

Notice is hereby given that an ordinary meeting of the Gore District Council will be held in the Council Chambers, civic administration building, 29 Bowler Avenue, Gore, on Tuesday 10 May 2022, at 4.00pm



Stephen Parry
Chief Executive

5 May 2022

Agenda

1. Apologies
2. Declaration of Councillor conflict of interests
3. Confirmation of minutes and reports

Confirmation of the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 12 April 2022.

Pages 1-9
4. Urgent late business – as tabled at the meeting, pursuant to section 46 (a)(7) of the Official Information and Meetings Act 1987.
5. Creative Communities Assessment Committee

Pages 10-13
6. Proposed traffic and parking improvements on Ardwick Street adjacent to the new library and community centre

Pages 14-18
7. Minutes of Matura Community Board meeting

Pages 19- 24

8. Review of Buy Local Policy Pages 25-28
9. Financial report to 31 March 2022 Pages 29-39
10. The charging structure for the tipping of greenwaste Pages 40-42
11. Identification of projects for 3 Waters reform better off support package Pages 43-44
12. Business to be considered pursuant to the Local Government Official Information and Meetings Act 1987:
- Confirmation of minutes
 - Confirmation of the minutes of the ordinary meeting of the Gore District Council, held in committee, on Tuesday 12 April 2022.
 - Other business
 - Wastewater discharge consent renewal – Technical Working Group land disposal assessment
 - Gore Library and community rooms redevelopment project – update
 - Request for temporary partial rates remission

RURAL CITY LIVING



Minutes of an ordinary meeting of the Gore District Council, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 12 April 2022, at 4.04pm.

Present His Worship the Mayor, Mr Tracy Hicks JP, Crs Bolger, Davis (via Zoom), Dickson, Gardyne, Highsted, MacDonell, Phillips and Reid.

In attendance The Chief Executive (Mr Stephen Parry), Governance Manager (Susan Jones), 3 Waters Asset Manager (Mr Matt Bayliss, via Zoom), Management Accountant (Mr Jamie Cunningham), Facilities Administration Officer (Mr Neil Mair) and Digital Communications Specialist (Miss Kaitlyn Wright).

Apologies Crs D Grant, N Grant and McPhail apologised for absence.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Cr MacDonell, seconded by Cr Highsted, **THAT** the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 15 March 2022, as presented, be confirmed and signed by the Mayor as a true and complete record.

2. THREE WATERS REFORM - ANALYSIS OF OPTIONS (SC3225)

A report had been received from the Chief Executive updating the Council on the reform of Three Waters being advanced by central Government. A comprehensive report on options before the Council in regard to embracing or rejecting the reforms had been presented at an extraordinary Council meeting on 22 September 2021. A copy of that report and the consequential letter sent to the Minister of Local Government had been circulated with the agenda. Since that time, the Government had stated its position which had caused an outcry across the local government sector. There were multiple reasons for the disenchantment within the sector, but one principal factor had been the Government backing down on earlier statements that Councils had a choice about opting in or out of the reforms. The Government's proposal was now deemed to be mandatory with legislation shortly to be introduced.

A copy of the Chief Executive's report considered at an extraordinary Council meeting on 22 September 2021 and the letter to the Minister of Local Government had been circulated with the agenda.

A working group had been established by the Department of Internal Affairs, comprising of elected members within local government and Iwi representatives. A copy of its report, containing 47 recommendations on how the Government's reforms could be improved had also been circulated. Two recommendations referenced by the Chief Executive included the concept of joint chairs for the new regional representative groups and the proposal for consensus to be reached on all decisions of 75% majority vote.

His Worship said there needed to be progress made and he did not think there had been a claim by any organisation in the country that the model put forward by the Government was the perfect one. Change had to happen but it was about how it happened and translated into the future. The Co-Chairing proposal was interesting and a big change.

The District Arts and Heritage Curator attended the meeting from 4.09pm

Cr Bolger felt the Council had Hobson's choice but could not see how there would be savings made. The bar was being lifted and it was appropriate to have cooperation with the Government. He did not support the model proposed and would prefer something similar to Waka Kotahi funding. He found it extremely difficult and some of the comments from the working group appeared to be focused on cultural issues rather than operational matters.

Cr Gardyne noted there was quite a lot of feedback from the rural water schemes and it would be useful for the Government to take note of it. His Worship said the working group for rural water schemes had been chaired by the Mayor of Clutha District. He understood there had been challenges with getting uniformity from that group. Cr Highsted asked if there would be any opportunity for the Council to have input in the reforms in the future. His Worship said the Council would be able to comment on the Bill. Cr Reid asked if there was an opportunity to reiterate the Waka Kotahi partnership type funding as a preference. His Worship did not think there was any harm in doing that. He thought the Council should reiterate its agreement that reform needed to happen and believe there was a need for more input from local communities. Cr Dickson was concerned at the voting rights and the suggestion that the Council would get one vote for 50,000 people. It would make it very difficult to make any difference. His Worship understood the concern but was not sure how it could be better managed. There had been a lot of work done on what a workable model would look like. The logistics would be very difficult. Cr Dickson said there were insecurities about the Government funding and she was concerned about that. There was nothing known about the Resource Management requirements for the reforms. There was still a lot of uncertainty.

Cr Phillips said his concerns initially had been the cost and there was nothing in the report about what it would cost ratepayers. His Worship understood that things needed to be done better and to achieve improved standards would cost money. Where the funding came from would be a challenge. Cr Reid said if Gore did not have a vote, would it work along the lines of the Mayoral Forum with its vote coming

following consultation with other Mayors. His Worship did not think there were any similarities. Cr Dickson had referred to the governance formula for the new entity. The Chief Executive said when there was a large population being covered by the South Island entity of about 800,000 and there was about 13,000 in the Gore District, there was the dilution factor. It was important for the Council to form a relationship with the entity. The voting would be important with big issues but suggested the big issues would be trying to maintain momentum and improvement in service while the reform process was still unfolding. The priorities that the Gore District Council had set itself for the past 10 years in 3 Waters with the reforms, would be on the outer and it would be hoping the process could continue at pace. For example, the stormwater separation programme just commenced had to be continued. The Council had the highest combined stormwater and wastewater network in the country which suggested it needed to be prioritised, but how did the Council get it elevated ahead of metropolitan areas like Dunedin and Christchurch. In reality, larger centres would end up subsidising the smaller areas like Gore. His Worship referred to a diagram on page 101 of the agenda that set out where the various parties sat in the structure and the water services entity would be the organisation that did the work. It would be made up of specialist people who were experienced and qualified in providing the required services.

Cr Bolger said the assumption had been made that local authorities did not know what they were doing. He disagreed and said they did and all they needed was the funding. Cr Phillips believed the upgrade of the Mataura water supply and plant needed to be completed as soon as possible. His Worship said it was at the top of the Council's priority list. The Chief Executive said getting the Gore and Mataura water supply upgrades before the new entity took over was mission critical.

Cr Dickson asked when the Council would notify the community about the reforms. His Worship said the information provided at the meeting was part of the information available to the community. If the Council wanted to make its objections known, then it needed to write to both the Prime Minister and Minister of Local Government.

RESOLVED on the motion of Cr Davis, seconded by Cr Reid, THAT the report and circulated report from the working group on representation, governance and accountability of new services entities, be received.

2022/24

His Worship said he could not recall an issue during his time in local government that had caused so much division.

3. DISTRICT PLAN SUMMARY OF COSTS TO DATE (SC3226)

A memo had been received from the Chief Financial Officer together with a summary of expenditure over the past five years relating to the Council's District Plan.

The Chief Executive said a draft District Plan for presentation to the Council and public notification was planned for early in 2023. In terms of costs moving forward, it was

difficult to give a definitive view. There had been a sum of money allocated in the Long Term Plan which was likely to be needed. There had been some studies that the Council had decided not to undertake and would only do if there was a submission made that required investigation. He thought there would be another \$500,000 required to be spent but that was heavily dependent on the number of submissions that would be received to the draft Plan.

RESOLVED on the motion of Cr Gardyne, seconded by Cr MacDonell, THAT the report be received.

2022/25

4. FINANCIAL REPORT FOR 31 DECEMBER 2021

A financial report to 31 December 2021 had been circulated by the Chief Financial Officer.

Cr Highsted advised the Audit and Risk Committee had received the report at its March meeting and with the timing and extraordinary funding it would be interesting to view the March quarter report. He did not think the Council could do a meaningful comparison with the budget at this time. Cr Gardyne asked if the Matai Ridge sections would come on stream through the year. The Management Accountant said any subdivision did not take effect until the following financial year and new sections could not legally be rated until then.

Cr Dickson asked if the Council could strengthen its Buy Local Policy to assist local retailers and businesses. The Chief Executive said the Council had reviewed that provision about 12 months ago. There was a new Procurement Policy being developed that would be considered at the next meeting of the Audit and Risk Committee. Cr Dickson felt there was some urgency for a review. His Worship said the advantage was for local businesses currently. Cr Dickson thought the cap could be raised for buying local. His Worship said it had been considered. Cr Highsted said the Buy Local component would not necessarily be reviewed as part of the overall Procurement Policy and suggested it could be considered at the next Council meeting.

RESOLVED on the motion of Cr MacDonell, seconded by Cr Bolger, THAT the report be received.

2022/26

5. ELIZABETH STREET SEPARATION OF PRIVATE PROPERTY DRAINAGE – IMPLEMENTATION PLAN (SC2942)

A report had been received from the 3 Waters Asset Manager updating the Council on the proposed implementation plan for the private property stormwater separation for the Elizabeth Street stormwater separation and service renewal project. To allow the implementation of the Council's decision, two documents had been developed. A copy of the agreement for work to be completed on private property and frequently asked questions had been circulated with the agenda. The documents had been

developed largely based on similar documents obtained from WaterCare which was also currently undertaking projects to separate existing combined wastewater and stormwater systems in Auckland. A legal review of the agreement had been completed by Anderson Lloyd.

A total of 66 properties had been identified as requiring separation and in terms of procurement of the work, the various small plumbing contractors in the district were all well equipped and more than capable of undertaking the required work. It was expected a small plumbing company could deliver the work more cost effectively and efficiently than a larger, civil contracting company. It was considered unlikely that a single, local plumbing contractor would have the capacity to complete all 66 properties. It was therefore proposed to establish a panel of contractors. It was also proposed that each contractor on the panel be given a package of works (three to five properties) to design and price. Council staff would then complete a comparison of similar jobs priced by the various contractors on the panel to determine if the pricing was fair and reasonable. If it was not, another contractor on the panel would be asked to price the work, thereby allowing a direct comparison to be completed. Once the contractor had completed the package of works, assuming the contractor met the Council's expectations of health and safety, quality of workmanship, programme etc, further packages of work would be awarded. That would provide an incentive to get the work completed as quickly as possible.

Cr Highsted asked how the panel might be selected. The Manager said work on drafting the Request for Proposals to be a member of the panel had commenced. He did not want a lot of contractors involved as it would be too difficult to manage. He thought between three and five would be sufficient. The contractors had to have enough work awarded to still meet the needs of their other customers. Cr Highsted referred to clause 16 on the access and approval agreement (change in owner or occupier) and thought any change in ownership should be noted on the building file so it was picked up in a LIM.

In response to Cr Phillips, the Manager said he envisaged the Council's 3 Waters Project Engineer would oversee the project and site. He would work closely with the contractors and the property owners. Cr Reid asked if a property owner did not like a particular plumber, what was the alternative. Was there an option for them to select a different plumber? The Manager thought that would be reasonable. Going with the panel approach would enable a nominated plumber to be replaced if required. Cr MacDonell said there was one plumber who lived in Elizabeth Street. The Manager was aware of that and said his property had already been separated.

