance of their official duties, elected members should refrain from any form of conduct which may cause any reasonable person unwarranted offence or embarrassment
  - ii) Relationships with the community - Effective Council decision-making depends on productive relationships between elected members and the community at large
  - iii) Relationships with the community - Members should ensure that individual citizens are accorded respect in their dealings with the Council, have their concerns listened to, and deliberated on in accordance with the requirements of the act



- iv) Relationships with the community - Members should act in a manner that encourages and values community involvement in local democracy.
- f) In accordance with the recommendation made by the Executive Committee, decides to take no further action against Tuatapere Te Waewae Community Board members.
- g) In accordance with the recommendations by the Executive Committee, makes the following decisions:
  - i) requests work is undertaken on:
    - offering all community board members in the District training on roles and responsibilities, and managing conflict in a community board setting
    - reviewing decision making processes and confirming that all elected members are aware of their requirements regarding information sharing with Council
    - considering amendments to the code to make it clearer and more relevant
  - ii) encourages all community boards to consider the use of drop-in sessions to provide opportunities for interaction with the community
  - iii) encourages community boards to have workshops open to the public where possible
  - iv) includes an agenda item at each of the community boards chairs' meetings, seeking feedback from the chairs, on any support requirements for boards and elected members.

### **7.3 Appointment of elected member to the Oreti Community Board**

**Record No: R/24/8/52391**

Governance legal manager – Robyn Rout was in attendance and presented the item.

The purpose of the report was for Council to appoint a Councillor to the Oreti Community Board.

Councillor Frazer was appointed as the Councillor to the Oreti Community Board at the beginning of the triennium. He advised Mayor Scott that he wished to be removed from the Oreti Community Board. Mayor Scott accepted the request and advised that a new Councillor appointment would be made.

Councillor Menzies was selected as the replacement.

### Resolution

Moved Cr Keast, seconded Cr O'Brien **recommendations a to c and new d, new e and new f (as indicated) and resolved:**

**That the Council:**

- a) receives the report titled "Appointment of elected member to the Oreti Community Board".
- 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.

**New d) removes Councillor Frazer as the councillor appointed to the Oreti Community Board.**

**New e) agrees to appoint Councillor Menzies to the Oreti Community Board.**

**New f) thanks Councillor Frazer for his time and commitment to the Winton and Oreti Community Boards.**

## 7.5 Housing Action Plan

**Record No: R/24/8/50466**

Intermediate policy analyst – Theresa Cavanagh was in attendance and presented the report.

The purpose of the report was to adopt the Housing Action Plan.

It was noted that the Housing Action Plan has two phases being:

- **Phase 1** is the Housing Action Plan which will focus on spatial planning, engagement, and workstreams relating to existing housing stock.
- **Phase 2** will have more targeted solutions once we understand where our communities can grow (spatial planning) and the housing aspirations of iwi, communities and stakeholders (engagement).

### Resolution

Moved Deputy Mayor Menzies, seconded Cr Frazer **and resolved:**

**That the Council:**

- a) receives the report titled "Housing Action Plan".

- 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) adopts the Housing Action Plan (attached as appendix A to the minutes).

## 7.6 Local Water Done Well

**Record No: R/24/8/51557**

Three waters transition lead – Jendi Paterson, Strategic manager water and waste – Grant Isaacs and Senior finance business partner – Lesley Smith were in attendance and presented the report.

The purpose of the report was to provide elected members with an update on the Local Water Done Well legislation and the funding changes announced by government in early August 2024 and to seek funding of up to \$15,000 funding towards phase two of the Southland Otago Collaboration to be funded from Local Water Done Well Support Package.

The report also provided an update of the Southland/ Otago collaborative approach and phase one progress and provides details of the collaboration and the financial contribution required to participate in phase two.

### **Resolution**

Moved Cr Greaney, seconded Cr Boparai **and resolved:**

**That Council:**

- a) **Receives the report titled “Local Water Done Well”.**
- 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) **Approve ongoing participation in the Regional Delivery Model – Phase two scope of work, with associated deliverables, budget, cost allocation model and governance structure.**
- e) **Approve allocation of up to \$15,000 funding towards phase two of the Southland Otago Collaboration to be funded from Local Water Done Well Support Package.**

## 7.7 Mayor's report

**Record No: R/24/8/50848**

Mayor Scott presented his report.

The report advised on many events/meetings that he had attended during June and July.

Mayor Scott acknowledged Gore District Councillor Neville Phillips on receiving the inaugural SuperHuman award at the recent Local Government New Zealand conference.

Councillor Ruddenklau advised that she had attended the inaugural Arts Murihiku awards night. At the event Councillor Duffy was acknowledged for his work in the arts. Steve Solomon received in the inaugural supreme award.

Councillor O'Brien advised that he along with Mayor Scott had attended the Garston Volunteer Fire Brigade honours night. At this event one member received his double gold star for 50 years involvement.

Councillor Duffy reported that the regional heritage heads of agreement is due for resigning in in 2025. The Southland Heritage Preservation Trust miners cottage in Nightcaps has recently sold. As a result of the sale, the trust is being wound up.

### **Resolution**

Moved Cr Duffy, seconded Cr Boparai **and resolved:**

**That the Council:**

- a) receives the report titled "Mayor's report".

## 7.8 Policy on Development and Financial Contributions - Adoption

**Record No: R/24/7/47922**

Team leader, organisational policy – Chris Rout was in attendance and presented the report.

The purpose of the report was to present the draft Policy on Development and Financial Contributions to Council for adoption.

The submissions on the draft Policy were received by Council at their meeting on 16 July 2024. At the Council meeting on 24 July 2024, the submissions and the draft Policy were considered. As a result of those considerations, Council endorsed the draft Policy, subject to the next review being brought forward, ahead of the development of the 2027-2037 Long Term Plan.

### Resolution

Moved Deputy Mayor Menzies, seconded Cr Frazer **and resolved:**

**That the Council:**

- a) receives the report titled “Policy on Development and Financial Contributions - Adoption”.
- b) determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) notes that under Section 1.3 of the Policy, development contributions will remain in remission and will not be collected.
- e) adopts the Policy on Development and Financial Contributions (attached to the minutes as appendix B).
- f) resolves that the Policy on Development and Financial Contributions will come into effect and supersede the current policy on the date of adoption of the 2024-2034 Long Term Plan.
- g) delegates authority to the chief executive to make any required minor amendments to the draft Policy on Development and Financial Contributions.

## 7.9 Southland Local Government Structural Opportunities

**Record No: R/24/8/52450**

Chief executive – Cameron McIntosh was in attendance and presented the report.

The purpose of the report was to present the preliminary investigation that has been completed for local government structural options in Southland and to seek Council endorsement to complete further work to lodge a formal reorganisation investigation request with the Local Government Commission.

The attachment to the report was circulated separately and is attached to the minutes as Appendix C.

---

**Resolution**

Moved Mayor Scott, seconded Cr Greaney **and resolved:**

**That the Council:**

- a) receives the report titled “Southland Local Government Structural Opportunities”.
- 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 further information to be prepared to enable a formal proposal to be lodged with the Local Government Commission.
- e) approves unbudgeted expenditure of up to \$30,000 for preparation of further information including any community and stakeholder engagement work, to be funded from District Ops reserve.
- f) endorses the lodgement of a formal reorganisation investigation proposal by Southland District Council to the Local Government Commission.
- g) notes the intent for the formal proposal to be brought to Council for endorsement before lodging it with the Local Government Commission.

Councillor Byars requested that his dissenting vote be recorded.

#### **7.10 Transfer of Five Rivers Water Supply Scheme**

**Record No: R/24/6/41474**

Manager – operations water and waste services – Grant Isaacs and Senior finance business partner – Lesley Smith were in attendance and presented the report.

The purpose of the report was to agree to a request from the Five Rivers Water Supply Committee for Council to transfer the water permit, discharge permit and water plant to Tank Creek Water Limited that is a new entity formed by the farmers who are currently in the scheme.

It was noted that approval was being sought from Council to proceed with the divestment process to transfer the water permit, discharge permit and water plant to Tank Creek Water Limited whose shareholders are the five families who are in the scheme.

### Resolution

Moved Cr Ruddenklau, seconded Cr Chamberlain **recommendations a to c and d with additions** as resolved:

**That the Council:**

- a) receives the report titled "Transfer of Five Rivers Water Supply Scheme" dated 21 August 2024.
- 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 proceeding with the divestment process for the transfer of the water permit and related water assets to Tank Creek Water Limited for compensation of \$1.

### 7.11 Tuatapere Recreation Reserve - replacement of ring fence and barrier gate - Unbudgeted expenditure

**Record No: R/24/7/45721**

Community Leadership manager – Jared Cappie and Group manager customer and community wellbeing – Sam Marshall were in attendance for the item.

The purpose of the report was for Council to consider whether or not it wishes to approve unbudgeted expenditure of up to \$28,500 for the Tuatapere Recreation Reserve towards replacement of the ring fence and a barrier gate from funds held in the Tuatapere general reserve.

It was noted that the Tuatapere Te Waewae Community Board had approved a project to place a barrier gate at the entrance to the Tuatapere Recreation Reserve on Elder Drive to reduce the amount of vandalism happening at the reserve.

### Resolution

Moved Cr Chamberlain, seconded Cr Boparai **and resolved:**

**That the Council:**

- a) receives the report titled "Tuatapere Recreation Reserve - replacement of ring fence and barrier gate - Unbudgeted expenditure".
- 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 unbudgeted expenditure for up to \$28,500 towards replacement of the ring fence and a barrier gate at the Tuatapere Recreation Reserve, from funds held in the Tuatapere general reserve.

## Public Excluded

### Exclusion of the public: Local Government Official Information and Meetings Act 1987

#### Resolution

Moved Mayor Scott, seconded Cr Greaney and resolved:

**That the public be excluded from the following part(s) of the proceedings of this meeting.**

#### C8.1 Rating sale process

#### C8.2 Chief Executive's performance review

**The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:**

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Rating sale process	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.
Chief Executive's performance review	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.  s7(2)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information or information from the same source and it is in the public	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists.



	interest that such information should continue to be supplied.  s7(2)(i) - the withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	
--	---	--

The public were excluded at 12.32pm.

The meeting adjourned for lunch and reconvened at 1.04pm.

When the meeting reconvened Mr Bruce Robertson – chair of the Finance and Assurance Committee and member of the Executive Committee via video link and RDC Group director – Doug Craig were present for item C8.2 - Chief Executive's performance review.

Mr Robertson and Mr Craig left the meeting at 3.03pm.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not publicly available unless released here.

The meeting concluded at 3.19pm.

CONFIRMED AS A TRUE AND CORRECT RECORD OF A  
MEETING OF THE COUNCIL HELD ON MONDAY 26  
AUGUST 2024.

**DATE:**.....

**CHAIRPERSON:**.....

## Appendix A



Te Rohe Pōtae o Murihiku



# Housing Action Plan 2024

***Mahere Mahi Whare***

Adopted 26 August 2024

## Contents

1. INTRODUCTION	2
2. GOALS	4
3. HOUSING ACTION PLAN DIAGRAM – Phase 1	5
4. KEY FOCUS AREAS with underlying WORKSTREAMS	
<b>Planning</b>	<b>6</b>
Spatial Planning	6
District Plan	6
Community Board Plans	7
<b>Collaboration</b>	<b>8</b>
Iwi	8
Community	8
Regional	9
National	10
<b>Increase Long-Term Rental Stock</b>	<b>11</b>
Short-Term Rentals	11
Workers Accommodation	12
<b>Housing Support</b>	<b>13</b>
Community Housing	13
Facilitate People Staying in their own Home	13
Improve Quality of Existing Housing Stock	14
<b>Anticipate Aging Population</b>	<b>15</b>
5. ACTION POINTS	16
6. NEXT STEPS	17

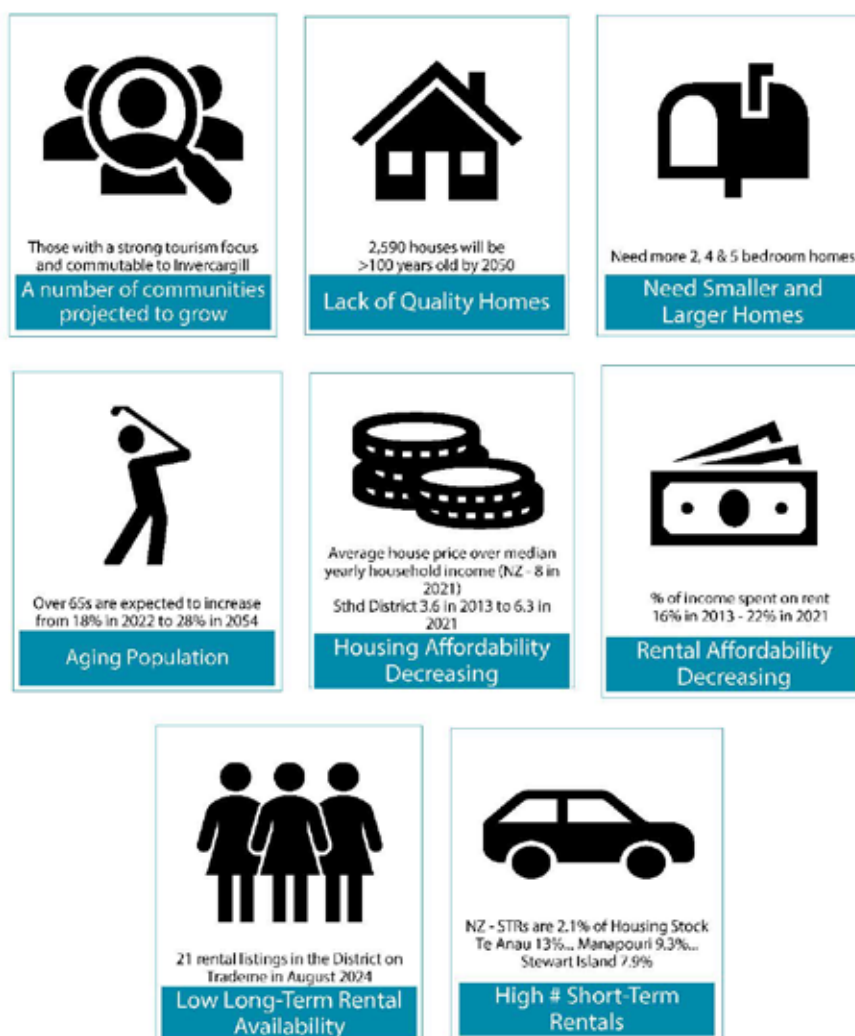
## Introduction

This Action Plan has been developed to:

1. document the story that existing data tells us about housing
2. provide direction on initial solutions via key focus areas and underlying workstreams
3. ensure ongoing pathways to develop targeted solutions for the future.

It is acknowledged that engagement with our communities and stakeholders is needed to further refine each community's housing story, and therefore recognise their unique needs and solutions.

The [Regional Long Term Plan](#) released in June 2023 identified Housing as a key priority for the Southland region. The associated [Housing Needs Assessment Report](#) highlighted the following for the Southland District:



The above data shows that our District needs better quality and more affordable housing of the right size. This is important as stable housing enables people to maintain independence and decreases the need for support. Housing goes beyond bricks and mortar, it can provide security for our residents, a backdrop for wellbeing, and a sense of belonging to community.

Housing is influenced by many aspects outside of Council's control. However, Council has tools available which can help facilitate the **right type of housing in the right place**.

Spatial planning is considered the most significant first step for housing as it will provide a clear picture of future growth in our District. By creating the canvas for growth, the market may assist in remedying aspects of the housing issues our District is facing.

While areas of growth are being determined, Council will focus on solutions to increase the availability of long-term rentals from existing stock, improve the quality of existing housing, and facilitate support for people to stay in their own homes, where appropriate.

Council will work alongside iwi, our communities and stakeholders to understand their unique challenges and goals. The Housing Needs Assessment provides data at a community level and, along with anticipated census data, will serve as a starting point for engagement.

With the exception of spatial planning, this Action Plan has sought to find cost neutral solutions given the current funding environment challenges, however staff time will be committed to getting the workstreams underway.

The Action Plan will have two phases.

**Phase 1** - This document is intended to set the scene for housing in the District, and will ensure that housing remains front of mind while comprehensive planning takes place.

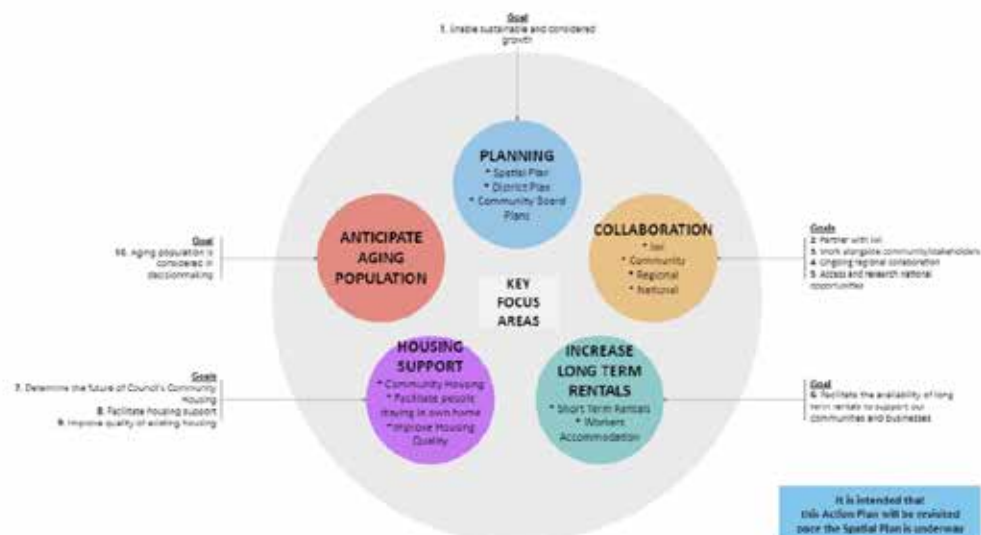
**Phase 2** - Once the Spatial Plan is underway there will be greater certainty around the housing landscape. Council will then develop phase 2 which will incorporate iwi and community voices, and determine other pathways to support each community's housing goals.

## Goals

1. Enable sustainable and considered growth
2. Partner with iwi
3. Work alongside community/stakeholders
4. Ongoing regional collaboration
5. Access and research national opportunities
6. Facilitate the availability of long-term rentals to support our communities and businesses
7. Determine the future of Council's Community Housing
8. Facilitate housing support
9. Improve quality of existing homes
10. Aging population is considered in decision making

Housing Action Plan – Phase 1

## Southland District's Housing Action Plan





The following pages expand on the key focus areas (and their underlying workstreams) in the previous diagram, with goals and action points embedded - **Goals** (page 4) and **Action Points** (page 16).

## Planning

### Goal 1

### Enable sustainable and considered growth

## Spatial Planning

Spatial Planning ensures 'better, more strategic planning for how a region will grow, adapt and change over time, and how land, infrastructure and other resources will be used to promote the wellbeing of people, the environment and the economy' (Ministry for the Environment, November 2022).

Spatial planning will assess the current limitations of growth in our communities and highlight where considered and sustainable growth can occur. It is therefore the crucial first step for future housing and associated infrastructure.

The Regional Spatial Planning Group (which include iwi and representatives from the four Councils in Southland) commissioned Barker & Associates to develop a Gap Analysis of the data needed to develop a Spatial Plan. This was finalised in February 2024 by which time the Spatial Planning Act was repealed. Therefore, a Regional Spatial Plan is no longer legislatively required, and any successive legislation is currently unknown.

Given the importance of spatial planning to the Southland District, Council is determining the best pathway forward for localised spatial planning – *Southland Township Futures*.

**Action Point 1 – Undertake *Southland Township Futures* spatial planning and participate in regional spatial planning initiatives when they occur**

## District Plan

The District Plan is a regulatory document which guides land use and development. A District Plan change would be required to implement the findings of any Spatial Plan. This would include zoning for future residential and commercial development, as well as rules such as housing density, building heights etc.

Innovative ways to increase housing stock within the current District Plan framework may be possible whilst spatial planning is underway.

**Action Point 2 – Align District Plan with *Southland Township Futures* spatial planning**

### Community Board Plans

---

Community Board Plans set key priorities for the following three years and are intended to feed into Council's Activity Management Plans and the Long Term Plan. Given that spatial planning will enable more comprehensive and effective community planning, the Community Board Plans will be revised in time to inform the next Long Term Plan review 2027-2030.

Spatial planning will, at a high level, highlight opportunities for growth for housing, business and community activities and consider key limitations such as natural hazards. It provides a starting point for a co-ordinated approach to future development.

Action Point 3 – Incorporate spatial planning into future Community Board Plans to enable more comprehensive and effective community action plans

## Collaboration

### Iwi

---

#### Goal 2

#### Partner with iwi

Council will work alongside iwi to understand their housing needs

Action Point 4 – Work alongside iwi to understand housing needs

### Community

---

#### Goal 3

#### Work alongside community/stakeholders

Housing is strongly linked to spatial planning and community board planning. A community engagement plan is needed to ensure consultation with our communities and stakeholders is streamlined and presented in a cohesive way. Housing is only part of the broader picture.

Our stakeholders and communities include (but not exclusively) our local communities, iwi, pacifica, business associations, Age Concern, Ministry of Disability, Kainga Ora, health agencies, migrants, refugees, and developers.

The Housing Needs Assessment has provided a good starting point, but further discussion is needed with each community to understand their unique housing story and clarify their goals.

Once a community engagement plan is developed, Council will connect with our stakeholders and communities to understand their housing needs and establish a second phase of the Action Plan which will look to facilitate targeted solutions where viable.

Action Point 5 – Develop a streamlined engagement plan with our communities which includes spatial planning, community board plans and housing

Action Point 6 – Establish each community's goals to feed into Phase 2 of the Action Plan

## Regional

### Goal 4

#### Ongoing regional collaboration

Housing is strongly connected throughout the Southland region as residents work and play over Council boundaries; infrastructure is linked; and catchments (and therefore hydrological flows) include more than one Council.

Working as a region is essential to:

1. acknowledge and take advantage of these connections and ensure that we have a regional picture of our housing landscape
2. advocate for services such as health and transport connectivity to:
  - support the growth of our communities and enable our aging population to stay near our community hubs for longer
  - provide social connections for those in our community that live remotely and away from hubs
3. advocate for social housing and determine how to ensure waiting lists can reflect the true need in the District
4. anticipate regional planning
5. acknowledge that Central Government wants to hear from regional voices, rather than individual Council voices.

To facilitate this, Great South:

1. has formed the Regional Housing Forum which includes the four southern Councils, Rūnaka, Community Trust South, Southland Housing Action Forum (SHAF), consultants and government agencies.
2. is developing a Regional Housing Portal which will:
  - serve as a hub for information on housing for communities, homeowners, renters, businesses, builders, developers and investors
  - provide data to track progress on housing goals
  - provide a picture for community planning
  - provide a regional picture for central government to understand the tools Councils need to facilitate housing
  - enable Councils to advocate for services such as transport and health

Regional collaboration extends beyond the Southland provincial border. Continued engagement with Councils from adjoining provinces (particularly Otago) will enable a broader perspective of community links, highlight issues and opportunities, and determine solutions.

Action Point 7 - Continue involvement in the Regional Housing Forum to advocate for regional solutions and funding

Action Point 8 - Support the Regional Housing Portal

Action Point 9 - Advocate for services such as health and transport which supports social connectivity

Action Point 10 - Connect with other Councils to share ideas and learnings.

## National

---

**Goal  
5**

### Access and Research National Opportunities

The change of government will bring with it changes to the housing landscape. Council will ensure our District and Region are accessing available initiatives.

Research national (and international) innovations in housing which could work in Southland.

Action Point 11 – Access available Central Government initiatives and lobby where needed

Action Point 12 - Research national (and international) housing innovations

## Increase Long-Term Rental Stock

### Goal 6

#### **Facilitate the availability of long-term rentals to support our communities and businesses**

Until the *Southland Township Futures* spatial planning is underway and areas of future growth are determined, Council will look at ways to support and enable increased availability of long-term rentals from existing stock.

The Housing Needs Assessment did not provide conclusive data on long-term rentals, however, a TradeMe search in early August 2024 show 21 rentals available for all of the Southland District, and the occasional rental opportunity via Facebook.

### **Short-Term Rentals**

The **Housing Needs Assessment** identified a number of communities in Southland which have a high number of short-term rentals and a correlating low occupancy rate. Housing stock used for short-term rentals result in less houses being available for owner/occupiers, or long-term rentals.

Council's current management tools available are:

- Building Code requirements for 'transient accommodation'
- Resource Consent requirements for visitor accommodation involving more than 5 paying guests

These rules are difficult to enforce and require a lot of resource to administer. Attempts by other Councils to tighten their District Plan rules to manage short-term rentals have proven difficult.

Council will undertake an analysis of available tools and consider options, including:

1. District Plan rules
2. Building Code
3. Targeted rates with the commercial:residential ratio dependent on the annual nights booked
4. Learnings from other Councils
5. Details of Central Government initiatives which may impact short-term rentals
6. Advocacy to Central Government regarding the need for national consistency
7. Inviting subject matter experts to talk to Council about possible pathways forward

**Action Point 13 - Determine pathway to manage short-term rentals**

### **Workers Accommodation**

---

A number of our communities have highlighted that the low number of long-term rentals available is impacting worker accommodation, and therefore the ability for businesses to attract staff.

A staff working group will be formed to begin discussions with Community Boards in impacted areas. Council's involvement could range from providing land which businesses could lease to build temporary cabins; to supporting a private initiative.

It is anticipated that any project would need to be cost neutral for Council. However, any project with a favourable cost benefit analysis may be considered.

In addition, Council will explore ways to connect business owners who have staff accommodation needs, with homeowners that have spare rooms or have their house available for a length of time.

Action Point 14 – Facilitate and support worker accommodation projects

Action Point 15 - Explore ways to connect businesses and home owners



## Housing Support

### Community Housing

#### Goal 7

#### Determine the future of Community Housing

Council has 69 community housing units in 10 communities. A review of the future of Community Housing is underway.

Action Point 16 - Undertake a review of Council's Community Housing

### Facilitate people staying in their own home

#### Goal 8

#### Facilitate housing support

Council is becoming increasingly aware of vulnerable homeowners unable to financially or physically undertake repairs and maintenance on their homes which are becoming dangerous or insanitary.

To keep people in their own homes as long as possible (where appropriate) Council will liaise with relevant agencies to facilitate support and establish a framework to determine the best course of action, depending on the situation. This will establish what social support is available, and whether financial support can be accessed to undertake repairs and maintenance.

Given that Southland has a high number of older housing stock, this issue could increase in the future. The Gap Analysis for the Spatial Plan recommended that a Housing Capacity Assessment is undertaken to provide detailed information on the state of our current stock. If this is undertaken, it will highlight the volume of future issues and will enable ongoing planning in this space.

Action Point 17 – Establish a decision making framework for housing support



## Improve Quality of Existing Housing Stock

---

**Goal  
9**

### Improve quality of existing homes

The Housing Needs Assessment highlighted that by 2050, 2,590 houses will be more than 100 years old. These homes are often not up to current building standards and can impact the health of our residents.

In order to increase awareness of the need to maintain and improve our existing housing stock, Council will provide input into the Regional Housing Portal (see 'Regional' section below) as this will serve as an information hub and direct the user to various sources of information. Other initiatives could wrap around this hub such as a communication plan, support agencies, funding options, facilitation or participation in workshops and expos, such as the annual Southland Home Show.

Action Point 18 - Highlight the need to increase housing quality and the resources to assist

## Anticipate Aging Population

### Goal 10

#### Aging population is considered in decision making

Our District's population is projected to include 28% over 65s by 2052. This will impact the type of housing needed, locality, accessibility, and connectivity (spatially and socially)

Southland's aging population will be considered in the above workstreams via

1. Spatial/District Planning
  - smaller homes close to community hubs, and associated infrastructure
  - enabling all types of elderly housing where appropriate (eg. resthome care, retirement village)
2. Survey our community to determine the future housing needs and wants of our seniors, such as type of house, and preferred location.
3. Community Housing
4. Housing Support – ensure our elderly are in suitable types of housing for their needs. Some thrive if independent in their own home, others need care which they aren't receiving by staying in their own home.
5. Advocacy for Social Housing
6. Advocacy for Health Services
7. Transport Connectivity

Action Point 19 - Ensure our aging population is considered in all future decision making

## Action Points

The following action points summarise the sections above. Project plans, timelines and progress will be presented to Council in January 2025.

<b>Spatial Planning</b>	1. Undertake <i>Southland Township Futures</i> spatial planning and participate in regional spatial planning initiatives when they occur
<b>District Plan</b>	2. Align District Plan with <i>Southland Township Futures</i> spatial planning
<b>Community Board Plans</b>	3. Incorporate spatial planning into future Community Board Plans to enable more comprehensive and effective community action plans
<b>Partner with iwi</b>	4. Work alongside iwi to understand housing needs
<b>Community Consultation</b>	5. Develop a streamlined engagement plan with our communities which includes spatial planning, community board plans and housing 6. Establish each community's goals to feed into Phase 2 of the Action Plan
<b>Regional Advocacy</b>	7. Continue involvement in the Regional Housing Forum to advocate for regional solutions and funding 8. Support the Regional Housing Portal 9. Advocate for services such as health and transport which support social connectivity 10. Connect with other Councils to share ideas and learnings
<b>National Opportunities</b>	11. Access available Central Government initiatives and lobby where needed 12. Research national (and international) housing innovations
<b>Short-Term Rentals</b>	13. Determine pathway to manage short-term rentals
<b>Workers Accommodation</b>	14. Facilitate and support worker accommodation projects 15. Explore ways to connect businesses and home owners
<b>Community Housing</b>	16. Undertake a review of Council's Community Housing
<b>People staying in their own homes</b>	17. Establish a decision making framework for housing support
<b>Quality of Existing Housing Stock</b>	18. Highlight the need to increase housing quality and the resources to assist
<b>Aging Population</b>	19. Ensure our aging population is considered in future decision making

### Next Steps

Progress workstreams

Engage with iwi, communities and stakeholders

Consider potential actions for a Phase 2 Action Plan.

