

NOTICE IS HEREBY GIVEN THAT THE ORDINARY MEETING OF THE GORE DISTRICT COUNCIL WILL BE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 23 SEPTEMBER 2008, AT 7.30 pm

**Stephen Parry
CHIEF EXECUTIVE**

17 September 2008

A G E N D A

1. CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Ordinary Monthly Meeting of the Gore District Council, held on Tuesday 26 August 2008.

Confirmation of the Report of the Community Services Committee meeting, held on Tuesday 9 September 2008.

Confirmation of the Report of the Regulatory Committee meeting, held on Tuesday 9 September 2008.

Confirmation of the Report of the Finance and Policy Committee meeting, held on Tuesday 9 September 2008

2. URGENT LATE BUSINESS – as tabled at the meeting, pursuant to Section 46 (a)(7) of the Official Information and Meetings Act 1987.

3. PUBLIC CONVENIENCES WORKING PARTY SUMMARY REPORT
(Pages 1-13))

4. GORE DISTRICT TRADE WASTE BYLAW 2008
(Pages 14-16)

5. MATAURA COMMUNITY BOARD REPORT
(Pages 17-21)

6. REPORTS FROM COUNCILLORS

7. APPROVED URGENT LATE ITEMS

8. BUSINESS TO BE CONSIDERED PURSUANT TO THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987:

(i) CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Ordinary Monthly Meeting of the Gore District Council, held in Committee, on Tuesday 26 August 2008.

Confirmation of the Report of the Finance and Policy Committee meeting, held in Committee, on Tuesday 9 September 2008.

(ii) OTHER BUSINESS

- Penny per Unit Agreement
- Road Network Maintenance Contract

COUNCIL MEETING AGENDA

SEPTEMBER 2008

3. PUBLIC CONVENIENCES WORKING PARTY SUMMARY REPORT

(Report from Parks and Recreation Manager – 09.09.08)

PURPOSE OF REPORT

This report is a summation of the issues, outcomes and recommendations from meetings held by the Public Conveniences Working Party which was charged with finding solutions to the poor state of the town's public conveniences.

BACKGROUND

Before introducing the Working Party and its findings, it is timely to review the public conveniences summary as stated in the Long Term Council Community Plan (LTCCP).

INTRODUCTION

The Council provides 14 individual blocks of public toilets in high usage visitor areas throughout the district. In providing these facilities, the Council strives to ensure clean conveniences to meet both user expectations, as indicated by the community outcomes described below, and New Zealand standards.

WHY IS THE SERVICE PROVIDED?

Public toilets are essential for public hygiene and the strategic location of these facilities in the central business area, reserves and parks directly support economic and recreational activities, including tourism.

PUBLIC CONVENIENCES ARE PRIMARILY LIMITED TO TWO COMMUNITY OUTCOMES:

- **Health and Wellbeing** – *'We are a healthy people'*
- **Economy and Employment** – *'A diverse economy built from our strengths for growth and prosperity'*

THE OVERALL OBJECTIVE OF THE ACTIVITY IS TO PROVIDE THE COMMUNITY WITH:

“A reasonable standard of public convenience”

The full LTCCP public conveniences summary is attached in Appendix I.



New Ordsal Street facilities

The Public Conveniences Working Party

The Public Conveniences Working Party was formed to investigate concerns relating to the location and levels of service currently provided. It was also charged with determining the appropriate way forward for meeting the public expectation for this activity. The Working Party has been meeting since 2004. Whilst there was no terms of reference set for this Working Party, it was clear that it had:

- 1. to critically examine the locations of existing facilities provided by the Gore District Council.*
- 2. to critically examine the levels of service currently provided by the Gore District Council.*
- 3. to consider the operating costs of the Gore District Council facilities.*

4. *to recommend to the Council any changes to the current situation and how the recommendation impacts on the LTCCP.*

Make up of Committee

Membership of the Working Party has been as follows:

2004 Council

- *His Worship the Mayor*
- *Cr Davis (chair)*
- *Cr Dore*
- *Cr Harvey*
- *Cr Hellier*
- *Cr Ogg*
- *Cr Sutherland*

2007 Council

- *His Worship the Mayor*
- *Cr Davis (chair)*
- *Cr Dixey*
- *Cr Dixon*
- *Cr Heller*

Members of staff usually in attendance at the meetings were:

- the Parks and Recreation Manager (Ian Soper)
- the General Manager District Assets (Neil Jorgensen / Paul Withers)

Earlier Meetings in 2004/05 were also attended by

- the Arts and Heritage Curator (Jim Geddes)
- the former District Promotions Manager (Melissa King)

The History

The Working Party discussed issues in segments progressively throughout this period. There were a number of interim reports to the Council on the following dates:

March 2004


December 2004

March 2006

September 2008

Latterly the Working Party separated its attention and focus. This was because the existing situation with the Ordsal Street facilities became urgent as the Exaloos were well past its useful life and as a

result were closed more than open due to malfunctions with aging equipment.

 This culminated in a preliminary report to the Council in March 2006 (Appendix II) which contained a recommendation to replace the Exaloos with Novaloos. This occurred in October 2006 and the facility has proved successful in fulfilling their role with its manual functionality superior to that of the automated Exaloos. This report also contained an outline of how the Working Party was going to progress discussion on and seek resolution for the second issue, the Main Street facilities.