His Worship relayed comments he had received from Cr N Grant about a 12 month warranty. Cr Grant thought a five year warranty would be better. He also offered his assistance to the Council's Building Control team if needed. The Manager said a 12 month warranty was reasonably standard. It could be increased but there would be a higher price as the contractor would need to price in any risk associated with a longer term. He would speak with the Building Control Manager about whether it should be extended.

RESOLVED on the motion of Cr Reid, seconded by Cr MacDonell, THAT the report be received,

AND THAT the Council establish a panel of contractors to undertake the Elizabeth Street private property separation works as outlined in the report presented to the Council.

2022/27

6. INVESTIGATION OF THE OLD HOSPITAL SITE (SC1176)

A report had been received from the Facilities Administration Officer providing the Council with an understanding of the investigations required for the 3.89 hectare site on the corner of Wigan and Salford Streets, known locally as the old hospital site. The land in question had been the site of the Seddon Memorial hospital from 1909 until its closure in 1999.

Resource consent to demolish the hospital had been granted in 2000, however, due to several reasons, the site lay idle until some additional demolition took place in 2004 which included the burying of material on site. In late 2006, a concerted effort to demolish all remaining buildings on the site took place. In 2007, to facilitate progress in clearing the site, approval was granted to continue burying as much of the concrete and brick demolition material in situ in the existing tunnel system under the former hospital. The Council purchased the site in 2017 as an investment in the District's future. Since then, the site had been used casually by the Parks Department for storage, sheep grazing and the storage of pipes for the Wigan Street wastewater upgrade. Development options suggested for the site have included an equestrian arena, campervan and cabin accommodation, residential subdivision or a combination of options intermixed with a public reserve.

During and post the demolition period, little regard had been given to what hazardous materials were on site except for Environment Southland's notification in late 2015 that the site would be included on the Selected Land Use Sites (SLUS) Register. This was due to Environment Southland identifying that the site's historical uses had been associated with the use, storage or disposal of hazardous substances and detailing this as a Hazardous Activities and Industries List (HAIL).

The site had been identified by the Council in 2022 as an area that could undergo some subdivision to alleviate a shortage of building sites in the town. It was discovered then that no investigation had been done on the site to identify what actual contamination there was and to what degree. It would be relatively easy with the aid of old plans and photographs to identify the actual position of areas of possible historic contamination such as the laboratory, mortuary, coal bunker or commercial garden shed. What was of greater concern was the waste disposal to land during the demolition of the hospital buildings. Underneath much of the old hospital were corridors that carried the electrical, plumbing and heating systems. Other open areas also had tunnels underneath the ground as heating was transferred from the boiler

house. A large amount of the demolition material had been compacted into the tunnels and then covered with a layer of clay. Although the approximate position of the tunnels was known, what actually went into the ground was not.

A company, e3 Scientific had conducted a preliminary site investigation in November 2021. The company concluded that it was likely contaminants were present on the site in concentrations that may exceed human health protection guideline values. A detailed site investigation was required to refine the potential risks and better assess the potential for future development of the site.

A proposal of scope for a detailed site investigation and cost estimate of \$51,186 had been circulated with the agenda. Funding for the work could be funded from the Gore Parks reserve for asset replacement and maintenance.

Cr Highsted asked if the samples taken were of sufficient standard to take the Council to the next step. The Officer said the investigation would identify where the tunnels were and what was in them. All drilling was expected to involve asbestos. While the old hospital was being demolished, a lot of material was moved around the site.

RESOLVED on the motion of Cr Reid, seconded by Cr Gardyne, THAT the report be received,

AND THAT the cost estimate of \$51,186 plus GST be approved to allow the detailed site investigation to be completed by e3 Scientific.

2022/28

7. MINUTES OF THE MATAURA COMMUNITY BOARD MEETING (SC2696)

A memo had been received from the Governance Manager together with a copy of the minutes of the Matura Community Board meeting held on Monday 28 March 2022.

Cr Phillips appreciated the efforts of the Parks staff in erecting the fence along River Street. He reiterated his previous concern about who was responsible for the fencing along the river bank. The Chief Executive said if it was Environment Southland's responsibility, it could cite budgetary constraints etc which did not help the local community.

In response to Cr Bolger, Cr Phillips said the Community Board had asked for a meeting with the local Runanga about the gravel island below the bridge. It was a work in progress.

Cr Phillips moved THAT the minutes be received,

AND THAT the recommendations contained in the minutes be ratified.

The motion was seconded by Cr Bolger.

In response to Cr Dickson about the transfer station, Cr Phillips thought the whiteware in Matura should be removed first. Since the trees had been removed, the pile of whiteware was more noticeable. The Facilities Officer said the situation with whiteware was that transfer stations in Southland were not visited by the scrap metal dealers. If it was delivered to the yards in Invercargill, dealers paid about \$340 tonne for scrap metal and about \$200 for whiteware. Bond Contracts had put whiteware into a chipper which meant more could be put into a skip bin. The cost of the chipper was expensive, but enabled clean metal to be taken to the scrap dealer. He had a guarantee from Bond that it would not cost the Council to have the whiteware processed in that way, however, the Matura transfer station was not operated by Bond. Mr Thacker had not yet contacted him about the surplus at Matura.

The motion was put and it was carried.

2022/29

8. LOCAL GOVERNMENT NEW ZEALAND CONFERENCE (SC2553)

A memo had been received from the Chief Executive advising that this year's Local Government New Zealand conference would be held in Palmerston North from Wednesday 20 to Friday 27 July inclusive. A copy of the programme had been circulated with the agenda. The conference theme would be "*Your chance to shape the future.*"

RESOLVED on the motion of Cr Dickson, seconded by Cr Highsted, THAT the Council delegation to attend the 2022 Local Government New Zealand conference in Palmerston North comprise of His Worship the Mayor, the Chief Executive and Cr Reid,

AND THAT His Worship the Mayor be the presiding delegate at the Annual General Meeting of Local Government New Zealand, with Cr Reid being the alternative delegate.

2022/30

9. ISSUING OF STAFF WARRANTS AND AUTHORISATION (P/F)

A memo had been received from the Governance Manager requesting the Council to appoint and authorise a new staff member for enforcement functions under the Local Government Act 2002 and other relevant Acts. Mr Dayle Johnston had recently joined the Council as its 3 Waters Network Engineer and needed to be appointed and warranted. In addition, Mrs Fiona Boss was a recently appointed Environmental Health Officer/Food Verifier with the Invercargill City Council. The Council had an agreement with Invercargill City to provide environmental health functions to the Gore District. Mrs Boss therefore needed to be appointed and warranted by the Council.

RESOLVED on the motion of Cr Davis, seconded by Cr Phillips, THAT the Council appoint and authorise Dayle Johnston to undertake various enforcement related duties in accordance with the Local Government Act 2002,

AND THAT the Council appoint and authorise Fiona Joy Boss to undertake duties related to environmental health in accordance with the Health Act 1956 and the Local Government Act 2002 and as a Food Verifier in accordance with the Food Act 2014.

2022/31

10. PUBLIC CONSULTATION ON DRAFT GORE DISTRICT COUNCIL CEMETERIES BYLAW
(SC3438)

A memo had been received from the Governance Manager advising that the special consultative process for the Council's draft Cemeteries Bylaw commenced on 28 February. Submissions would close on Monday 11 April. In anticipation that there may be a hearing of submitters required, the Council was invited to appoint a hearing panel to consider any submissions received. A hearing date would then be arranged in conjunction with the appointed panel.

RESOLVED on the motion of Cr Gardyne, seconded by Cr Phillips, THAT Crs Highsted, Reid and MacDonell be appointed to a hearings panel to consider submissions received to the Council's draft Cemeteries Bylaw.

2022/32

The meeting concluded at 5.11pm

COUNCIL MEETING AGENDA

TUESDAY 10 MAY 2022

5. CREATIVE COMMUNITIES ASSESSMENT COMMITTEE

(Memo from Governance Manager – 27.04.22)

- ↳ The minutes of the Creative Communities Assessment Committee meeting held on 30 March are attached for the Council's information.

RECOMMENDATION

THAT the report be received.



Minutes of the Creative Communities NZ Assessment Committee meeting held in the Council Chambers, Gore District Council, 29 Bowler Avenue, Gore, on Wednesday 30 March 2022, at 4.05pm.

Present Cr Nicky Davis (Chair), Cr Bronwyn Reid, Jim Geddes, Robyn Young and Louise Meehan (from 4.21pm).

In attendance Susan Jones (Governance Manager)

Apologies Bryan Griffiths and Jo Brand apologised for absence.

1. Minutes of previous meeting

RESOLVED on the motion of Cr Reid, seconded by Robyn Young, **THAT** the minutes of the meeting held on 21 November 2021, as circulated, be noted.

2. Funding round 3 – 2021-22 applications

Funds totalling \$16,836 were available for distribution. A total of four applications had been received for consideration.

Hokonui Pioneer Park

Project – ANZAC remembrance display

Requested \$226.65. This project met the Fund's criteria.

Little Green Man Productions

Project – production of Matariki Glow Show – a giant scale glow in the ark puppet show for children and whanau of Gore and surrounding areas.

Requested \$2,758 however, accommodation costs and insurance were not eligible. Revised total requested was \$2,003. Questions were raised about eligibility in terms of the Fund's criteria.

In an email to the Committee, Jo Brand raised concerns about the lack of Te Ao Māori credibility on the application. The quality of those involved in stage productions was fabulous. She wondered if a script could be provided to confirm the content was relevant and not a North Island only delivery which was not a relevant Matariki version in Eastern Southland. She was keen to ensure the production told the correct information.

The Committee sought to consult with Hokonui Runanga to ensure the content of the production was accurate and appropriate. J Geddes noted no-one else would produce an event of the type planned although the local Runanga was planning its own Matariki event.

Pukerau School

Project – to create a school production that involved every student in its kura.

Requested \$2,030. This project met the Fund’s criteria.

Southern REAP

Project – art classes for all ages and artistic ability, enabling people to connect and get together to share ideas of creativity and positivity.

Requested \$4,235.84, however, administration costs were ineligible. Revised total requested was \$4,085.80.

The Committee requested further information about who the artists were to be involved and an explanation of why the application did not fit the REAP criteria.

Lou Meehan attended meeting from 4.21pm

Organisation	Funding allocation	Amount requested	Amount allocated
Hokonui Pioneer Park	To set up a small ANZAC display for the month of April.	\$226.65	\$226.65
Little Green Man Productions	Matariki glow show – a giant scale glow in the dark puppet show for children to celebrate the first Matariki holiday.	\$2,038.00	Nil
Southern REAP		\$4,235.84	\$4,085.80
Pukerau School	School production that includes every student.	\$2,030.00	\$2,030.00
Total		\$8,530.49	\$6,342.45

Clarification was sought from Little Green Man Productions and Southern REAP. As a consequence, the Committee agreed to decline the application from Little Green Man Productions and approve the application from Southern REAP.

RESOLVED on the motion of Cr Davis, seconded by Cr Reid, THAT grant monies totalling \$6,342.50 be allocated according to the above schedule for the third 2021/22 Creative Communities NZ funding round,

AND THAT funds totalling \$10,493 be rolled over.

