



AGENDA

Ordinary Council Meeting Wednesday, 9 March 2022

Date: Wednesday, 9 March 2022

Time: 10.30 am

Location: Microsoft Teams and Live Streamed

(Unless there is a move from the current Red Alert level, in which case it may be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra.

In both cases, due to COVID-19 restrictions and limitations of the physical space, public access will be available through a live stream of the meeting.

The link to the live stream will be available on the Central Otago District Council's website.)

Sanchia Jacobs
Chief Executive Officer

Notice is hereby given that a Council Meeting will be held in Microsoft Teams and Live Streamed on Wednesday, 9 March 2022 at 10.30 am. The link to the live stream will be available on the Central Otago District Council's website.

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Members His Worship the Mayor T Cadogan (Chairperson), Cr N Gillespie, Cr T Alley, Cr S Calvert, Cr L Claridge, Cr I Cooney, Cr S Duncan, Cr S Jeffery, Cr C Laws, Cr N McKinlay, Cr M McPherson, Cr T Paterson

In Attendance S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), J Muir (Executive Manager - Infrastructure Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), M De Cort (Communications Coordinator), R Williams (Governance Manager)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Ordinary Council Meeting - 26 January 2022

**MINUTES OF A COUNCIL MEETING OF THE CENTRAL OTAGO DISTRICT COUNCIL
HELD AT NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA AND LIVESTREAMED ON MICROSOFT TEAMS ON WEDNESDAY,
26 JANUARY 2022 COMMENCING AT 10.30 AM**

PRESENT: His Worship the Mayor T Cadogan (Chairperson), Cr N Gillespie, Cr T Alley, Cr S Calvert (via Microsoft Teams), Cr L Claridge, Cr S Duncan, Cr S Jeffery, Cr C Laws, Cr N McKinlay, Cr M McPherson, Cr T Paterson

IN ATTENDANCE: S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), J Muir (Executive Manager - Infrastructure Services, via Microsoft Teams), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), Q Penniall (Environmental Engineering Manager), A McDowall (Finance Manager), A Rodgers (Principal Policy Planner), T Bates (Property Officer), A Crosbie (Senior Policy Advisor), M De Cort (Communications Coordinator) and R Williams (Governance Manager)

1 APOLOGIES

RESOLUTION

Moved: Alley
Seconded: Jeffery

That the apology from Cr I Cooney be received and accepted.

CARRIED

2 PUBLIC FORUM

Bess Carbine (Salvation Army), **Pam Hughes** (Central Otago Budgeting Services) and **Sandra Schouten** (Combined Churches Foodbank) spoke to the meeting about the services they provided and the issues being faced by the community before responding to questions.

Wayne Dixon (Central Lakes Equestrian Club) spoke to the meeting about the proposed conditions and changes to the licence to occupy the organisation had. He tabled and spoke to a document which outlined the background to the issue before responding to questions.

3 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Alley
Seconded: McKinlay

That the public minutes of the Ordinary Council Meeting held on 8 December 2021 be confirmed as a true and correct record.

CARRIED

4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

Note: Cr Gillespie assumed the Chair as the Planning and Regulatory Portfolio Lead.

Note: Tim Church and Stephanie Griffiths from Boffa Miskell and Edward Guy from Rationale joined the meeting for item 22.1.2.

Note: The Mayor left the room at 11.53 am and returned at 11.55 am

22.1.2 APPROVAL OF VINCENT SPATIAL PLAN

To consider approval of Vincent Spatial Plan.

RESOLUTION

Moved: McPherson

Seconded: Alley

That the Council

A. Receives the report and accepts the level of significance.

CARRIED

RESOLUTION

Moved: Claridge

Seconded: McPherson

That the Council

B. Adopts the Vincent Spatial Plan.

CARRIED

22.1.3 ALEXANDRA AIRPORT MASTERPLAN

To consider adopting the Alexandra Airport Masterplan. During discussion it was suggested that a business and financial strategy be developed to support the Masterplan and an additional resolution was included to give effect to this.