Provide Council with a progress update for each workstream in January 2025

## Appendix B

## Policy on Development and Financial Contributions

**Group responsible:** Finance and Assurance

**Date adopted:** 07 August 2024

**Implementation date:** 26 August 2024

**File no:** R/24/8/49293

### 1 Introduction

#### 1.1 Purpose

The purpose of this policy is to:

- provide predictability and certainty about how and when Council proposed to use development contributions and financial contributions, what they fund and why.
- allow Council to recover a fair, equitable, and proportionate share of the total cost of capital expenditure necessary to service growth over the long term through development contributions from those persons undertaking development.
- allow Council to recover financial contributions to deal with the adverse environmental effects of new development in the District.
- support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

#### 1.2 Statutory context

Council is required by s.102(2)(d) of the Local Government Act 2002 (the act), to have a policy on development contributions or financial contributions.

Council has chosen to use both development contributions and financial contributions to recover the total cost of capital expenditure necessary to service new development and to deal with its effects.

Financial contribution provisions for recovering the growth-related costs of roading and reserves are detailed in the Southland District Plan.

This policy on Development and Financial Contributions (the policy) deals with development contributions for water supply, wastewater and community infrastructure.

### 1.3 Growth and development

Stats NZ estimates that the population of Southland District grew by approximately 1,100 persons (3.4%) between 2018 and 2022. The total number of dwellings increased by 1134 (7.2%) and the number of rating units increased by around 220 (1%) between 2019 and 2022. Baseline projections by Infometrics estimate there will be approximately 2,113 more people in the District by 2034. Te Anau and Riverton are expected to see the largest population growth between 2024 and 2034, forecast to grow by 329 and 250 people respectively. Most other townships within the District are projected to experience smaller increases over the same period, with only Tuatapere forecast to experience a small decline.

In making this policy, Council has considered the matters under s.101(3) of the act. This section of the act states that the funding needs to meet expenditure requirements must be met from sources that the local authority determines to be appropriate, following a consideration of the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.

### 1.3 Remission of policy and background

This policy is currently in remission and development contributions will not be required under it. The financial contributions provisions in the Southland District Plan are not in remission and continue to apply to development in the District.

As Council wants to encourage development and economic growth in the District, Council proposes to continue to fund the total cost of any capital expenditure for water supply and wastewater necessary to service development from sources other than development contributions. Development contributions will not be required under this policy until resolved otherwise by Council in which case the provisions of the policy will apply in full. Council has full discretion as to the timing of a review.

Council will continue to require financial contributions for roading and reserves under the District Plan. Council is concerned that in the event of any substantial development, the resulting costs for roads and reserves to serve the development could affect the level of rates unless funded by financial contributions. The ability to require financial contributions will not limit the ability of Council to impose resource consent conditions requiring an applicant to carry out roading and reserves works to offset the adverse effects of a development.

Council may review its position on remissions at any time but shall do so no more than three years from the date on which this policy becomes operative.

### 1.4 Development on Māori land

Council recognises that land is a taonga tuku iho of special significance to Māori and is committed to promoting the retention of, and facilitating the occupation, development, and utilisation of Māori land in the hands of and for the benefit of its owners, their whānau, and their hapū and to protect wāhi tapu.

While Council supports the facilitation of the occupation, development, and utilisation of Māori land for the benefit of its owners, their whānau, and their hapū through the current general remission of development contributions, it will also consider applications for remission for up to 100% of development contributions and financial contributions related to specific resource consents for Māori Land.



## 2 Policy details

Council has considered all matters it is required to consider under the act when making a policy on development contributions or financial contributions. Council has also considered requirements in s.106, 201 and 201A of the act relating to the content of such a policy. Policy resulting from these considerations is set out in this section. The way in which the policy will be applied in practice is set out in Section 3.

### 2.1 Appropriate sources of funding

Council incurs capital works expenditure in order to:

- a) provide additional capacity in assets to cater for new development;
- b) improve the level of service to existing households and businesses;
- c) meet environmental and other legislative requirements; and
- d) renew assets to extend their service life.

Section 101(3)(a) of the act states that the funding needs to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration, in relation to each activity, of a number of matters. Council's consideration of these matters as it relates to the funding of capital expenditure is outlined in the Revenue and Financing Policy. The analysis contained in the Revenue and Financing Policy is also applicable to this policy.

Council has had regard to and made the following determinations under each activity in relation to the matters set out under s.101(3)(a)(i) to (v) of the act:

- a) that development contributions are an appropriate source of funding for providing additional capacity in water supply, wastewater and community infrastructure assets because when development occurs it takes up capacity in these assets and requires Council to provide additional capacity in existing assets or new assets or to serve the development;
- b) that financial contributions are an appropriate source of funding for roading and reserves assets because Council only seeks contributions towards these assets to mitigate adverse effects in the vicinity of developments and not to fund these assets in the wider network;
- c) community infrastructure contributions will only be required on residential developments although Council may still require financial contributions for reserves on non-residential developments as a condition of resource consent under the Resource Management Act 1991 (the RMA).

In keeping with the principles in ss.197AB(e) and (f) of the act, Council is required to make information available and provide certain schedules.

Section 201A of the act requires a development contribution policy to include a schedule of assets for which development contributions will be used, and specifies the contents of that schedule. This requirement is met by Schedule 1 of this policy.

Section 106 of the act requires Council to:



- a) summarise and explain the total cost of capital expenditure that Council expects to incur to meet the increased demand for community facilities resulting from growth; and
- b) state the proportion of that total cost of capital expenditure that will be funded by—
  - i. development contributions;
  - ii. financial contributions; and
  - iii. other sources of funding.

These requirements are met in Schedule 2 of this policy.

Section 201 of the act requires inclusion in a development contribution policy of a schedule of development contributions. This requirement is met by Schedule 3 of this policy.

## 2.2 Financial contributions

The RMA authorises local authorities to impose financial contributions to address effects associated with subdivision, land use or development.

Council may require a financial contribution, as a condition of consent, in accordance with any relevant rule in the Southland District Plan.

Provisions regarding financial contributions towards roading and reserves infrastructure are detailed in Section 2.14 of the District Plan and should be referred to when reading this policy. The financial contribution rules within the Southland District Plan are operative.

A summary of the provisions that relate to financial contributions is set out in Appendix 4.

## 2.3 Limitations on contributions

While Council is able to seek both development contributions for infrastructure under the Local Government Act 2002 and financial contributions under the RMA, s.200 of the act prevents Council from requiring a development contribution where it has imposed a contribution requirement on the same development under the RMA or where developers or other parties fund the same reserve, network infrastructure or community infrastructure.

Although under the District Plan, Council may impose a financial contribution as a condition of resource consent, it shall ensure that no condition of resource consent is imposed that would require work to be done or funded that is identified in the Long Term Plan and funded in whole or in part by development contributions.

Nothing in this policy, including the amounts of development contribution payable in Schedule 3, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid pursuant to any other policy or bylaw or by agreement with Council.

## **2.4 Limitations on costs eligible for inclusion in development contributions**

In calculating development contributions under this policy, the contributions shall not include the value of any project or work or part of any project or work required for:

- a) rehabilitating or renewing an existing asset; or
- b) operating and maintaining an existing asset.

In accordance with s.200(1) of the act, no development contribution calculated under this policy shall include the value of any funding obtained from third parties, external agencies or other funding sources in the form of grants, subsidies or works. This limitation shall not include the value of works provided by a developer on behalf of Council and used as a credit against contributions normally payable, which Council may seek to recover from other developers in contributions.

Council may require development contributions where it has incurred capital expenditure via a third party and has provided a credit against development contributions payable by any person where that person has incurred capital expenditure on behalf of Council, which provides additional capacity to serve further development.

The value of any subsidy or grant toward the value of any project or work shall be deducted prior to the allocation for funding of the balance portion of project cost between development contributions and other sources of Council funding.

## **2.5 Vested assets and local works**

The value of assets vested or expenditure made by a developer, pursuant to a requirement under the RMA, shall not be used to off-set development contributions payable on a development unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.

The value of assets vested or expenditure made voluntarily by a developer to enhance a development shall not be used to offset development contributions payable on development.

## **2.6 Past surplus capacity provided**

In accordance with s.199(2) of the act, development contributions may be required to fund capital expenditure already incurred by Council in anticipation of development, prior to the adoption of this policy.

Where Council has in recent years incurred expenditure to undertake works or acquire land in anticipation of development, it may seek to recover this expenditure from development contributions yet to be made. Council may include the value of past surplus capacity in its calculation of development contributions.

## **2.7 Cumulative and network effects**

In accordance with s.199(3) of the act, development contributions may be required under this policy, where a development, in combination with other developments, has a cumulative effect including the cumulative effect of developments on network infrastructure.

## 2.8 Geographic grouping (catchments)

In keeping with the principle in s.197AB(g) of the act, Council considers that development contributions should be required from new developments on a geographic basis using separate catchments those being determined:

- a) in a manner that balances practical and administrative efficiency with considerations of fairness and equity; and
- b) avoids, wherever practical, grouping across the entire District.

A catchment is an area of Southland District within which growth and development is occurring, which is likely, either solely or cumulatively, to give rise to the need for, or benefit from, particular Council activities.

This policy avoids the use of District-wide catchments for the recovery of development contributions.

This policy uses five separate ward-based catchments for community infrastructure and stormwater assets because it is considered impractical to divide the areas of benefit of these types of asset into smaller geographic areas.

This policy uses separate local scheme-by-scheme catchments for water supply and wastewater activities. Development contributions will be payable only where the service is available and in the case of water supply and wastewater, only to those new households, businesses or other developments connecting to the networks concerned. It is considered reasonably practical to administer the policy using local scheme-by-scheme catchments. The catchments used in this policy are summarised in Appendix 2.

## 2.9 Principles of cost allocation

In keeping with the principle in s.197AB(a) of the act, an asset should not be considered for cost allocation for recovery through a development contribution unless it is a new or additional asset or an asset of increased capacity required to be provided by Council to deal with the effects of developments.

In keeping with the principle in s.197AB(c) of the act, the cost of any project identified in the Long Term Plan will, after deductions for subsidies and other sources of funding, be allocated between:

- a) the costs if any for improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, to be expressed as the ILOS cost; and
- b) the costs if any for providing additional capacity to service the development of new households and businesses, to be expressed as the AC cost.

Council will allocate project costs between ILOS costs and AC costs using a need/benefits matrix methodology in the manner described in Section 4.0 - Methodology.

## 2.10 Capacity life of assets

In keeping with the principle in s.197AB(b) of the Act, Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. It considers that capital expenditure on infrastructure during the Long Term Plan period should be recovered over the full take-up

period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the Long Term Plan period.

Council has determined that:

- a) new development occurring in the Long Term Plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;
- b) future development occurring after the Long Term Plan period will contribute toward the remaining surplus capacity in assets at the end of that period.

In calculating the development contributions payable by new development for each activity type, Council will:

- a) include the value of any past surplus capacity in assets provided after 1 July 2005 that is expected to be consumed by new development, where this can be identified and where it can be shown to have been provided in anticipation of growth;
- b) include the value of capacity in assets to be provided in the Long Term Plan period, that is expected to be consumed by new development; and
- c) exclude the value of remaining surplus capacity in assets at the end of the Long Term Plan period, which is likely to be consumed by future development.

Recovery of the whole of a project's cost from only those households and businesses establishing in the Long Term Plan period may place an unfair burden on them. Households and businesses developing after the period will arrive to a fully paid up asset with spare capacity for their developments.

This policy uses a development contributions calculation period extending from 1 July 2005 (to include past surplus capacity) to 30 June 2054 in order to ensure more equitable attribution under Schedule 13 of the act. This future outlook in excess of 30 years is to take account of major infrastructure projects that may retain spare capacity for up to 30 years, particularly as a result of prolonged periods of slow growth as have been experienced in the District.

## 2.11 Significant assumptions

Section 201(1)(b) of the act requires this policy to set out the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.

The significant assumptions underlying the calculation of the schedule of development contributions are that:

- a) the rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan
- b) capital expenditure will be in accordance with the capital works programme in the Long Term Plan and future capital expenditure is based on the best available knowledge at the time of preparation. These are to take into account known or likely construction costs and assumed inflation rates
- c) no significant changes to service standards are expected to occur in the Long Term Plan period other than those planned for in the activity management plans



- d) the level of any third party funding for projects will continue at predicted levels for the period of the Long Term Plan
- e) there will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan
- f) each residential dwelling comprises the average number of residents from the 2018 Census. The demand on Council assets placed by a standard dwelling (Unit of Demand) is assumed to be 2.7 persons per dwelling and this is applied District-wide.

An assessment of effects, if there is a significant level of uncertainty as to the scope and nature of the effects, is set out in Appendix 3 of this policy.

## 2.12 Financial policy

All project costs used in the development contributions section of the policy should be based on current estimates of infrastructure construction prices at the time of planning in the dollars of the year of planning, with inflation of all capital costs over the period using local government cost adjusters supplied by a commercial research and analysis agency, such as BERL.

All capital expenditure and development contributions contained in this policy are exclusive of GST (except where shown to be inclusive).

No cost of capital, including interest, is included in growth cost calculations for the purposes of this policy.

## 2.13 Policy on existing lots or development

When granting a consent or authorising a connection for development, and calculating the units of demand from that development, Council will deduct the units of demand generated by existing lots or development already legally established at the date of granting consent, other than as required in the three paragraphs below.

The paragraph above shall apply to any lot or development that:

- a) was already legally established at the date on which this policy became operative, on 1 July 2024; or
- b) has been legally established since the date on which this policy became operative and for which a development contribution has been paid; or
- c) is not yet legally established but for which a development contribution has been paid (and not refunded).

Legally established development includes buildings and structures which can be shown to have been in existence on but have been demolished up to three years prior to this policy becoming operative on 1 July 2024.

Section 2.13 shall not apply to any lot or development for which a contribution has been required and has not yet been paid.

Council may require a development contribution to be paid for any existing legally established lot or development, in a water supply or wastewater area, with no connection to the service, which is to be connected for the first time or seeks connection to either a water supply network or a wastewater network,

as the case may be, where no development contribution or other such payment for these services can be shown to have been previously paid.

Council may require a development contribution to be paid for any existing legally established lot that has previously been prevented from being developed by any open space covenant or by any other restriction registered against the title of the lot and that covenant or restriction has been removed.

In considering legally established developments already on a development site, Council will use the current or most recent use of the site and not its zoning to determine the existing units of demand that will be deducted when calculating the development contribution.

## **2.14 Use of development contributions**

---

In keeping with the principle in s.197AB(d) of the act, development contributions will be used:

- a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and
- b) for the benefit of Southland District or the part of the District that is identified in this policy in which the development contributions were required.

Development contributions will be used for the capital expenditure for which they were required in accordance with s.204(1) of the act and will not be used for the maintenance of reserves, network infrastructure or community infrastructure.

## **2.15 Network infrastructure**

---

Under s.197 of the act, the term development excludes the pipes and lines of any network utility operator. Council will not seek development contributions for the installation or expansion of network infrastructure, including the pipes, lines, roads, water supply, wastewater and stormwater networks by network utility operators.

The paragraph above does not apply to development by network utility operators carried out in order to run their normal business such as offices, industrial buildings, warehouses and storage areas, which may be liable for the payment of development contributions.

## **2.16 Policy on remission or postponements of development contributions**

---

In accordance with s.201(1)(c) of the act, Section 3.5 of this policy includes provisions that will enable Council to consider remissions and postponements of development contributions.

## **2.17 Policy on refunds**

---

Council will refund development contributions in accordance with the requirements of ss.209 and 210 of the act.

## 2.18 Development agreements

Council may enter into development agreements with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves to the District or a part of the District. The provisions of ss.207A to 207F shall apply to such agreements.

## 3 Practical application

### 3.1 Requirement for development contributions

Upon granting:

- a) a resource consent under the RMA;
- b) a building consent under the Building Act 2004;
- c) an authorisation for a service connection;

Council will determine whether the activity to which the consent or authorisation relates is a “development” under the act, which:

- a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and
- b) as a consequence requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and
- c) that capital expenditure is not otherwise funded or provided for.

Upon determining that the activity is a “development”, Council may require a development contribution to be made towards the activity associated with that development, according to the geographic catchment in which the development is located, for:

- a) water supply;
- b) wastewater; and
- c) community infrastructure.

Council shall calculate the development contribution payable at the time of granting the consent or authorisation and issue an assessment of development contributions payable.

A development contribution may be paid at any time from the date of assessment up to the date when the contribution is required to be paid as a result of Council issuing an invoice.

In accordance with s.198(2A) of the act, a development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted.

Council will invoice a development contribution at the following times:

- a) in the case of a resource consent for subdivision, at the time of application for a certificate under s.224(c) of the RMA, with payment required prior to the issue of the certificate;

- b) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier, with payment required prior to commencement of the consented activity;
- c) in the case of a building consent, at the time of granting the building consent with payment no later than 90 days from the date of granting consent or prior to the issue of a code compliance certificate, whichever is the earlier;
- d) in the case of a service connection, at the time of approval of the service connection with payment prior to connection.

In accordance with s.208 of the act, if contributions are not paid at the times required this section, the Council may:

- a) withhold a certificate under s.224(c) of the RMA in the case of a subdivision;
- b) prevent the activity commencing in the case of a land use consent;
- c) withhold a code compliance certificate or certificate of acceptance in the case of a building consent;
- d) withhold a service connection to the development.

If, after exercising its powers under s.208 of the act, any development contribution remains unpaid, Council may under s.252 of the act regard the amount payable as a debt and take debt recovery action to recover that development contribution.

In the case of a resource consent for land use only, where a building consent is required to give effect to the resource consent, the applicant may apply for a postponement of payment under Section 3.5 of this policy. If this is granted, Council will only require payment at the time it issues a building consent.

If a grantee of a consent is in possession of two development contribution invoices for different consents relating to the same lot, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn and a reassessment of development contributions payable for the subdivision or development, as the case may be, relating to the second invoice, will be made under section 3.2. If any development contribution is payable on reassessment, a new invoice will be issued.

No consented activity or building work shall commence prior to the payment of the development contribution and where such activity or work has commenced prior to such payment, Council shall require this to cease until payment has been made.

### 3.2 Amount of total development contribution

The total amount of development contribution payable when issuing any consent or authorisation for subdivision or development, shall be the sum of the development contribution payable for each activity, calculated as:

$$[(a) \times (\Sigma(n) - \Sigma(x))] + \text{GST}$$

Where:

(a) = the applicable development contribution per unit of demand determined from Schedule 3 and the activity-funding area for each type of community facility in which the subdivision or development lies.

$\Sigma$  = the sum of the terms inside the brackets.



(n) = for each lot at the completion of the consent or authorisation application, the total lot units of demand OR the total activity units of demand, determined by Table 1, whichever is the greater.

(x) = for each lot in existence (or for which a s.224 certificate under the RMA has been issued) prior to the date of the consent or authorisation application, the total lot units of demand OR the total activity units of demand for the existing development, determined by Table 1, whichever is the greater.

Examples of the method for calculating units of demand from different types of development are set out in Appendix 6.

The development contribution per unit of demand in Schedule 3, may be increased for any Producer Price Index adjustment in accordance with s.106(2B) of the act.

### 3.3 Determination of units of demand

In accordance with Schedule 13 of the act, the additional capacity (AC cost) component of capital expenditure associated with new development in any catchment will be allocated equally between the numbers of new units of demand expected to occur in that catchment during the development contributions calculation period.

Council has determined that units of demand generated by different land use types shall be those reflected in Table 1.

Demand for services may be necessitated by the creation of new lots (lot units of demand) that are required to be serviced in advance of their occupation. Demand for services may also be generated by the use and development of lots (activity units of demand), including the intensification or expansion of activity on those lots.

TABLE 1 - UNITS OF DEMAND GENERATED BY SUBDIVISION AND DEVELOPMENT	
Lot unit of demand	Units of demand
one residential or rural lot	1.0
one mixed-use residential/commercial lot	1.0
one commercial, industrial or other non-residential lot with an area of less than 1,000 m <sup>2</sup>	Lot area divided by 1,000 per square metre
one commercial, industrial or other non-residential lot with an area of 1,000 m <sup>2</sup> or more	1.0
for the purposes of calculating community infrastructure development contributions only, one commercial, industrial or other non-residential lot	0
for the purposes of calculating water supply and wastewater development contributions ONLY, any <b>existing</b> <i>legally established lot</i> not connected to either the water supply network or the wastewater network as the case may be	0
for the purposes of calculating water supply and wastewater development contributions ONLY, any <b>proposed</b> <i>lot</i> not to be connected to either the water supply network or the wastewater network as the case may be	0
one <i>serviced camping site</i>	Special application

TABLE 1 - UNITS OF DEMAND GENERATED BY SUBDIVISION AND DEVELOPMENT	
one <i>lot</i> : <ul style="list-style-type: none"> <li>wholly covenanted in perpetuity as provided for by s.22 of the Queen Elizabeth the Second National Trust Act 1977</li> <li>the title of which prevents any form of development on the <i>lot</i>.</li> </ul>	0
<b>Activity unit of demand</b>	<b>Units of demand</b>
one <i>dwelling unit</i> or <i>accommodation unit</i> (excluding a serviced camping site) of two or more <i>bedrooms</i> per unit	1.0
one commercial unit including the commercial part of any activity but excluding any part that comprises accommodation units	the <i>net lettable area</i> on the <i>lot</i> multiplied by the applicable <i>unit of demand</i> factors in this table
one industrial unit or any other non-residential development	special application
for the purposes of calculating community infrastructure development contributions only, one commercial, industrial or other non-residential development	0
any <i>dwelling unit</i> , or <i>accommodation unit</i> (excluding a serviced camping site) of one or fewer <i>bedrooms</i> per unit	0.5
any room in an <i>accommodation unit</i> or any room in a retirement village or school, normally accommodating more than three persons	the number of persons able to be accommodated in the room divided by 6
any <i>retirement unit</i> for purposes of calculating the water supply and wastewater contributions only	0.5 otherwise 0
any <i>aged care room</i> for purposes of calculating the water supply and wastewater contributions only	0.2 otherwise 0
other activity (activity not specified elsewhere in this table)	special application
for the purposes of calculating water supply and wastewater development contributions ONLY, any <b>existing</b> <i>legally established</i> development not connected to either the water supply network or the wastewater network as the case may be	0
for the purposes of calculating water supply and wastewater development contributions ONLY, any <b>proposed</b> development not to be connected to either the water supply network or the wastewater network as the case may be	0
network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production	0
Crown developments	0
<b>Unit of demand factors commercial development</b>	<b>Calculated in Appendix 5</b>
water supply – commercial development	1 per 769 m <sup>2</sup> <i>net lettable area</i>
wastewater - commercial development	1 per 322 m <sup>2</sup> <i>net lettable area</i>

The different units of demand generated by a unit of commercial activity, as compared with a unit of residential activity, arise mainly from the different scale and nature of activity when compared to demand from a standard dwelling unit.

To ensure fair and equitable assessment this policy:

- a) uses lot size in the case of subdivision for commercial purposes;
- b) uses net lettable area in the case of commercial development as a proxy for assessing the different units of demand on services, likely to be generated respectively by residential and commercial activity and incorporates multipliers (unit of demand factors) to quantify those differences;
- c) requires a special application to assess development contributions on industrial activity.

The assumptions used in this policy to derive the unit of demand factors for commercial development in Table 1 are described in Appendix 5 of this policy.

### 3.4 Information requirements

---

The applicant for any consent or authorisation shall provide all information necessary for Council to calculate the amount of a development contribution, including the net lettable area of the development if required for purposes of an assessment under Table 1.

The applicant shall be responsible for providing proof of the legal establishment of existing units of demand for purposes of an assessment under Table 1.

Existing units of demand may include legally established buildings and structures that have been demolished up to three years prior to this policy becoming operative on 1 July 2024.

### 3.5 Remissions and postponements of development contributions

---

In addition to rights to reconsideration provided for by s.199A and 199B of the act, Council will consider applications for remission or postponement of development contributions.

Council will consider applications for and may grant a remission of any development contribution where the applicant has provided and/or funded the same infrastructure that a development contribution has been required for but that remission shall be limited to the value of infrastructure provided or funded. In cases where the value of infrastructure provided or funded exceeds the development contribution payable, Council shall meet the excess costs by separate agreement with the applicant.

Council will consider applications for and may grant a remission of any development contribution or financial contribution for Māori Land to the extent the resource consent relates to the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, or their hapū.

Council will consider applications for and may grant a postponement of the payment of a development contribution in the case of resource consent for land use only, where a building consent is required to give effect to that resource consent. At the discretion of Council, the payment of a development contribution on the resource consent may be postponed until a building consent is granted.

Council will consider applications for a postponement of the payment of a development contribution in the case of a subdivision consent. If it grants a postponement it may do so on whatever terms Council thinks fit, including that it may:

- a) issue a certificate under s.224(c) of the RMA, prior to the payment of a development contribution; and
- b) register the development contribution under subpart 5 of the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

An applicant may formally request Council to review the development contribution required and remit or postpone the development contribution payment.

Any such request shall be made in writing no later than 15 working days after the date on which Council issues an invoice under section 3.1, setting out the reasons for the request.

Prior to accepting any such request for review, Council shall require the applicant to provide specific details of the manner in which its proposals qualify for a remission or postponement.

In undertaking the review, Council or a committee of Council or an officer so delegated:

- a) shall, as soon as reasonably practicable, consider the request
- b) may determine whether to hold a hearing for the purposes of the review and if it does, give at least five working days' notice to the applicant of the date, time and place of the hearing
- c) may at its discretion uphold, remit in whole or in part or postpone (as the case may be) the original development contribution required and shall advise the applicant in writing of its decision within ten working days of making that decision
- d) may charge such fee as determined in its annual schedule of fees, to consider the request.

### **3.6 Reconsideration process**

As required by s.202A of the act, this policy must set out the process for requesting reconsideration of a requirement for a development contribution under s.199A of the act. The process for reconsideration must set out:

- a) how the request can be lodged with Council; and
- b) the steps in the process that Council will apply when reconsidering the requirement to make a development contribution.

An applicant who is required to make a development contribution may request a reconsideration of that requirement if they believe that:

- a) the development contribution was incorrectly calculated or assessed under this policy; or
- b) Council incorrectly applied this policy; or
- c) the information used to assess the applicant's development against this policy, or the way Council has recorded or used it when requiring the development contribution, was incomplete or contained errors.

Any request for reconsideration shall be made in writing, no later than 15 working days after the date on which Council issues an invoice under Section 3.1 of this policy.



Prior to accepting any request for review, Council shall require the applicant to state the reasons for reconsideration and provide sufficient information to enable Council to reconsider the development contribution.

Council or a committee of Council (or an officer so delegated) will limit its considerations to matters set out in s.199A of the act.

In accordance with s.199B(1) of the act, Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request.

In accordance with s.199B(2) of the act, an applicant who requested reconsideration may object to the outcome of the reconsideration.

### 3.7 Special applications

Where developments are marked for special application or not adequately represented in Table 1 or there are specific circumstances related to the applications, these may be considered on a case-by-case basis.

Units of demand calculated are based on potential demand not actual demand at any one time.

Accordingly specific circumstances do not include those where the users do not utilise the full potential demand (eg a hotel with a 50% occupancy rate will still be assessed at a 100% of the unit of demand relating to hotels; a house with one occupant will be assessed at the unit of demand for a household).

### 3.8 Crown developments

The Crown is exempt from the provisions of this policy by virtue of s.8 of the act. If an applicant considers that it is the Crown for the purposes of avoiding liability to pay a development contribution, Council may require the applicant to provide written advice to Council outlining the basis on which the applicant considers that it is the Crown.

### 3.9 Statement on GST

Any development or financial contribution referred to in this policy or in the accompanying development contributions model and any development contribution required in the form of money, pursuant to this policy, is exclusive of Goods and Services Tax.

## 4 Methodology

The calculation of the separate portions of the cost of any combined project (AC/ILOS project) between that for improving levels of service to existing households and businesses (ILOS costs), and that for providing additional capacity to accommodate new development of households and businesses (AC costs) under this policy, is carried out using the following procedure.

#### 4.1 Step 1: Listing projects

---

Every project in the capital works programme of the Long Term Plan for the activities for which the Council intends to require development contributions is listed in the Project Allocation Schedule of the Development Contributions Model.

Every surplus capacity project is listed in the Surplus Capacity Schedule.

Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.

For each project in the schedules, the following base information is provided:

- a) the total project cost
- b) the catchment which the project will serve
- c) the level of any subsidy, third party funding or other source of funding if any which is deducted from the total project cost to give the net project cost
- d) the year in which the project or component is to be carried out in the Long Term Plan, or in the case of each surplus capacity project (SC project), the year it was completed
- e) the year in which the project capacity is expected to be fully consumed.