3. Request from Hokonui Cultural Feast

A request had been received from the Hokonui Culture Feast Sub-Committee advising that due to Covid-19 restrictions, the event had been postponed from 28 April to Thursday 6 October. The event had previously been granted funding and with the new date being in the next financial year, the event would have some funding available to it. The Sub-Committee **agreed** to roll the funding approved over to the new date of 6 October.

4. Other business

The Committee agreed to hold a fourth funding round to cover projects occurring between 15 May and 31 October 2022, with the following timeline:

Applications open: 18 May

Applications close: 29 June

Assessment Committee meeting: 14 July

The meeting concluded at 4.30pm

6. PROPOSED TRAFFIC AND PARKING IMPROVEMENTS ON ARDWICK STREET ADJACENT TO THE NEW LIBRARY AND COMMUNITY CENTRE

(Report from Parks and Recreation Manager – 29.04.22)

Introduction

A working group of council officers was set up last year to discuss ways to improve the traffic flow and parking adjacent to the new Library and Community Centre. The members of the group included the Roding Asset Manager, Senior Roding Operations Officer, Library Manager, Building Control Manager, Parks and Recreation Manager, Nick Jones (Signal Group) and Greg Moffat (McCulloch Architects). The establishment of the working group was a direct response to concerns expressed during community consultation for the project, about the adequacy of parking to service the new development.

In its former life, The James Cumming Wing was mostly a community hall and meeting space but was home to the library for a period. When the library was previously located at this site there were issues with the traffic flow and a significant traffic accident related to the carpark design.

The working group wanted to make improvements to the carpark design, the overall road design and layout and pedestrian flow, so that these would be in place for when the building opens in early 2023.

Considerations

With the new library, community rooms and Council precinct, it is anticipated that visitor and user numbers will increase significantly from those experienced previously. Two key user groups that require special consideration are the elderly and families with young children. In addition, the precinct area includes a busy primary school, Senior Citizens rooms, Catholic Church and Bowling Club.

There is a recognised need to provide adequate user parking, maximising the road corridor space available. Through a combination of road marking, traffic calming and thoughtful planting it should be possible to better guide and slow traffic moving through the precinct.

Roding design and layout concept

- 1 McCulloch Architects have produced a one dimensional roding plan and some three dimensional Library Precinct roding indicative images (see attached). Its concept design work is based on material provided by the previous Roding Asset Manager and has not been tested for accuracy or compliance with the Council's roding/parking standards.

The designers have tried to incorporate features from the new library landscaping into the greater streetscape. The overall effect with bench seats, gardens, a raised-bed pedestrian crossing and bulged corners should be really pleasing. Carparks at the entrance dedicated to those with mobility issues should be appreciated, as will undercover mobility scooter/eBike parking to the right of the new Library entrance.

A key feature of the carpark design is that the carpark spaces through smart road marking will allow vehicles to back out with some safe space before entering the traffic flow. The safe space provided is not as significant as that on the main street retail area but is still a vast improvement on the previous layout. Extra-long or large vehicles like campervans will be excluded from parking directly in front of the building as they were a contributing factor in a couple of earlier road incidents.

The narrowing of the roadside markings, raised pedestrian crossing and bulged planters will also slow traffic through the precinct.

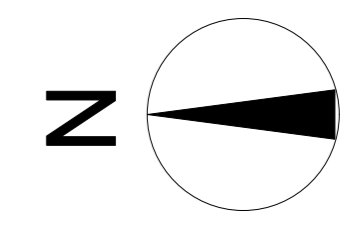
The images make it look less congested in terms of road traffic than it is and possibly will be. Traffic chaos is likely to still occur at busy times such as before and after school. I think we can admit that the whole precinct (the Council office, library, community rooms, school, church, Senior Citizens and Bowling Club) will continue to be a hive of activity, and this plan is to help *calm traffic*, not eliminate it, or solve every parking situation. Down the track, consideration may need to be given to lowering the speed limit through the precinct.

It should be noted that staff parking has not been considered as part of this work as on a normal working day, staff will park away from the building and walk to and from work. Some consideration for staff working outside normal hours will need to be made with the overall carpark design on the south-east side of the building.

RECOMMENDATION

THAT the Council endorse the attached parking design for the upgraded James Cumming Wing complex,

AND THAT subject to any amendment the Council desires, the concept design be paraded before key stakeholders, (including the neighbouring property owners) and the wider community for input.



General - Notes:

- G1. ALL ROADMARKING TO BE NEW ALONG ARDWICK STREET, GRANT STREET.
- G2. ALL PARELLELPARKING TO BE MIN 5.4M X 2.2M

Siteworks - Legend:

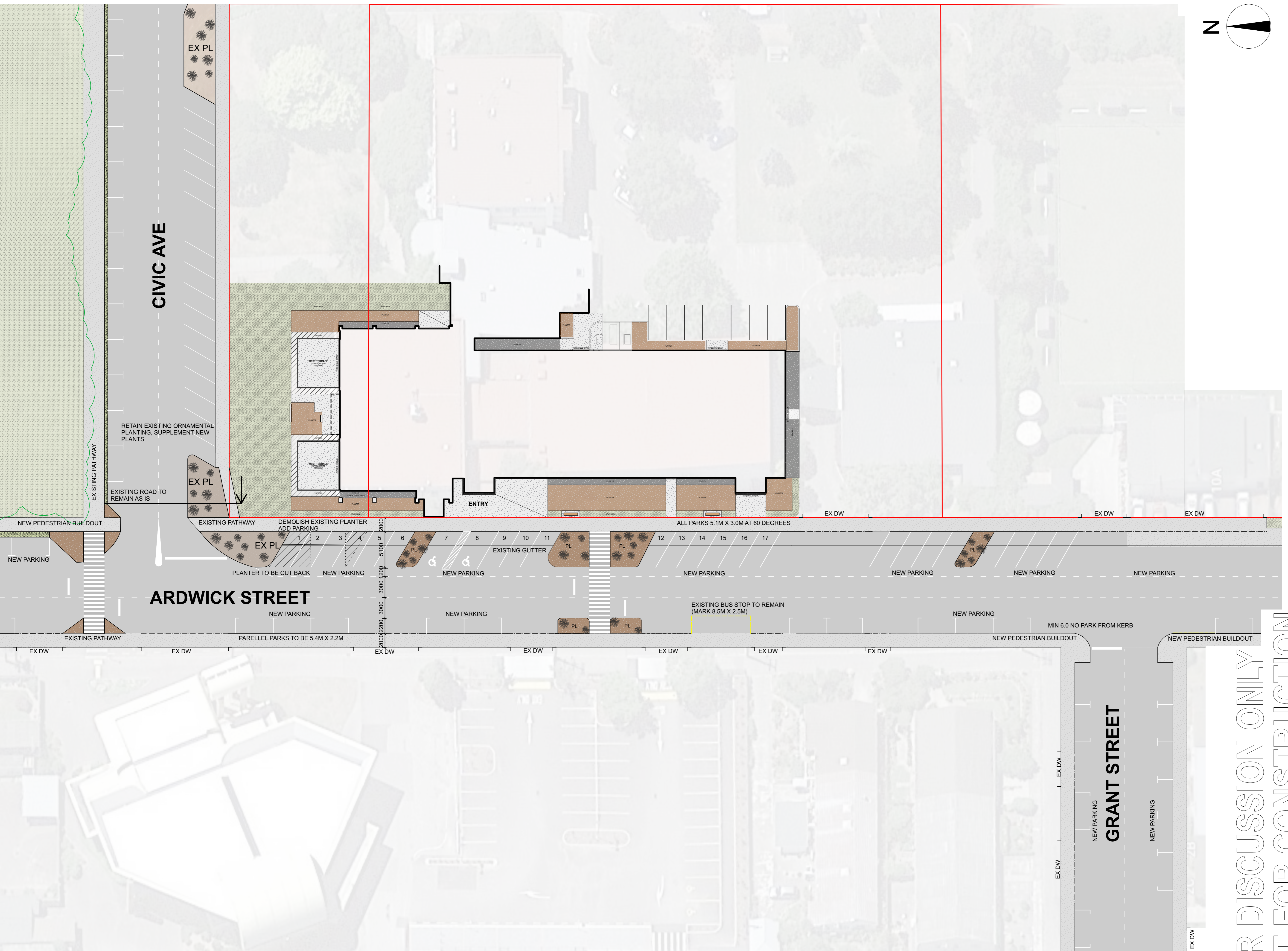
- Note: Not all symbols have been used in these drawings
- EXISTING ROAD
 - EXISTING FOOTPATH
 - NEW RAISED PLANTER (FOR SELECTED PLANTS/SHRUBS/TREES)
 - GRASSED AREA
 - NEW RAISED CROSSING PATH
 - ROADMARKING (WHITE)
 - PROPERTY BOUNDARY
 - ROADMARKING (YELLOW)

General - Abbreviations:

- EX EXISTING...
- DW DRIVEWAY
- PL NEW PLANTER

LEGEND- TREES AND PLANTS:

- EXISTING TREE TO REMAIN
- PLANTER NEW LOW/MEDIUM PLANTING



FOR DISCUSSION ONLY
NOT FOR CONSTRUCTION

CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION OR INSTALLATION OF DIMENSIONS:

B 30/03/22 BM For discussion

REVIDATE BY REASON

SCALE: 1:250 @

DATE: 30 MARCH 20

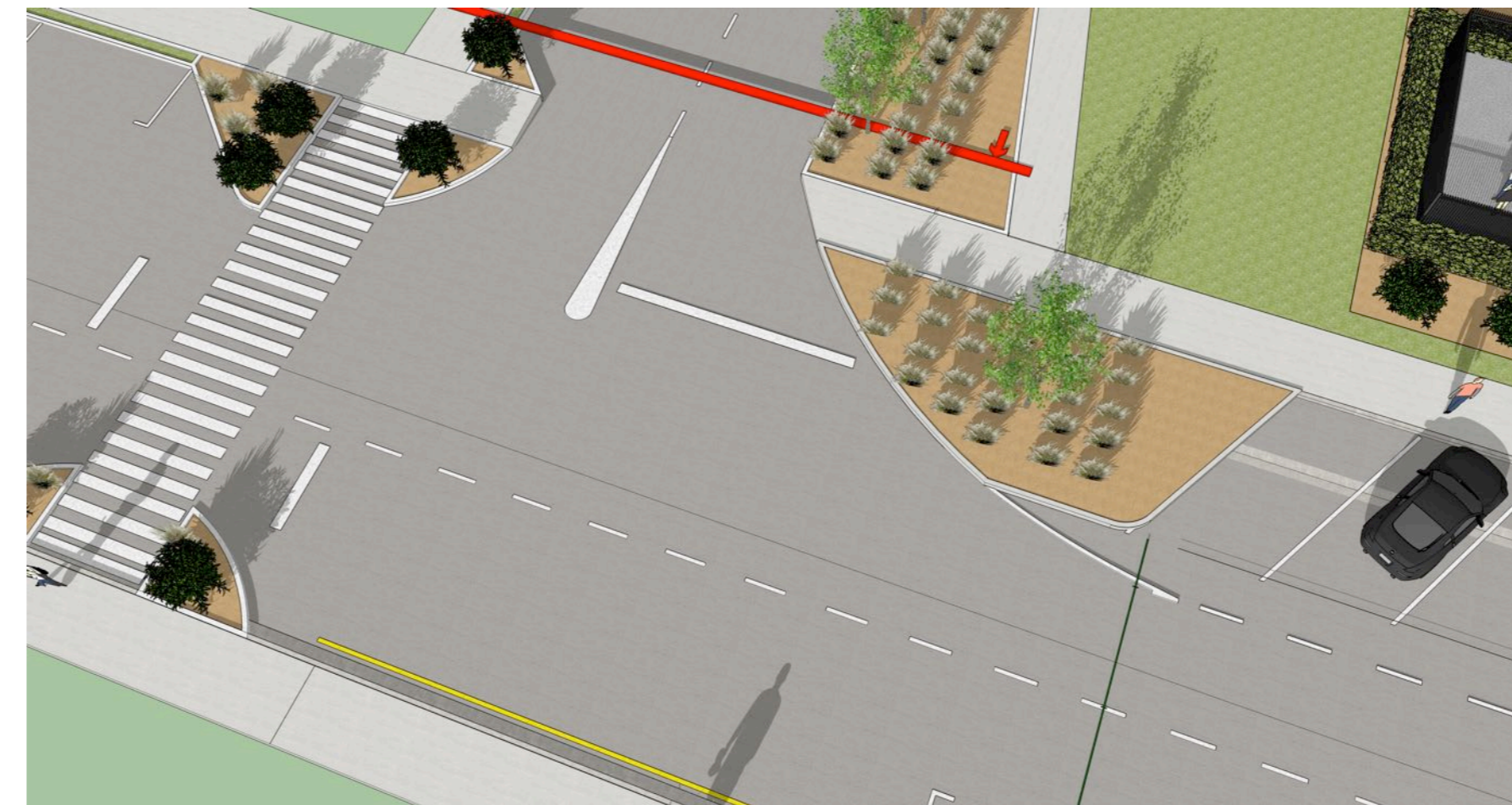
JOB TITLE/CLIENT:
LIBRARY PRECINT ROADING CHANGE AT 10C ARDWICK STREET, GORE FOR: GORE DISTRICT COUNCIL