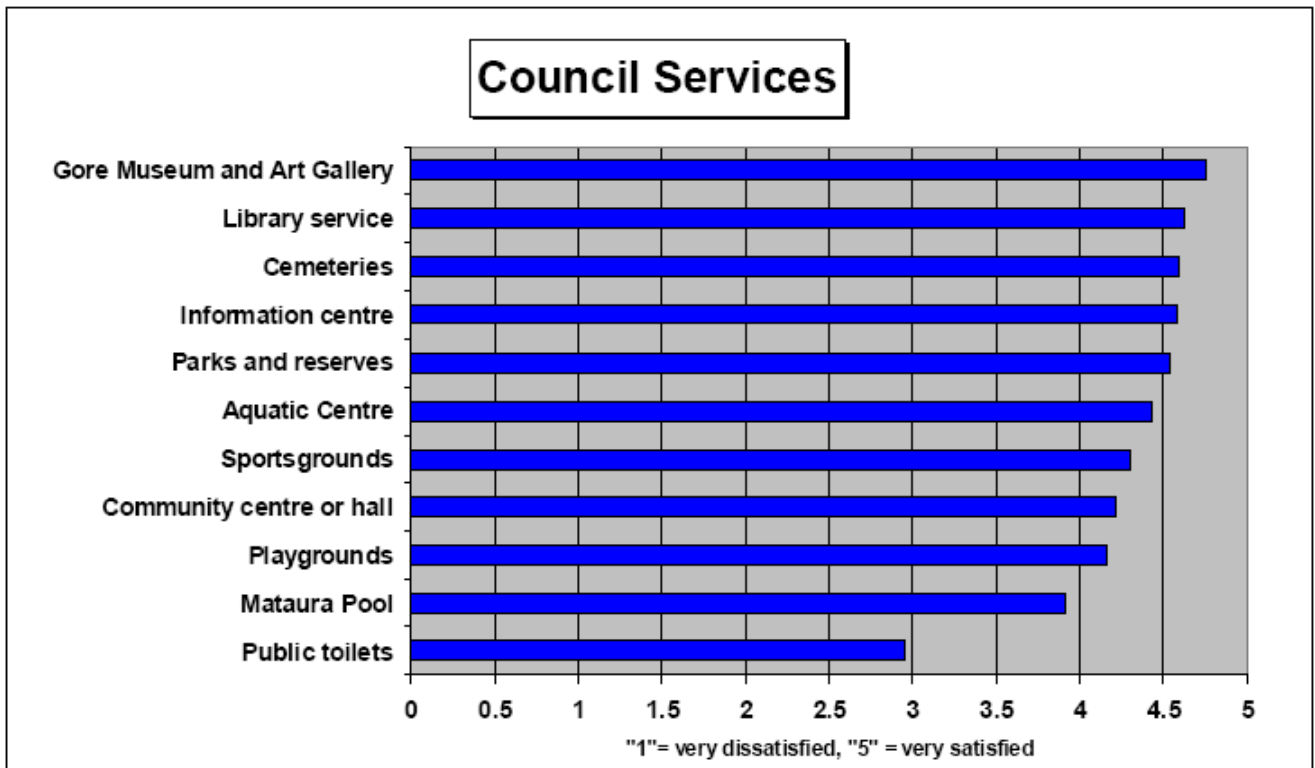
COMMUNITY VIEWS

The Consultation

Both Working Party's have based their thinking and ultimate recommendations on the base information that was contained within a document titled "The Gore Public Toilet Survey", undertaken by the Southern Institute of Technology in 2005. There has been ongoing consultation with some local stakeholders since that time. Although this survey was undertaken three years ago, little has changed within this time in the town to render the consultation information invalid.

Recently available information from the 2008 Residents survey has continued to support the relevance of the earlier survey. It states that there is obvious dissatisfaction with the current service provided.

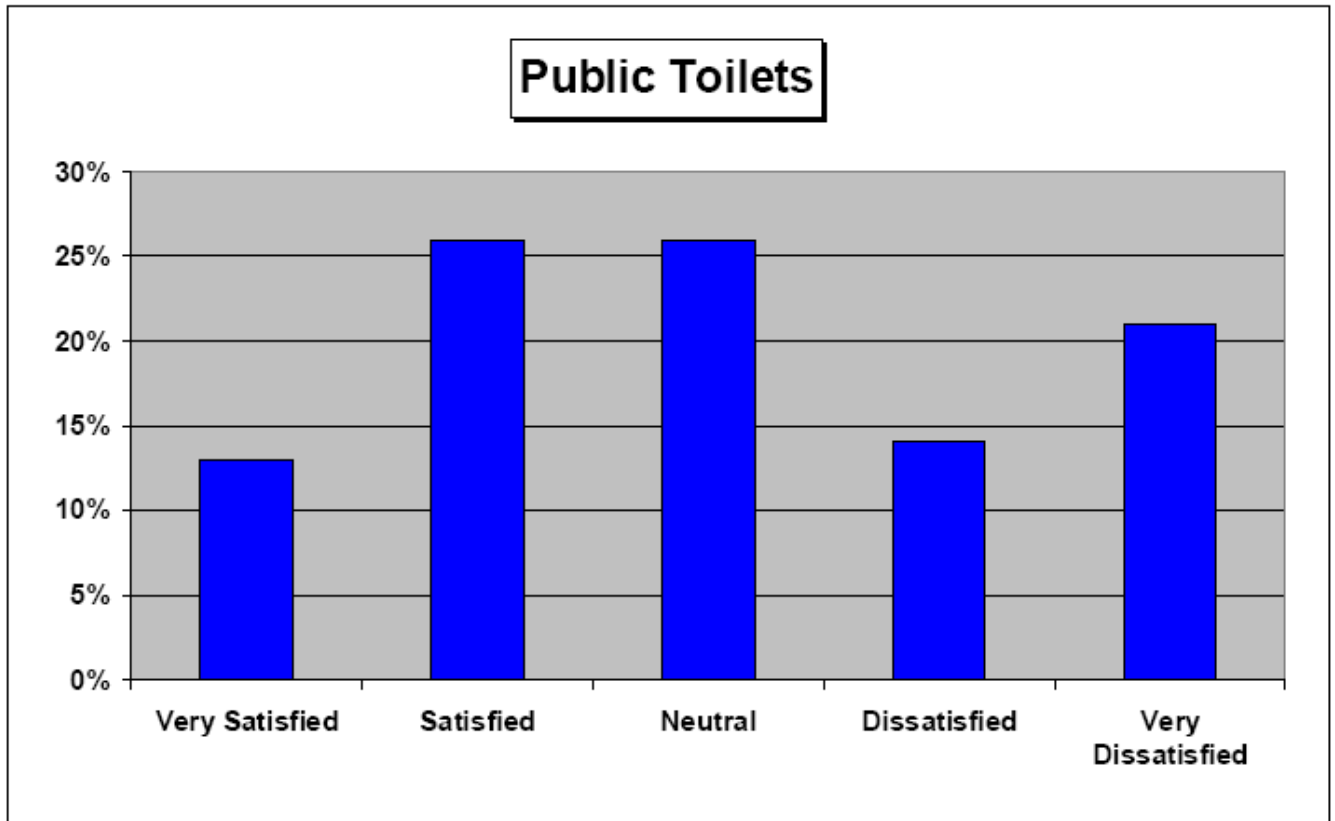
Graph 20: Summary of satisfaction levels regarding Council services