#### 4.2 Step 2: Initial screening

---

Each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?” By answering:

- a) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the development contribution calculation
- b) “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.

Each project in the Surplus Capacity Schedule is categorised “Yes” or “No” in answer to the question – “Was capital expenditure on this project incurred, at least partly, in anticipation of development?” By answering:

- a) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the development contribution calculation;
- b) “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.

#### 4.3 Step 3: Cost allocation of combined projects or additional capacity for growth projects

---

Using the information provided on combined projects (AC/ILOS projects) and additional capacity for growth projects (AC projects) in the project schedules, a needs/benefits matrix analysis is carried out by which it is required to state for each project:

- the degree, on a scale of 0 to 10 to which growth created the need for the project to be undertaken. (0 = not at all, 10 = totally)
- the degree on a scale of 0 to 10 to which the growth community will benefit from the project being undertaken. (0 = not at all, 10 = totally).

Calculation of Growth Component % - Need/Benefit Matrix

NEED

To what degree does Growth create the need for the project? 0 = not at all, 10 = totally

Factor	0	1	2	3	4	5	6	7	8	9	10
0	0	5	10	15	20	25	30	35	40	45	50
1	5	10	15	20	25	30	35	40	45	50	55
2	10	15	20	25	30	35	40	45	50	55	60
3	15	20	25	30	35	40	45	50	55	60	65
4	20	25	30	35	40	45	50	55	60	65	70
5	25	30	35	40	45	50	55	60	65	70	75
6	30	35	40	45	50	55	60	65	70	75	80
7	35	40	45	50	55	60	65	70	75	80	85
8	40	45	50	55	60	65	70	75	80	85	90
9	45	50	55	60	65	70	75	80	85	90	95
10	50	55	60	65	70	75	80	85	90	95	100

BENEFIT

To what degree does Growth benefit from the project? 0 = not at all, 10 = totally

The value is chosen in each case from the need/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

The matrix generates 121 different need/benefit combinations. The percentage derived is applied to the net project cost to determine the AC cost. The remainder of the net project cost is the ILOS cost.

A unit price is calculated for each project by dividing the project cost by the total units of demand that will consume its capacity comprising:

- existing units of demand at 2024; plus
- additional units of demand expected to consume capacity in the asset by the end of its asset life.

#### 4.4 Step 4: Capacity life - cost allocation between new and future units of demand

Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the AC cost of the project is divided between new units of demand (N) arriving in the activity-funding area in the Long Term Plan period and future units of demand (F) arriving after the end of the Long Term Plan period, as follows:

- the AC cost to F is the AC cost determined in section 4.3 above multiplied by the years of capacity take up after the Long Term Plan period divided by total years of capacity take-up;
- the AC cost to N is the AC cost less the AC cost to F.

Only the AC cost to N is used in the calculation of development contributions.

In addition to predicting the capacity take up of an asset, by comparing the start and end years of capacity life against rating unit projections, the development contributions model is able to accept a finite capacity

figure from the activity manager which, regardless of years of take-up, can be used to share the cost of an asset equitably among the known number of units of demand that will eventually consume its capacity.

#### **4.5 Step 5: Growth assumptions - sharing 10-year costs among projected growth**

---

In order to calculate the amount of new development to which the growth related portion of capital expenditure (AC costs) for infrastructure will be attributed, area-by-area projections of new and future units of demand for services in the period 2024 to 2054 are required.

Council maintains a detailed rating database that provides the numbers of rating units for all parts of the District.

The numbers of rating units provide a close correlation with numbers of lots in the District and a measure of separate units of activity on any lot where this is the case. They are considered to provide a reasonably sound measure of the units of demand for infrastructure and services.

The growth projection worksheet of the development contributions model, projections schedule, contains as the base year, the number of rating units (units of demand) for each activity type existing at the time of the proposed 2024/2025 rates year. Rating data is available for the whole Southland District, and each of the water supply, wastewater, stormwater and community infrastructure catchments.

Long Term Plan assumptions have been used to determine the expected annual increase in the numbers of rating units and hence units of demand to 2034, in each of these catchment areas.

The projections schedule also provides long-term estimates for future rating units (units of demand) after the Long Term Plan period to 2054, in order to ensure that any portion of remaining surplus capacity at the end of the period may be attributed to future development.

Geographic catchments will apply to each activity type. Projections schedule provides rating units at 2024 and projected rating units for each activity-funding area to 2054.

#### **4.6 Step 6: Allocation of costs to units of demand - schedule of development contributions**

---

The development contribution for each activity and each catchment to be charged per unit of demand is derived by dividing the costs of growth in the Long Term Plan period (AC Cost to N), derived in Step 3 and Step 4 by the number of additional rating units expected in the period, derived in Step 5.

A full schedule of development contributions (Schedule 3) must be prepared as part of the policy to enable the development contributions to be calculated by infrastructure type and catchment on each development application.

#### **4.7 Interest and inflation**

---

The development contributions model does not include interest on growth related capital expenditure in the calculation of the development contribution amounts.





Council does not intend to recover past interest that has been funded from rates from development contributions and has not included it in the development contribution calculation.

The development contributions model uses the inflated capital costs in the Long Term Plan to calculate development contributions.

5 Schedules

Schedule 1 – Schedule of assets for which development contributions will be used (s.201A of the act)

Activity	DCP catchment	Project name	Type	Project cost	Demand related proportion for recovery through development contributions		Proportion recovered through other sources	
					With dev contrib in remission	If dev contrib were not in remission and charged	With dev contrib in remission	If dev contrib were not in remission and charged
2024-2034 LTP								
Water Supply Network Infrastructure	Te Anau	Te Anau - Additional water bores (P-1126AA)	2024 LTP Project	\$1,696,762	0%	50%*	100%	50%*
	Riverton	Riverton - Water treatment plant upgrade (P11406A+B)	2024 LTP Project	\$3,575,000	0%	50%*	100%	50%*
Wastewater Network Infrastructure	Te Anau	Te Anau Luemore Subdivision - Pump station or gravity system upgrade (P-11421)	2024 LTP Project	\$1,052,675	0%	100%*	100%	0%*
Stormwater Network Infrastructure	Mararoa/Waimea Road	Te Anau - Creation of a new detention/retention basin (P-11223A)	2024 LTP Project	\$473,704	0%	60%*	100%	40%*
Community services - Cemeteries (Community Infrastructure)	Waiau Aparima Road	Riverton cemetery land purchase for expansion (P-10689)	2024 LTP Project	\$225,836	0%	0%*	100%	100%*
Total 2024 LTP				\$6,825,977				
Past surplus capacity								
Wastewater Network Infrastructure	Te Anau	Te Anau/Manapouri Treatment and Disposal	2021 LTP Project	\$26,299,340	1.30%	16.40%*	98.70%	83.60%*
Total surplus capacity				\$26,299,340				

The information *\*If dev contrib were not in remission and charged* has been included for information purposes only to show what proportion of project costs would be funded by development contributions if these were reinstated in the future. While these projects have a demand component, because Council has put development contributions into remission across the District in order to encourage economic growth, the demand share of the project that would otherwise be recovered by development contribution will be funded by rates and previously collected contributions. Council will periodically review its decision to remit development contributions to ensure that it remains appropriate in consideration of the economic and population growth.

Schedule 2 - Capital expenditure identified to meet increased demand resulting from growth\* and sources of funding by activity

<b>2(A) WITH DEVELOPMENT CONTRIBUTIONS IN REMISSION</b>											
Activity	2024-34 LTP					Surplus Capacity					
	Total cap project costs	Dev contrib (New)	Dev contrib (Future)	Rates	Subsidies/ grants/ dev contrib already collected	Total value of surplus capacity projects	Dev contrib (New)	Dev contrib (Future)	Dev contrib (already consumed)	Rates	Subsidies/ grants/ dev contrib already collected
Wastewater	\$1,052,675	\$-	\$-	\$1,052,675	\$-	\$26,299,340	\$-	\$-	\$-	\$17,456,734	\$8,842,606
Water Supply	\$6,020,996	\$-	\$-	\$6,020,996	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Stormwater	\$473,704	\$-	\$-	\$473,704	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Community Services (Cemeteries)	\$225,839	\$-	\$-	\$225,836	\$-	\$-	\$-	\$-	\$-	\$-	\$-
<b>Total</b>	<b>\$7,773,211</b>	<b>\$-</b>	<b>\$-</b>	<b>\$7,773,211</b>	<b>\$-</b>	<b>\$26,299,340</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$17,456,734</b>	<b>\$8,842,606</b>

Although there are a number of projects with demand components scheduled, Council is proposing to place the collection of development contributions into remission. Under this proposal the cost of any capital expenditure to meet increased demand from growth which would have been funded by development contributions will instead be sourced from development contributions already collected and rates. Table 2(A) above shows the remission approach. Table 2(B) below has been included for information purposes only to show what the impact of reinstating development contributions as a source of funding for demand related capital expenditure would be if Council deemed it appropriate to reinstate these in the future. Any reinstatement would reduce the rates requirement assuming that anticipated demand related development (e.g. subdivision) occurs in line with Council's growth assumption.

<b>2(B) WITH DEVELOPMENT CONTRIBUTIONS BEING CHARGED (NOT IN REMISSION)</b>											
Activity	2024-34 LTP					Surplus Capacity					
	Total cap project costs	Dev contrib (New)	Dev contrib (Future)	Rates	Subsidies/ grants/ dev contrib already collected	Total value of surplus capacity projects	Dev contrib (New)	Dev contrib (Future)	Dev contrib (already consumed)	Rates	Subsidies/ grants/ dev contrib already collected
Wastewater	\$1,052,675	\$713,132	\$339,543	\$-	\$-	\$26,299,340	\$1,437,410	\$2,587,337	\$267,482	\$13,144,505	\$8,842,606
Water Supply	\$6,020,996	\$1,688,671	\$1,321,827	\$1,010,498	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Stormwater	\$473,704	\$211,135	\$73,067	\$189,482	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Community Services (Cemeteries)	\$225,839	\$-	\$-	\$225,836	\$-	\$-	\$-	\$-	\$-	\$-	\$-
<b>Total</b>	<b>\$7,773,211</b>	<b>\$2,613,138</b>	<b>\$1,734,237</b>	<b>\$3,425,816</b>	<b>\$-</b>	<b>\$26,299,340</b>	<b>\$1,437,410</b>	<b>\$2,587,337</b>	<b>\$267,482</b>	<b>\$13,144,505</b>	<b>\$8,842,606</b>

**Schedule 3 - Schedule of development contributions**

3(A) WITH DEVELOPMENT CONTRIBUTIONS IN REMISSION							
Area	Water supply	Wastewater	Stormwater	Community infrastructure	Reserves	Roading	Total
Riverton	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Ti Anau	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Mararoa Waikana Ward	\$-	\$-	\$-	\$-	\$-	\$-	\$-

Note 1: these contribution amounts do not include GST

Because Council has put development contributions into remission across the District in order to encourage economic growth, Table 3(A) shows the remission approach with no contributions. Instead the demand share of project costs will be funded by rates and previously collected contributions. Table 3(B) below has been included for information purposes only to show what the amount of contributions would be across the various catchments if development contributions were not in remission. Council will periodically review its decision to remit development contributions to ensure that it remains appropriate in consideration of the economic and population growth.

3(B) WITH DEVELOPMENT CONTRIBUTIONS BEING CHARGED (NOT IN REMISSION)							
Area	Water supply	Wastewater	Stormwater	Community infrastructure	Reserves	Roading	Total
Riverton	\$4,638	\$-	\$-	\$-	\$-	\$-	\$4,638
Ti Anau	\$4,144	\$5,620	\$-	\$-	\$-	\$-	\$9,764
Mararoa Waikana Ward	\$-	\$-	\$543	\$-	\$-	\$-	\$543

Note 1: these contribution amounts do not include GST

Council will invoice a development contribution at the following times:

- in the case of a resource consent for subdivision, at the time of application for a certificate under s224(c) of the RMA, with payment required prior to the issue of the certificate;
- in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier, with payment required prior to commencement of the consented activity;
- in the case of a building consent, at the time of granting the building consent with payment no later than 90 days from the date of granting consent or prior to the issue of a code compliance certificate, whichever is the earlier;
- in the case of a service connection, at the time of approval of the service connection with payment prior to connection.

## 6 Roles and responsibilities

ROLE	ROLES AND RESPONSIBILITIES
COUNCIL	decision on whether to review and reinstate the policy when in remission
ALL COUNCIL STAFF	ensure that the policy is given full effect

## 7 Review and revision record

This policy may be reviewed at any time but no longer than three years from the date of its adoption.

Section 106(6) of the Act requires that a policy on development or financial contributions must be reviewed at least once every three years using a consultation process that gives effect to s.82 of the Act.

DATE	FILE NO.	VERSION	REVISION DESCRIPTION
TBC	TBC	Policy on Development and Financial Contributions	Long Term Plan 2024-34
1 July 2021	R/20/7/30795	Policy on Development and Financial Contributions	Long Term Plan 2021-31
20 June 2018	R/17/10/24438	Development and Financial Contributions Policy	Long Term Plan 2018-28
20 May 2015	R/15/6/10845	Development and Financial Contributions Policy	Long Term Plan 2015-25
25 May 2014	R/14/6/8794	Development and Financial Contributions Policy	Annual Plan 2014-15
26 June 2013	R/13/2/1981	Development and Financial Contributions Policy	June 2013
30 June 2009	R/09/9/13493	Development Contributions and Reserve Contributions under Local Government Act 2002 Policy	Long Term Council Community Plan 2009-19

## 8 Implementation

This policy will come into effect on [Date to be confirmed].

## 9 Appendix 1 - Definitions and abbreviations

DEFINITIONS	
Term	Meaning
<b>ACCOMMODATION UNIT</b>	has the definition given to it in s.197(2) of the act 2002, <i>"means units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation."</i>
<b>AC COST</b>	means the cost for providing additional capacity to service the development of new households and businesses
<b>ACTIVITY</b>	means a good or service provided by Council under s.5 of the act, and for which development contributions are normally collected
<b>ACTIVITY UNIT OF DEMAND</b>	means the demand for a community facility generated by development activity other than subdivision
<b>ADDITIONAL CAPACITY PROJECT OR AC PROJECT</b>	means a capital project in the Long Term Plan intended only to provide additional capacity to service new and future households and businesses
<b>AGED CARE ROOM</b>	means any residential unit in a "rest home" or "hospital care institution" as defined in s.58(4) of the Health and Disability Service (Safety) Act 2001
<b>ALLOTMENT OR LOT</b>	has the meaning given to the term "allotment" in s.218(2) of the RMA: <ul style="list-style-type: none"> <li>(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: <ul style="list-style-type: none"> <li>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another act; or</li> <li>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this act; or</li> </ul> </li> <li>(b) any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> <li>(i) on a survey plan; or</li> <li>(ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or</li> </ul> </li> <li>(c) any unit on a unit plan; or</li> <li>(d) any parcel of land not subject to the Land Transfer Act 1952</li> </ul>
<b>BEDROOM</b>	means a room used for sleeping, normally accommodating no more than three persons
<b>CATCHMENT</b>	is an area of the District identified in this policy within which growth and development is occurring, which is likely, either solely or cumulatively, to give rise to the need for, or benefit from, particular Council activities



DEFINITIONS	
<b>COMBINED PROJECT OR AC/ILOS PROJECT</b>	means a project in the Long Term Plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the <i>service standard</i> and/or by providing additional service life, and to provide capacity for further growth
<b>COMMERCIAL</b>	means non-residential development using land or buildings for the provision of goods and services in the course of a trade or business and includes retail development
<b>COMMUNITY FACILITIES</b>	means parks and reserves, network infrastructure, or community infrastructure for which development contributions may be required
<b>COMMUNITY INFRASTRUCTURE</b>	has the definition given to it in s.197(2) of the act
<b>DEVELOPMENT</b>	has the definition given to it in s.197(1) of the act
<b>DEVELOPMENT CONTRIBUTIONS CALCULATION PERIOD</b>	means the period between 1 July 2024 and a date 30 years after the date of adoption of this policy
<b>DISTRICT PLAN</b>	The operative Southland District Plan including any proposed plan or variation
<b>DWELLING UNIT</b>	any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household – and includes a minor household unit, a utility building or any unit of commercial accommodation
<b>HOUSEHOLD UNIT</b>	a building or part of a building capable of being used as an independent residence and includes dwelling apartments, semi-detached or detached houses, units, town houses, granny flats (or similar), and caravans (where used as a place of residence or occupied for a period of time exceeding six months in a calendar year)
<b>ILOS COST</b>	the cost of improving levels of service to existing households and businesses by bringing assets up to the <i>service standard</i> and/or by providing additional service life
<b>IMPROVED LEVEL OF SERVICE PROJECT OR ILOS PROJECT</b>	a capital project in the Long Term Plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the <i>service standard</i> and/or by providing additional service life
<b>INDUSTRIAL</b>	a non-residential development using land or buildings where people use material and physical effort in the course of a trade or business to: <ul style="list-style-type: none"> <li>• extract or convert natural resources</li> <li>• produce goods or energy from natural or converted resources</li> <li>• repair goods, but</li> </ul>

DEFINITIONS	
	does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production
<b>LEGALLY ESTABLISHED</b>	in relation to any <i>lot</i> or development, any <i>lot</i> for which a title has been issued, or any dwelling, commercial or industrial unit for which a code compliance certificate has been issued. <i>Legally established</i> development includes buildings and structures that can be shown to have been in existence when this policy became operative on 1 July 2021, but have since been demolished
<b>LOT UNIT OF DEMAND</b>	the demand for a community facility generated by the creation of lots through subdivision
<b>NET LETTABLE AREA</b>	the area for which a tenant could be charged for occupancy under a lease. Generally, it is the floor space contained within a tenancy at each floor level measured from the internal finished surfaces of permanent external walls and permanent internal walls but excluding features such as balconies and verandahs, common use areas, areas less than 1.5 m in height, service areas, and public spaces and thoroughfares
<b>MĀORI LAND</b>	Is land which under the Te Ture Whenua Māori Act 1993 has been assigned the status of either Māori customary land or Māori freehold land
<b>NON-RESIDENTIAL LOT OR DEVELOPMENT</b>	any lot or development that is not for residential purposes. This includes: <ul style="list-style-type: none"> <li>all buildings that are considered a fundamental place of work such as dairy milking sheds, shearing sheds, and indoor farming facilities such as chickens or pigs</li> <li>all buildings for the provision of sport, recreation or entertainment</li> <li>all buildings for the provision of social and cultural pursuits</li> </ul>
<b>PAST SURPLUS CAPACITY</b>	capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2005
<b>REMAINING SURPLUS CAPACITY</b>	the estimated remaining capacity in capital assets at the end of the Long Term Plan period, available to service future development occurring after the Long Term Plan period
<b>RESIDENTIAL DEVELOPMENT</b>	any use of land and/or buildings by people for the purpose of living accommodation. It includes accessory buildings and leisure activities associated with needs generated principally from living on the site
<b>RETIREMENT UNIT</b>	any residential unit other than an aged care room, in a “retirement village” as defined in s.6 of the Retirement Villages Act 2003.
<b>SERVICED SITE</b>	any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such

DEFINITIONS	
	as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity
<b>SURPLUS CAPACITY PROJECT OR SC PROJECT</b>	a past capital expenditure project carried out since 1 July 2005 in anticipation of new development and providing surplus capacity for further development
<b>UTILITY BUILDING</b>	is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the site habitable prior to or during the erection of a dwelling
<b>UNIT OF DEMAND</b>	is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A <i>unit of demand</i> may be expressed as a <i>lot unit of demand</i> or an <i>activity unit of demand</i>



## 10 Appendix 2 - Development contribution catchments

COMMUNITY FACILITY	CATCHMENT	DEVELOPMENT TO WHICH DEVELOPMENT CONTRIBUTION APPLIES
<b>WATER SUPPLY</b>	10 community potable water supplies: <ul style="list-style-type: none"> <li>• Edendale/Wyndham</li> <li>• Manapouri</li> <li>• Mossburn</li> <li>• Ohai/Nightcaps/Wairio</li> <li>• Orawia</li> <li>• Otautau</li> <li>• Riverton</li> <li>• Te Anau</li> <li>• Tuatapere</li> <li>• Winton</li> </ul> 2 treated rural water supply areas: <ul style="list-style-type: none"> <li>• Eastern Bush/Otahu Flat</li> <li>• Lumsden/Balfour</li> </ul>	Development in any separate water supply scheme
<b>WASTEWATER</b>	18 wastewater scheme areas: <ul style="list-style-type: none"> <li>• Balfour</li> <li>• Browns</li> <li>• Edendale/Wyndham</li> <li>• Gorge Road</li> <li>• Lumsden</li> <li>• Manapouri</li> <li>• Monowai</li> <li>• Nightcaps</li> <li>• Ohai</li> <li>• Riversdale</li> <li>• Riverton</li> <li>• Stewart Island</li> <li>• Te Anau</li> <li>• Tokanui</li> <li>• Tuatapere</li> <li>• Otautau</li> <li>• Wallacetown</li> <li>• Winton</li> </ul>	Development in any separate wastewater scheme
<b>COMMUNITY INFRASTRUCTURE</b>	Waihopa Toetoe Ward, Oreti Ward, Mararoa Waimea Ward, Waiau Aparima Ward, Stewart Island Rakiura Ward	Development in each separate ward

## 11 Appendix 3 - Assessment of significant assumptions

ASSUMPTION	LEVEL OF UNCERTAINTY	POTENTIAL EFFECTS
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan	High	Lower than forecast growth will result in a significant under-recovery of any development contributions revenue
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan and future capital expenditure is based on the best available knowledge at the time of preparation. These are to take into account known or likely construction costs and assumed inflation rates	High	Capital projects may not be delivered as planned decreasing funding costs but increasing maintenance costs or impacting levels of service
No significant changes to service standards are expected to occur in the Long Term Plan period other than those planned for in the Activity Management Plans	Low	No significant effects anticipated
The level of third party funding (such as NZ Transport Agency subsidies) will continue at predicted levels for period of the Long Term Plan	Very High	Reduced third party funding could leave maintenance and Council infrastructure renewal programmes materially underfunded
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan	Moderate/high	No significant effects anticipated
Each residential dwelling comprises the average number of residents from the 2018 census. The demand on Council assets placed by a standard dwelling (Unit of Demand) is assumed to be 2.7 persons per dwelling and this is applied District-wide	Moderate	The average dwelling occupancy will remain steady over time but there may be local areas where residential occupancy goes above the District average and places increased demands on infrastructure from that anticipated

## 12 Appendix 4 - Summary of financial contribution provisions in District Plan

The Southland District Plan requires the following financial contributions:

**Roading** - A contribution may be required for the development, maintenance and upgrading of roading infrastructure that serves the subdivision. The amount of contribution is 100% of the cost of the required work reduced with regard to:

- a) the current status and standard of roading leading to and fronting the site;
- b) the benefit of works to existing users and the wider public;
- c) the standard and classification of the road and expenditure required to meet this standard;
- d) the use or likely future use of the road by other parties;
- e) contributions made by central government and other agencies towards the development of the road; and
- f) previous financial contributions from developers who will benefit from the work.

**Reserves** - A contribution shall be required in the following situations:

- a) a contribution of 2% of the value of additional allotments created by subdivision, up to a maximum value of 2% of the value of 1,000 m<sup>2</sup> per lot, where existing reserves in the locality cannot deal with additional demand; or
- b) a contribution of 1% of the value (given as money or land) of additional allotments created by subdivision for minor improvements to existing reserves in the locality up to a maximum value of 1% of the value of 100 m<sup>2</sup> per lot;
- c) a contribution of the value of 20 m<sup>2</sup> for each additional residential unit created in a development;
- d) a contribution of the value of 4 m<sup>2</sup> of land for each additional 100 m<sup>2</sup> of net non-residential building floor area created in a development in the urban zone, commercial precinct or industrial zone.

### 13 Appendix 5 - Calculating units of demand for commercial development

Industrial and other non-residential development (other than commercial development) will be subject to special application under section 3.7 of this policy. In calculating the units of demand generated by commercial development for water supply and wastewater, as compared to that of an average dwelling unit, Council accepts that demand may vary between different types of commercial activity. However changes to the type of business over time may not constitute "development" under the act or even trigger a resource consent, building consent or new connection requiring a development contribution. This policy therefore treats all types of commercial activity as generating the same average unit of demand for a given net lettable area.

#### Water - comparison of residential and commercial demand

The residential daily demand for water comprises that for domestic purposes and non-domestic uses (eg gardening, car washing, firefighting, leakages etc). The following figures are used in the assessment:

- a) the average daily residential demand for domestic purposes is 230 litres/person/day
- b) the average daily residential demand for non-domestic purposes is 1,200 litres/dwelling.

In determining the units of demand for one dwelling unit, it is noted that not all potential demand will occur at the same time and therefore an average peak of four persons per household is used to assess peak usage per dwelling at 2,120 litres/day ( $4 \times 230 \text{ litres/day} + 1200 \text{ litres}$ ).

Water consumption sampling<sup>1</sup> of various commercial premises, offers data for premises which may be typical of many Southland main street businesses in the range 0 - 5,000 m<sup>2</sup> net lettable area (NLA). These would also generally be premises naturally rather than mechanically cooled with air conditioning systems using higher quantities of water.

Sampling found consumption in the range 875 - 1,200 m<sup>3</sup> (average 1,037 m<sup>3</sup>) per annum per 1,000 m<sup>2</sup> NLA. This converts as follows:

***Commercial premises consuming an average 2,840 litres per day per 1,000 m<sup>2</sup> NLA; thus  
If 2,120 litres per day is one unit of demand for residential; then  
2,840 litres per day (1,000 m<sup>2</sup> NLA) is 1.3 units of demand; then  
769 m<sup>2</sup> NLA is 1 unit of demand.***

#### Wastewater - comparison of residential and commercial demand

Average daily residential wastewater flows are assumed to equate to the domestic purposes water use of 230 litres/person/day, with water for non-domestic purposes not finding its way to the sewer. Average peak usage per property at four persons per dwelling is therefore 920 litres/day ( $4 \times 230 \text{ litres/day}$ ).

It is assumed that all water consumption on commercial premises (2,840 litres per day per 1,000 m<sup>2</sup> NLA in main street situations will find its way to the sewer. To calculate the units of demand for wastewater:

***Commercial premises generate an average 2,840 litres wastewater per day per 1,000 m<sup>2</sup> NLA; thus  
If 920 litres per day is one unit of demand for residential; then  
2,840 litres per day (1,000 m<sup>2</sup> NLA) is 3.1 units of demand; then  
322 m<sup>2</sup> NLA is one unit of demand.***

<sup>1</sup> Water Performance Benchmarks for New Zealand: an approach to understanding water consumption in commercial office buildings, Bint, Isaacs and Vale, School of Architecture, Victoria University Wellington

## 14 Appendix 6 - Calculation of development contribution amount on a development

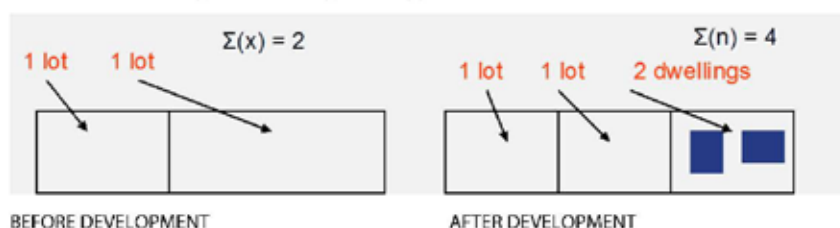
The formula in **Section 3.2** of this policy calculates the demand on infrastructure from any development site after the proposed development has taken place (n) and subtracts the existing demand already generated by the site before the development occurs (x). In this way, it identifies only additional demand placed on infrastructure as a result of the development. This additional demand is multiplied by the development contribution amount for each type of infrastructure to calculate the total development contribution payable.

Using Table 1 of this policy, the units of demand before and after development are calculated, as the greater of the number of lot units of demand making up the development site OR activity units of demand (building development) on the development site at the time.

The calculation is  $[(a) \times (\Sigma(n) - \Sigma(x))] + \text{GST}$  where:

- (a) is the development contribution for the catchment eg wastewater \$1,316 per unit;
- (x) is, for each lot existing before development, the lot units of demand OR activity units of demand whichever is the greater;
- (n) is, for each lot after the development, the lot units of demand OR activity units of demand whichever is the greater.

**Residential development example using Table 1:**



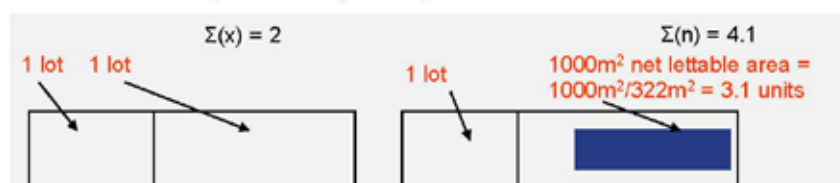
BEFORE DEVELOPMENT

AFTER DEVELOPMENT

Additional units of demand  $\Sigma(n) - \Sigma(x) = 4(n) - 2(x) = 2$  Units

Development contribution for wastewater is 2 units X \$1,316 = \$2,632 + GST

**Commercial development example using Table 1:**



BEFORE DEVELOPMENT

AFTER DEVELOPMENT

Additional units of demand  $\Sigma(n) - \Sigma(x) = 4.1(n) - 2(x) = 2.1$  Units

Development contribution for wastewater is 2.1 units X \$1,316 = \$2,764 + GST

## Appendix C



## **Southland Local Government Structural Opportunities: Preliminary Forward Planning**

### **Introduction**

1. This paper profiles opportunities to streamline the structure of local government in Southland. Whilst written on behalf of Southland District Council, the paper does include salient statistics, comparisons and advances arguments which could provide a platform and act as a catalyst for further debate with other Southland Councils, local Iwi, and the wider community.
2. The drive and interest in viewing other potential options does not have its genesis at a singular point. Extra-ordinary cost pressures on local government, a concomitant rise in anxiety from ratepayers about the ability to fund these costs, the age of the current structure of local government in Southland along with the performance and/or capacity of some of the Councils are all contributing factors.
3. These factors will be analysed along with profiling a preferred model for structural reform. The model is necessarily future focused, not encumbered by, yet retaining the best of what has worked in the past, but also points to other areas in New Zealand where the new structure being promoted for further conversation, has worked successfully.