SHEET TITLE:
SITWORKS

SHEET No: AA-

PROJECT No: 22





FOR DISCUSSION ONLY
NOT FOR CONSTRUCTION

CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION OR INSTALLATION DIMENSIONS:

B 30/03/22 BM For discussion

REV|DATE |BY| REASON

SCALE: 1:250 @A1

DATE: 30 MARCH 2022

JOB TITLE/CLIENT:
LIBRARY PRECINCT ROADING CHANGES
AT 10C ARDWICK STREET, GORE
FOR: GORE DISTRICT COUNCIL

SHEET TITLE:
SITWORKS

SHEET No: AA-01

PROJECT No: 22-04



FOR DISCUSSION ONLY
NOT FOR CONSTRUCTION

CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION OR INSTALLATION
DIMENSIONS:

REV	DATE	BY	REASON
B	30/03/22	BM	For discussion

SCALE: 1:250 @ A1
DATE: 30 MARCH 2022

JOB TITLE/CLIENT:
LIBRARY PRECINCT ROADING CHANGES
AT 10C ARDWICK STREET, GORE
FOR: GORE DISTRICT COUNCIL

SHEET TITLE:
SITWORKS

SHEET No: AA-01

PROJECT No: 22-04



7. MINUTES OF THE MATAURA COMMUNITY BOARD MEETING

(Memo from Governance Manager – 03.05.22)

- ✦ A copy of the minutes of the meeting of the Mataura Community Board held on Monday 2 May 2022 is attached.

RECOMMENDATION

THAT the minutes be received,

AND THAT the recommendations contained in the minutes be ratified.

RURAL CITY LIVING

Minutes of a meeting of the Mataura Community Board, held in the Elderly Citizens Centre, McQueen Avenue, Mataura, on Monday 2 May 2022, at 5.30pm.

Present Alan Taylor (Chairman), Cr Phillips, Linda Sinclair, Sue Taylor and Greg Chaffey.

In attendance The Governance Manager (Susan Jones), Parks and Recreation Manager (Mr Keith McRobie), 3 Waters Asset Manager (Mr Matt Bayliss), Senior Roading Operations Officer (Mr Murray Hasler) and 34 members of the public in the gallery.

Apology Steve Dixon apologised for absence.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Linda Sinclair, seconded by Greg Chaffey, **THAT** the minutes of the meeting held on Tuesday 25 January 2022, as circulated, be accepted and signed by the Chairman as a true and complete record.

RESOLVED on the motion of Greg Chaffey, seconded by Linda Sinclair, **THAT** the minutes of the meeting held in committee, on Tuesday 25 January 2022, as circulated, be accepted and signed by the Chairman as a true and complete record.

2. WATER SUPPLY (SC3203)

Mr Matt Bayliss, 3 Waters Asset Manager was in attendance and addressed the meeting about water supply issues in Mataura. He said in terms of water projects, a lot of work had been done to improve the supply. The Council had considered a proposal to provide water from Gore and have a single treatment plant, however the cost was prohibitive. The Council had undertaken investigative drilling at selected points in Mataura to try and identify an alternative water supply to the Pleura dam. Unfortunately, nothing promising had been found. Design work for the new treatment plant would be undertaken shortly and tenders would then be invited. Part of the upgrade included a new system of biologically activated carbon that would assist with reducing taste and odour issues. The upgrade would also include full replacement of electrical controls and instrumentation, chemical supply, health and safety and general improvements to the plant. Staff were also considering UV treatment and with the other upgrade work, the plant would be compliant with the Drinking Water Standards. UV treatment was an option that could be included in the future.

In response to the Chairman, the Manager said some areas with a limited amount of water had been located during the drilling but it was relatively shallow. None indicated there was sufficient quantity to supply the town. In response to G Chaffey, the Manager recalled the depth of drilling had been about 20 metres.

RECOMMENDED on the motion of Linda Sinclair, seconded by Sue Taylor, THAT the report be received.

3. OPTIONS FOR RE-ZONING INDUSTRIAL LAND IN MATAURA THROUGH THE DISTRICT PLAN REVIEW (SC3226)

A report had been received from the Council's Planning Consultants that provided an update on the Gore District Plan review and information on potential re-zoning of land to industrial within Matura. A copy of the letter sent to affected residents of the proposal had also been circulated with the agenda.

The Chairman encouraged those in attendance to review the report on the Council's website and familiarise them with the process that would be followed. He had a number of people say that their voice would not count. The Chairman disagreed and said the comments already had an impact with the report provided. He urged those to make positive suggestions as to alternatives and what could happen in Matura.

He reminded those present that it was not a public meeting and comments could not be invited, but if the community wanted a public meeting, one could be arranged. The Community Board had been advocating to the Council for the process to be made easier for people who wanted to establish a new business in the town. Cr Phillips said the Council had considered what changes would be positive for Matura. He concurred with the Chairman's comment to review the re-zoning proposal and make submissions. He would advocate on behalf of the community, but cautioned that the review was also about thinking about the future. The District Plan had a 10 year life.

The Chairman read excerpts from the report to inform the meeting about the process that would be followed.

Matthew Lucassen said there had been a lifestyle created in Matura and residents would not back off. People had put a considerable effort into their properties and the human cost had to be taken into account. The Chairman said careful thought needed to be given to zoning and re-zoning. The existing industrial zone needed to be reviewed and considered for improvement. Cr Phillips was encouraged with the number of people in attendance. There were other letters being sent by the Council about heritage. He said people need to read the information available and make submissions. If there were other options, then people should put those forward also.

A member of the public asked if the Council could make a decision and ignore the views of the community. Cr Phillips said it could, but if people felt strongly about it then they should put their views forward and they would be considered. The

Chairman said people should make their thoughts known now and not wait until submissions were due.

The majority of the public gallery departed the meeting at 6.01pm, with three members remaining.

RECOMMENDED on the motion of Greg Chaffey, seconded by Cr Phillips, THAT the report be received.

4. HENDERSON PARK AND WAIMUMU WALKWAY (SC3271)

A memo had been received from the Parks and Recreation Manager advising that the Facilities Administration Officer had undertaken some research on the reserve status of the area known as Henderson Park. A copy of an aerial photograph had been circulated with the agenda with an area outlined that was gazetted as Recreation Reserve. It would require a formal process through the Department of Conservation, the Council and Maitua community to change the status together with a sound argument for any change being required.

The other discussion point about extending the Waimumu Walkway had some merit and there may be funding available through NZTA and the Council's footpath allocation or from the Maitua beautification account.

The Senior Roding Operations Officer had had preliminary discussions with NZTA and its initial reaction was not particularly optimistic, but it was worth discussing a potential extension again once designs and costs were known. It appeared the main impediment to funding was it was unlikely that there would be a significant safety improvement by re-routing the footpath behind the houses. Currently, the pedestrians came out onto the Main Street, but there was a formed footpath with kerb and channel. There would need to be some solid justification to justify applying for funding.

Cr Phillips asked if the walkway came out at a different access point, a cycle lane could be painted alongside the footpath. The Officer said the garden plots may be an issue, but it could be a possibility.

The Chairman said it would be worth following up about new plantings on the walkway to replace the trees that had been removed by Environment Southland.

RECOMMENDED on the motion of Sue Taylor, seconded by Linda Sinclair, THAT the Board request staff to instigate an extension of the Waimumu Walkway, obtain quotes from suitable contractors and ascertain whether there may be NZTA or any other funding available to assist,

THAT consideration to amending the access point to the Waimumu walkway and inclusion of a cycle lane be undertaken,

AND THAT a further report be provided to the next Community Board meeting.

5. REQUEST FOR STREET NAMES TO BE CHANGED (SC

A memo had been received from the Governance Manager together with a letter from the Mataura and Districts Marae Charitable Trust following a meeting by representatives with His Worship the Mayor and the Chief Executive in early April regarding the process of changing street names. The Trust had proposed that Dorset Street be renamed to Nolan Raihania Road and Blampied Street be renamed to Waipahe Drive.

The Chairman was keen to ensure that there was no disrespect to the original street names and suggested there be enquiries made about the origin before making a decision.

RECOMMENDED on the motion of Alan Taylor, seconded by Linda Sinclair, THAT the Board make enquiries about the origin of naming Dorset Street and Blampied Street before making a decision.

6. TRUCK PARKING, MATAURA (SC2893)

A memo had been received from the Senior Roading Operations Officer providing an update to the Board regarding its request to investigate the diversion of truck parking from Coster Park to a vacant section on the corner of River and Lodge Streets, Mataura. The issue of trucks parking on Coster Park, on the north side of Bridge Street, Mataura had been a concern to the Board since the shops east of the Mataura Medical Centre were demolished several years ago. A copy of a design that had been approved by the Board in 2015 to develop Coster Park had been circulated with the agenda.

The Roading Asset Manager had reported to the Board in June 2020 about a potential alternative truck parking area on vacant private land on the corner of Lodge and River Streets, Mataura. At that time, the owner of the land was amenable to the property being used for that purpose.

Three options had been provided for the Board's consideration. These were:

1. status quo;
2. relocating truck parking to 2 Lodge Street with no redevelopment of Coster Park and;
3. relocating truck parking to 2 Lodge Street and redeveloping Coster Park.

The Officer advised he had had discussions with the land owner. The main part of the discussion was whether the owner was still amenable to the use of his section for truck parking as an alternative to parking at Coster Park. The landowner had confirmed he was willing to consider it. No terms or conditions had been discussed. There would

be some infrastructure changes required include one or two heavy duty crossings into the section. He thought the cost of that work would lie with the Council or the Community Board. The landowner was in attendance at the meeting and said the use of his land was still an option.