Council Services	Satisfaction level
Gore Museum and Art Gallery	4.75
Library service	4.62
Cemeteries	4.59
Information centre	4.58
Parks and reserves	4.54
Aquatic Centre	4.43
Sportsgrounds	4.30
Community centre or hall	4.21
Playgrounds	4.16
Matura Pool	3.91
Public toilets	2.95

Councillors will note that in the above excerpt from the 2008 Residents Survey the public conveniences rate a lowly 2.95 out of 5. Furthermore, in the following table it can be seen that those residents surveyed who rated the service provided as **Neutral** or below totalled 61% versus only 39% stating they were **Satisfied** or better with current facility provision.

Graph 23: Level of satisfaction of public toilets



Public Toilets	Raw Data	Percent
Very Satisfied	17	13%
Satisfied	34	26%
Neutral	34	26%
Dissatisfied	18	14%
Very Dissatisfied	28	21%
Total	131	100%

Comments – Satisfaction with Council Services

Public toilets - suggestions for improvements.

Very Dissatisfied

- Need cleaned plus upgrade
- Build new ones and clean them
- Having them would be good
- Replace with some more modern ones and lock them up at night to prevent vandalism
- Unclean - very!!
- Dirty condition, rubbish left lying around
- Pay as you go
- Toilets need upgrade and cleaned
- Regular maintenance of hygiene
- Updated
- The Main Street ones rebuilt and perhaps a small charge applied
- Very dirty toilets - particularly one in main street by Sharps Dairy
- Never been any different in the past 50 years
- Disgusting conditions - unusable
- Use public toilets in other cities
- Cleaned regularly and updated
- Look after better and more frequently
- Absolutely disgusting - esp. One on main street - tourists will have poor impression of Gore
- They need to be modernized and kept tidy
- They need tidied up and people responsible for vandalizing them caught and fined
- Better cleaning, Stop graffiti
- Clean them more often
- Not very clean, paint job, poor for tourists, never any toilet paper.
- Could be cleaner, main one at Gore is disgusting, unpleasant place to go, handrails ineffective, they should compare to the Winton one, it's always being cleaned and repainted etc
- Give them a coat of paint even
- Better cleaning, security etc
- Main street toilets very old and not clean

Dissatisfied

- Very untidy. Full with toilet paper
- Tidied up and more cleaning. And upgraded
- Toilets in main street by the dairy need to be upgraded
- Better maintaining
- Cleaner, and serviced more often
- Cleanliness, toilet paper, uninviting
- Clean them once in a while
- Spruce them up general tidy up

- Very dirty and untidy
- CC T.V.
- Updated or renewed
- Modernizing it
- Far too long to sort out the toilets on the main street where tourists stop
- Cameras to stop vandalism, good lighting around it so cameras can see
- Clean enough but vandals have got to them,
- That they work, toilet paper and clean
- Left pretty wet sometimes, down near railway
- Not that good, need vandal proof, pay up and put in decent facilities, cameras etc

The above excerpt, again from the recent 2008 Residents Survey there are comments clearly supporting and confirming prior consultation and clarifying the level of dissatisfaction that currently still exists within the district as it relates to public conveniences.