### **The Current Structure of Local Government in Southland**

4. Local government in Southland, like the rest of New Zealand was radically and rapidly reformed in the late 1980s as part of the Fourth Labour Government's aggressive economic reform agenda. In just under two years from the policy announcement of the Minister of Internal Affairs in December 1987, over 800 Councils and boards were conflated to just 86. The sheer pace of the reform is suitably encapsulated in the following passage from local government analyst and commentator Peter McKinley looking back at the reforms in 1998:<sup>1</sup>

*The structural reform which the Local Government Commission then put in place was without parallel in New Zealand's history, and probably internationally, both for its fundamental nature and the speed with which it was achieved. The fact that more than 800 disparate bodies could be reduced to rather less than 100, with the number of territorial authorities reducing from over 200 to just 74 was quite extraordinary. It owed much to the willingness of the then government to put in place a process which was, quite deliberately, insulated against political interference: decisions were to be taken by the Commission in accordance with a legislative mandate, and not by the Government. The Commission was required to consult, and did so extensively, with a concern that its process be seen as legitimate, but it had the final power to decide.*

5. The breathtaking speed with which local government was overhauled in 1989, does pose the question of whether the arrangements put in place in some regions were sufficiently well thought out to warrant being undisturbed for decades. In Southland, with a regional Council and three territorial local authorities serving a population of just over 100,000, questions around the cost of sustaining this structure have arisen spasmodically since the 1989 reforms.
6. These questions have manifested themselves most prominently in a one Southland Council initiative/ campaign in the 1990s. This ultimately lost momentum, and a greater emphasis was placed on developing shared services around 2000. Notable shared services established around that time were Venture Southland, now known as Great South, solid waste management in the form of a shared sanitary landfill and kerbside recycling and the establishment of Emergency Management Southland in May 2010.
7. Despite these achievements, in the interests of both efficiency and addressing capacity limitations, the suspicion or belief that the region is not efficiently governed or administered, has persisted. These opinions have tended to be proffered in both formal and informal forums such as social media or submissions made to individual Councils on Long Term Plans.
8. The table below sets out the key statistical features of each of the four Councils in Southland. Expenditure and revenue figures are taken from year 1 of each Council's 2024/25 Long Term or Annual Plan, depending on which plan a particular Council chose to adopt prior to 30 July 2024.



Table 1: Southland Councils

	Invercargill City (Long Term Plan 2024/2034) <sup>ii</sup>	Southland District <sup>iii</sup>	Gore District (Annual Plan 2024/2025) <sup>iv</sup>	Environment Southland (Long Term Plan 2024/2034) <sup>v</sup>
Population	57,900	31,833	12,396	102,600
Area (km2)	390	29,575	1,250	34,000
Councillors, including Mayor/Chair	13	13	12	12
Community Board members	5	56	5 + 1 Maitara Ward member	
Total Operating Revenue (\$million)	\$152.1	\$119.96	\$53.24	\$50.01
Total Operating Expenditure (\$million)	155.18	124.84	40.08	51.18
Rates 2024/25 (\$million)	78.86	72.394	27.158	28.906
Rating Units	25,966	21,092	8,381	55,439
Debt(\$million)	181.6	115	58.5	18.9
Equity(\$million)	1,239.87	2,200.79	524.95	92.123

9. Rating and projected debt levels for 2024/25 have been used in the above table due to all Councils in the region, in line with similar trends throughout the country, having experienced sharp increases in rates and debt. The use of 2024/25 actual rates and debt projection will enable the information to remain relevant as debate ensues over the remainder of this calendar year and beyond.
10. The table above reveals the high cost of having four Councils serving a population of just over 100,000 people. The four Councils combined will in the 2024/25 year, levy total rates to ratepayers in the region of \$207.31 million plus GST. This equates to \$1757.08 per capita, not allowing for GST.

11. The more appropriate metric is probably rates per rating unit as not every person directly pays or has ultimate responsibility for rates. When measured against this metric, the average liability of each rating unit for the region's total rates in 2024/25 equates to \$3,251.8 (exclusive of GST) per rating unit.

#### Central Government Expectations

12. The election of a new government at the 2023 General Election has seen a 180-degree shift in Three Waters policy. This has placed enormous financial strain on many territorial authorities, as the *"Stop Three Waters"* campaign brought about an abrupt cancellation of the proposed transfer of responsibility for financing and delivering Three Waters into new publicly owned entities.
13. Councils throughout the country had been planning on assets and debt associated with Three Waters to be transferred to the new entities. With debt sharply rising and the headroom to raise more debt diminishing quickly, Councils have been caught out with this policy U-turn.
14. Recent publicity concerning the Gore District Council and its lack of capacity to take on more debt to meet capital expenditure obligations is symptomatic of the pressures being faced by territorial authorities. In the *Stuff* article on 11 July 2024<sup>vi</sup>, Mayor Bell shares concerns that the Council can ill-afford to deal with any emergency works arising from a natural event like a flood, given that the Council is only \$6 million away from a debt ceiling imposed by the Local Government Funding Agency.
15. Central Government meanwhile appears largely unmoved by this situation. The new Minister of Local Government has made it abundantly clear that dedicated financial assistance for Councils is not on its horizon.
16. Instead, it is moving to implement its *Local Water Done Well* policy. The nub of this policy is to ensure local control of water assets is maintained while the government imposes demanding expectations for Councils to prepare Water Service Delivery plans which are expected in the Minister's words to be *"financially sustainable, meet regulatory standards for water infrastructure quality and unlock housing growth"*<sup>vii</sup>.
17. A strong hint from central government on where it sees financial efficiencies coming from lies in its plans for new legislation to pave the way for *Local Water Done Well*. Included in the legislation, will be a streamlined procedure in regard to consultation and decision-making processes for the creation of Water Services Council Controlled Organisations (WSCCOs).
18. In the meantime, regional Councils are also operating within an uncertain policy environment. The much maligned (in the eyes of the rural sector) National Policy Statement on Freshwater Management (NPS-FM) promulgated by the previous

government is to be replaced. However, the government expects that replacement of the Policy importing a more sustainable and balanced approach to waterway management, will take between 18 to 24 months<sup>viii</sup>.

19. The reforms in Three Waters Policy and the NPSFM have placed considerable cost pressures on both territorial and regional authorities. However, despite the assuaging messages from central government that the reforms will deliver on financial sustainability, there remains considerable doubt in the sector that the new operating environment, will be as financially uplifting as its promoters portray.
20. On top of that financial anxiety is the reform timetable. Whether it is the creation of new WSCCOs or a revised/overhauled WSCCO within a region or regions, the timetable is defined in years, not months. All these reforms appear to pre-suppose that the existing structure of local government is fit for future purpose.
21. This paper suggests that the structure of local government in Southland is no longer adequate to meet the current and future needs of its people. Irrespective of how the government's reform agenda plays out, it is strongly suggested that Councils in Southland and particularly, Southland District Council, can no longer 'sit on their collective hands' and wait for the government to lead the way.
22. Simply put, a structural reform proposal led by Southland District for the benefit of the community it serves along with other communities in Southland is required. This is likely to involve stepping away from what has traditionally been adopted in Southland and looking elsewhere in the country where an alternative model to two tiers of local government within a region has been operating successfully.

#### **The Concept of Unitary Councils**

23. Unitary Councils fulfil the dual functions of both a territorial authority and a regional council. There are six unitary Councils in New Zealand. Four of the Councils, which are best described as provincial in size and location were created either at the outset or shortly after local government reform in 1989<sup>ix</sup>.
24. Chatham Islands Council was also established as a unitary authority in 1995 by virtue of the Chatham Islands Council Act 1995, which dissolved the former Chatham Islands County Council. The sixth unitary authority was created in 2010 when the supercity of Auckland Council came into existence.
25. To provide meaningful comparisons with Southland, Chatham Islands and Auckland Councils have not been included. The table below profiles these four unitary Councils with the same statistics applied to the four Southland Councils.

Table 2: Unitary Councils in New Zealand, excluding Chatham Island and Auckland

	<b>Gisborne District<sup>x</sup></b>	<b>Marlborough District<sup>xi</sup></b>	<b>Nelson City<sup>xii</sup></b>	<b>Tasman District<sup>xiii</sup></b>
<b>Population</b>	52,100	52,200	54,500	60,500
<b>Area (km2)</b>	8,265	17,517	422	9,635
<b>Councillors, including Mayor/Chair</b>	14	14	13	14
<b>Community Board members</b>				8
<b>Total Operating Revenue (\$million)</b>	261	218.73	205.6	232
<b>Total Operating Expenditure (\$million)</b>	178.9	195.05	185.5	199.3
<b>Rates 2024/25 (\$million)</b>	85.7	95.26	98.7	110.325
<b>Rating Units</b>	22,300	27,193	23,222	28,199
<b>Debt(\$million)</b>	195.3	115	266	355
<b>Equity(\$million)</b>	2,755.08	2,155.915	2,293.148	2,437.56

26. Based on population, area, rating assessments and level of debt, to name just some, the four provincial unitary councils in New Zealand, provide a statistical basis for two councils of this type to be established in Southland. This suggestion will be explored further before examining the functions of a regional council and how they can be incorporated within a unitary authority.
27. The metrics described in paragraph 25, can be applied in tabulated form to include two unitary authorities in Southland. These unitary authorities would comprise on one hand, Invercargill City as it is currently constituted in respect of boundaries and representation arrangements. This proposed unitary authority would be principally urban in nature, being very similar to what exists in Nelson City.

28. The second proposed unitary authority would see an amalgamation of the Southland and Gore District Councils along with taking up the regional council functions currently administered by Environment Southland. This proposed authority would be predominantly rural in flavour and outlook, continuing the strong rural communities of interest that co-exist in both Southland and Gore Districts.
29. There are strong parallels with Nelson and Tasman in advancing this structural change. Those two authorities have a combined population of approximately 115,000 compared to the Southland region's population of 102,600. In a broad sense, two unitary authorities exist at the top of the South Island: one principally urban (Nelson), and the other more expansive, rural and with high environmental issues to manage (Tasman).
30. The table below compares the size and scale of two proposed unitary authorities, based on the metrics listed in paragraph 25, with the four existing provincial unitary authorities.

**Table 3: Existing authorities compared with two new Southland unitary authorities.**

	<b>Gisborne District</b>	<b>Marlborough District</b>	<b>Nelson City</b>	<b>Tasman District</b>	<b>Invercargill</b>	<b>SD/GD (Rural)</b>
<b>Population</b>	51,135	52,200	54,500	60,500	57,900	44,229
<b>Area (km2)</b>	8,385	17,517	422	9,635	390	30,825
<b>Rating Units</b>	23,487	27,193	23,222	28,199	25,966	29,473
<b>Debt (\$million)</b>	195.3	115	266	355	181.6	173.5

31. A point of interest in the above table from the perspective of a future rural unitary authority for Southland, is that while that future Council might have the lowest population of its provincial unitary peers, it would have the highest number of rating units. This suggests that despite a slightly lower population, the proposed new unitary District would have a reasonable economic rating base to operate from.
32. Debt levels of Councils have generally increased sharply in recent years as major capital works, particularly in the three waters area, have been undertaken. This has led to concerns from ratepayers about the steep climb in debt to fund the projects concerned. Looking at Table 3 above, the debt level of both proposed unitary authorities for Southland is in the lower reaches of similar sized Councils.

### Communities of Interest

33. Economics and efficiency are always important when evaluating a new local government structure. But of equal, if not more importance is the communities of interest that are identified, protected, and ideally enhanced in any reorganisation proposal.
34. In Southland, there is a regional sense of identity and pride, particularly evident with sporting and cultural pursuits. But even within those broad sectors, especially sport, there is a community division colloquially referred to as *Town and Country*.
35. The Local Government Commission in its guidelines for representation reviews, has provided the following helpful description to assist in identifying communities of interest<sup>2019</sup>:
- A sense of community identity and belonging reinforced by:*
- (a) distinctive physical and topographical features (eg mountains, hills, rivers),*
  - (b) similarities in economic or social activities carried out in the area,*
  - (c) similarities in the demographic, socioeconomic and/or ethnic characteristics of the residents of a community,*
  - (d) a distinct local history of the area resulting in a current perception of a community of interest,*
  - (e) the Rohe or Takiwā of Local Iwi and Hapū; and*
  - (f) dependence on shared facilities and shared services in an area including:*
    - (i) schools, recreational and cultural facilities,*
    - (ii) retail outlets, transport, and communication lines.*
36. These descriptors have been crafted by the Commission with the identification of wards and potential community boards in mind. But they are a useful touchstone when assessing on a macro level, broad communities of interest within a region.
37. It is contended that the economic interests of pastoral farming and its attendant support industries and networks is the principal factor in creating ties that bind in the Southland and Gore Districts. Obviously, there are other factors but pastoral farming, be it dairy, beef, sheep or deer is of enormous importance to Southland and the economic success of this important sector reverberates through the province.
38. When major incidents loom which threaten the economic livelihood of farmers of any persuasion, the common interest in and affiliation of rural people comes to the fore. The drought of 2021/22 or tractor protests opposing new freshwater regulations are graphic illustrations of rural people's sense of togetherness.



39. The common sense of purpose and shared ideals means that rural people from Tuatapere or Tokanui (for example) have broadly similar interests with people in Kaiwera or Waimumu (for example). This common sense of purpose, shared economic outlook and support for each other in good times or bad, has its pinnacle in evidential excellence, in the biennial Southern Field Days at Waimumu.
40. Rural people by necessity and inclination are fiercely independent and used to having to make do with limited resources. More self-reliant than those in larger urban centres, farmers in particular, have a strong connection to the land, local environment, and community together with a healthy dose of cautious concern about decisions affecting them being made from larger urban centres.

#### **One Council for Southland?**

41. A natural question to pose when evaluating a more streamlined structure for Southland, is why not just have one unitary Council serving the entire region? If viewed through the sole lens of efficiency, this suggestion may well have some merit.
42. However, a single Council for Southland would fail abysmally when viewed through the lens of communities of interest. As set out in paragraphs 36-39 above, rural people and communities have a significantly different outlook than those in an urban centre. Their concerns are different, the services they rely on are different and consequently their priorities are not aligned.
43. A single unitary authority for Southland would likely see a majority of the representation and voting power centralised in Invercargill. The rural voice, despite its economic importance to the region would likely be diluted and subsumed by urban interests.
44. As will become clearer later in this paper, ultimately the veracity or otherwise of this contention will be determined by the people affected and being served, not individual Councils. The balance of this paper therefore proceeds on assessing the advantages and disadvantages of a Rural Unitary Authority for Southland and pointing towards a potential pathway for change.
45. Before doing so, an important partner that needs to be acknowledged. The impact and potential reception from other Councils in the region will also be canvassed.



#### Early Engagement with Iwi

46. As stated at the outset, this paper is preliminary in nature and designed as a starting point for a wider conversation. Early engagement of local Iwi is an imperative. This engagement will need to occur both at a regional level with Te Roopu Taiao and with individual rūnanga.
47. The views of local Iwi to this proposal are unknown but will need to be ascertained at the earliest opportunity. It is likely that a strong focus on the environment will be one aspect of any change proposal that will be of significant interest to local Iwi.
48. A factor that may be welcomed is the reduction in the number of Councils that Iwi has to engage with. Local Iwi are often at pains to emphasise that their resources are limited and thus find it difficult to be fully across all proposals emanating from all four Councils. Cutting in half the number of Councils in Southland may provide relief in this area.

#### Environment Southland

49. As a regional Council, Environment Southland has jurisdiction of the following functions in the Southland region:
- Water quality and quantity (freshwater and sea water)
  - Air water and land pollution
  - Biodiversity conservation
  - Marine and freshwater ecosystems
  - River/ catchment management
  - Natural hazards (avoidance and mitigation)
  - Contaminated land (identification and monitoring)
  - Activities in the coastal marine area, including harbour management
  - Allocation of water and contaminant discharge capacity
  - Soil conservation
  - Pest management, both animals and plants
  - Emergency management in unison with territorial authorities
  - Regional/ public transport.
50. The inclusion of the function of regional and public transport does need to be qualified in the case of Southland. Environment Southland is responsible for coordinating regional land transport activities and preparing the regional land transport plan<sup>xv</sup>. Public transport via a bus service is provided by Invercargill City Council. That Council also administers the Total Mobility Scheme of which the Gore District Council is a funding participant.
51. Under the preferred reform proposal, these functions, including relevant staff expertise would transfer to two new unitary councils. It is natural to ask how the two

unitary councils would cope with the assimilation of these additional functions. The answer lies with reference to the four provincial unitary councils that have been performing these functions consistently since 1992.

52. The two Councils of Nelson and Tasman offer a case in point. Nelson has a busy port and harbour while Tasman has a highly regarded coastline, national parks and an astute, environmentally aware, constituency. Both councils appear to have managed their dual roles of regional and territorial, responsibly and competently.
53. Conversely, in rural Southland there has been growing disquiet at the performance and focus of Environment Southland. Many rural people are concerned about the lack of attention placed on river and catchment management. These rural people have often lived in the same area for decades and have a strong reservoir of local knowledge about past practices regarding river and wider catchment management.
54. Criticisms of Environment Southland favouring on farm regulatory compliance over proactive management of rivers are regularly heard in rural circles. In addition, the performance of Environment Southland in recent emergency events has been the subject of concern<sup>xvi</sup>. The dedicated Emergency Management service set up in 2010 is seen as not living up to expectations and has struggled to retain key staff.
55. A further concern for rural communities with Environment Southland, is how members are elected. With Invercargill City being the most populous centre in the region, it means that half the members elected to Environment Southland, come from an urban perspective.
56. However, the vast majority of issues the Environment Southland must address, pertain to the rural area of Southland. Farm compliance, rivers, water takes, water discharges, soil conservation and pest management all dominate in the rural area of Southland.
57. Another point that adds to the sense of inequity is the level of rates paid compared to the representation from the Southland and Gore Districts. For example, the general rate to be contributed within those two districts in the current year is \$13,130,703 out of a total of \$ 19,344,662<sup>xvii</sup>. This constitutes 67.8% of the total general rate collected by Environment Southland, yet elected member representation for the area in which these rates are collected is the same as Invercargill.
58. In the case of major rivers for example, practically all the water would run through the proposed Rural Unitary Authority. The Waiau, Aparima and Mataura flow through the Southland and Gore Districts from source to mouth with only the final segment of the Ōreti river flowing through Invercargill.
59. Within rural communities, a view persists of Environment Southland as an Invercargill based institution, remote from ratepayers or communities and administering often unpopular measures to people who feel they have little control or influence. A unitary authority elected by rural people for rural people, would correct that perceived imbalance.

60. Whether this perception or the view conveyed in this paper regarding Environment Southland is accurate or fair, will ultimately be determined by the people who elect all Councils in Southland. But if a more streamlined approach to local governance is desired, complete with elected members being closer and more aligned to the values of the communities they serve, then the need to continue with a regional council in the province, must be seriously questioned.

**Gore District Council**

61. The other local authority in the region with its future affected by this proposal is the Gore District Council. It would be absorbed into the new Rural Unitary authority and would cease to exist as its own legal entity. That stated, the same would apply to Southland District Council.
62. Gore District Council is by some margin, the smallest territorial authority in Southland. It is easy to be distracted by the past 18 months of political turmoil at that Council. However, it needs to be borne in mind that the Council had many years of stable political leadership before then.
63. Gore District Council is considered by Local Government New Zealand in its categorisation of Councils as a rural authority. It has the second largest urban centre in Southland and is surrounded by a compact rural area.
64. The Council has regularly exhibited a strong streak of independence, often being cautious before opting to join in shared services arrangements, with the former Venture Southland being an apt example. A fear of being dominated appears to be the source of this caution.
65. More recently however, the Council has started to feel the price of its independence and need to comply with ever increasing central government obligations. Prominent publicity has been afforded in recent months to concerned ratepayers and the Council's future, due to a confirmed rate increase of 21.4%.
66. Independence of the Gore District Council irrespective of cost, may not be as strong in light of recent rate announcements and what lies ahead for next year. Therefore, the environment for an open conversation about an alternative model may not be as imposing as what it might have been in the past.
67. This view is reinforced by the aforementioned article profiling the Mayor's concerns about the Council fast approaching its debt ceiling. Looking ahead, the Council may be asked by its community not to summarily dismiss other structural possibilities.

**Potential Governance Arrangements**

68. Before analysing likely advantages and disadvantages of a Rural Unitary Authority in Southland, it would be appropriate to provide a broad and provisional indication on constitution of the elected member structure. These suggestions are put forward in the spirit of fostering debate and providing something tangible for participants to view as opposed to citing an amorphous concept.

69. A key principle for the Southland District and most likely for our neighbouring Council at Gore, is the retention of a strong local voice. Therefore, the Southland District Council's strong use of, and deference to, community boards on local issues needs to be retained in any new structure.
70. Given both Councils have recently completed representation reviews, there appears to be solid justification for the retention of community boards identified through that process. If anything, with a larger Council and bigger territory to administer, the use of community boards and delegation of authority should be enhanced in any new structural model.
71. The retention of River Liaison Committees with a stronger brief and influence in decision-making could bolster the network of 'grassroots governance'. Such an approach would enhance the local voice but also make sure that local knowledge is respected and better utilised.
72. The concept of a strengthened community board should be welcomed in the case of the Maitua Community Board. It is understood that the Maitua Board is frustrated at the dearth of authority delegated by the Council and wishes to have more autonomy like its Southland District counterparts.
73. There will need to be sensitive interaction with the community of Gore when it comes to settling on a governance structure in a new Rural Unitary Authority. With the community used to having its own Council, a change to becoming part of a much larger council which may be headquartered elsewhere, will not be easy for some to come to terms with.
74. It therefore appears sensible for a community board in Gore to be given more generous delegations of authority than others. This delegation could recognise that community's strong track record in successfully completing several very high-quality community projects.
75. Higher delegations to make decisions on what could be best described as *place making* matters would seem to be an appropriate start. Decisions encapsulating *place making* issues would cover the likes of library services, parks and recreation, arts and heritage, and aquatic services.
76. The concept of a superior level of delegation could extend to local regulation, such as parking, local bylaws together with property and facility issues. This would recognise the size of the township of Gore compared to others in the proposed Rural Unitary Authority.
77. On top of that extensive and empowered community driven structure, sits the Council itself. Given the new frontier being forged, the larger area being represented, and to ameliorate any concerns regarding dilution of representation, a larger Council than what exists individually at both Southland and Gore District is suggested.

78. But how large should the new Council be? Most objective and informed people would agree that there is a 'sweet spot' between the too small where diversity is severely compromised and too large where unwieldiness is imported and not welcomed.
79. The other four provincial unitary authorities profiled in this paper, have either 13 or 14 elected members, including the Mayor, with the most popular being 14. Southland District has 13 while Gore District has 12.
80. If the other similar sized unitary councils can operate successfully with a maximum 14 members, the new Rural Unitary Authority should be comforted and informed by that experience. However, given the large area involved and in the interest of investing in success and maintaining public confidence in respect of strong representation, a Council of 15 members, including the Mayor is nominated.
81. The word *nominated* is a deliberate inclusion to highlight that this is the commencement of a wide conversation but for meaningful dialogue to ensue, a starting point on future shape needs to be disclosed. This obviously begs the question on how those 14 Councillors would be elected.
82. The basis of election for a future Council yet to be endorsed or approved for establishment is a debate for another time. However, what is clear is that the law, in the form of the Local Electoral Act is unlikely to change in its strong stipulation around fair and effective representation.
83. In practical terms, this will mean that 14 Councillors (with some exceptions in the case of isolation) must represent the same number of people within a tolerance of plus or minus 10 per cent. Viewed at a macro level and having regard for existing territorial boundaries, based on a 14 Councillor strong Council, the following representation entitlements emerge for a proposed Rural Unitary Authority:
- |                    |                |
|--------------------|----------------|
| Southland District | 10 Councillors |
| Gore District      | 4 Councillors  |
84. This apportionment of representation is very simple and based on the unlikely assumption that communities of interest will be quarantined within current local government boundaries. In all likelihood, the gravitational pull of the Gore township may mean that an electoral ward for that area is extended beyond the current boundaries of the Gore District. Also, with approximately 10 members to be elected from the Southland District as it is currently constituted, compared to the current 13, changes to existing wards appear inevitable, should the proposal proceed.

#### Finance and Rating

85. The desire to secure enduring cost savings is always a strong incentive behind structural reform. There are several other advantages which will be highlighted further in this paper.



86. However, there appears little point in pursuing a proposal that would be more expensive than the status quo. A more detailed analysis of likely costs of the new unitary councils would need to be undertaken if the proposal was considered worthy of serious consideration.
87. But at a high level, cost savings appear to be on offer. Intuitively, reducing four Councils in Southland to two, suggests a reduction in cost. There will be two less chief executives, one less Mayor, no regional Chair and approximately 18 fewer Councillors.
88. The ranks of senior management in the region would most likely be trimmed along with rationalising duplication in the likes of corporate support functions. However, details of those type of changes, would be the subject of a separate and deeper analysis.
89. But once again, a comparison with the existing four provincial unitary authorities is instructive. The current year's rates being levied by the four provincial unitary authorities ranges from \$85.7 million to \$110.3 million (refer to Table 2). The average of the four authorities is \$97.5 million, while the median is \$98 million.
90. The combined rates of Southland and Gore Districts in the current year totals \$99.5 million. On top of that total, there is the Environment Southland rates of \$28.9 million. If, for example, the new Rural Unitary Council had a rating input the same as Tasman District (which has very high debt) and levies the most rates of the four provincial unitary authorities, then even under that admittedly extreme scenario, savings in the order of \$5 million appear to be achievable.
91. The assessment is made based on two fronts. First, there is likely to be cost savings in amalgamating the two District Councils of Southland and Gore to form one rural unitary authority. As alluded to in paragraphs 86 and 87, a reduction in the number of elected members, senior staff and streamlining certain support functions should all drive down current costs.
92. Secondly, Environment Southland as an organisation would not exist under this proposal. Rates currently levied by Environment Southland would therefore no longer be separately issued to the region's ratepayers, but the services provided would still have to be delivered and funded by the two new unitary authorities.
93. However, it is not a simple case of just adding the current Environment Southland costs on top of existing territorial council budgets. In reality, significant costs currently being incurred by Environment Southland could be removed. These are the costs of elected members associated with having a regional council, senior management, and most corporate support functions such as finance, payroll, human resources, democratic support, and corporate communications.
94. Further, there are also significant opportunities to streamline policy, planning and compliance staff. These skills reside, to various degrees, in other Southland councils and there is likely to be overlap and duplication in some areas.

95. An evaluation of Environment Southland's 2024-34 long term plan reveals that approximately 75% of rate funding comes from Southland and Gore Districts<sup>xviii</sup>. This equates to \$21.9 million being levied in rates across both districts. Therefore, if a further \$10.5 million in rates funding was required to match the level of rates levied by Tasman District, substantial savings to ratepayers would still ensue.
96. This is admittedly very high level, with the desk top approach applied to provide an indication of the scope of potential savings that might be available, even using a more extreme example. Some comfort can be taken that the assessment is based on running costs of unitary councils of a similar scale.
97. More detailed analysis awaits to further illuminate the pathway ahead. A principle worth considering is holding any new organisation created to a Year 1 target of rates income being under a certain threshold. The adoption of this technique might avoid 'gold plating' being imported into organisational design and thus allay fears that costs of any new and bigger institution might not be effectively controlled.
98. The final topic in this segment relates to the debts of each Council to be subsumed by the new unitary authority. This is often cited as a concern by ratepayers who do not want to own and have responsibility for, debt created by another District.
99. Whilst this is understandable, eventually debt does need to be spread over the entire rating base of the new entity to reflect the enlarged, unified area. A good time for this to occur is when a new rating system is introduced as inevitably there is a desire by the new council to have consistency in the way it levies rates across the enlarged territory.
100. A previous reorganisation proposal approximately ten years ago in another part of the country promoted the concept of debts remaining with each District for five years<sup>xix</sup>. The 1989 local government reform saw the best part of the following decade being used to assimilate rating systems, financial systems, and resource management plans. It is therefore suggested that debt should be quarantined to its originating authority for 5-10 years before being distributed throughout the new entity.
101. The case of Environment Southland is a little different, given its assets and liabilities are held on behalf of the region. Debt incurred for specific projects can readily be quarantined to the area benefitting and therefore placed with the relevant new unitary authority. A similar approach could be used for assets like flood banks and buildings based on their location, or special reserves that have a specific purpose with an identifiable geographical area of benefit.
102. Debt that cannot be assigned to a specific area of benefit and may have been raised for region-wide or organisational benefit, will need to be treated differently. This would also apply to other general reserves and the majority shareholding that Environment Southland has in South Port.