The Chairman said truck parking needed reviewed for safety reasons. Cr Phillips said the overflow of trucks that parked at the Falls Hotel needed to have somewhere else to go. Having an alternative location available needed to be pursued and the area proposed in Lodge Street was still central. The Chairman noted there were often trucks parked outside residences around the town which may not change.

Cr Phillips recalled discussions some years ago about a campervan disposal point being installed near Coster Park. The opportunity to install a point should also be taken when Coster Park was upgraded.

RECOMMENDED on the motion of Greg Chaffey, seconded by , THAT the report be received,

AND THAT the Board approve

- 1. the construction of the proposed Coster Park rest area, parking and installation of a waste disposal point for campervans, to be funded from the Coster Fund;**
- 2. hold discussions with the owner of 2 Lodge Street to confirm the land was still available for use for truck parking and the condition for its use; and**
- 3. providing 2 Lodge Street was still available and on acceptable conditions, the upgrading of the site and provision of up to two heavy duty vehicle crossings.**

7. GENERAL

- The Parks and Recreation Manager advised the proposed location for one of the entrance signs at the southern end of the town needed more engineering work to enable the sign to be erected. He proposed the location of the sign be moved slightly. The site had not been tested but once it had been cleared, the plinth would be manufactured. The Board concurred with the new site.

8. DATE OF NEXT MEETING – Monday 20 June 2022, at 5.30pm

The meeting concluded at 6.30pm

8. REVIEW OF BUY LOCAL POLICY

(Report from Chief Executive – 28.04.22)

1.0 Introduction

- 1.1 At the April 2022 meeting of the Council, Cr Dickson sought an urgent review of the Council's policy on purchasing goods and services locally, to be undertaken. The request was made in light of the emergence of the Omicron Covid-19 variant taking a foothold in the community and the concomitant knock-on effect that has had on local businesses.
- 1.2 At that meeting it was explained that a comprehensive review of the Council's current procurement policy was being undertaken and that an advanced draft was expected to be tabled at the next Audit and Risk Committee meeting. Notwithstanding this advice, the Council exhibited a desire to review the buy local provisions within the procurement policy in advance of the Audit and Risk Committee's consideration of the wider procurement policy.
- 1.3 This report profiles the current policy setting for purchasing local products and services and examines whether any amendment is necessary or desirable.

2.0 Background

- 2.1 The "buy local" provisions within the Council's procurement policy were last reviewed in July 2020. That review was spawned by the onset of the Covid-19 pandemic and the aftermath of the country being locked down for a five-week period between late March and early May 2020.
- 2.2 At that time there was deep seated concern both nationally and regionally about the economic consequences of the pandemic and the high price being paid by locking down the country.
- 2.3 At that time, economic commentators were forecasting a significant drop in property prices, a rise in unemployment as high as ten percent, and very low business confidence. These dire predictions generated a volley of swift reactions in the form of a shovel-ready funding scheme to promote public projects, extensive financial support for businesses and a pay-freeze imposed on public sector employees.
- 2.4 It was in that climate of fear and uncertainty, that the Council tasked itself with reviewing its local response to support business enterprise in the Gore district. I enclose a copy of my report to the Council on this matter in July 2020 and the excerpts from the resulting discussion at the Council meeting

on 14 July 2020 including the resolution passed. In a nutshell, the resolution made by the Council in conferring preference to local business enterprises for the purchase of Council goods and services was based on a sliding scale in value as follows:

- 7.5% up to \$5,000
- 5% up to \$10,000
- 2.5% up to \$100,000

- 2.5 These value bands replaced a rather blunt single value threshold of \$5,000 where purchases under that amount were entirely in favour of local suppliers irrespective of price while any purchase over that threshold was subject to competitive pricing with no preference being conferred to a local supplier.

3.0 What has occurred since July 2020?

- 3.1 Like meteorologists, the economic commentators proved to be completely wrong on the health of the economy. The removal of the onerous alert levels four and three, brought about an upswing in optimism and confidence. This, along with central government pumping a lot of money into the economy, fuelled a housing market that was aided with a tail wind of low interest rates.
- 3.2 Further, the looming spectre of rising unemployment predicted by economic commentators proved to be a false dawn, with skill shortages becoming a major problem across many sectors. These skill shortages were graphically exposed by the inability of various segments of the economy to import labour from overseas, given that New Zealand's borders were completely closed.
- 3.3 The Gore district was well positioned within this tight economic bubble which saw rapid growth in both demand and prices for housing. Unemployment levels were very low, and it is fair to suggest that the district was well insulated from the decimated tourism sector which has bore the brunt of the Government's decision to have the country's borders shut for what is now over two years.
- 3.4 In summary, with Covid-19 non-existent in the country for the best part of twelve months, rural and provincial New Zealand especially, has enjoyed a very prosperous and productive time up until the end of 2021.
- 3.5 It was towards the end of 2021 that the Omicron variant of Covid-19 with its high infectious influence, began to make its presence felt. Like other

forms of Covid-19, the original source was discovered in the Auckland area and has gradually wended its way south.

- 3.6 The move south and resulting fears around spread and disruption to the economy started to take hold in February this year. Since February, it has become apparent that large segments of the community have exercised a great deal more caution with the Omicron variant and consequently there has been a knock-on effect with people exhibiting a marked reluctance to venture into crowded or confined spaces. This marked reluctance to move around with gay abandon, has had an effect on traffic, both foot and vehicular, visiting the central business district of Gore in particular. The quiet nature of streets in the central business district has been noted by many in the community as being a definite change since the arrival of Omicron within the community.
- 3.7 Running in parallel with the arrival of Omicron has been a spike in inflation, which has been the greatest experienced over the past 30 years. To add fuel to this fire has been the invasion of the Ukraine, which has provided further disruption and anxiety to supply lines and prices around the globe.

4.0 The Council's ability to influence

- 4.1 Set against these powerful international forces, is the Council's purchasing power. Whilst it is acknowledged that the Council is a large enterprise within the Gore district community, its ability to influence economic outcomes with its purchasing power, is very limited. The question needs to be posed, if the Council did relax its concessions in favour of local businesses any further, whether it would materially change the plight of commercial enterprises. It needs to be emphasised that economic activity is not only being hampered by a cautious public, but also the rapid spread of Omicron and the knock-on effect of staff illnesses from workplaces which impacts adversely on productivity.
- 4.2 Expressed another way, if the Council was to offer for example, a 15% discount to local businesses for any purchases up to \$5,000 in value, would that bring about a noticeable upswing in business profitability? That question is posed without reference to whether such an initiative is responsible to all ratepayers and prudent use of public money.

5.0 The ephemeral nature of Omicron

- 5.1 Omicron appears to be similar to a shooting star. It has lit up the economic and health 'sky' arriving with intensity and brilliance, capturing the nation's attention then, like other countries have experienced, once the peak of its impact is reached, it quickly fades away.

- 5.2 Change is already in the air in regard to the nation's borders, with visitors from 60 visa waiver countries being allowed to enter the country from 2 May. In October, the border will be open to all comers who are vaccinated.
- 5.3 It could well be that later this year, the Omicron variant is viewed as a very short-term phenomenon within a two and a half year global pandemic journey. If that indeed proves to be the case, would the Council be seen as excessively reactionary and short-term in its thinking if it moved to permanently adjust a well-thought-out policy setting in response to this short-term issue?

6.0 Conclusion

- 6.1 There are some powerful international economic forces at play which undoubtedly are placing pressure on both businesses and households. The Council has no ability to influence these forces and like others, merely has to navigate its way through turbulent economic waters as best as it is able.
- 6.2 Omicron and its infectious influence is, based on the view of public health professionals, likely to decline in the next few months. It is difficult to predict when people in the community might feel more emboldened about venturing out and attending public gatherings or conversing/mixing with strangers in a confined space.
- 6.3 Hopefully, following the winter months, and the borders of the country being opened fully in October, less restrictive means of everyday living will ensue. However, should that not arise, tilting the economic playing field further in favour of businesses that the Council may transact with within the Gore district at the ultimate expense of all ratepayers, does not seem to be justified or necessary at this point in time.

RECOMMENDATION

THAT the Council note and receive this report,

AND THAT the current buy local provisions contained within the Council's procurement policy as adopted on 14 July 2020, be affirmed.

9. FINANCIAL REPORT TO 31 MARCH 2022

(Memo from Chief Financial Officer – 02.05.22)

Summary

Key points:

- There is an operating surplus of \$218k at 31 March 2022.
- Total operating surplus is unfavourable compared to budget by \$3.15m.
- Total income is lower than budget by \$464k.
- Total expenses are higher than budget by \$2.686m.

The unfavourable variance for income is made up a number items:

- Grants and subsidies are unfavourable by \$804k.
- This has been offset by favourable variances of \$127k in user charges and fees and \$257k in other income.

Significant items contributing to the expenditure variance include:

- \$435k over budget for planning consultant fees. This is partially offset by savings in the salary expense for the planning cost centre.
- \$360k timing of actual versus budget for insurance.
- \$335k expenditure for the closing the gaps programme (neutral impact overall as funding is received to cover the costs).
- \$260k over budget for materials.
- \$250k over budget for consultants/contractors.
- \$181k over budget for chemicals.
- \$167k over budget for maintenance contractors in the parks and reserves area (some of these costs are to be offset by reserves).
- \$151k additional grant to Hokonui Heritage Centre Trust for the Moonshine Museum redevelopment.
- \$121k additional legal fees.

RECOMMENDATION

THAT the report be received.

Statement of Income and Expenditure for the 9 months ended 31 March 2022

Department	Current			Fav/ Unfav	Annual	
	Actuals	Budget	Variance		Current Budget	% of Annual Budget
Income						
Rates	14,453	14,442	(11)	F	19,125	76%
Subsidies & grants	6,066	6,870	804	U	9,132	66%
User charges & fees	2,930	2,803	(127)	F	3,858	76%
Investment income	1	56	55	U	76	1%
Internal overheads	5,615	5,615	-	F	7,487	75%
Other income	463	206	(257)	F	338	137%
Income Total	29,528	29,992	464	U	40,017	74%
Expenditure						
Employee Costs	5,801	5,804	3	F	7,738	75%
Finance Costs	734	736	2	F	1,005	73%
Depreciation	5,005	4,862	(143)	U	6,482	77%
Other Expenses	12,155	9,607	(2,548)	U	13,178	92%
Internal overheads	5,615	5,615	-	F	7,487	75%
Expenditure Total	29,310	26,624	(2,686)	U	35,892	82%
(Surplus) / Deficit	(218)	(3,368)	(3,150)	U	(4,125)	5%

Commentary on significant variances

Subsidies and grants

Grants and subsidies are unfavourable by \$804k. This variance is explained by the timing of two key projects – the cycle and walking bridge over the Mataura River and the library and community rooms (JCW) redevelopment.

- When the budget was set, the bridge project was anticipated to be in the construction phase, hence budgeting for NZTA funding. With delays to this project the expenditure has not occurred and therefore the associated funding from NZTA has not been received.
- Phasing of the budget for government funding for the library and community rooms redevelopment project has been spread equally across the year. In reality, the Council requests the funding from the government once milestones are reached. This results in a timing difference. The \$1.1m variance is a timing difference between budget and actual grant funding received, particularly around the Shovel Ready funding for the library and community rooms redevelopment. This variance will decrease significantly in March 2022 as the project reaches a milestone, and additional funding will be accessed.