SOCIAL WELLBEING IMPACT

The social wellbeing of the Gore District will be increased from the knowledge that the Council presents the town in a good light. This proposed renewal will allow the travelling populus to leave Gore with pleasant memories of the level of service that the town and district provide. The Council has heard from many dissatisfied individuals that take away a lasting negative memory of Gore having visited the current Main Street facilities. The addition of a camera for security purposes will give a positive social safety benefit.

ECONOMIC WELLBEING IMPACT

The economic benefits may be seen to be subjective. People using clean presentable facilities will thereafter be in a positive frame of mind in the middle of the central business district and may therefore be more favourably disposed to purchasing goods and services in the town. The economic benefit of including a camera should be positive due to less vandalism occurring.

ENVIRONMENTAL WELLBEING IMPACT

There will be no further impact upon the environment, as the Council currently provides for the activity on the site.

CULTURAL WELLBEING IMPACT

There should be no increase or decrease in cultural impact from the proposal, however the addition of a camera may foster minimisation of congregation.

OPTIONS

Throughout the life of the Working Party there has been numerous meetings where a multitude of options were promoted, explored, fleshed out, costed and finally ruled upon. There has been input from various community sources on considered options. For in-depth information on these meetings please refer to Appendix III.

Meetings were held on:

11 March 2004
01 December 2004
24 March 2006
21 April 2006
4 May 2006
28 February 2008
27 March 2008
17 June 2008
28 August 2008

The Issues

Throughout the Working Party's deliberations a number of issues continually arose. These were all considered and explored. In no particular order, the main topics for discussion can be summarised as follows:

- should the facility be manned?
- the facility must be a high class one.
- will there be limited hours of operation?
- the capacity of the facilities?
- will the facility have baby changing tables?
- should a shower be available?
- what level of service should the Council provide verses the budget constraints that are in place?
- where the facilities should be located?
- whether to have a purpose built facility or a pre-fabricated one?
- future needs?

The Working Party grappled with such issues as having an aesthetically pleasing design completed by a local architect that members would have liked to see situated in the Main Street but the fiscal implications of that option proved prohibitive and ultimately ruled them out.

The Working Party acknowledges that by recommending a twin pre-fabricated facility, it will provide future Councils the option of moving one unit elsewhere should the need be there.

Part way through 2007 it was known that the Council was looking to secure a building in the heritage precinct (Smith's City building) which would allow future development of the tourism hub. It is the Working Party's opinion that within this proposed tourism hub, there should be a top quality, manned public convenience facility, if one is to be entertained in Gore. This location would be where it would be of most value and use to the most users. The Working Party believes this assumption to be fair and reasonable given these circumstances.

RECOMMENDED OPTION FOR THE MAIN STREET SITE



The Working Party has undertaken a lot of deliberation on this site and facility - in excess of four years. Initially, the preferred option was for a high quality purpose built facility that was to be manned, open for daytime use only and of such a quality that the town would be proud of. Subsequent issues that arose around changing need, newly purchased buildings, proposed building costs being prohibitive, designs being unable to be sourced and so on have led the Working Party to an ultimate conclusion.

This conclusion is that the Working Party has made a recommendation to demolish the existing Main Street facilities and install two Novaloo units containing 5 pans and three urinals. These units will sit at right angles to the Main Street and face each other. (Appendix IV)

The final addition to this proposed option is to install another surveillance camera to aid with security at the site. The cost is currently quoted as \$5,000 above the financial allocation stated in the LTCCP 2006-16. The recommendation is to extend the LTCCP's financial allocation by \$5,000 to \$420,000 to add closure to the Public Conveniences Working Party by delivering a level of service that the public will be comfortable with and proud of.