103. Possible formulas that could be applied to determine the apportionment of genuinely regional assets and liabilities amongst the proposed two unitary authorities, could be population, rating units or a combination of the two. In the case of population, Invercargill City has a 55.5% majority, while when measured in rating units, the combination of Southland and Gore Districts has its head in front to the tune of 53.2%.
104. This suggests that there are likely to be only small differences between the two methods if they were given equal weighting. A way forward on this issue may yet again lie with the experience of Tasman District and Nelson City. Both authorities arose out of the ashes of a short-lived regional council in 1992, with the result being that ownership of Port Nelson is equally shared by the two Councils.

#### **Managing Conflicts of Interest**

105. A concern that may emerge from some quarters is conflicts of interest that will inevitably arise when a unitary council must obtain a consent for itself when seeking approval to take from or discharge to water. The first point to make is that having a conflict of interest is not wrong. The more important point is how those conflicts are managed.
106. Secondly, there are very well-established protocols within Councils to manage conflicts of interest. Professional planning staff are well versed and alive to managing conflicts of interest, by ensuring there is independence in decision-making via the use of independent commissioners who are charged with deciding without fear or favour.
107. Thirdly, there is once again good experience to refer to with the existing Councils in New Zealand. Adopting good practice elsewhere would be a useful start to ensure that rigorous, ethical standards are applied to the management of identified conflicts of interest

#### **Advantages and Disadvantages**

108. Based on this preliminary evaluation, a number of advantages have been identified in the establishment of two Unitary Authorities for Southland. These advantages will be principally, but not exclusively, viewed from a Southland District Council perspective:
  - a. Cost savings. Ratepayers throughout the region are calling on Councils to take a serious look at their operating costs. The establishment of two unitary authorities to replace four Councils, could potentially unlock savings in excess of \$10 million in the region with the larger percentage of this figure favouring the higher rated Southland and Gore Districts.
  - b. A governance structure that better reflects the community it serves. Rural representatives being elected by rural communities and making decisions on their behalf resonates with the famous quote of USA President Abraham Lincoln, *government of the people, by the people, for the people*<sup>xx</sup>.

- c. A unitary council will be able to focus more on river management, flood protection and emergency management; areas which some believe have not been prioritised in recent times.
- d. A one stop for consenting. Under a unitary authority, all consents for a defined geographic area will be issued by one authority. There will be no need to apply for water and air consents from a regional authority.
- e. Less bureaucracy. The removal of two Councils and a layer of local government from the region, will streamline and simplify both governance and management within the province.
- f. Better on the ground interaction with ratepayers. The two district councils with their network of offices, libraries and service centres are well positioned to provide better accessibility for ratepayers and residents. The regional Council on the other hand does not have a customer facing presence outside Invercargill.
- g. Consolidation and strengthening of skilled staff. Specialist areas such as finance, engineering, science/environment, planning, and information technology are difficult to recruit. With four Councils competing for similar skills, compromise on choice or not filling vacancies at all, invariably occurs. This outcome is less likely to occur with just two unitary authorities with the added advantage that both unitary councils will likely be strengthened with a concentration and deeper skill base in critical areas.
- h. A reduction in the number of plans required to be produced in the region. There will be fewer long term plans, annual plans, and district/regional plans under the Resource Management Act, that will be prepared in the region. Not only is this far more efficient, but it will also likely come as a welcome relief to local Iwi, the general community and professionals who need to engage with and stay on top of plan content and changes.
- i. The end to a regional council prosecuting a territorial authority with the same group of ratepayers funding the cost of legal proceedings and the outcome. Prosecutions between councils are not popular with ratepayers who end up funding both sides legal costs along with any fine imposed. The senselessness of such a practice is encapsulated in an opinion piece by Jim Tucker in relation to a stand-off between Taranaki Regional Council and New Plymouth District Council<sup>ix</sup>. As Mr Tucker bluntly asserts, ratepayer funds would be best directed to fix an infrastructural deficiency causing the issue of concern, rather than being diverted to lawyers' pockets.
- j. Centralisation of regional data. Presently data is held at both territorial and regional council levels. This can be less than efficient when data needs to be collected and verified from different sources. Spatial planning and assessment of natural hazards under the Building Act are two areas which would be enhanced and made easier if data could be sourced from within one organisation.

109. While not as numerous as the advantages outlined above, there are some disadvantages or 'stone in the shoe' pinch points that come with the proposed establishment of two unitary authorities. These are likely to be:
- a. Up-front costs of undertaking the necessary evaluation to build a robust proposal. It is likely external expertise will need to be engaged to provide the necessary rigour in any application that is submitted to the Local Government Commission. However, these costs need to be juxtaposed with the potential substantial savings that the new structure being mooted, may be able to achieve.
  - b. Uncertainty associated with change. Any change model can cause fear and anxiety within affected organisations. This will need to be carefully managed, particularly if messaging from other affected parties differs from that being imparted within our own organisation.
  - c. The perception that the focus on the environment will be diluted. This is likely to be the counter thrust from those who see a dedicated regional council as necessary for the protection of the environment. The success of unitary councils suggests that the environment is not compromised in the absence of a dedicated regional council.
  - d. The distraction of change. Often under-estimated at the outset, but usually rushing into view as momentum takes hold. With a lot of 'ink being spilt' on new structures it can be hard for all layers in an organisation to maintain a focus on 'the here and now'. Routine operations might continue to run smoothly but it can be hard for an affected organisation to engage in strategic long-term initiatives when its future existence as a singular entity is less than certain.
  - e. A potential strain on inter-Council relationships. The proposal is likely to have a mixed reaction with some Councils, particularly those that perceive the proposal as a significant diminution of influence. In the end however, it will be the community that heavily influences the outcome, not individual Councils.

#### **Legislative Provisions Relating to Reorganisation**

110. The process and criteria for reorganising structures of local government is set out in sections 20-37 of the Local Government Act 2002 (the Act). The purpose of the local government reorganisation provisions is contained in s24AA. The purpose is to *promote good local government by enabling and facilitating improvements to local governance*. Any proposal for re- organisation will be evaluated against this objective.
111. The scope of a reorganisation proposal is broad and is contained in section 24. Of relevance to the proposal under consideration, are the following actions, which are specifically mandated in s24(1):
- (a) the union of districts or regions

- (b) the constitution of a new district or region, including the constitution of a new local authority for that district or region
  - (c) the abolition of a district or region, including the dissolution or abolition of the local authority for that district or region.
- 112. A more detailed process for reorganisation proposals is contained in Schedule 3 of the Act. To a large degree, the fate of any reorganisation proposal initially rests with the Local Government Commission. But ultimately, as alluded to earlier in this paper, the final decision on whether any reorganisation proposal will be advanced for implementation is the preserve of the affected communities.
- 113. There are two broad options contained in the Act for a reorganisation proposal to be instigated. The first, under schedule 3 clause 3, permits the following to make an application to the Local Government Commission:
  - (a) one or more affected local authorities
  - (b) a group of at least 10% of electors in the affected area
  - (c) the Minister.
- 114. The second alternative, pursuant to sch 3 cl 22A, provides for a local authority- led re-organisation application being made to the Local Government Commission. However, that process is heavily qualified in sch 3 cl 22B by requiring each affected local authority to record its unconditional support for the plan. Given change is rarely universally supported, particularly when it involves abolition of some entities, this option would appear to be forlorn in this instance.
- 115. On the basis that the Council is desirous of investigating a reorganisation proposal further, the next formal step in the process is for an application to be lodged with the Local Government Commission. This could be done by the Council or jointly with another such as Invercargill City Council. The use of the term *formal step* is deliberate and in the interest of brevity. Obviously, there would need to be considerable socialisation and communication of the proposal before it was formally submitted to the Commission.
- 116. The Act helpfully sets out the information required in any reorganisation initiative or investigation request. The following content is required under sch 3 cl 3:
  - (a) the type of structural change sought as profiled in paragraph 111 above
  - (b) a plan or other description sufficient to identify the affected area or affected areas concerned
  - (c) an explanation of the outcome the proposed changes are seeking to achieve.

117. That is the bare minimum, and the Act encourages, rather than compels, and the Commission would expect, that further information is included. This information relates to demonstrating that the initiative has community support in the affected area or any information the applicant sees fit that would be relevant to the Commission's consideration of the initiative.
118. The Local Government Commission is the preliminary 'gatekeeper' on reorganisation proposals. The Commission is not duty bound to act on a request to investigate a reorganisation proposal. However, it is obligated under sch 3 cl 6 to have regard for the following factors when deciding whether to undertake a reorganisation investigation:
- (a) the purpose of reorganisation as set out in paragraph 110, above
  - (b) the potential scale and scope of improvements to local governance and services that might result from the investigation
  - (c) the potential costs, disruption, and other negative effects on affected local authorities and their communities that may be caused by the investigation
  - (d) any time or other constraints that apply to the opportunity to achieve potential improvements to local governance and services
  - (e) the need for urgent resolution of any problem identified by the Commission, or in the investigation request or reorganisation initiative
  - (f) the resources available to the Commission to undertake the investigation in a timely manner
  - (g) the likelihood of significant community opposition to any reorganisation that might result from the investigation.
119. The level of community support or otherwise for any reorganisation proposal is likely to be a crucial factor in the Commission's thinking. In 2013, the Commission opted to proceed with a proposal initiated by the Far North District Council for two unitary Councils to replace the three territorial authorities and the regional council in Northland. The Commission proceeded with an investigation and reorganisation proposal, but this was discontinued after submissions from the public gave a clear indication of a lack of support for what was being advocated.
120. Should the Commission decide to proceed with an investigation under sch 3 cl 7, it must determine, adopt, and publish an intended investigation process. The process must traverse the matters to be investigated, the affected area and local authorities affected, procedure and timetable, each affected iwi or hapu and opportunities for engagement with the investigation together with how and when the public will be consulted.



121. Irrespective of investigation process adopted by the Commission, it is obligated under sch 3 cl 10 to consider the following factors when assessing the desirability of any option put forward for reorganisation.
- (a) better fulfilment of the purpose of local government as specified in s10 of the Act
  - (b) productivity improvements within the affected local authorities
  - (c) efficiencies and cost savings
  - (d) assurance that any local authority established or changed has the resources necessary to enable it to effectively perform or exercise its responsibilities, duties, and powers
  - (e) effective responses to the opportunities, needs and circumstances of the affected areas
  - (f) enhanced effectiveness, efficiency, and sustainability of local government services
  - (g) better support for the ability of local and regional economies to develop and prosper
  - (h) enhanced ability of local government to meet the changing needs of communities for communities for governance and services into the future
  - (i) effective provision for any co-governance and co-management arrangements that are established by legislation (including Treaty of Waitangi claim settlement legislation) and that are between local authorities and iwi or Māori organisations.
122. Meeting the initial thresholds set out in paragraph 112, is a significant first hurdle to overcome before the Commission proceeds further. However, the Council can take a fair degree of comfort that there is a robust set of measures for the Commission to have reference to and evaluate against, when deciding to proceed with an investigation.
123. Upon completion of a reorganisation, the Commission will need to determine whether to proceed with advancing a formal proposal or discontinue the process. Ultimately the final reorganisation proposal determined by the Commission is put to a poll of electors, with more than 50 per cent support of valid votes cast required for the proposal to proceed.

#### Conclusions

124. Based on a population of just over 100,000, the Southland region is over-governed and has a high local government cost structure.
125. Sharp increases in rates emanating from high inflation and policy shifts in three waters and freshwater management, have led to calls from ratepayers in the region for Councils to look at other options for the delivery of essential services.

126. The success of other unitary councils, particularly in the top of the South Island, suggests that a unitary model of local government could work in Southland.
127. Two unitary councils, one based around Invercargill within its current boundaries and the other involving the union of Southland and Gore Districts, is the best option to gain efficiencies, remove duplication and ensure broad communities of interest are preserved.
128. Potential savings to the region of at least \$10 million could be achieved under a two unitary Council model with over half of that saving benefiting the Southland and Gore Districts.
129. The retention of a local voice and empowering decision making at a grassroots level through appropriate delegations of authority via a network of community boards, is essential in any new reorganisation model.
130. A unitary council for rural Southland will enable all decisions relating to local government to be made by members elected by rural communities and provide a one-stop-shop for all consents.

#### Next Steps

131. Once considered by the Southland District Council (including community boards) it is suggested that this preliminary proposal be shared with other Councils, local iwi, and other key stakeholders such as Southland Federated Farmers. This will assist in gauging support or otherwise for the proposal.
132. It is suggested that a visit to unitary councils at the top of the South Island be conducted to assist in gaining knowledge of how a unitary council operates. This visit could also assist in identifying any issues or gaps that may need to be addressed in any application submitted for reorganisation to the Local Government Commission.
133. Further detailed financial analysis will also need to be undertaken to assess in a more detailed format, the likely costs and resultant savings arising from the new structure being advocated.

<sup>1</sup> The 1990s Local Government Reforms in New Zealand: What was ordered and what was delivered.

McKinley Douglas Ltd, March 1998.

<sup>2</sup> Invercargill City Council Long Term Plan 2024-34 <https://icc.govt.nz/wp-content/uploads/2024/07/2024-2034-LTP-Proper-Full-document-19-July-V3-SMIL.pdf>

<sup>3</sup> Southland District Council Long Term Plan 2024-34 <https://www.makeitstick.nz/assets/ftp2024/LTP-Consultation-2024-2034.pdf>

<sup>4</sup> Gore District Council Annual Plan 2024/25

<https://www.goredc.govt.nz/repository/libraries/id:2buw3j7c17q9srz9ase/hierarchy/Your%20Council/Documents/Plans%2C%20policies%20and%20bylaws/Annual%20Plan/2024-25%20Annual%20Plan.pdf>

<sup>5</sup> Environment Southland Long Term Plan 2024-34 <https://www.es.govt.nz/repository/libraries/id:26p9ayo517q9stt81sd/hierarchy/about-us/plans-and-strategies/council-plans/long-term-plan/long-term%20Plan%202024-2034/documents/Environment%20Southland%20Long-term%20Plan%202024%20-%202034.pdf.pdf>

<sup>6</sup> <https://www.stuff.co.nz/nz-news/350335790/6m-left-gore-council-hits-self-imposed-debt-ceiling>





---

## Colac Bay Community updates

Record no: R/24/9/56801  
Author: Fiona Dunlop, Committee advisor  
Approved by: Vibhuti Chopra, Group manager strategy and partnerships

☐ Decision ☐ Recommendation ☒ Information

---

At this meeting, verbal updates will be given from:

- Deen McKay (and possibly other members) – will speak about the Colac Bay Progress League
- Lana Winders (who is a member of the Progress League) - will speak about the Surfer Statue and her role as the conduit between the Progress League and Council
- Gemma McGrath – will speak about her research into the former Colac Bay dumpsite
- Ricki Dallas or another representative from the Runaka - will speak about Colac Bay and the dumpsite.

### Recommendation

That the Council:

- a) Acknowledges the attendance of the representatives from the Colac Bay community.

### Attachments

There are no attachments for this report.



## Mayor's report

Record no: R/24/9/55859  
Author: Fiona Dunlop, Committee advisor  
Approved by: Vibhuti Chopra, Group manager strategy and partnerships

☐ Decision ☐ Recommendation ☒ Information

### Purpose of report

- 1 The purpose of the report is for Mayor Scott to report on meetings/events that he has attended during August 2024 and for councillors to also provide updates.

### Mayor's update

#### Events or meetings with other organisations/stakeholders

- 2 Mayor Scott has attended the following events/meetings during June and July 2024.
  - 4 August - Te Anau Polar Plunge
  - 5 August - Waikaia Trails Trust Annual General Meeting
  - 6 August - Winton Ladies Friendship
  - 7 August - Roading Presentation to Minister Doocey
  - 7 August - Tourism Export Council Awards
  - 12 August - Federated Farmers Meeting
  - 13 August - Winton Public Meeting
  - 14 August - Meeting with Penny Simmonds
  - 15 August - Te Anau housing
  - 17 August - Te Anau Fire Brigade Honours Night and Gold Star
  - 20 August - Hard to reach homes – Rakiura (Southland Warm Homes Trust)
  - 21 – 24 August - Super Local (LGNZ) Conference
  - 24 August - Garston Fire Brigade Honours Night
  - 26 August - Northern Southland Medical Trust
  - 28 August - Te Anau Airport Manapouri Governance Group
  - 29 August - Rakiura Energy Meeting
  - 29 August - Bonamia Governance Group Meeting
  - 30 August - Sunrise Rotary club breakfast
  - 30 August - Emergency Management Southland
  - 30 August - Museum Art challenge – Te Hikoi Riverton

#### Joint committee/committee/subcommittee meetings

- 3 Mayor Scott has also attended the following formal governance meetings:
  - 2 August - Southland Mayoral Forum
  - 2 August - Great South Joint Shareholders meeting
  - 30 August - Great South Joint Shareholders meeting/ security briefing

## **Councillor updates**

### **Joint committee/committee/subcommittee meetings**

- 4 Councillors may have attended the following formal governance meetings and may wish to provide an update:
- Connected Murihiku Joint Committee (Councillors Sarah Greaney and Darren Frazer)
  - Southland Regional Heritage Joint Committee (Deputy Mayor Christine Menzies and Councillor Paul Duffy)
  - Southland Regional Land Transport Joint Committee (Deputy Mayor Christine Menzies)

### **Council organisations**

- 5 Councillors may have attended the following meetings with Council organisations and may wish to provide an update:
- Around the Mountains Cycle Trail Trust (Deputy Mayor Christine Menzies)
  - Citizens Advice Bureau (Councillor Julie Keast)
  - Creative Communities (Councillor Margie Ruddenklau)
  - Gore and Districts Community Counselling Centre Inc. (Councillor Julie Keast)
  - Pioneer Women's Memorial Trust (Gore) (Councillor Julie Keast)
  - Southland Indoor Leisure Centre Charitable Trust (Councillor Darren Frazer)
  - Southland Medical Foundation (Mayor Scott)
  - Southland Regional Heritage Building and Preservation Trust (Councillor Paul Duffy and Councillor Margie Ruddenklau as alternate)
  - Te Roopu Taiao (Mayor Scott, and both Deputy Mayor Christine Menzies and Councillor Paul Duffy as alternates)
  - Tuatapere Amenities Trust (Councillor Jaspreet Boparai)
  - Waiau Working Party (Councillor Derek Chamberlain)
  - Whakamana te Waituna Trust (Councillor Julie Keast).

## **Recommendation**

### **That the Council:**

- a) receives the report titled "Mayor's report".

## **Attachments**

There are no attachments for this report.

## Budget carry forward requests from 2023/2024 financial year into the 2024/2025 financial year

Record No: R/24/9/55825

Author: Avneet Deo, Finance Business Partner

Approved by: Anne Robson, Group manager finance and assurance

☒ Decision

☐ Recommendation

☐ Information

### Purpose

- 1 To inform Council of the projects and operational expenditure approved for delivery in the 2023/2024 year that were not completed by year end, and to seek approval from Council to carry forward these projects and budgets to the 2024/2025 year.

### Executive Summary

- 2 Every year as part of the Annual Plan/Long Term Plan process, council staff and elected members identify projects to be undertaken and the funding needed to complete the work. Due to various reasons, these projects are not always completed in the financial year they were budgeted to occur in. Where a commitment or the project has started, the costs need to be carried forward to next year.
- 3 The projects and operational expenditure identified by staff as needing to be carried forward, along with the reason the work has not been completed, are included in Attachment A.
- 4 It is proposed to carry forward 107 items to the 2024/2025 financial year with a net value of \$13.1 million. Of this total, \$10.9 million is related to capital projects, \$1.6 million is for operational expenditure, \$0.6 million for vehicle renewals. The main reasons for the carry forwards are due to resourcing issues, awaiting consents, decision/information required, projects still being in the investigation phase as well as multi-year projects.
- 5 The project relating to the Invercargill office replacement (\$5.2 million) and 10 multi-year projects (\$2.7 million) comprised 60.3% of the total amount requested to carry forward of \$13.1 million.
- 6 It is to be noted that this doesn't include all projects included in the Annual Plan for 2023/2024 that have not been completed. This is with some projects already moved to later years as part of the forecasting process. The deliverable capital process for 2023/2024 was approved by Council on 20 September 2023 and forecasting was approved on 01 May 2024.
- 7 As part of the forecasting process in October 2023 and May 2024, staff identified projects that were unlikely to be completed and these were moved to the Long Term Plan. Where the actual amount spent on a project in 2023/2024 was higher than the budget remaining available, a negative amount (carried back) has been included in Attachment A. This reflects the fact that the higher expenditure in 2023/2024 will need to be funded from within the existing 2024/2025 budget.
- 8 Staff are requesting Council to consider the carry forward requests included in attachment A and approve as indicated, subject to any comments and changes agreed at the meeting.

## Recommendation

That Council:

- a) Receives the report titled "Budget carry forward requests from 2023/2024 financial year into the 2024/2025 financial year"
- 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 income and expenditure below to be carried forward into the 2024/2025 financial year, to be funded from the sources as detailed in attachment A.

Category/ Activity	Project Name	Amount
<b>Capital Expenditure</b>		
Community Facilities	Invercargill office - replacement	5,180,275
Community Facilities	Lumsden office heat pump	8,500
Community Facilities	Tokanui hall - new heating system	15,000
Community Facilities	Athol toilet - renewal	167,608
Community Facilities	Mossburn toilet - renewal	317,528
Community Facilities	Riverton Taramea Bay (Princess St) toilet refurbishment	190,649
Community Facilities	Tuatapere Half Mile Road playground new toilet	23,511
Community Facilities	Five Rivers hall - internal refurbishment	32,120
Community Services	Book bus replacement	55,939
Community Services	District Wide - library refurbishment	60,000
Corporate Services	Laptops and PCs replacement	50,959
Corporate Services	Nutanix hardware infrastructure replacement	282,975
Corporate Services	Core system replacement	110,122
Open Spaces	Athol tennis court resurface	2,690
Open Spaces	Balfour festival lights	2,307
Open Spaces	Mossburn tennis court resurface	5,978
Open Spaces	Nightcaps to Ohai railway track multiuse trail concept and design	2,761
Open Spaces	Otautau (Holt Park) camping ground development	1,425
Open Spaces	Manapouri turbine sign	15,000
Open Spaces	Winton Anzac Oval - concept and design for the development of wider Anzac Oval area	45,063
Open Spaces	Riverton Taramea Bay playground redevelopment	377,429



Open Spaces	Ohai playground - replace large module and small	56,178
Open Spaces	Paua Shell relocation and refurbishment	19,315
Open Spaces	Colac Bay beach access steps	49,050
Open Spaces	New walking track Horseshoe Bay Road	94,230
Open Spaces	Colac Bay Manuka Street playground equipment renewal	5,150
Roading	Golden Bay walkway	93,573
Roading	Around the mountain cycle trail improvements	40,213
Sewerage	Winton wastewater network stormwater infiltration project	405,813
Sewerage	Stewart Island/Rakiura wastewater - sewer main renewal	363,362
Stormwater	Sandy Brown Road stormwater upgrade	108,758
Waste Services	Woodlands 24/7 recycling transfer	25,302
Water Supply	Mobility field inspection integration - IT	12,997
<b>Capital Expenditure – Multi-Year Projects</b>		
Community Facilities	Te Anau Lions Park toilet - refurbishment	199,478
Open Spaces	Edendale Wyndham multi use track - part one of three-year project	84,195
Sewerage	Edendale/Wyndham wastewater treatment plant consent renewal preparation	265,054
Sewerage	Winton consent renewal preparation	196,434
Sewerage	Nightcaps wastewater treatment plant upgrade and land disposal investigation	196,247
Sewerage	Balfour wastewater treatment plant consent renewal treatment plant upgrade	866,767
Sewerage	Manapouri wastewater treatment upgrade	(261,775)
Water Supply	Mossburn water consent renewal preparation	39,169
Water Supply	Manapouri water treatment plant upgrade	926,797
Water Supply	Eastern Bush water supply upgrade	138,559
<b>Operational Projects</b>		
Community Facilities	Wyndham camping ground investigation and report	12,000
Community Facilities	Wyndham museum demolition	69,860
Community Leadership	Baird Hewat Square / Doctors Square development	150,000
Community Services	Invercargill - community housing business case	50,000
Community Services	Cemetery software project	46,537
Open Spaces	McGregor Park masterplan	2,761
Open Spaces	Playground - Waikaia sculpture walk	1,500
Open Spaces	Matariki Wayfinder	105,234
Open Spaces	Colac Bay surfer statue refurbishment	31,325
Open Spaces	Wallacetown recreational project	43,711
Open Spaces	Fiordland active recreation improvements	10,124
Open Spaces	Curio Bay - reserve management plan	30,038

<b>Operational Expenditure</b>		
Community Facilities	Tuatapere Library - replace window & exterior repairs	16,000
Community Leadership	Riversdale tennis court resurface	10,800
Community Leadership	Lumsden museum redevelopment	50,000
Community Leadership	Legal costs for judicial review	45,634
Community Leadership	Representation review	18,731
Community Leadership	Te Anau basin development plan – Milford Opportunities Project	59,963
Community Leadership	Smarty Grants online platform-general projects budget	27,000
Community Leadership	Better off funding-Te Ao Marama Incorporated	150,000
Community Services	Edendale community housing- 56 Seaward Road repairs	45,000
Community Services	Otautau community housing - 1 Rochdale Road repairs	23,175
Corporate Services	Democracy and Community general projects	200,000
Corporate Services	Employment contractual obligation	25,000
Corporate Services	Long Term Plan costs	14,606
Environment Services	Code of Practice - District Plan Change	56,487
Environment Services	Independent review	50,000
Roading	Te Anau Airport review	(13,473)
Waste Services	District refuse - closed landfills	216,052
Water Facility	Stewart Island Jetties investigation	60,000
<b>Vehicle Renewals</b>		
District	Replacement of 17 vehicles	850,000
District	Proceed from sale of 17 vehicles	(212,500)

## Background

- 9 Every year Council staff carry out projects as planned in the Annual Plan/Long Term Plan. Although many are completed in the financial year they were budgeted in, a number of projects are delayed for varying reasons, but are still identified as needed by community boards and/or Council staff.
- 10 These projects are generally carried forward to the next financial year. While the majority of carry forwards projects are maintenance or capital in nature, budget managers can also request operational expenditure budgets to be carried forward where these have been committed.
- 11 After 30 June 2024, the end of the financial year, the preparation of the annual report 2023/2024 provides the final opportunity to identify projects and expenditure required to be carried forward. This final step requires managers to confirm that the project/expenditure is still required and obtain approval from the relevant group manager. The finance team then confirms that the funds are available to be carried forward after allowing for actual costs during the year. The carry forward projects/budgets are then considered by Council.
- 12 Attachment A has 107 items proposed to be carried forward to the 2023/2024 financial year with a net value of \$13.1 million. The table below shows the breakdown of carry forward expenditure by type compared to the past three years.

Carry forward breakdown	2024/2025 (proposed)	2023/2024 (actual)	2022/2023 (actual)	2021/2022 (actual)
Income	-	(\$1.4 million)	-	-
Operational expenditure	\$2.2 million	\$2.4 million	\$2.4 million	\$1.3 million
Capital expenditure	\$10.9 million	\$11.6 million	\$10.2 million	\$2.9 million
<b>Total expenditure</b>	<b>\$13.1 million</b> (107 items)	<b>\$12.6 million</b> (133 items)	<b>\$12.6 million</b> (166 items)	<b>\$4 million</b> (106 items)

- 13 The breakdown of the proposed 2024/2025 carry forwards by activity is shown in the table below. This shows that the majority of the carry forward value/items are within community resources (community facilities, mainly due to project relating to the Invercargill office replacement), sewerage (multi-year projects), water supply (multi-year projects), corporate services and community leadership. The main reasons for the carry forwards are due to resourcing issues, awaiting consents, decision/information required, projects still being in investigation phase as well as multi-year projects.

Activity Group Activity	Proposed carry forward		
	Items	\$millions	%
<b>Community Leadership</b>	<b>10</b>	<b>\$0.5</b>	<b>4%</b>
<b>Community Resources</b>	<b>47</b>	<b>\$7.9</b>	<b>60%</b>
Offices & Buildings	9	\$5.3	41%
Toilets	5	\$0.9	7%
Parks & Reserves	19	\$0.9	7%
Others	14	\$0.8	6%
<b>Corporate Services</b>	<b>18</b>	<b>\$0.9</b>	<b>7%</b>
<b>Environmental Services</b>	<b>10</b>	<b>\$0.3</b>	<b>2%</b>
<b>Sewerage</b>	<b>7</b>	<b>\$2.0</b>	<b>15%</b>
<b>Stormwater</b>	<b>1</b>	<b>\$0.1</b>	<b>1%</b>
<b>Transport</b>	<b>10</b>	<b>\$0.3</b>	<b>2%</b>
Roading	9	\$0.2	2%
Others	1	\$0.1	1%
<b>Water Supply</b>	<b>4</b>	<b>\$1.1</b>	<b>9%</b>
<b>Total</b>	<b>107</b>	<b>\$13.1</b>	

- 14 The project relating to the Invercargill office replacement (\$5.2 million) and 10 multi-year projects (\$2.7 million) comprised 60.3% of the total amount requested to carry forward of \$13.1 million.
- 15 Please note in attachment A, where the actual amount spent on a project in 2023/2024 was higher than the remaining budget available, a negative amount has been included to reflect the fact that the higher expenditure in 2023/2024 will need to be funded from within the existing 2024/2025 budget. There are two negative amounts being carried back. One is a multi-year project, and the other is contracted operational expenditure evenly split between 2023/2024 and 2024/2025.