User fees and charges

User fees and charges were favourable by \$127k. This variance is a combination of both favourable and unfavourable variances. Fees and charges are ahead of budget in building consents, resource consents, dog registrations, industrial hub, trade waste and transfer station charges, however this is offset by the multisports centre and parking which have been affected by COVID-19 lockdowns and restrictions.

Other income

The main contributing variance is \$197k from the proceeds of the disposal of vehicles during the first nine months of the year. There were no other variances of note.

Other expenses

The overall unfavourable variance in other expenses is made up of a number of different elements:

- \$435k over budget for planning consultant fees. This is partially offset by savings in the salary line for Planning cost centre.
- \$360k timing of actual versus budget for insurance (budget phasing error).
- \$335k expenditure for the Closing the Gaps programme (neutral impact overall as funding is received to cover the costs).
- \$260k over budget for materials due to an increase of 30% in the costs from suppliers.
- \$250k overbudget for consultants/contractors that have been used to cover staff vacancies across the Council including IT Manager, GIS Officer, Management Accountant, Governance.
- \$181k over budget for chemicals due to an increase of 20% in costs from suppliers, and the commissioning of the new water treatment plant.
- \$167k over budget for maintenance contractors in the parks and reserves area (some of these costs relate to work that had been planned in a prior year, and the cost is be offset by funds carried forward in reserves).
- \$151k additional grant to Hokonui Heritage Centre Trust for the Moonshine Museum redevelopment.
- \$121k additional legal fees.

A number of these items are the result of the timing of budget compared to actual and the variance will diminish, for example, insurance and some of the IT related costs. Materials and chemicals are realised variances that are attributed to increasing costs and inflation.

Income and Expenditure by Department for the 9 months ended 31 March 2022

Department	Income						Expenditure						Totals				
	Actuals	Current Budget	Variance	Fav / Unfav	Annual Current Budget	% of Annual Budget	Actuals	Current Budget	Variance	Fav / Unfav	Annual Current Budget	% of Annual Budget	Actuals	Current Budget	Variance	Fav / Unfav	Annual Current Budget
3 Waters & Solid Waste	8,704	7,192	(1,512)	F	9,589	91%	8,160	7,754	(406)	U	10,550	77%	543	(562)	1,106	F	(961)
Aquatic Services & Stadiums	1,450	1,594	145	U	2,125	68%	1,815	1,555	(260)	U	2,125	85%	(365)	39	(405)	U	0
Cemeteries	229	234	5	U	312	73%	352	232	(120)	U	312	113%	(123)	2	(125)	U	(0)
Central Administration	2,902	2,915	13	U	3,913	74%	3,243	2,910	(333)	U	3,903	83%	(341)	5	(346)	U	10
Civil Defence	118	117	(1)	F	156	75%	108	117	9	F	156	69%	10	(0)	10	F	(0)
Community Grants	506	480	(26)	F	640	79%	563	480	(83)	U	640	88%	(58)	0	(58)	U	0
Elected Members	1,527	983	(544)	F	1,310	117%	1,440	982	(458)	U	1,310	110%	87	0	86	F	(0)
Heritage Precinct	3,495	5,062	1,567	U	6,750	52%	2,021	2,062	41	F	2,768	73%	1,474	3,000	(1,526)	U	3,982
Parks and Reserves	3,017	2,955	(62)	F	3,941	77%	3,367	2,959	(408)	U	3,961	85%	(350)	(3)	(346)	U	(20)
Property	1,399	1,018	(381)	F	1,357	103%	1,190	916	(274)	U	1,244	96%	209	102	107	F	113
Public Conveniences	130	129	(1)	F	172	75%	118	129	11	F	172	69%	12	(0)	12	F	(0)
Regulatory	1,874	1,775	(99)	F	2,367	79%	2,521	2,082	(439)	U	2,821	89%	(647)	(307)	(340)	U	(454)
Roading	4,179	5,539	1,359	U	7,385	57%	4,413	4,446	33	F	5,930	74%	(234)	1,093	(1,326)	U	1,455
Income Total	29,528	29,992	464	U	40,017	74%	29,310	26,624	(2,687)	U	35,892	82%	218	3,368	(3,152)	U	4,125

Commentary on significant variances

3 Waters and solid waste

The favourable variance is the result of the timing of \$1.2m stimulus funding received from central government, and a favourable variance of \$207k from operating fees for the industrial hub. This has been partially offset by increased costs in materials and chemicals due to inflation.

Aquatic Services and stadium

The \$405k unfavourable variance for the multisport centre can be attributed to a decrease in admission fees, bookings, swim school and retail revenue which has been affected by COVID-19 lockdowns and restriction on opening hours. The expenditure includes work relating to the replacement of the ventilation system and roof. These will be capitalised once work is completed.

Central administration

Central administration has an unfavourable variance of \$346k. Software licences, support agreements and consultants in the IT budget are unfavourable by \$202k, this is partially due to timing differences, and partially due to new software being brought on-stream for various departments. Additional consultant time has been required to support the IT team during the IT Manager and GIS Officer vacancies.

Legal costs are over budget by \$107k year to date, and other contractor/consultants are over budget by \$87k with additional support being required for the management accountant vacancy in the first six months of the financial year, and also in the governance support space.

Heritage precinct – Arts and Heritage, Libraries

The \$1.5m unfavourable variance is predominantly due to the timing of funding for the library and community rooms shovel ready project.

Parks and reserves

A significant piece of maintenance that was budgeted to occur in the previous financial year was deferred until the current year. The budget for that piece of work is currently sitting in a financial reserve account.

Roading

The \$905k unfavourable variance for roading is due to timing of contracted work being undertaken. The subsidy from Waka Kotahi is requested after the work is completed, and the capital programme is behind where Council had budgeted it to be, particularly in relation to the cycle/foot bridge that was planned for across the Maitai river.

Statement of Financial Position as at 31 March 2022

	Actuals 31 March 2022	Actuals 30 June 2021
Assets		
Current Assets		
Cash And Cash Equivalents	2,216	2,936
Inventories	259	219
Other Financial Assets	1,714	4,714
Other Current Assets	173	303
Trade & Other Receivables	3,175	3,574
Current Assets Total	7,539	11,747
Non Current Assets		
Infrastructure Property Plant Equipment	462,624	458,596
Other Financial Assets	678	688
Non Current Assets Total	463,302	459,284
Assets Total	470,841	471,031
Liabilities		
Current Liabilities		
Other Financial Liabilities	-	-
Employee Entitlements	783	746
Short Term Borrowings	6,000	6,000
Short Term Provisions	46	46
Trade & Other Payables	5,526	5,972
Current Liabilities Total	12,355	12,764
Non Current Liabilities		
Long Term Borrowings	26,500	26,500
Long Term Provisions	105	105
Other Financial Liabilities	1,517	1,498
Non Current Liabilities Total	28,122	28,103
Liabilities Total	40,478	40,867
Net Assets	430,363	430,164
Equity		
Accumulated Surplus	135,408	135,209
Asset Revaluation Reserve	287,938	287,938
Other Reserves	7,017	7,017
Equity Total	430,363	430,164

Commentary on the Statement of Financial Position

There is no movement of note in the statement of financial position.

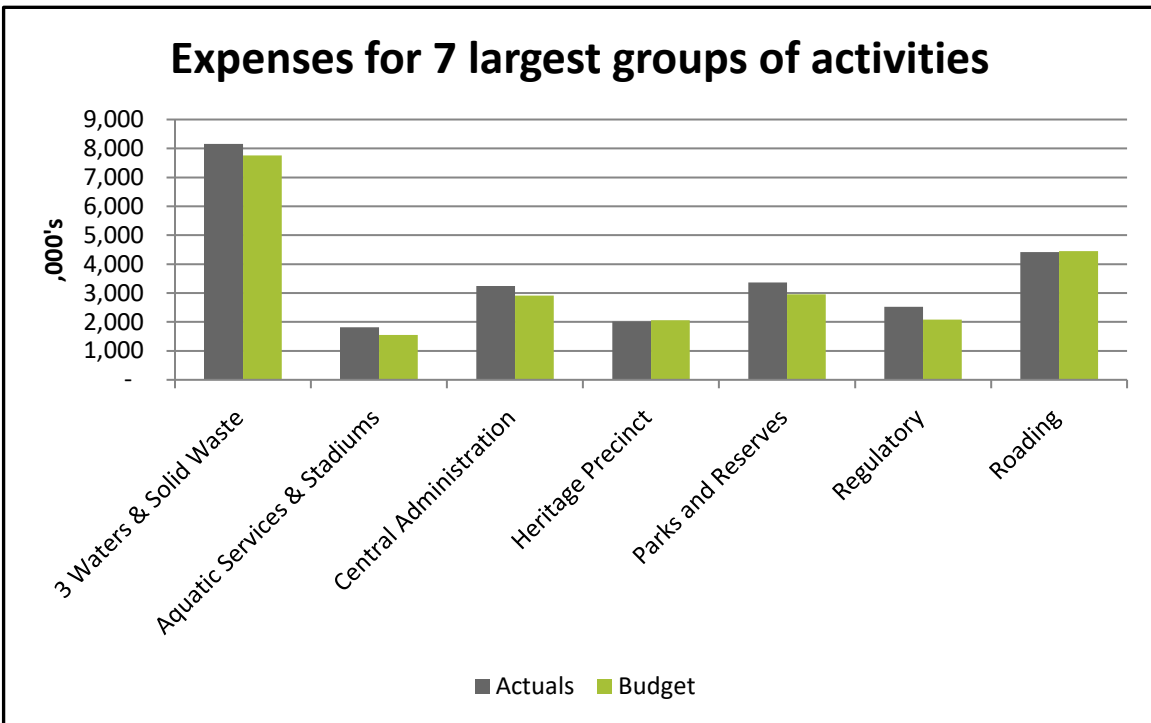
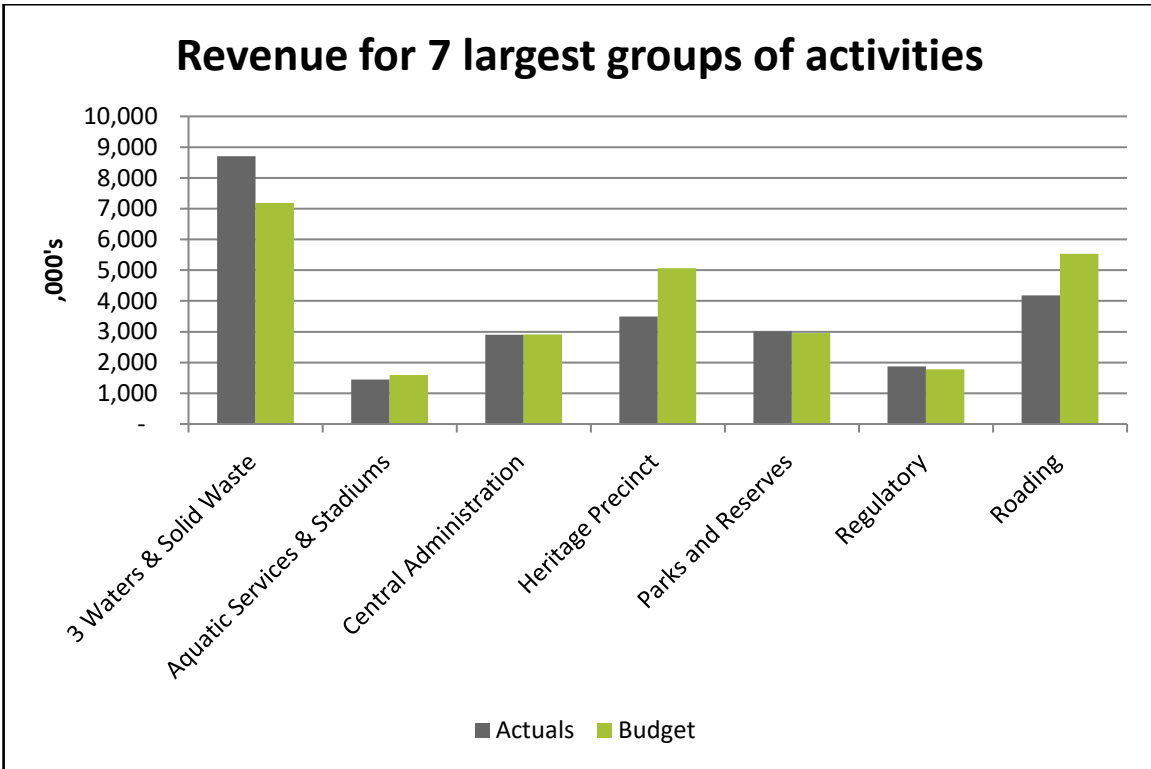
Capital expenditure by department for the 9 months ended 31 March 2022