IMPACT ON THE LTCCP

Financials		Sub Total	TOTAL
Ordsal Street facility			
Prefabricated units	99,000		
Fitting	11,000		
Sub Total		110,000	
Main Street Facility			
Demolition	13,000		
Prefabricated units	260,000		
Fitting	15,000		
Landscaping	2,000		
Camera	20,000		
Sub Total		310,000	
TOTAL <i>(to be funded by way of loan)</i>			420,000

LTCCP available funding			415,000
Balance			-\$5,000

Working Party - The Final Word

The Working Party has expended a lot of time and effort exploring various options, considering the need, consultation, the budget, the perceived value to residents, the actual value to residents and the perception that passing tourists will take away with them. This has been a marathon effort over four years and two Council terms. However, the interim result achieved in 2006 with the installation of Novaloos in Ordsal Street has proved to be a resounding success.

The Working Party believe that its final recommendation for the Main Street site is also the right choice for the site given all of the implicating factors that have weighed into the deliberations.

The recommended option aligns with:

- general consultation
- capacity
- location
- budget
- security
- quality
- future options

To achieve this result, there has been some compromises made, namely manning of facility, size and quality but the recommended option it is seen by the working party as the “best fit” overall.

Appended information (enclosed as a separate booklet)

Appendix I	LTCCP Summary
Appendix II	Preliminary report
Appendix III	Meeting minutes
Appendix IV	Montage of the recommended option

RECOMMENDATION

THAT the Council approve the replacement of the existing Main Street public conveniences facility with two, three cubicle Novaloo units,

AND THAT a loan be raised to fund the combined public convenience replacements to a maximum value of \$420,000.

4. GORE DISTRICT TRADE WASTE BYLAW 2008

(Memo from Chief Executive – 15.09.08)

At the February meeting of the Regulatory and Planning Committee, a draft Trade Waste Bylaw and accompanying Statement of Proposal were approved for public consultation pursuant to Sections 148(2) and 156 of the Local Government Act 2002.

The Gore District Trade Waste Bylaw 2008 was part of a formal review of all Council bylaws required by Section 158 of the Local Government Act 2002.

As the process for reviewing or developing a new trade waste bylaw differs from that of other bylaws, a separate process was instigated.

The draft Trade Waste Bylaw was publicly notified for submission on 13 March 2008. No submissions were received at the end of the two months consultation period on 13 May 2008.

Under Section 148(1) of the Local Government Act 2002, a territorial authority must send a copy of the proposed bylaw to the Minister of Health for comment, before adopting a new trade waste bylaw. Please find enclosed correspondence exchanged with the Minister of Health, which now gives the Council the ability to formally adopt the new Trade Waste Bylaw.

A copy of the Gore District Trade Waste Bylaw is enclosed. This Bylaw remains unchanged from the document approved by the Regulatory and Planning Committee in February this year.

RECOMMENDATION

THAT the Council adopt the Gore District Trade Waste Bylaw 2008.

5. MATAURA COMMUNITY BOARD REPORT

(Memo from Chief Executive – 16.09.08)

A copy of the report of the ordinary meeting of the Maitaura Community Board held on 1 September 2008 is attached.

RECOMMENDATION

THAT the report of the meeting held on 1 September be received,

AND THAT the recommendations contained within the report be ratified.

EXCLUSION OF THE PUBLIC

His Worship to move

I move that the public be excluded from the following parts of the proceedings of this meeting, namely the items as listed below.

The general subject of each matter to be considered while the public is excluded, the reason for passing the 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:

<u>General Matter</u>	<u>Subject</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Grounds under Section 48(1) for the passing of this Resolution</u>
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Confirmation of Minutes

Confirmation of Minutes of the Ordinary Meeting of the Gore District Council, held in Committee, on Tuesday 26 August 2008.

Confirmation of the Report of the Meeting of the Finance and Policy Committee, held in Committee, on Tuesday 9 September 2008.

Other Business

Penny Per Unit Agreement

Road Network Maintenance Contract

Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

Section 7 (2)(i)