### Issues

- 16 Budgets carried forward into the next financial year or carried back from the next financial year are considered to be unbudgeted in the 2024/2025 year. As such approval is required from Council to undertake the work.

- 17 The proposed carry forwards include a mix of operational and capital expenditure and, if approved, will increase the work programme expected to be delivered over and above what was allowed for in the Long Term Plan for 2024/2025 and the previously approved unbudgeted expenditure reports.

**Revised overall work programme for projects**

- 18 The figures below show the carry forward effect on the total 2024/2025 project programme.

Projects approved for 2024/2025 as part of adoption of 2024-2034 Long Term Plan:

- Roading	\$29,336,360
- Other projects	\$41,028,684

Unbudgeted expenditure approved by Council for 2024/2025 (to date)	<u>\$90,800</u>
--	-----------------

<b>Current work programme for 2024/2025</b>	<b>\$70,455,844</b>
---	---------------------

Carry forward project requests for 2024/2025 (as outlined in this report):

- Roading	\$133,786
- Other projects (capital and operating)	<u>\$11,292,010</u>

<b>Carry forward project requests for 2024/2025</b>	<b>\$11,425,796</b>
---	---------------------

<b>Revised total work programme for 2024/2025</b>	<b><u>\$81,881,640</u></b>
---	----------------------------

- 19 In addition, there is \$1,692,475 requested that is for operational expenditure and not shown as part of the work programme.
- 20 The Capital Program Delivery Governance Group reviews the work programme for the year along with what has been delivered on a monthly basis. This group has now been in place for 12 months and is continuing to look at ways to mitigate the risk of delivery to the programme.
- 21 The proposed carry forwards are not expected to have implications for the overall work programme for 2024/2025, which is over and above what was included in the Long Term Plan 2024/2025. This is due to 69.3% of the projects requested to be carried forward relate to multi-year projects and the Invercargill office replacement. However, the Capital Program Delivery Governance Group will continue to monitor this.
- 22 Currently, the risks identified in relation to the delivery of the programme for 2024/2025 are:
- Y the late adoption of the Long Term Plan, two months into the year
  - Y impact of programme approved by New Zealand Transport Agency in early September 2024
  - Y the length of time to get final scope definitions for some projects.

## **Factors to Consider**

### **Legal and Statutory Requirements**

- 23 Section 32 of the Local Government Act 2002 requires Council to approve the purchase or disposal of assets where it is not in accordance with the Long Term Plan. A number of the items proposed to be carried forward relate to expenditure on assets and therefore require Council's approval.

### **Community Views**

- 24 All projects discussed in this report have been consulted on as part of the Annual Plan, Long Term Plan or as unbudgeted expenditure when they were originally budgeted to occur. Communities are informed via the community board throughout the year on the status of projects. The Community Board also receive year end reports which include the carry forward detail shown in Attachment A.

### **Costs and Funding**

- 25 All the budgets being requested to be carried forward have previously been approved by Council and in total have not changed as part of the carry forward process. The approval from Council may have been by inclusion in the 2024/2034 Long Term Plan, approved as a carried forward project from 2023/2024 or approval for unbudgeted expenditure during the year.
- 26 Generally, work is expected to be delivered within the existing budgets. One project has been identified as requiring additional funds that have been requested through normal processes.
- 27 If projects were to be funded from rates, the unspent rates will have been retained in a relevant reserve and are able to be utilised to fund the project costs when these are incurred. If a project is to be funded by a loan or reserves, the draw down does not take place until the actual costs are incurred.

### **Policy Implications**

- 28 There are no policy implications of this report given that Council will be asked to approve the carry forwards and associated expenditure which will then form part of the approved budgets for the 2024/2025 year.

## **Analysis**

### **Options Considered**

- 29 Council has the discretion to approve or decline individually or in aggregate, the proposed carry forward budgets.
- 30 It is assumed, in regard to the options below, that Council will approve the carry forward of projects that have already begun and where operational expenditure has already been committed.

## Analysis of Options

### Option 1 – Approve all expenditure and income to be carried forward (as per attachment A)

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>enables projects and operational expenditure to be completed/undertaken although later than originally planned.</li> </ul>	<ul style="list-style-type: none"> <li>risk that Council won't have sufficient resources to complete projects on top of the programme adopted as part of the Long Term Plan for 2024/2025</li> <li>risk that costs will increase as a result of the delay/deferral in undertaking the project.</li> </ul>

### Option 2 – Approval of selected expenditure only

- 31 Council can choose to carry forward selected items, however in doing so Council will need consider what items should be carried forward and why and/or whether there are a set of principles that should be applied across all items to ensure consistency. Attachment A provides more detail about the types of expenditure (capital, operating) and the reasons.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>selected expenditure and projects can be undertaken, although later than originally planned</li> <li>minimising risk associates with having sufficient resources to complete projects on top of the programme adopted as part of the Long Term Plan for 2024/2025.</li> </ul>	<ul style="list-style-type: none"> <li>projects originally planned do not get completed or undertaken (when they have not commenced). This may have flow-on implications for levels of service or community expectations</li> <li>risk of costs increasing as a result of the delay/deferral (noting that managers have indicated that any cost increases are unlikely to be significant at this stage)</li> <li>Council may have collected rates for work that will no longer be done.</li> </ul>

### Option 3 –Approval of project expenditure (operational and capital) but decline all other expenditure

- 32 Only projects budgeted in 2024/2025 or already started in 2023/2024 will be undertaken.

<i>Advantages</i>	<i>Disadvantages</i>
<ul style="list-style-type: none"> <li>Council's priorities may have changed enabling funds set aside for these being re-directed as appropriate</li> <li>minimises risk associated with having insufficient resources to complete projects on top of the Annual Plan programme.</li> </ul>	<ul style="list-style-type: none"> <li>projects originally planned do not get completed or undertaken (when they have not commenced). This may have flow-on implications for levels of service or community expectations</li> <li>Council may have collected rates for work that will no longer be done</li> <li>operational commitments will have to be broken.</li> </ul>



### **Assessment of Significance**

- 33 When considering the factors to assess in the Significance and Engagement Policy, the carry forwards in this report are not deemed significant.
- 34 When assessing significance, consideration has been given to the impact and consequences of the items being carried forward on the future of the District, people who are likely to be particularly interested in the items and the capacity of Council to perform its role.
- 35 Majority of the items have been consulted on in the 2021/2031 Long Term Plan process and Annual Plans, or are unbudgeted expenditure specifically approved during the year by Council. Individually or in aggregate the items do not have a significant impact on any one community or the whole District or the level of services in any one activity.

### **Recommended Option**

- 36 Option 1 – Approve all income and expenditure (as outlined in Attachment A) to be carried forward.

### **Next Steps**

- 37 Action Council's recommendation, including amending financial forecasts for projects approved to be carried forward and advising Council staff and communities of projects approved to be carried forward.
- 38 Staff will update the 2024/2025 financial projections if approved by Council.

### **Attachments**

- A 2023-2024 Carry forwards to 2024-2025



## Appendix A – 2023/2024 Carry forwards to 2024/2025

Type	Activity	Project name	Funded from/to	Carry Forward Explanation for Council report	Carry Forward \$ to 2024/2025
<b>Capital Projects</b>					
Capital Project	Community Facilities	Invercargill Office - replacement	Loan	Due diligence on possible options was still underway at 30 June 2024, with limited costs incurred.	5,180,275
Capital Project	Community Facilities	Lumsden office heat Pump	District Ops Reserve	Heat pump was ordered in June 2024 but installation is to be carried out in 2024/2025.	8,500
Capital Project	Community Facilities	Tokanui hall - new heating system	Loan	Delayed as quotes received for heating installation was above the budget. Project will be delivered in 2024/2025 with the Community Board approving the unbudgeted expenditure on 27 August 2024.	15,000
Capital Project	Community Facilities	Athol toilet - renewal	Loan and Reserve	The main design phase was completed, and needed confirmation of exact location before construction can begin.	167,608
Capital Project	Community Facilities	Mossburn toilet - renewal	Loan	The main design phase is nearing completion, including a late change to the structural design to ensure better structural and buildability outcome. Construction will begin once the design is complete.	317,528
Capital Project	Community Facilities	Riverton Taramea Bay (Princess St) toilet refurbishment	Loan	In delivery at year end with the delivery phase nearing completion. Expecting to completed in the first quarter of 2024/2025 including the incoming street services, landscaping and demolition of the existing toilets.	190,649
Capital Project	Community Facilities	Tuatapere Half Mile Road playground new toilet	Loan	Toilet location boundary survey has been completed and currently the project is under early design phase. Project delayed as there have been work done to look at options of packaging up with other new toilet for 2024/2025 for efficiency purposes.	23,511
Capital Project	Community Facilities	Five Rivers hall - internal refurbishment	Loan	Project has been completed however final invoices not received until the new financial year.	32,120
Capital Project	Community Services	Book bus replacement	Reserves	The bus has been purchased and fit-out is in progress due for completion in November 2024.	55,939
Capital Project	Community Services	District Wide - library refurbishment	Loan	This budget to be utilised in the District Libraries for planned works at the Winton Library Heritage display units and archive shelving upgrades, Wyndham heating/cooling/water and general upgrades, Te Anau Library counter and shelving upgrade, Staff safety / security upgrade (including cameras), Otautau heating/ cooling upgrades, Internet upgrade at Stewart Island.	60,000
Capital Project	Corporate Services	Laptops and PCs replacement	Grant	The department was without a manager for more than six months, which resulted in a number of decisions being delayed. Laptops and PCs are replaced on a four-year cycle. This will allow for the ongoing replacement of equipment as is needed.	50,959
Capital Project	Corporate Services	Nutanix hardware infrastructure replacement	Reserve	The department was without a manager for more than six months, which resulted in a number of decisions being delayed. Due to the size and scope of the Nutanix hardware infrastructure (used to house Council information servers/systems) due diligence and procurement advice is required before renewing the hardware which is coming to end of its (Jan-25). All nodes within the Nutanix environment will need to be replaced at the same time rather than a phased approach of replacement.	282,975
Capital Project	Corporate Services	Core system replacement	Loan	Human resource information system has been delayed while finding a suitable product while financial management information system go live is delayed in order to ensure appropriate reporting is in place from go live date.	110,122
Capital Project	Open Spaces	Athol tennis court resurface	Better Off Funding Grant	To use remaining funds for hedge planting around the newly laid tennis court for privacy as requested by the Community Board. This work was not included in the original scope to ensure sufficient funds.	2,690

## Appendix A – 2023/2024 Carry forwards to 2024/2025

Type	Activity	Project name	Funded from/to	Carry Forward Explanation for Council report	Carry Forward \$ to 2024/2025
Capital Project	Open Spaces	Balfour festival lights	Better Off Funding Grant	To install a remote-control switch system so that the lights can be controlled from the ground level rather than having to engage a contractor.	2,307
Capital Project	Open Spaces	Mossburn tennis court resurface	Better Off Funding Grant	To use remaining funds to undertake hedging maintenance/plantings around the tennis courts, using natives, in order to separate the courts from the playground, as the existing hedge has reached end of life.	5,978
Capital Project	Open Spaces	Nightcaps to Ohai railway track multiuse trail concept and design	Better Off Funding Grant	Delayed with the masterplan needing to be completed before the draft of the multiuse can be finalised.	2,761
Capital Project	Open Spaces	Otautau (Holt Park) camping ground development	Better Off Funding Grant	The Community Board have requested that the remaining funds of this project will be combined with the project included for construction costs.	1,425
Capital Project	Open Spaces	Manapouri turbine sign	Reserves	This unbudgeted expenditure was approved on 15 May 2024. Currently the design is being prepared for community board feedback.	15,000
Capital Project	Open Spaces	Winton Anzac Oval - concept and design for the development of wider Anzac Oval area	Loan	This project is currently in progress however the Oreti Community Board has indicated that there is some work at ANZAC Oval that needs to be carried out so the remaining budget will be used for that.	45,063
Capital Project	Open Spaces	Riverton Taramea Bay playground redevelopment	Better Off Funding Grant/Loan	Procurement and community engagement needed to be undertaken in order for the young children area of the playground to happen (\$285k including contingency). The remaining \$92,429 for the playground needs the existing toilet removed through a separate project.	377,429
Capital Project	Open Spaces	Ohai playground - replace large module and small	Loan / Reserve	Playground installation completed in July 2024. Carry forward request for final invoices received to complete the project and re-instatement work to be undertaken from September 2024.	56,178
Capital Project	Open Spaces	Paua Shell relocation and refurbishment	Reserve	Refurbishment of the paua shell has been completed and location at Kohikohi Park approved. Repairs to back of shell, construction of foundation and installation expected to be completed by the end of October 2024.	19,315
Capital Project	Open Spaces	Colac Bay beach access steps	Better Off Funding	Delayed due to resource consent process and is currently in procurement.	49,050
Capital Project	Open Spaces	New walking track Horseshoe Bay Road	Better Off Funding	Delayed with on-going processes to determine where the next part of the track is to go.	94,230
Capital Project	Open Spaces	Colac Bay Manuka Street playground equipment renewal	Loan	This project has been held up by a land exchange.	5,150
Capital Project	Roading	Golden Bay walkway	Grant	Surveying and geotechnical work in progress and will continue into 2024/2025.	93,573
Capital Project	Roading	Around the mountain cycle trail improvements	Loan	Delayed due to ongoing discussions with landowners in relation to easements.	40,213
Capital Project	Sewerage	Winton wastewater network stormwater infiltration project	District Funding	Work commenced in May 2024 in conjunction with a stormwater renewal project, the stormwater portion of this project has been completed with the Sewerage pipe renewal continuing over the next couple of months and is due for completion in September 2024.	405,813
Capital Project	Sewerage	Stewart Island/Rakiura wastewater - sewer main renewal	District Funding	This project was late starting and suffered some delays due to inclement weather, progress is at 90% complete and is programmed for completion in August 2024.	363,362

## Appendix A – 2023/2024 Carry forwards to 2024/2025

Type	Activity	Project name	Funded from/to	Carry Forward Explanation for Council report	Carry Forward \$ to 2024/2025
Capital Project	Stormwater	Sandy Brown Road stormwater upgrade	District Funding	Delayed due to change in priority from Council, design is in progress and construction to be completed in 2024/2025.	108,758
Capital Project	Waste Services	Woodlands 24/7 recycling transfer	Loan	This project has been stalled due to issues with finding an appropriate site. The container has been purchased and waiting for installation.	25,302
Capital Project	Water Supply	Mobility field inspection integration - IT	District Funding	This project is for the integration of Microsoft Dynamics into Council asset management systems, progress has been delayed as this project is being administered by Downers as part of maintenance and operations contract.	12,997
<b>Total Capital Projects Carry Forward</b>					<b>8,221,781</b>
<b>Multi-Year Capital Projects</b>					
Capital Project	Community Facilities	Te Anau Lions Park toilet - refurbishment	Loan	Multi year project. 2023/2024 included funds for the design phase in order to prepare for construction in 2024/2025.	199,478
Capital Project	Open Spaces	Edendale Wyndham multi use track - part one of three year project	Loan	The first stage of this project has been completed and now it is at a point that it could go out to the market. The community board is waiting to see if there is the possibility of acquiring funding through the Rural Development Fund for the construction of the track.	84,195
Capital Project	Sewerage	Edendale/Wyndham waste water treatment plant consent renewal preparation	District Funding	This is a multi year project, the discharge consent application for the 5 year extension has been delayed while liaising with affected parties. Work has been completed on the options assessment for the final solution for the waste water treatment.	265,054
Capital Project	Sewerage	Winton consent renewal preparation	District Funding	This is a multi year project, Council has progressed with the land purchase, with this sale to be finalised in early September 2024. The rest of the project has been included in the long term plan, with construction to commence in approximately 2028.	196,434
Capital Project	Sewerage	Nightcaps wastewater treatment plant upgrade and land disposal investigation	District Funding	This is a multi year project, work is in the very early stages, Council is looking to combine the Nightcaps and Ohai waste water treatment disposal removing the need for one discharge consent and operational costs.	196,247
Capital Project	Sewerage	Balfour waste water treatment plant consent renewal treatment plant upgrade	District Funding	This is a multi year project, works are 85% complete with undertaking reduction in the stormwater infiltration within the township. Discharge consent application for the Council applied 5 year extension has been delayed while liaising with affected parties.	866,767
Capital Project	Sewerage	Manapouri wastewater treatment upgrade	District Funding	This project is a multi year project, this project is close to completion of the design phase, with Council due to go to open tender in September/October 2024, and construction to begin in early 2025.	(261,775)
Capital Project	Water Supply	Mossburn water consent renewal preparation	District Funding	This is a multi year project, work is in the early stages with exploration into an alternative bore and working with public that retain water bores within the Council water treatment plant area to work together preventing further water restrictions. The water take consent will be extended as the primary purpose of the project, continuing supply to the township of Mossburn.	39,169
Capital Project	Water Supply	Manapouri water treatment plant upgrade	District Funding	This project is a multi year project, the project construction is approximate 75% complete, with a programmed commencement date of commissioning to begin in September 2024.	926,797
Capital Project	Water Supply	Eastern Bush water supply upgrade	District Funding	This is a multi year project, with design currently in progress and final proposed treatment method been decided. Design will continue in accordance with 2024/2034 long term plan.	138,559
<b>Total Multi-Year Capital Projects Carry Forward</b>					<b>2,650,925</b>



## Appendix A – 2023/2024 Carry forwards to 2024/2025

Type	Activity	Project name	Funded from/to	Carry Forward Explanation for Council report	Carry Forward \$ to 2024/2025
<b>Operational Projects</b>					
Operational Project	Community Facilities	Wyndham camping ground investigation and report	Better Off Funding Grant	A report is drafted but may yet require adjustments.	12,000
Operational Project	Community Facilities	Wyndham museum demolition	Reserves	This is an operational budget and was set aside for the demolition costs for the building. The demolition work will commence in 2024/2025.	69,860
Operational Project	Community Leadership	Baird Hewat Square / Doctors Square development	Better Off Funding Grant	Project had to be rescoped and re-tended because initial quote was overbudget. Project is scheduled to start in January 2025.	150,000
Operational Project	Community Services	Invercargill - community housing business case	Loan	Delayed as the business case is yet to be prepared.	50,000
Operational Project	Community Services	Cemetery software project	Loan	Due to contract delay, work is still ongoing for the system to be fully operational.	46,537
Operational Project	Open Spaces	McGregor Park masterplan	Better Off Funding Grant	The draft masterplan has been received however requires amendments before it can be finalised.	2,761
Operational Project	Open Spaces	Playground - Waikaia sculpture walk	Better Off Funding Grant	The remainder of the grant is to be paid once the sculpture has been installed.	1,500
Operational Project	Open Spaces	Matariki Wayfinder	Tourism Infrastructure Fund/Loan	Delayed as the project required consultation process between the local community, Artists, Te Ao Marama Incorporated and local iwi based on which there had been numerous changes from concept to final design phase. Local community and runanga process/protocol was respected, therefore time delays was accepted.	105,234
Operational Project	Open Spaces	Colac Bay surfer statue refurbishment	Loan	Following staff investigation into the deteriorated condition of the surfer statue, options and estimates for replacement of the statue are being undertaken.	31,325
Operational Project	Open Spaces	Wallacetown recreational project	Better Off Funding Grant/Reserves	There were no costs incurred through the community consultation process. This funding will be used for the development of Ellerslie Square based on the recommendation from the Oreti Community Board.	43,711
Operational Project	Open Spaces	Fiordland active recreation improvements	Better Off Funding Grant	Manapouri section of work has been completed. Unspent budget to be carried forward and applied to Te Anau section of works in 2024/2025.	10,124
Operational Project	Open Spaces	Curio Bay - reserve management plan	Loan	This project is currently in progress but no costs have been incurred to date.	30,038
		<b>Total Operational Projects Carry Forward</b>			<b>553,090</b>
<b>Operational Expenditures</b>					
Operational	Community Facilities	Tuatapere Library - replace window & exterior repairs	Loan	The handrail has been installed however the final invoice for this work is yet to be received. The additional work has been awarded and is in progress.	16,000
Operational	Community Leadership	Riversdale tennis court resurface	Better Off Funding Grant	This is a grant to be paid once the tennis club has sufficient funds to resurface four tennis courts. Two have been completed with the club fundraising at present in order to complete this project.	10,800
Operational	Community Leadership	Lumsden museum redevelopment	Better Off Funding Grant	This grant has yet to be paid with staff working with the Trust to ensure all conditions are met prior to payment.	50,000
Operational	Community Leadership	Legal costs for judicial review	District Ops Reserves	Legal costs that are expected to be incurred in the 2024/2025 year.	45,634
Operational	Community Leadership	Representation review	District Ops Reserves	Delays in the LTP timelines pushed the representation review back so a significant part of the project will now take place in 2024/2025.	18,731



## Appendix A – 2023/2024 Carry forwards to 2024/2025

Type	Activity	Project name	Funded from/to	Carry Forward Explanation for Council report	Carry Forward \$ to 2024/2025
Operational	Community Leadership	Te Anau basin development plan - Milford Opportunities Project	Better Off Funding Grant	Due to the need to complete engagement for this work the completion date was extended until 30 August 2024.	59,963
Operational	Community Leadership	Smarty Grants online platform-general projects budget	District Ops Reserves	Following approval for the implementation in the last quarter of the year staff received and signed the annual contract for Smarty Grants online platform in June 2024. The annual and implement costs will be incurred in the new year.	27,000
Operational	Community Leadership	Better off funding-Te Ao Marama Incorporated	Better Off Funding Grant	Discussions are underway with the Department of Internal Affairs to rescope this work with a local water done well focus. Implementation will occur in 2024/2025 once confirmation from Department of Internal Affairs is received.	150,000
Operational	Community Services	Edendale community housing- 56 Seaward Road repairs	Loan	Delayed while waiting on a third quote before proceeding with the remaining work.	45,000
Operational	Community Services	Otautau community housing - 1 Rochdale Road repairs	Loan	This work has been completed however invoices were not received in time for year end processes..	23,175
Operational	Corporate Services	Democracy and Community general projects	District Ops Reserves	The General Manager structure changed in 2023/2024 and during the transition, projects planned for 2023/2024 were not undertaken. This budget is needed to undertake projects in the governance, communications and community.	200,000
Operational	Corporate Services	Employment contractual obligation	District Ops Reserves	Obligations under signed employment agreements.	25,000
Operational	Corporate Services	Long Term Plan costs	District Ops Reserves	The Long Term Plan process was extended with adoption 26 August 2024. The change in adoption date will result in the final costs being incurred in 2024/2025.	14,606
Operational	Environment Services	Code of Practice - District Plan Change	District Ops Reserves	Unbudgeted expenditure request for Code of Practice - District Plan Changes. Work commenced in May 2024 and is expected to be ongoing throughout 2024/2025.	56,487
Operational	Environment Services	Independent review	District Ops Reserves	District plan review project scoping has been completed and implementation will commence in 2024/2025.	50,000
Operational	Roading	Te Anau Airport review	Reserves	Contracted amount was split evenly between 2023/2024 and 2024/2025 with the first three stage delivered during 2023/2024.	(13,473)
Operational	Waste Services	District refuse - closed landfills	Loan	Additional sampling is required in 2024/2025 and will utilise \$50,000 of the carry forward budget. The remaining carry forward of \$166,052 will be applied to the remediation of the Otautau closed landfill project.	216,052
Operational	Water Facility	Stewart Island Jetties investigation <i>Confidential Report to Council</i>	District Ops Reserves	BECA has been engaged in June, however due to weather and tides, work will not be completed until at least August 2024.	60,000
		<b>Total Operational Expenditures Carry Forward</b>			<b>1,054,975</b>
<b>Vehicle Renewals</b>					
Vehicle Renewal	District	Replacement of 17 vehicles	Reserves	Vehicles not yet replaced	850,000
Vehicle Renewal	District	Proceed from sale of 17 vehicles	Reserves	Vehicles not yet replaced	(212,500)
		<b>Total Vehicles Renewal Carry Forward</b>			<b>637,500</b>

**Total Carry Forwards to 2024/2025**

**13,118,271**



## Representation review - submissions and hearings on representation proposal

Record no: R/24/8/53904

Author: Michal Gray, Democracy advisor

Approved by: Vibhuti Chopra, Group manager strategy and partnerships

☐ Decision

☐ Recommendation

☒ Information

### Purpose

- 1 The purpose of this report is for Council to receive written submissions on the representation proposal and to also to provide an opportunity for people to speak about their submissions at a hearing that is proposed to take place at this Council meeting.

### Executive summary

- 2 On 16 July 2024, Council resolved an initial proposal (representation proposal – Attachment A) that proposed:
  - to retain 12 councillors elected under the current ward system, plus the mayor elected at large
  - the District will continue to be divided into 5 wards, with some changes to the boundaries to reflect communities of interest
  - to retain nine community boards with some changes to the boundaries to reflect communities of interest
  - two of the community boards will continue to have subdivisions
  - there will be corrections to some ward and community board names to include macrons.
- 3 Community feedback on the representation proposal was sought during a consultation period from 26 July to 2 September 2024 and 22 submissions were received during this period.
- 4 Three submitters have asked to speak to their submission on the representation proposal.
- 5 On 23 October 2024, Council will consider all of the submissions received, make any amendments to the proposal and decide on the final proposal.

## Recommendation

### That the Council:

- a) receives the report titled “Representation review - submissions and hearings on representation proposal”.
- b) receives the submissions on the representation proposal contained in Attachment B to the report
- c) notes it will hear from three submitters who requested to speak to their submissions on the representation proposal
- d) notes that all feedback received in the submissions and hearing will be considered at Council’s meeting on 23 October 2024 where it will adopt its final representation proposal.

## Background

- 6 On 16 July 2024, Council resolved the representation proposal contained in Attachment A. In summary it proposed:
  - to retain 12 councillors elected under the current ward system, plus the mayor elected at large
  - the District will continue to be divided into 5 wards, with some changes to the boundaries to reflect communities of interest
  - to retain nine community boards with some changes to the boundaries to reflect communities of interest
  - two of the community boards will continue to have subdivisions
  - there will be corrections to some ward and community board names to include macrons.
- 7 The boundary changes proposed are at Dunearn, Drummond, Taramoa, Otamita Valley and Nokomai Station.
- 8 The corrections are to include macrons in the names of the Ōreti Ward and Community Board, the Waihōpai Toetoe Ward and Community Board and the Ōraka Aparima Community Board.
- 9 The representation proposal was publicly notified on 26 July 2024 and feedback on the proposal was sought during a consultation period from 26 July to 2 September.
- 10 Council promoted the opportunity to make a submission on the representation proposal through:
  - a thorough marketing campaign including advertising in newspapers, community and school newsletters, posters at Council’s offices and libraries, posters at neighbouring council libraries, social media channels and radio advertising
  - a targeted mailout to households, businesses or other entities that are within or close to one of the areas affected by the proposed electoral area boundary changes
  - emails to Te Ao Marama, Invercargill City Council, Environment Southland and Gore District Council, community groups and other stakeholders
  - reports presented to the nine community boards.

- 11 Information on the proposal, including detailed maps of the proposed boundary changes, was available on Council's website, Council's Make it Stick website and a printed consultation document was available at Council's offices and libraries.

### Issues

- 12 During the submission period 22 submissions were received.
- 13 Submitters were asked whether the proposed boundary changes affects them (and if so, which change) and whether they supported, did not support or did not have strong options about the representation proposal. Submitters could also provide general feedback on the proposal.
- 14 All 22 submissions received have been made into a submission booklet which is included as Attachment B. The submitters are also listed in the table below together with a summary of their submission:

Name	Speaking at hearing	Boundary changes that affect submitter	Support or not support
Southland Federated Farmers	Yes		Not clear
Peter McDonald	Yes		Yes
Robina Johnston	Yes	Otamita Valley	Yes
Ardlussa Community Board		Otamita Valley, Nokomai Station	Yes
Fiordland Community Board			Yes
Northern Community Board		Nokomai Station	Yes
Oraka Aparima Community Board		Taramoa	Yes
Tuatapere Te Waewae Community Board			Yes
Stewart Island/Rakiura Community Board			Yes
Wallace Community Board		Dunearn, Drummond	Yes
Waihopai Toetoe Community Board			Yes
Te Ao Mārama Incorporated			Yes
Bruce Ford			Yes
Barry McDonald		Drummond	Yes
Grant Kincaid		Drummond	Yes
Lisa Beatson		Drummond	Yes
Petra Laughton			Yes
Stephen Keach			Yes
Annabel Riley			No
David and Eileen Lewis		Drummond	No

Name	Speaking at hearing	Boundary changes that affect submitter	Support or not support
Greg Boyle		Dunearn	Yes
Marilyn Allen		Dunearn	Yes

- 15 Nineteen of the 22 submissions received (86%) indicated support for the representation proposal.
- 16 The three submitters that asked to be heard will speak at the following times:
- 12:30 pm - Southland Federated Farmers
  - 12:40 pm – Peter McDonald
  - 12:50 pm – Robina Johnston.
- 17 Staff presented each of the community boards with a report on the representation proposal and encouraged them to make a submission. Eight of the nine community boards made submissions that support the representation proposal. One board did not make a submission.
- 18 The submission received from Te Ao Marama (who represent nga Runanga) supported the representation proposal but particularly noted that nga Runanga are seeking a long term partnership approach and that opportunities for Mana Whenua to participate in decision making at a governance level would be welcomed and encouraged.