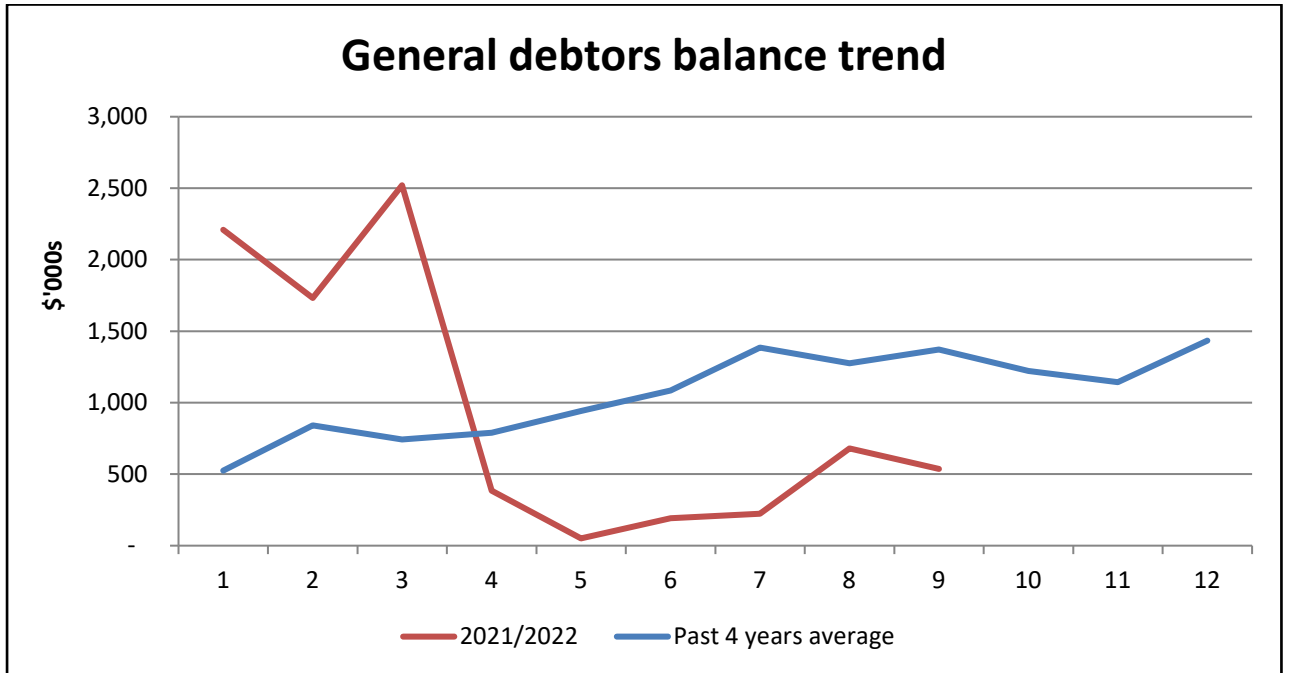
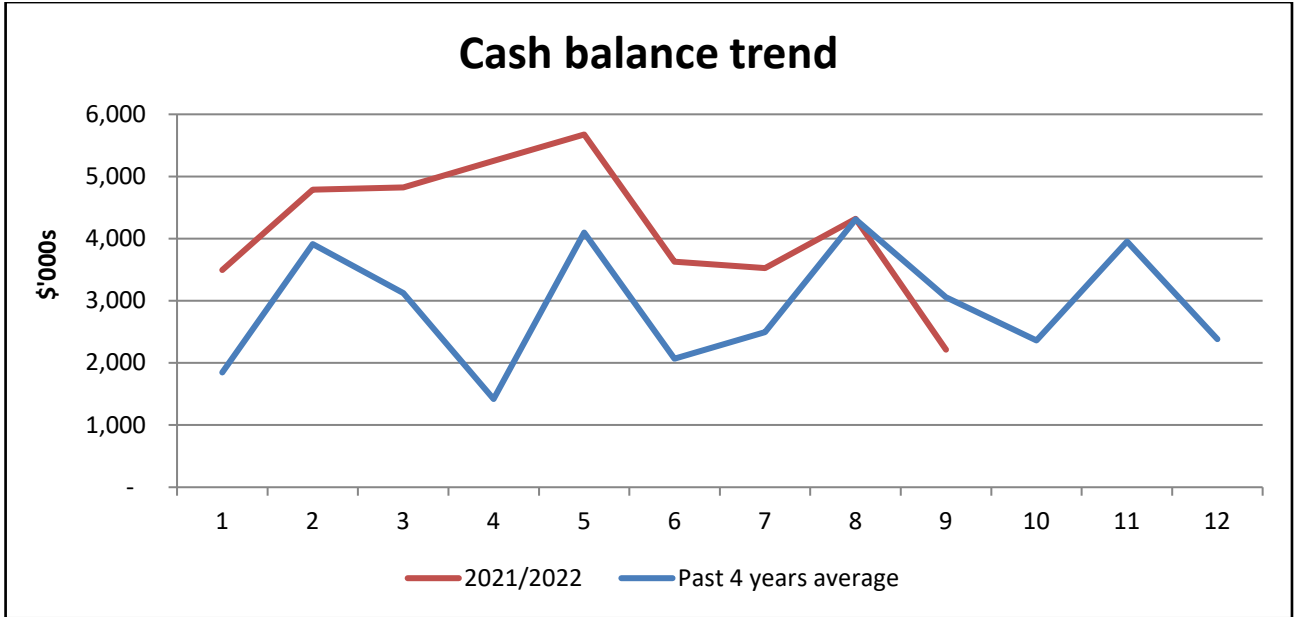
Department	Actuals	Current Budget	Variance	Annual Current Budget	% of Annual Budget Spent
3 Waters & Solid Waste	4,093	5,711	1,618	7,614	54%
Aquatic Services & Stadiums	49	80	31	107	46%
Cemeteries	53	83	30	111	48%
Central Administration	92	217	126	290	32%
Elected Members	61	18	(43)	24	253%
Heritage Precinct	2,176	4,086	1,910	5,449	40%
Parks and Reserves	375	382	7	551	68%
Property	522	94	(428)	125	416%
Regulatory	49	55	6	73	67%
Roading	1,451	3,822	2,371	5,096	28%
Total	8,920	14,549	5,629	19,440	46%

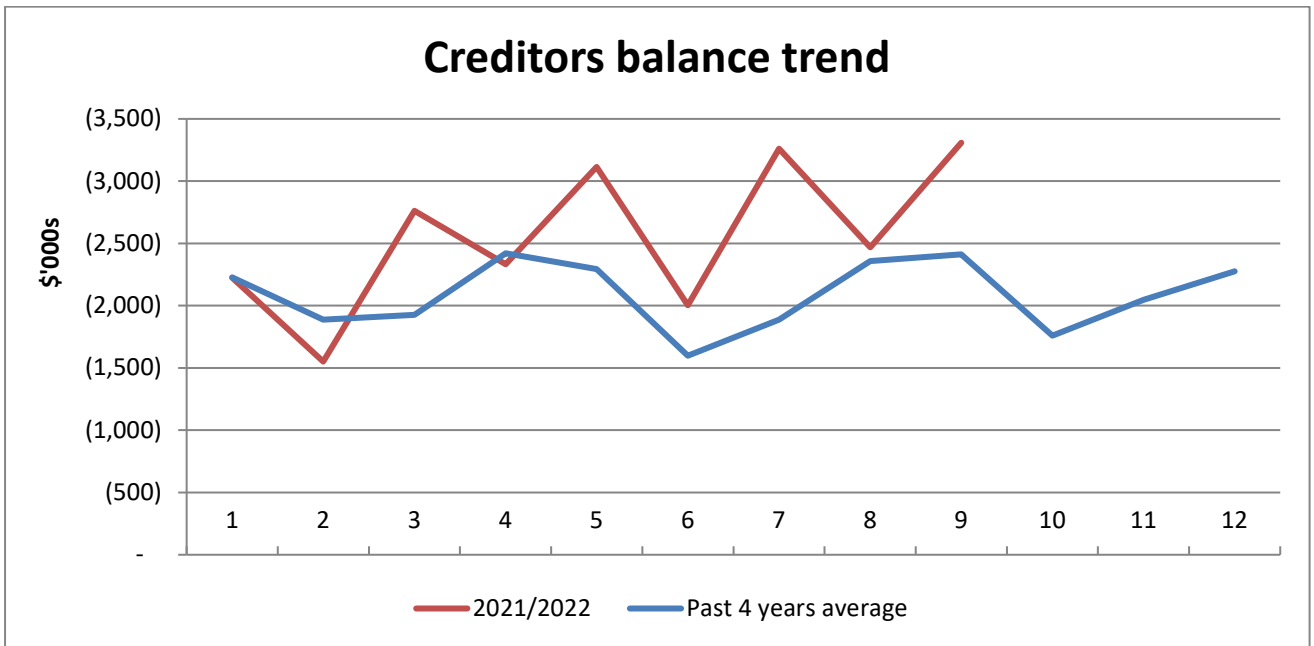
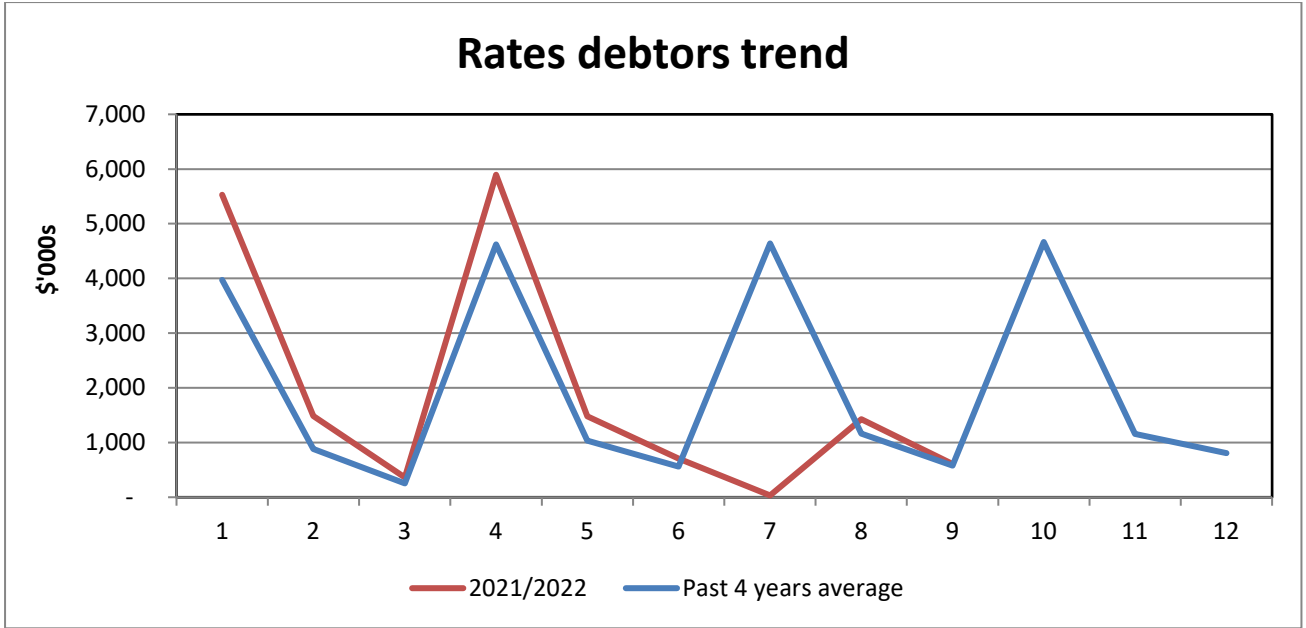
Commentary on the capital expenditure