## **Factors to consider**

### **Legal and statutory requirements**

- 19 Consultation on the representation proposal must follow the process prescribed by the Local Electoral Act 2001 and be undertaken in accordance with section 83 of the Local Government Act 2002.
- 20 Submissions have been formally acknowledged in accordance section 19M of the Local Electoral Act with a receipt and information on how they can speak at the hearing.

### **Community views**

- 21 Representation reviews provide the community an opportunity to input into decision making to achieve fair and effective representation for the District.
- 22 The purpose of this report is to receive and hear community views as part of the consultation process.

### **Costs and funding**

- 23 The costs of undertaking the representation review, including the consultation process, have been met from existing budgets.

### **Policy implications**

- 24 Other than the Council's Significance and Engagement Policy other policies are not relevant to this matter.



### **Assessment of significance**

- 25 The process of receiving submissions has been assessed as having a low level of significance in relation to Council's Significance and Engagement Policy and the Local Government Act 2002 because no decisions are being made by Council.

### **Next steps**

- 26 Council is required to consider any submissions it receives on its representation proposal. It can change the representation proposal in response to submissions and adopt an amended proposal as the final proposal or it can retain the representation proposal and adopt it as the final proposal.
- 27 At its meeting on 23 October 2024, Council will consider the submissions and any amendments to the proposal, and decide on the final proposal for public notification.
- 28 The final proposal will have a period for appeals and objections from 25 October – 30 November. The Local Government Commission (LGC) may hold hearings for any appeals or objections and this has been scheduled for 27 February 2025.
- 29 The LGC will consider the appeals, objections and make the final determination on the representation arrangement for the District by 10 April 2025 in time for the 2025 local authority elections.

### **Attachments**

- A Representation Proposal adopted by Council 16 July 2024  
B Submission Booklet

## Public Notice of the Representation Proposal

On 16 July 2024 Southland District Council reviewed its representation arrangements, and resolved to adopt the following representation arrangements for the local authority elections to be held in 2025.

### Council representation

Council will comprise 12 councillors and the mayor.

The district will be divided into five wards and the members of Council, other than the mayor (who will be elected at large), will continue to be elected by each ward.

The names of the wards, the number of members elected by each ward and the population that each member will represent is as follows:

Ward	Population*	Members	Population per member
Mararoa Waimea	8,940	3	2,980
Waiau Aparima	7,870	3	2,623
Ōreti	9,200	3	3,067
Waihōpai Toetoe	6,600	2	3,300
Stewart Island/Rakiura	430	1	430
<b>Total</b>	<b>33,040</b>	<b>12</b>	

*\*based on Statistics New Zealand 2023 population estimates*

The boundaries of the five wards are shown in the attached maps and includes minor changes to the boundaries of the Mararoa Waimea, Waiau Aparima and Ōreti Wards.

The five wards reflect the following communities:

Ward	Communities
<b>Mararoa Waimea</b>	Ardlussa, Athol, Balfour, Benmore, Caroline, Cascade Creek, Castlerock, Cattle Flat, Dipton, Dipton West, Five Rivers, Freshford, Garston, Glenaray, Glenure, Hollyford, Jamestown, Josephville, Kingston Crossing, Lintley, Longridge, Longridge North, Lowther, Lumsden, Manapouri, Mandeville, Milford Sound, Mossburn, Nokomal, Otapiri, Otapiri Gorge, Parawa, Potters, Riversdale, Saint Patricks, Sandstone, Te Anau, The Dale, The Key, Waikaia, Waimea, Waiparu, Waipounamu, Wendon, Wendonside
<b>Waiau Aparima</b>	Aparima, Avondale, Bayswater, Birchwood, Blackmount, Clifden, Colac Bay/Ōraka, Crawfords, Cromarty, Eastern Bush, Ermedale, Fairfax, Feldwick, Five Roads, Gladfield, Gropers Bush, Gummies Bush, Happy Valley, Hazletts, Heddon Bush, Isla Bank, Longwood, Merrivale, Monowai, Nightcaps, Ohai, Opio, Orawia, Orepuki, Otahu Flat, Otahuti, Otaitai Bush, Otautau, Pahia, Papatotara, Piko Piko, Port Craig, Pourakino Valley, Pukemaori, Raymonds Gap, Ringway, Riverton/Aparima, Round Hill, Ruahine, Scotts Gap, Spar Bush, Taramoa, Te Oneroa, Te Tua, Te Waewae, Thornbury, Tihaka, Tinkertown, Tuatapere, Waianiwa, Waihoaka, Waikouro, Waimatuku, Waipango, Wairio, Wakapatu, Woodlaw, Wreys Bush, Wrights Bush
<b>Ōreti</b>	Benmore, Braxholme, Browns, Caroline, Centre Bush, Dipton, Dipton West, Dunearn, Drummond, Gap Road, Glencoe, Grove Bush, Hedgehope,

Ward	Communities
	<i>Heenans Corner, Hokonui, Kauana, Lady Barkly, Limehills, Lochiel, Lorneville, Mabel Bush, Makarewa, Makarewa Junction, Northope, Oporo, Ōreti Plains, Otapiri, Otapiri Gorge, Pukemutu, Rakahouka, Roslyn Bush, Ryal Bush, South Hillend, Springhills, Te Tipua, Thomsons Crossing, Tussock Creek, Waitane, Wallacetown, West Plains, Wilsons Crossing, Winton.</i>
<b>Waihōpai Toetoe</b>	<i>Ashers, Brydone, Bush Siding, Chaslands, Curio Bay, Dacre, Edendale, Fortification, Fortrose, Glenham, Gorge Road, , Haldane, Kamahi, Kapuka, Kapuka South, Kennington, Longbush, Mātaura Island, Menzies Ferry, Mimihau, Mokoreta, Mokotua, Morton Mains, Niagara, Ota Creek, Otara, Oteramika, Oware, Pine Bush, Progress Valley, Pukewao, Quarry Hills, Redan, Rimu, Seaward Downs, Slope Point, Te Peka, , Timpanys, Titiroa, Tokanui, Tukurau, Waiarikiki, Waikawa, Waikawa Valley, Waimahaka, Waimatua, Waituna, Woodlands, Wyndham.</i>
<b>Stewart Island/Rakiura</b>	<i>All of Stewart Island Rakiura, the surrounding Islands and Ruapuke Island</i>

Section 19V(2) of the Local Electoral Act 2001 (LEA) requires the population each member represents be within the range of 2,753 +/- 10% (2,478 – 3,029), unless particular community of interest considerations justify otherwise. The wards largely comply with section 19V(2) of the LEA with the exception of:

- the representation of the Stewart Island/Rakiura Ward, but as provided by section 19V(3)(a) of the LEA, Council considers that it warrants one councillor as it is an island community.
- the representation of the Ōreti and Waihōpai Toetoe Wards, but as provided by section 19V(3)(a) of the LEA, Council considers that compliance would limit the effective representation of communities of interest either by dividing communities of interest or uniting communities of interest with few commonalities.

### Community board representation

The current community board arrangement with nine community boards will be retained.

The names of the community boards and the communities that they represent are set out in the table below:

Community board	Communities
<i>Ardlussa Community Board</i>	<i>Ardlussa, Balfour, Cattle Flat, Freshford, Glenaray, Glenure, Kingston Crossing, Longridge, Longridge North, Mandeville, Potters, Riversdale, Saint Patricks, Sandstone, Waikaia, Waimea, Waiparu, Waipounamu, Wendon, Wendonside</i>
<i>Fiordland Community Board</i>	<i>Cascade Creek, Hollyford, Jamestown, Manapouri, Milford Sound Piopiotahi, Te Anau, The Dale, The Key</i>
<i>Northern Community Board</i>	<i>Athol, Castlerock, Five Rivers, Garston, Josephville, Lintley, Lowther, Lumsden, Mossburn, Nokomai, Parawa</i>
<i>Ōreti Community Board</i>	<i>Benmore, Branxholme, Browns, Caroline, Centre Bush, Dipton, Dipton West, Dunearn, Drummond, Gap Road, Glencoe, Grove Bush, Hedgehope, Heenans Corner, Hokonui, Kauana, Lady Barkly, Limehills, Lochiel, Lorneville, Mabel Bush, Makarewa, Makarewa Junction, Northope, Oporo, Ōreti Plains, Otapiri, Otapiri Gorge, Pukemutu, Rakahouka, Roslyn Bush, Ryal Bush, South Hillend, Springhills, Te Tipua, Thomsons Crossing, Tussock Creek, Waitane, Wallacetown, West Plains, Wilsons Crossing, Winton.</i>

Community board	Communities
Wallace Takitimu Community Board	Aparima, Avondale, Bayswater, Crawfords, Five Roads, Gladfield, Heddon Bush, Isla Bank, Nightcaps, Ohai, Opio, Otahuti, Otautau, Ringway, Scotts Gap, Spar Bush, Tinkertown, Waikouro, Wairio, Woodlaw, Wreys Bush
Tuatapere Te Waewae Community Board	Birchwood, Blackmount, Clifden, Cromarty, Eastern Bush, Feldwick, Happy Valley, Merrivale, Monkey Island, Monowai, Orawia, Orepuki, Otahu Flat, Pahia, Papatotara, Piko Piko, Port Craig, Pukemaori, Raymonds Gap, Round Hill, Te Oneroa, Te Tua, Te Waewae, Tuatapere, Waihoaka.
Ōraka Aparima Community Board	Colac Bay Ōraka, Ermedale, Fairfax, Gropers Bush, Gummies Bush, Hazletts, Longwood, Otaitai Bush, Pourakino Valley, Riverton Aparima, Round Hill, Ruahine, Taramoa, Thornbury, Tihaka, Waianiwa, Waihoaka, Waipango, Wakapatu, Wrights Bush.
Waihōpai Toetoe Community Board	Ashers, Brydone, Bush Siding, Chaslands, Curio Bay, Dacre, Edendale, Fortification, Fortrose, Glenham, Gorge Road, , Haldane, Kamahi, Kapuka, Kapuka South, Kennington, Longbush, Maitaia Island, Menzies Ferry, Mimihau, Mokoreta, Mokotua, Morton Mains, Niagara, Ota Creek, Otara, Oteramika, Oware, Pine Bush, Progress Valley, Pukewao, Quarry Hills, Redan, Rimu, Seaward Downs, Slope Point, Te Peka, , Timpanys, Titiroa, Tokanui, Tuturau, Waiarikiki, Waikawa, Waikawa Valley, Waimahaka, Waimatua, Waituna, Woodlands, Wyndham.
Stewart Island/Rakiura Community Board	All of Stewart Island Rakiura, the surrounding Islands and Ruapuke Island

The boundaries of each community board area are shown in the attached maps, which include minor changes to the boundaries of the Northern, Ardlussa, Wallace Takitimu, Ōreti and Ōraka Aparima Community Boards.

The Ōreti Community Board will comprise eight members. Seven members will be elected and one member will be appointed by Council representing the Ōreti Ward. The Ōreti Community Board will have three subdivisions for electoral purposes. The population the members of each subdivision will represent is shown in the table:

Community Board	Subdivision	Population*	Elected members	Population per member
Ōreti Community Board	Hokonui	1,240	1	1,240
	Midlands	5,630	4	1,408
	Makarewa	2,330	2	1,165
	<b>Total</b>	<b>9,200</b>	<b>7</b>	<b>1,314</b>

\*based on Statistics New Zealand 2023 population estimates

The population represented by each member elected by the Makarewa subdivision of the Ōreti Community Board does not fall within the range of 1,314 +/- 10% (1,183-1,445) in accordance with section 19V(2) of the LEA. Council considers, as provided under section 19V(3)(a), that compliance with section 19V(2) would limit the effective representation of communities of interest either by dividing communities of interests or uniting communities of interest with few commonalities.

The Northern Community Board will comprise seven members. Six members will be elected and one member will be appointed by Council representing the Mararoa Waimea Ward. The Northern Community

Board will have three subdivisions for electoral purposes. The population the members of each subdivision will represent is shown in the table:

Community Board	Subdivision	Population*	Elected members	Population per member
Northern Community Board	Parawa-Fairlight	260	1	260
	West Dome	800	2	400
	Mid Dome	1030	3	343
	<b>Total</b>	<b>2090</b>	<b>6</b>	<b>348</b>

*\*based on Statistics New Zealand 2023 population estimates*

The population represented by each member elected by electors of the Parawa-Fairlight and West Dome subdivisions of the Northern Community Board does not fall within the range of 348 +/- 10% (312-382) in accordance with section 19V(2) of the LEA. Council considers, as provided under section 19V(3)(a), that compliance with section 19V(2) would limit the effective representation of communities of interest either by dividing communities of interests or uniting communities of interest with few commonalities.

The Waihōpai Toetoe Community Board will comprise eight members. Seven members will be elected and one member will be appointed by Council representing the Waihōpai Toetoe Ward. The Waihōpai Toetoe Community Board will not be subdivided for electoral purposes.

The Fiordland, Ardlussa, Tuatapere Te Waewae, Ōraka Aparima, Wallace Takitimu and Stewart Island/Rakiura Community Boards will each comprise seven members. Six members will be elected and one member will be appointed by Council representing the ward in which the board is situated. These boards will not be subdivided for electoral purposes.

### Further details

The ward, community board and subdivision boundaries are detailed in the attached maps and include the following changes to current boundaries:

	Location	Meshblocks	Electoral areas
A	Dunearn	3179300, 3179400	Moves from the Waiau Aparima Ward and the Wallace Takitimu Community Board to the Ōreti Ward and Community Board. 3179400 moves to the Hokonui Subdivision. 3179300 moves to the Midlands Subdivision.
B	Drummond	3183400, 3074500, 3077702, 3077600, 3183100, 3183200, 3183500	Moves from the Waiau Aparima Ward and the Wallace Takitimu Community Board to the Ōreti Ward and Community Board and the Midlands Subdivision.
C	Taramoa	3079300, 3078900	Moves from the Ōreti Ward and Community Board to the Waiau Aparima Ward and the Ōraka Aparima Community Board.
D	Otamita Valley	3051900	Moves from the Mararoa Waimea Ward and the Ardlussa Community Board to the Ōreti Ward and Community Board and the Hokonui Subdivision.



	Location	Meshblocks	Electoral areas
E	Nokomai Station	4017026, 4017081, 3042100	Moves from the Ardlussa Community Board to the Northern Community Board and the Parawa-Fairlight Subdivision.

The spelling of the names of the following electoral areas are corrected to include macrons: Waihōpai Toetoe Ward, Waihōpai Toetoe Community Board, Ōreti Ward, Ōreti Community Board and Ōraka Aparima Community Board.

### Further information:

From Friday 26 July 2024 copies of Council's resolution and maps setting out the areas of the proposed wards, community boards and subdivisions may be viewed and obtained from the Southland District Council's head office 15 Forth Street, Invercargill and from any Southland District Council area office.

Relevant information is also available on Council's website [www.southlanddistrictcouncil.govt.nz](http://www.southlanddistrictcouncil.govt.nz)

Any queries regarding Council's decision or the consultation should be directed to Michal Gray, [michal.gray@southlanddc.govt.nz](mailto:michal.gray@southlanddc.govt.nz)

### Submissions

From Friday 26 July 2024, persons with an interest in the proposed representation arrangements are invited to make written submissions on Council's representation proposal.

Submissions can be made by:

1. completing the online submission survey at [www.makeitstick.nz/representation-review/](http://www.makeitstick.nz/representation-review/)
2. emailing a submission form to [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)
3. posting a submission form to: Southland District Council, PO Box 903, Invercargill 9840 ATTN: Representation Review
4. delivering a submission form to Southland District Council, head office, 15 Forth Street, Invercargill, or at any Southland District Council area office.

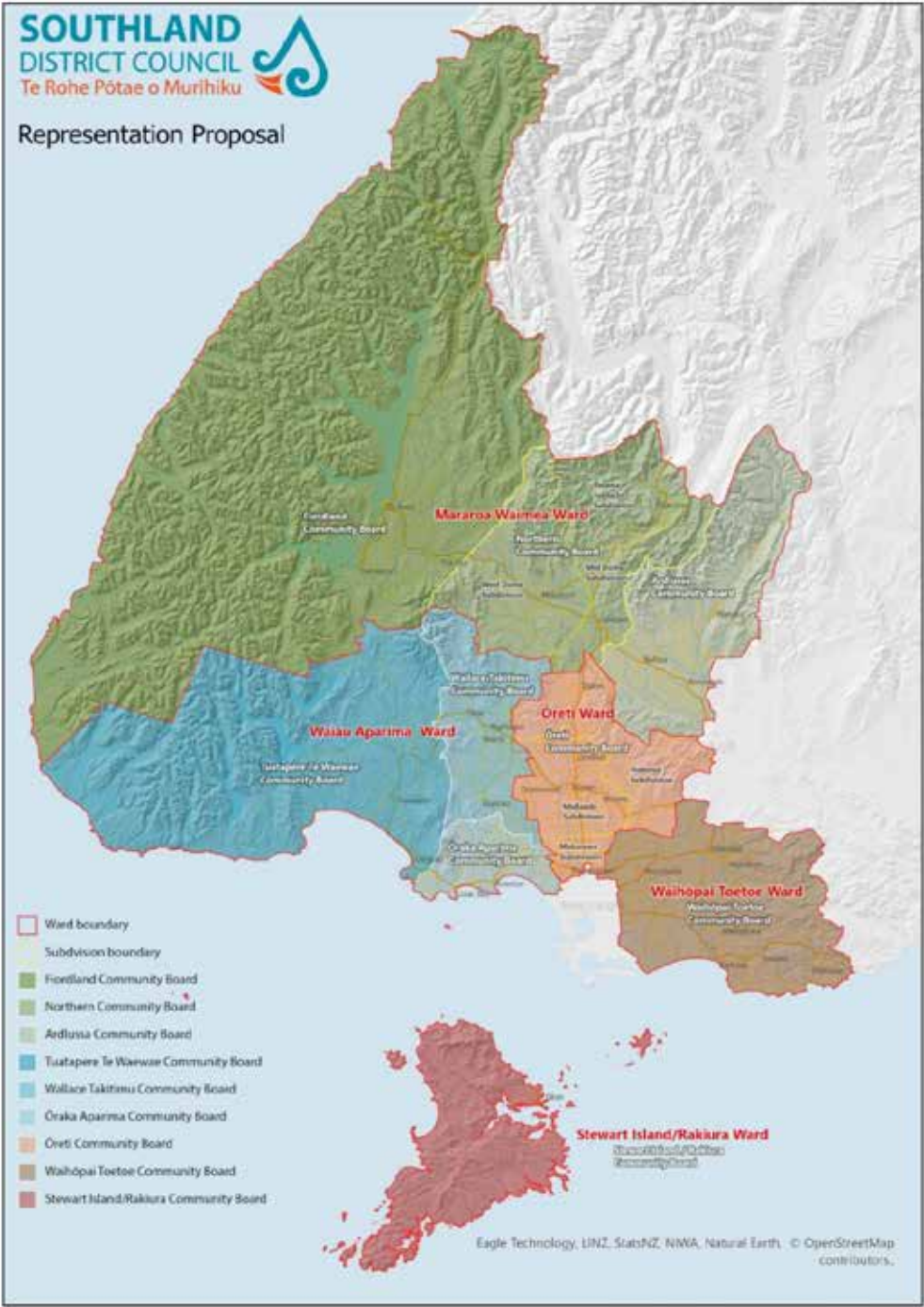
Submission forms will also be available during normal office hours from all Council offices.

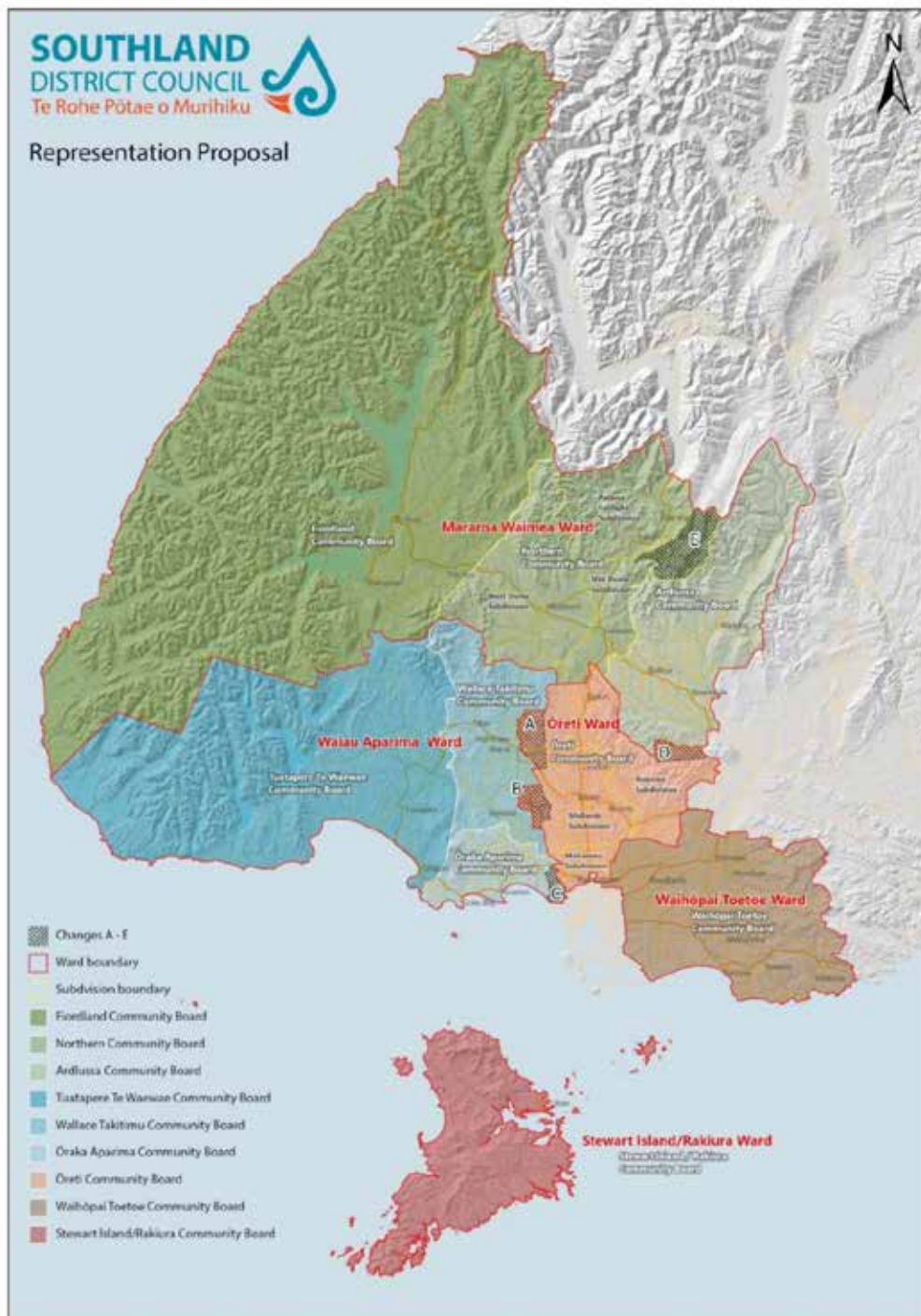
Submissions must be received by Council no later than 5pm on 2 September 2024.

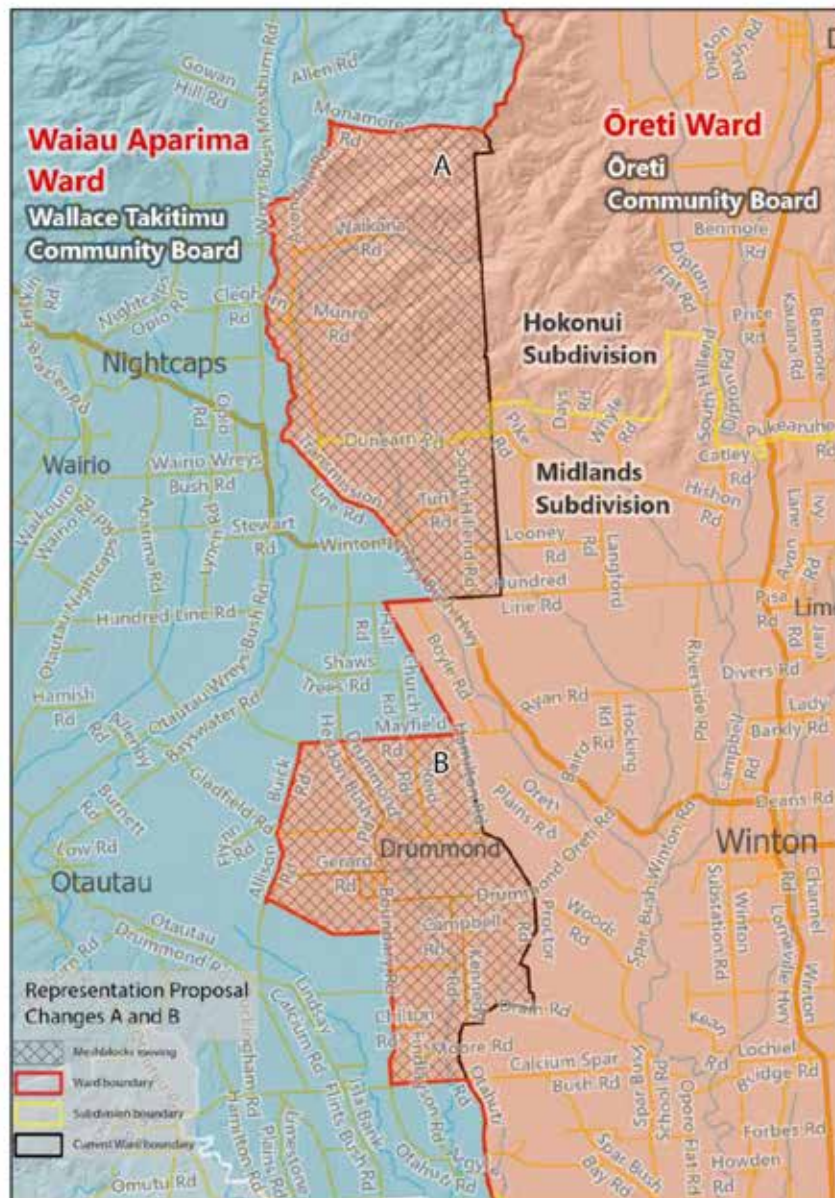
Cameron McIntosh, Chief Executive

26 July 2024

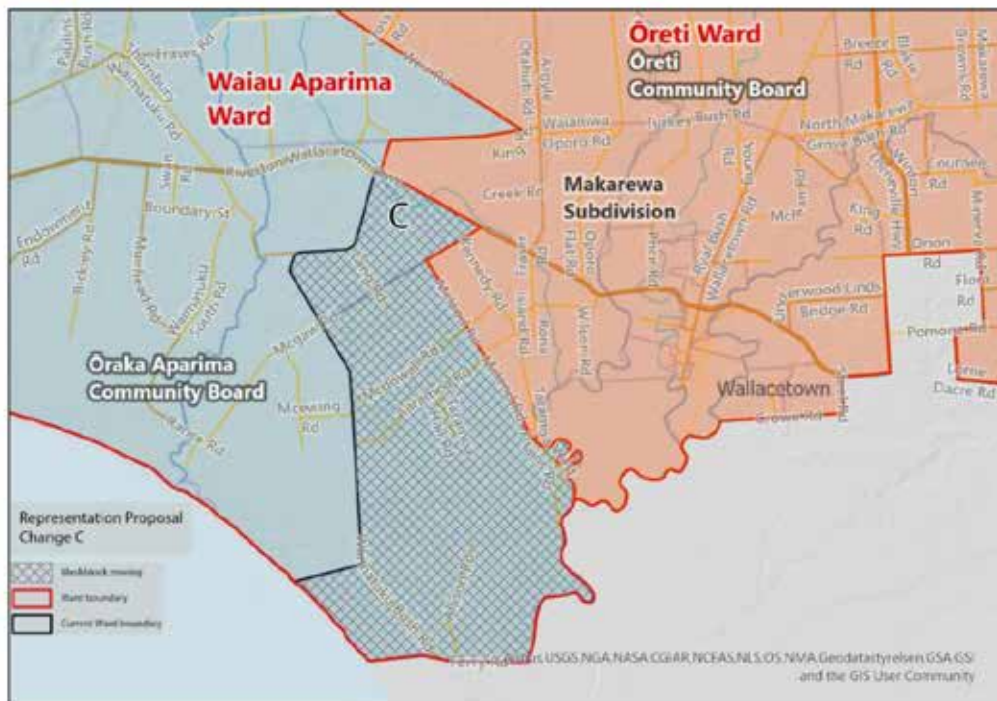
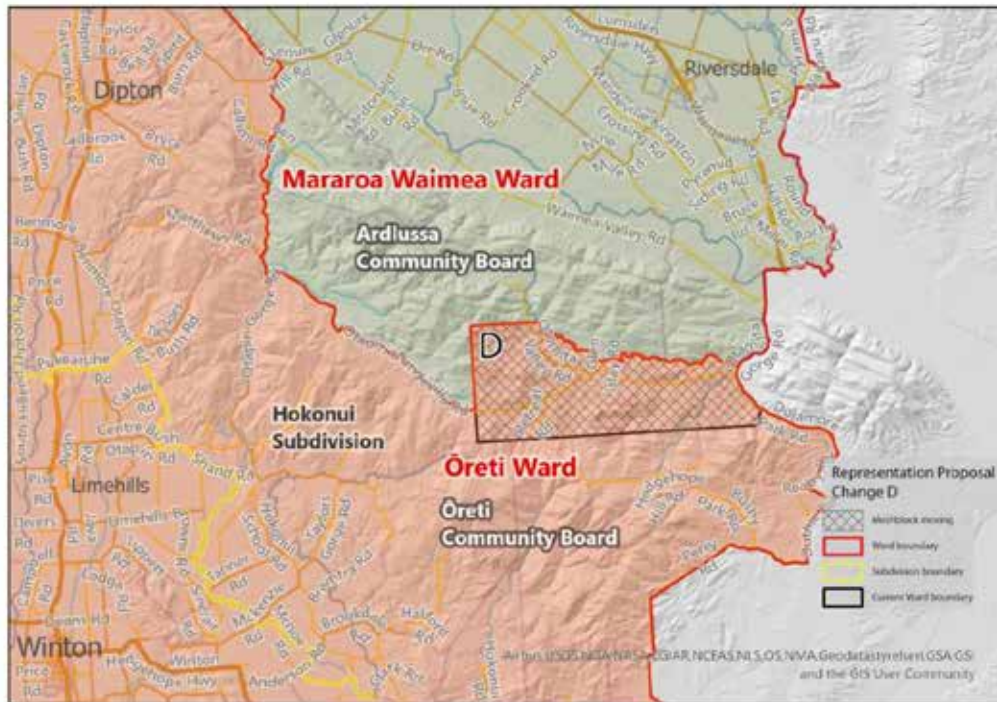