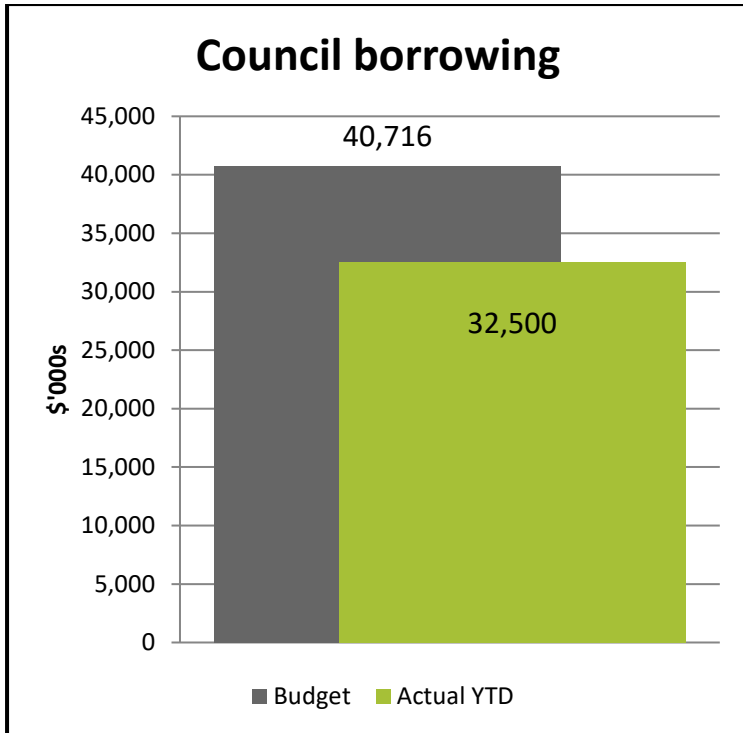
More detailed information on capital projects is included in reports to the Capital Works Committee.

Additional graphs for information









10. THE CHARGING STRUCTURE FOR THE TIPPING OF GREENWASTE

(Report from Chief Financial Officer - 04.05.22)

Purpose

The purpose of this report was to expand on the reasoning for promoting option 4 in the last report to Council at its meeting on 14 December 2021.

That option promoted a **more equitable charging system** where all green waste would be free up to a certain weight. Councillors had a number of concerns about this approach that needed to be addressed, before making a final decision.

Background

In May 2020, the Council decided to allow free dumping of all green waste at its transfer stations. The free green waste disposal to the public was primarily put in place as a compromise for the changes in the kerbside collection which was a reduced service of glass only. The need to maintain the required cover for the old landfill areas was also an influencing factor. Other contributing factors included the need to reduce the amount of green waste going in kerbside wheelie bins and reduce unwanted fly dumping.

While the availability of the free disposal of green waste was seized upon by the general public, it is the **excessive** loads coming from farms, out of district users and commercial operators that became a major concern.

As much as the Council is after green waste to mulch into landfill cover, it does need to ensure it is receiving material in a controlled fashion. There is an extra cost to process this excessive amount of material which would add an extra burden on residents/ratepayers. Tighter management around this activity is required.

Commercial operator concerns were:

- That charging commercial operators for green waste is unfairly penalising their customers, mainly the elderly who are ratepayers and as individuals have a right to free dumping.
- The system we have is difficult to police fairly.

Ideally, the system should:

- Be easy to administer
- Be transparent for all users
- Scalable – easy to adjust
- Be looking to recover the costs to manage this material. The two options are to either recover it through this activity or add it to the general waste stream costs.

The greatest concern with recovering all cost through this activity is the risk of an increase in fly dumping around the community and an increase in the amount of green waste in red bins. By way of illustration, 100kg of green waste costs \$25 to process

when deposited via a wheelie bin handle in the wheely bin compared to \$12 at the transfer station.

Councillor concerns

- The behaviour of the commercial operators, not reducing charges
- Accurately identifying what constitutes a commercial operator
- Some operators not being identified
- Need to be senior friendly
- Discouraging out of district dumpers
- How to process waste by weight at Mataura.

Staff believe the discussion that is needed is about cost recovery across our whole waste sector and facing up to the deficit this department has faced over the last few years. The Council has experienced rising costs through increasing landfill levies, capital investment at our transfer stations and changing rates through the reletting of our waste contract.

Currently not all of these costs are being met. The Council primarily recover costs through its rates take and gate charges. There is a need to review both of these as well as look at whether costs should be charged to other Council departments (for example, Roading, 3 Waters and Parks) to more accurately reflect the income and expenditure of each cost centre.

Costs

Greenwaste costs	
Transfer Station maintenance	\$53,573
Chipping/mulching	\$60,000
Total cost	\$113,573
Greenwaste tonnage	950 tonnes
Cost per tonne	\$119.55/tonne

Note that the average lawn will generate approximately 20kg of greenwaste. At 100kg, this is equivalent to five lawns being mowed.

The table below illustrates different options as a starting point for charging the public for greenwaste. For example, if the point at which Council started charging for greenwaste was 100kg (ie everything up to 100kg was free), then Council would recover around \$178k, with just over 50% of loads being dumped for free.

Kg cut off <i>You pay for loads over this weight - \$120/tonne</i>	Indicative revenue	% of public that tip for free	Minimum charge once threshold is reached
100kg	\$178,495.20	52%	\$12
150kg	\$152,791.20	68%	\$18
200kg	\$128,620.80	77%	\$24
250kg	\$107,863.20	84%	\$30

500kg	\$50,133.60	96%	\$60
1000kg	\$25,092.00	99%	\$120

**(all statistics are based on the last two full months of trading Sept./Oct.)*

Finding the right balance

If the Council covered the cost of processing green waste by allowing loads less than 200kg in weight to be disposed of free of charge, it would mean that around 75% of all loads arriving at the transfer station would not incur a fee. This policy setting would recover costs of green waste disposal. However the following factors may still be lurking in the background:

- The need to create a surplus to offset an entrenched deficit in the solid waste activity and provide a “cushion” for expected increased costs in the future;
- The need to provide a disincentive for out of district people arriving at the transfer station with large loads of green waste to take advantage of the generosity of the free green waste regime; and
- The recognition that 200kg of green waste constituting an average of 10 loads of lawn clippings, is a large volume to allow to dispose of free of charge and may provide an incentive for people to travel well outside the district to take advantage of this opportunity.

On balance it is considered that a limit of 100kg is more appropriate given the competing interests at play.

RECOMMENDATION

THAT the report be received,

THAT the Council introduce free green waste for loads under 100kg at the Gore Refuse Transfer Station, for all users (residential, commercial and out of district) with effect from 1 July 2022,

THAT the cost of disposing of green waste over the 100kg threshold are charged on weight on the basis of \$120/tonne,

AND THAT the Council note that this change should generate additional revenue of approximately \$65,000 per annum.

11. IDENTIFICATION OF PROJECTS FOR THREE WATERS REFORM BETTER OFF SUPPORT PACKAGE

(Report from Chief Executive – 29.04.22)

1.0 Introduction and background

1.1 As Councillors will be aware, last July the Prime Minister announced a support package for local government to assist in the transition of Three Waters reform. The support package totalled \$2 billion nationally and was to be released in tranches.

1.2 The individual allocations to Council's were assessed on the basis of population, (70% loading) deprivation index, (20% loading) and land area (5% loading). In the case of the Gore District, a total sum of \$9.153 million has been set aside. The Department of Internal Affairs has now extended an invitation to all Council's to access the first \$500 million of this package. For the Gore District Council, this means an allocation of around \$2.288 million.

2.0 Evaluation

2.1 The criteria set by the government for release of these funds is as follows:

- Supporting communities to transition to a sustainable and low emissions economy, including by building resilience to climate change and natural hazards.
- Delivery of infrastructure and/or services that enable housing development and growth, with a focus on brown fields and infill development opportunities where those are available.
- Delivery of infrastructure and/or services that support local place-making and improvements in community wellbeing.

2.2 To access the Council's share of the funding package, online funding proposals will need to be submitted by 30 September 2022. The funding proposals will need to set out key information including proposed projects, milestones and expected completion dates. It will also need to provide a wellbeing assessment and outline Iwi/Māori engagement. The Department of Internal Affairs has stated that it aims to approve the proposals within six weeks of receipt.

2.3 It is tempting when presented with such a significant funding opportunity, to rush in and promote those projects that struggle to secure funding for their orderly advancement. However, I believe it behoves the Council to stand back and assess all potential opportunities through the lens of the funding criteria set out by the government. It could well be that a new project idea may emerge through a considered and collective process. Therefore, it is suggested that a working party comprised of Council officers, elected members and representatives from Hokonui Runanga be assembled to develop project proposals which can be submitted to the Council for approval to be conveyed

to the Department of Internal Affairs before the deadline of 30 September 2022.

- 2.4 To keep numbers manageable, it is suggested that the working party is comprised of no more than eight members. Further, as Council managers will have a good perspective on strategic priorities in their sphere of endeavour, it is suggested that at least four members of the working party should be Council officers. This suggestion is put forward on the basis that any list of proposed projects will ultimately come before the Council for endorsement or otherwise. In addition, time is of the essence and there will be some intensive work required to both identify potential projects, scope what may be involved and then put them in some order of priority.

RECOMMENDATION

THAT the Council establish a combined officer, elected member, working party, with the representation from Hokonui Runanga, to identify and develop project proposals that fit within the funding criteria set out in the bullet points contained within this report,

AND THAT this working party be charged with developing funding proposals containing key local projects that will be submitted to the Council for approval before being dispatched to the Department of Internal Affairs prior to the funding deadline of 30 September 2022.

EXCLUSION OF THE PUBLIC

His Worship to 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 Subject Matter</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>
<u>Confirmation of Minutes</u>		
Confirmation of the minutes of the ordinary meeting of the Gore District Council, held in committee, on Tuesday 12 April 2022.		
<u>Other business</u>		
Wastewater discharge consent renewal – Technical Working Group land disposal assessment	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations; and maintain legal professional privilege.	7 (2)(a) and 7 (2)(g)
Gore Library and community rooms redevelopment project – update		
Request for temporary partial rates remission		