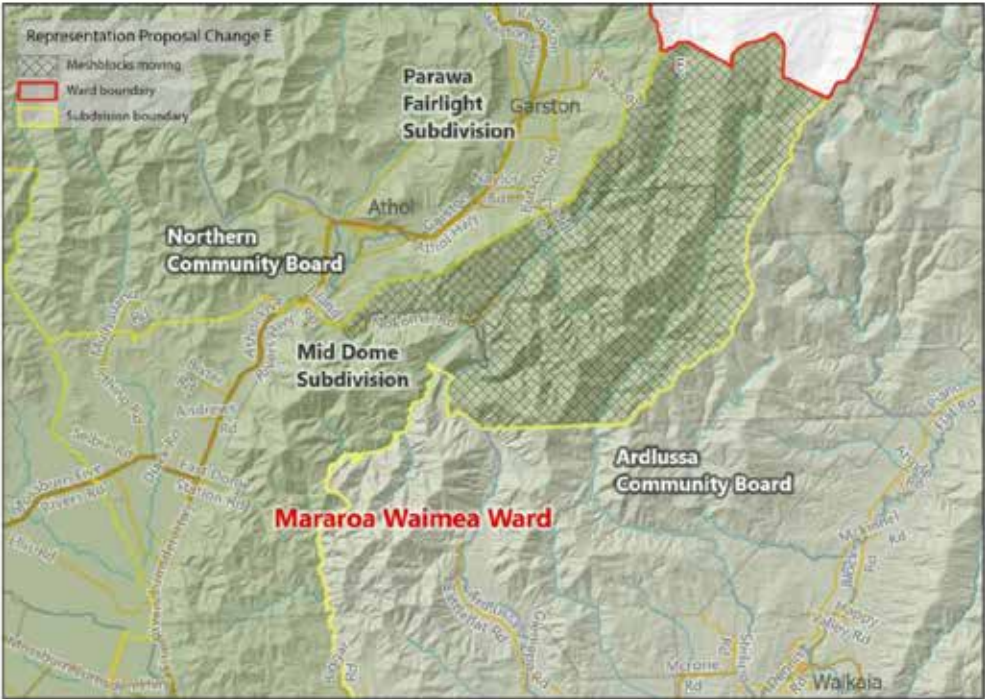














# Submissions Booklet

## Representation Proposal

Southland District Council  
Te Rohe Pōtae o Murihiku

PO Box 903  
15 Forth Street  
Invercargill 9840

0800 732 732  
sdc@southlanddc.govt.nz  
southlanddc.govt.nz



## Table of Contents

Submissions .....	Page
Southland Federated Farmers .....	3
Peter McDonald .....	8
Robina Johnston .....	9
Ardlussa Community Board .....	11
Fiordland Community Board .....	12
Northern Community Board .....	14
Oraka Aparima Community Board .....	15
Tuatapere Te Waewae Community Board .....	17
Stewart Island/Rakiura Community Board .....	19
Wallace Community Board .....	20
Waihopai Toetoe Community Board .....	22
Te Ao Marama Incorporated .....	24
Bruce Ford .....	29
Barry McDonald .....	30
Grant Kincaid .....	31
Lisa Beatson.....	32
Petra Laughton .....	33
Stephen Keach.....	34
Annabel Riley.....	35
David and Eileen Lewis .....	36
Greg Boyle .....	38
Marilyn Allen .....	40



## Southland Federated Farmers

### Southland District Council Representation Review

2 September 2024

Page 3 of 41

0800  
327  
646 | FED  
FARM  
.ORG.NZ

**SUBMISSION TO SOUTHLAND DISTRICT COUNCIL  
ON ITS REPRESENTATION REVIEW PROPOSAL 2024**

**Submitter details**

Name of submitter: Southland Province, Federated Farmers of New Zealand

Contact person: Rachel Thomas  
Senior Policy Advisor

Address for service: Federated Farmers of New Zealand  
PO Box 20448,  
Bishopdale,  
Christchurch 8543

Mobile:

Email:

## SUBMISSION ON SOUTHLAND DISTRICT COUNCIL REPRESENTATION REVIEW 2024

### Introduction

Southland Federated Farmers welcomes the opportunity to provide feedback on the Southland District Representation Review 2024.

Federated Farmers of New Zealand is a voluntary, primary sector organisation that represents farming and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers and their communities.

Federated Farmers aims to add value to its members' farming businesses by ensuring that New Zealand provides an economic and social environment within which:

- Our members may operate their businesses in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

### Key points

1. Southland Federated Farmers in its LTP submission to the Council had highlighted the concerns with increasing costs and pressure on the rural ratepayers who are expected to carry the bulk of the financial burden. As part of this submission we suggested a review of the current local Council structure across Southland – and now is the opportunity to look at options for a revised system.
2. Subsequent media release<sup>1</sup> from the Southland District Council has shown Councils moving forward with exploring regards how local government is structured in the region. Feds support opportunities where efficiencies in the systems can be looked at and explored. We encourage council to not focus on the status quo, but seriously consider opportunities for efficiencies across the Southland Councils.
3. Southland Federated Farmers understands the process of the current representation review – but these other factors also need to be considered, as the decisions from the representation review will lock the region in for the next 6 years. The consultation process for the representation review opened before the Council had decided to explore options for a revised system.

---

<sup>1</sup> [SDC moves forward with local government proposal | Southland District Council \(southlanddc.govt.nz\)](https://www.southlanddc.govt.nz/news/southland-district-council-moves-forward-with-local-government-proposal)

4. Southland Federated Farmers believe that with such serious questions being raised about the region, its representation, the increasing pressure on a decreasing population of ratepayers, the time is now to take a serious review of the efficiencies of the current system and explore what other options could work, including exploring local government reform which could see the merging of councils into a unitary body.
5. A more efficient system with shared services (for example), could provide better value for money for ratepayers, and potentially give the councils a stronger voice in lobbying government for increased funding for priority projects for the region.
6. Southland Federated Farmers understands the requirement for the review and the specifications required under the Local Electoral Act 2001. The Act requires that to ensure effective and fair representation, the council consider the number of people represented within each constituency, the number of communities of interest within each constituency, and the alignment of constituencies to council boundaries/wards. This review process could be used to start a conversation with the community about options for the future. The review process can also be used as an opportunity to communicate with central government the issues with the current system.
7. Regulatory pressures for the rural sector have been overwhelming over the last few years. These processes and how they have been implemented by Council have been controversial and potentially have a great impact on the economy and viability of rural communities. Effective representation of rural constituencies is necessary to ensure the appropriate oversight, equity, and ensure all voices are heard.
8. A review of council services under s17A of the Local Government Act would provide an opportunity for Council to explore all alternative options to look at improving the cost burden on ratepayers. Any decision-making process that impacts the community at this level would require in-depth consultation and engagement to ensure that any efficiencies or cost cuttings eventuate into tangible ratepayer savings.
9. Also note Governments has announced plans to remove the four well-being provisions in the Local Government Act and putting a revenue cap on non-core activities to ensure councils get "back to the basics". This proposed change means that it is crucial to focus on core services only and how to best deliver these.
10. The status quo as it is for ratepayers, is unacceptable and unsustainable. The representation review represents an opportunity for real change reflecting the needs of all ratepayers and community. Southland District Council has an opportunity to work with other councils to assess representation options. As both population growth and land use has changed over time, it is timely and crucial that we look at how our communities are represented.
11. As a starting point, but not limiting the options considered, Southland Federated Farmers support investigation into the opportunities of unitary authorities for the region. The outcome could result in a number of unitary authorities or could be a mix of regional, district and unitary councils. The measure for Southland Federated Farmers will be the end result where a robust and transparent system is implemented, and rates are not the ever-increasing burden they have become.

**Conclusion**

Southland Federated Farmers thanks the Southland District Council for the opportunity to submit on its 2024 representation review

Southland Federated Farmers



**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Wednesday, 21 August 2024 9:08:29 am

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Peter McDonald

**Organisation (if applicable)**

N/A

**Email address (will not be made public)**

**Do the proposed boundary changes affect you?**

no

**You answered yes, which proposed boundary change affects you?**

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

Yes, I would like to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

I support the boundary changes. My concerns are primarily about the councils seemingly inability to provide effective oversight of the boards. Namely my area in the Oreti.

**What changes, if any, would you like to see to what is proposed?**

The ability for council to be able to ensure of a code of conduct and a set of standing orders pre election for candidates to indicate on the pre-election materials so full disclosure can be demonstrated for the voting public.

There must be a safety net for the the community to ensure candidates practice full disclosure of their intent.

As politics becomes more fractured, Local government needs to react and be more mindful of what can be done to provide some "safety protocols" pre election.

I'm proposing a declaration on the ballot forms indicating intent to adopt a COC and standing orders document.

Also training in board structure and procedures.

I believe the boards should also be required to have all the ward councillors to have full input into decision making including one councillor vote as to provide some continuity of process throughout the electoral cycle and into the next.

2) Sept 2024 am



# Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at  
[www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to:** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Robina Johnston

**Organisation (if applicable):** \_\_\_\_\_

**The area you live in:** \_\_\_\_\_

**Do the proposed boundary changes affect you?** ☒ Yes ☐ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☐ Taramoa ☒ Otamita Valley ☐ Nokomai Station

**For SDC information only:**

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.**  
**Let us know if you would like to do this and we will be in touch to arrange a time.**

☒ **Yes: I would like to speak:**

☐ **No: I do not wish to speak.**

Page 9 of 41

### What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

### Do you support the representation proposal?

- ☒ Yes, I support the representation proposal.
- ☐ No, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

Make any comments about why you do or do not support the proposal:

Geographically, yored more of prominent landscape features from the valley. The Hokonui maunga and tributaries in the same watersheds. Cultural aligns with stories relating to the heavens and richness hill country brings to pakeha + maori.

### What changes, if any, would you like to see to what is proposed?

In the new addition from mardard Rd at Glencoe through to Otamira SDC identified 10, be not represented sufficiently but even since then there's been no meaningful engagement without any. Waitane, Te Tipua, Waikumu & parts of Upper Chariton & Otamira still aren't unified as a community that representation should be assisting in my opinion.

Need more room? Please use extra paper and attach to this form.

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Thursday, 15 August 2024 2:08:50 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Kelly Tagg

**Organisation (if applicable)**

Ardlussa Community Board

.  
. .  
. .  
. .  
. .  
. .

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Otamita, Nokomai

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**



## Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at  
[www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to :** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Fiordland Community Board

**Organisation (if applicable):** Op Diane Holmes

**The area you live in:** Fiordland.

**Do the proposed boundary changes affect you?** ☐ Yes ☒ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.

Page 12 of 41



## What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

### Do you support the representation proposal?

- ☒ **Yes**, I support the representation proposal
- ☐ **No**, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

### Make any comments about why you do or do not support the proposal:

---

---

---

---

---

---

---

### What changes, if any, would you like to see to what is proposed?

---

---

---

---

---

---

---

---

---

---

Need more room? Please use extra paper and attach to this form.

Page 13 of 41



**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Thursday, 15 August 2024 2:08:03 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Kelly Tagg

**Organisation (if applicable)**

Northern Community Board

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Nokomai

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**



## Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at [www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to :** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Oraka Aparima Community Board

**Organisation (if applicable):** \_\_\_\_\_

**The area you live in:** Aparima Ward

**Do the proposed boundary changes affect you?** ☒ Yes ☐ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☒ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.

What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

Do you support the representation proposal?

- ☒ **Yes**, I support the representation proposal
- ☐ **No**, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

Make any comments about why you do or do not support the proposal:

What changes, if any, would you like to see to what is proposed?

Need more room? Please use extra paper and attach to this form.



# Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at [www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to :** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Tuatapere Te Whewae Community Board.

**Organisation (if applicable):** \_\_\_\_\_

**The area you live in:** Tuatapere Te Whewae Waiau Aparima Ward.

**Do the proposed boundary changes affect you?** ☐ Yes ☒ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.



What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

Do you support the representation proposal?

- ☒ Yes, I support the representation proposal
- ☐ No, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

Make any comments about why you do or do not support the proposal:

What changes, if any, would you like to see to what is proposed?

Need more room? Please use extra paper and attach to this form.



# Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at  
[www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to :** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Arton Gerner

**Organisation (if applicable):** Chair- Stewart Island Rakiura Community Board.

**The area you live in:** Stewart Island Rakiura.

**Do the proposed boundary changes affect you?** ☐ Yes ☒ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.

Page 19 of 41



### What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

#### Do you support the representation proposal?

- ☒ Yes, I support the representation proposal
- ☐ No, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

#### Make any comments about why you do or do not support the proposal:

Stewart Island Rakiura is a community of special interest and needs representation as such. As there are no changes, we support this.

#### What changes, if any, would you like to see to what is proposed?

nil.

Need more room? Please use extra paper and attach to this form.

Page 20 of 41

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Friday, 9 August 2024 12:29:14 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Kelly J Tagg

**Organisation (if applicable)**

Wallace Takitimu Community Board

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Dunearn, Drummond

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**



# Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at [www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to:** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Pam Yorke (Chair)

**Organisation (if applicable):** Waihopai Toetoe Community Board

**The area you live in:** Waihopai Toetoe Ward

**Do the proposed boundary changes affect you?** ☐ Yes ☒ No

**If you answered yes, which proposed boundary change affects you?**

☐ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:**

**Your email: !**

**You can speak about your submission at a Council hearing on 18 September.**  
**Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes. I would like to speak. ☒ No. I do not wish to speak.

Page 22 of 41

### What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

#### Do you support the representation proposal?



**Yes**, I support the representation proposal



**No**, I do not support the representation proposal



I have no strong opinions about the representation proposal

#### Make any comments about why you do or do not support the proposal:

---

---

---

---

---

---

---

#### What changes, if any, would you like to see to what is proposed?

---

---

---

---

---

---

---

---

---

---

Need more room? Please use extra paper and attach to this form.



**TE AO  
MĀRAMA INC.**

29 August 2024

Cameron McIntosh  
Chief Executive Officer  
Southland District Council  
PO Box 903  
Invercargill 9840  
[submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

Tēnā Koe Cameron,

**RE: Southland District Council Representation Review**

Please find attached a submission lodged, on behalf of Ngā Rūnanga on the Representation Review under the Local Electoral Act 2001.

We trust the information contained within the submission is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact me.

Nāku noa nā,

Dean Whaanga  
Kaupapa Taiao Kaiwhakahaere  
Te Ao Mārama Inc.

TE AO MĀRAMA INC. | P. 03 931 1242 | E. [office@tami.maori.nz](mailto:office@tami.maori.nz) | A. 98 Yarrow Street, Invercargill 9810

Page 24 of 41



**LOCAL ELECTORAL ACT 2001****SOUTHLAND DISTRICT COUNCIL REPRESENTATION REVIEW  
SUBMISSION****INTRODUCTION**

1. This feedback has been prepared by Te Ao Mārama Incorporated on behalf of Waihopai Rūnaka, Ōraka Aparima Rūnaka, Te Rūnanga o Awarua and Hokonui Rūnanga (from herein referred to as ngā Rūnanga).
2. This response is provided without prejudice to legal action Ngāi Tahu and its Papatipu Rūnanga are currently undertaking, or any other claims or allegations made, against the Crown. In particular, nothing in this feedback overrides or limits any pleadings in the Ngāi Tahu wai māori case<sup>1</sup> or the judicial review of various decisions made by the Minister of Conservation in the administration of the Conservation Act 1987.<sup>2</sup>
3. Southland District Council is seeking feedback on its representation review. Key points that TAMi have picked up from their summary is;
  - 1) Retaining twelve councillors, from five wards
  - 2) Retaining the number of councillors
  - 3) Making minor changes to the boundaries impacting the Dunearn, Drummond, Taramoa, Otamita Valley, Nokomai Station
  - 4) Retaining the names of the Wards
  - 5) Retaining non-compliance with Section 19V(2) of the Local Electoral Act 2001 (LEA). The wards largely comply with section 19V(2) of the LEA with the exception of:
    - the representation of the Stewart Island/Rakiura Ward, but as provided by section 19V(3)(a) of the LEA, Council considers that it warrants one councillor as it is an island community.
    - the representation of the Ōreti and Waihopai Toetoe Wards, but as provided by section 19V(3)(a) of the LEA, Council considers that compliance would limit the effective representation of communities of interest either by dividing communities of interest or uniting communities of interest with few commonalties.

<sup>1</sup> *Tau & Ors v Attorney-General*, HC Christchurch CIV 2020-409-534.

<sup>2</sup> CIV 2020-409-000-521 and CIV 2021-485-342



4. Consultation material has been available online.

#### Papatipu Rūnanga

5. Te Rūnanga o Ngāi Tahu Act, 1996 (the TRoNT Act) and the Ngāi Tahu Claims Settlement Act, 1998 (the Settlement Act) recognise the status of Papatipu Rūnanga as kaitiaki and mana whenua of the natural resources within their takiwā boundaries, in conjunction with Te Rūnanga o Ngāi Tahu as the iwi authority.
6. The consultation matters relate to lands and waters within the takiwā boundaries of ngā Rūnanga.
7. Specifically, the takiwā of each Papatipu Rūnanga is described in the Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001 as follows:

##### *Te Rūnanga o Awarua*

The takiwā of Te Rūnanga o Awarua centres on Awarua and extends to the coasts and estuaries adjoining Waihopai sharing an interest in the lakes and mountains between Whakatipu-Waitai and Tawhititarere with other Murihiku Rūnanga and those located from Waihemo southwards.

##### *Waihopai Rūnaka*

The takiwā of Waihopai Rūnaka centres on Waihopai and extends northwards to Te Matau sharing an interest in the lakes and mountains to the western coast with other Murihiku Rūnanga and those located from Waihemo southwards.

##### *Te Rūnanga o Ōraka-Aparima*

The takiwā of Te Rūnanga o Ōraka Aparima centres on Ōraka and extends from Waimatuku to Tawhititarere sharing an interest in the lakes and mountains from Whakatipu-Waitai to Tawhititarere with other Murihiku Rūnanga and those located from Waihemo southwards.

##### *Hokonui Rūnaka*

The takiwā of Hokonui Rūnaka centres on the Hokonui region and includes a shared interest in the lakes and mountains between Whakatipu-Waitai and Tawhititarere with other Murihiku Rūnanga and those located from Waihemo southwards.

#### Te Ao Mārama Incorporated

8. Ngāi Tahu ki Murihiku formed an entity known as Te Ao Mārama Incorporated in 1996, which is currently made up of representatives from ngā Rūnanga.

9. Te Ao Mārama Inc. is authorised to represent these four Papatipu Rūnanga ki Murihiku in resource management and local government matters.

#### REASONS FOR FEEDBACK

10. Ngā Rūnanga are seeking a long term, partnership approach to local government and resource management in Murihiku based on genuine Treaty partnership, recognising and providing for the rights, interests and values of mana whenua, including rangatiratanga.
11. Some Murihiku Councils have Mana Whenua Representative seats on Committees which help to continue to show combined dedication to our Charter of Understanding and a commitment to Partnership aspirations as described above.
12. Southland District Council does not currently have any Mana Whenua Representation at governance level.
13. Opportunities for Mana Whenua to participate in decision making at a governance level would be welcomed and encouraged.
14. Te Ao Mārama Inc. note in the proposal from Southland District Council that there are three wards that do not meet the Local Electoral Act 2001 requirement for achieving fair representation (the ratio of population to elected members).
15. Population, geography and communities of interest, are listed as rational for non-compliance with the fair representation threshold, which means that the wards above or below the 10% ratio (Stewart Island/Rakiura, Ōreti and Waihōpai Toetoe Wards,) would require Council to seek approval to retain this non-compliance from the Local Government Commission.
16. Te Ao Mārama Inc. trust that Southland District Council will seek the appropriate approval from the Local Government Commission for this non-compliance.

#### SUMMARY

17. Te Ao Mārama Inc. wish to submit in support of the proposal, noting the information provided above.
18. Te Ao Mārama Inc. do not wish to speak to the submission.
19. Te Ao Mārama Inc. thank Southland District Council for the opportunity to provide feedback on the initial proposal for the Representation Review.

Nāhaku noa nā



Dean Whaanga  
Te Ao Mārama Inc.  
Kaupapa Taiao Manager

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Sunday, 1 September 2024 3:07:37 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Bruce Ford

**Organisation (if applicable)**

**Email address (will not be made public)**

**Phone number (will not be made public)**

,

**Do the proposed boundary changes affect you?**

no

**You answered yes, which proposed boundary change affects you?**

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

I agree strongly with Mayor Scott's proposal to work towards a unity authority. There is no need to have 4 councils in this region. Gore can be included as they need the weight of a strong authority

**What changes, if any, would you like to see to what is proposed?**

Further to above 2 unity authorities can simplify the needs of our people and reduce the bureaucracy and cross-overs as is the case at the moment. It is very difficult and frustrating to do business in Southland and must be simplified. The cost of holding 4 elections should be minimised and should be introduced pre-2025 elections.

**Upload supporting materials (optional)**

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Monday, 12 August 2024 9:25:42 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Barry Macdonald

**Organisation (if applicable)**

**Email address (will not be made public)**

.

**Phone number (will not be made public)**

.

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Drummond

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

As outlined in the Representation Review 2024, the area in which I live has always had closer social and business connections to the east and Winton rather than to the west. It therefore makes good sense to incorporate the Drummond/Oreti Plains area into the Oreti Community board as proposed. I therefore support the proposed changes.

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Wednesday, 28 August 2024 1:16:12 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Grant Kincaid

**Organisation (if applicable)**

**Email address (will not be made public)**

**Phone number (will not be made public)**

,

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Drummond

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

I support the proposed boundary as we have more in common with Winton as we are always there

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**



**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Saturday, 10 August 2024 1:09:47 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Lisa Beatson

**Organisation (if applicable)**

**Email address (will not be made public)**

**Phone number (will not be made public)**

|

**Do the proposed boundary changes affect you?**

yes

**You answered yes, which proposed boundary change affects you?**

Drummond

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Wednesday, 21 August 2024 6:35:22 am

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Petra Laughton

**Organisation (if applicable)**

**Email address (will not be made public)**

**Phone number (will not be made public)**

**Do the proposed boundary changes affect you?**

no

**You answered yes, which proposed boundary change affects you?**

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

**What changes, if any, would you like to see to what is proposed?**

**Upload supporting materials (optional)**

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Wednesday, 21 August 2024 10:19:00 pm

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Stephen Keach

**Organisation (if applicable)**

**Email address (will not be made public)**

^ ~

**Phone number (will not be made public)**

**Do the proposed boundary changes affect you?**

no

**You answered yes, which proposed boundary change affects you?**

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

Yes, I support the representation proposal

**Make any comments about why you do or do not support the proposal:**

The Council seems to have conducted a robust process which has achieved a logical result, with the boundary changes improving the groupings of communities of interest.

**What changes, if any, would you like to see to what is proposed?**

None.

**Upload supporting materials (optional)**

**From:** [web@makeitstick.nz](mailto:web@makeitstick.nz)  
**To:** [Submissions](#)  
**Subject:** Representation review 2024  
**Date:** Wednesday, 28 August 2024 2:46:46 am

---

**This message is from an external sender**

**Privacy statement**

**I have understood and agree with the privacy statement**

Yes

**Name**

Annabel Riley

**Organisation (if applicable)**

**Email address (will not be made public)**

:

**Phone number (will not be made public)**

**Do the proposed boundary changes affect you?**

no

**You answered yes, which proposed boundary change affects you?**

**You can speak about your submission at a Council hearing on 18 September. Let us know if you would like to do this and we will be in touch to arrange a time.**

No, I do not wish to speak in support of my submission

**Do you support the representation proposal?**

No, I do not support the representation proposal

**Make any comments about why you do or do not support the proposal:**

While I am all for community representation we have far too many elected representatives for the size of the area SDC covers and I am sure that reducing this would have no significant effect on democracy but should result in a lower cost of governance. I believe that we should also take this a further step to look towards amalgamation of all four local government entities

**What changes, if any, would you like to see to what is proposed?**

As mentioned above we need to reduce the number of elected representatives even more than this proposed plan

**Upload supporting materials (optional)**



# Southland District Council 2024 Representation Review Submission form

Southland District Council

19 AUG 2024

Riverton Office

The easiest way to let us know what you think is to use our online form at  
**[www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)**

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

Posting it to: **Representation Review, PO Box 903, Invercargill 9840**

Emailing it to: **[submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)**

Delivering it to: **a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.**

Please note that your name will appear in public submission documents.

Name: DAVID & EILEEN LEWIS

Organisation (if applicable): - N/A -

The area you live in: DRUMMOND

Do the proposed boundary changes affect you? ☒ Yes ☐ No

If you answered yes, which proposed boundary change affects you?

☐ Dunearn ☒ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

Your phone number: \_\_\_\_\_

Your email: - N/A -

You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.

Page 36 of 41



### What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

#### Do you support the representation proposal?

- ☐ Yes, I support the representation proposal
- ☒ No, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

#### Make any comments about why you do or do not support the proposal:

Our community of interest lies in Otautau and Riverton townships.  
also, reflecting the above, our postal address is R.D.3, OTAUTAU.

#### What changes, if any, would you like to see to what is proposed?

leave us in Wallace Takiwiri Ward.

Need more room? Please use extra paper and attach to this form.

Page 37 of 41





## Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at [www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to:** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Greg Boyle

**Organisation (if applicable):** \_\_\_\_\_

**The area you live in:** Dunearn

**Do the proposed boundary changes affect you?** ☒ Yes ☐ No

**If you answered yes, which proposed boundary change affects you?**

☒ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes. I would like to speak.

☒ No. I do not wish to speak.

Page 38 of 41

## What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

Do you support the representation proposal?



**Yes**, I support the representation proposal



**No**, I do not support the representation proposal



I have no strong opinions about the representation proposal

Make any comments about why you do or do not support the proposal:

---

---

---

---

---

---

---

What changes, if any, would you like to see to what is proposed?

---

---

---

---

---

---

---

---

---

---

Need more room? Please use extra paper and attach to this form.



## Southland District Council 2024 Representation Review Submission form

The easiest way to let us know what you think is to use our online form at  
**[www.makeitstick.nz/repreview](http://www.makeitstick.nz/repreview)**

Or, if you'd prefer to write to us, just fill out this feedback form and get this to us by **5pm on 2 September** by either:

**Posting it to :** Representation Review, PO Box 903, Invercargill 9840

**Emailing it to:** [submissions@southlanddc.govt.nz](mailto:submissions@southlanddc.govt.nz)

**Delivering it to:** a Council office in Invercargill, Oban, Otautau, Riverton Aparima, Te Anau, Lumsden, Winton or Wyndham.

Please note that your name will appear in public submission documents.

**Name:** Marilyn Allen

**Organisation (if applicable):** \_\_\_\_\_

**The area you live in:** Avondale

**Do the proposed boundary changes affect you?** ☒ Yes ☐ No

**If you answered yes, which proposed boundary change affects you?**

☒ Dunearn ☐ Drummond ☐ Taramoa ☐ Otamita Valley ☐ Nokomai Station

For SDC information only:

**Your phone number:** \_\_\_\_\_

**Your email:** \_\_\_\_\_

**You can speak about your submission at a Council hearing on 18 September.  
Let us know if you would like to do this and we will be in touch to arrange a time.**

☐ Yes, I would like to speak.

☒ No, I do not wish to speak.

### What do you think?

We would like your views on proposals that may change the way you are represented by Southland District Council.

The proposal keeps the current ward and community board arrangements because people told us that they work well. The proposed number of elected and appointed members to Council and community boards is the same as the current arrangement.

Minor changes to the boundaries of some wards and community boards are proposed, as well as correcting the spelling of the names of some wards and community boards.

You can find out more about the proposal in the consultation document.

#### Do you support the representation proposal?

- ☒ **Yes**, I support the representation proposal
- ☐ **No**, I do not support the representation proposal
- ☐ I have no strong opinions about the representation proposal

#### Make any comments about why you do or do not support the proposal:

---

---

---

---

---

---

---

#### What changes, if any, would you like to see to what is proposed?

---

---

---

---

---

---

---

---

---

---

Need more room? Please use extra paper and attach to this form.

Page 41 of 41