RESOLUTION

Moved: McPherson

Seconded: Duncan

That the Council

A. Receives the report and accepts the level of significance

CARRIED

RESOLUTION

Moved: **McKinlay**
Seconded: **Jeffery**

That the Council

- B. Adopts the proposed Alexandra Airport Masterplan.
- C. That a business and financial strategy be developed to support the implementation of the Airport Masterplan.

CARRIED

22.1.4 EASTER SUNDAY LOCAL SHOP TRADING POLICY

To renew the Easter Sunday Local Shop Trading Policy that allows shops to trade on Easter Sunday.

RESOLUTION

Moved: **McPherson**
Seconded: **Laws**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the updated Easter Sunday Local Shop Trading Policy for public consultation.
- C. Appoints a panel of Crs Cooney, Alley and Paterson to hear submissions, if necessary.

CARRIED

Note: The meeting adjourned at 12.46 pm and resumed at 1.15 pm.

Note: Cr Jeffery assumed the Chair as the Economic Development and Community Facilities Portfolio Lead.

22.1.5 GRANTS POLICY REVIEW

To consider updates to the Grants Policy ahead of the next funding round. During discussion minor typographical corrections were noted and it was agreed that the words “within Council’s allocated budgets” would be added to appendix four of the report.

RESOLUTION

Moved: **Alley**
Seconded: **McKinlay**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the updated Grants Policy.

CARRIED

Note: The Mayor assumed the Chair.

22.1.6 ASSET MANAGEMENT POLICY

To consider adoption of the 2021 Asset Management Policy.

RESOLUTION

Moved: Alley
Seconded: Jeffery

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the 2021 Asset Management Policy.

CARRIED

22.1.7 FRAUD, BRIBERY AND CORRUPTION POLICY

To consider an update to the Fraud, Bribery and Corruption Policy.

RESOLUTION

Moved: Gillespie
Seconded: McPherson

That the Council

- A. Receives the report and accepts the level of significance.
- B. Recommends that Council adopt the Fraud, Bribery and Corruption Policy.

CARRIED

22.1.8 FINANCIAL REPORT FOR THE PERIOD ENDING 30 NOVEMBER 2021

To consider the financial performance for the period ending 30 November 2021.

RESOLUTION

Moved: Jeffery
Seconded: Claridge

That the report be received.

CARRIED

22.1.9 COUNCILMARK PROGRAMME

To provide further information on the CouncilMARK programme. It was noted that Mr Hugh McIntyre and Mr Don Sparks had provided a written submission and further comments on this item.

There was discussion about when the item should be considered by Council following the election and the recommendation was updated from what was in the report.

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes the Mayor's report containing the feedback received from a selection of mayors on their involvement in the programme.
- C. Notes the November 2021 advice from staff remains unchanged regarding timing of participation in CouncilMARK insofar as it relates to the demand the wider reform programme is placing on the organisation.
- D. Directs the Chief Executive Officer to have a discussion on participation in this programme with the 2022-25 Council at the first meeting of 2023.

CARRIED with Crs Alley, Calvert, Claridge and Paterson voting against

6 MAYOR'S REPORT

22.1.10 MAYOR'S REPORT

The Mayor spoke to his report, noting the impact of Covid-19. He also noted that applications for the 2022 Tuia programme were open.

RESOLUTION

Moved: Cadogan
Seconded: Paterson

That the Council receives the report.

CARRIED

7 STATUS REPORTS

22.1.11 JANUARY 2022 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations, consider Council's forward work programme and the legacy and current status report updates.

RESOLUTION

Moved: McKinlay
Seconded: Alley

That the Council

- A. Receives the report.
- B. Ratifies Central Otago District Council's support for the Territorial Authorities' Officers Forum's submission on "Te kawē i haepapa para: Taking responsibility for our waste" consultation document.
- C. Ratifies the Central Otago District Council's submission to the Discussion Paper – Economic Regulation and Consumer Protection for Three Waters Services in New Zealand.
- D. Ratifies the Central Otago District Council's submission to the Productivity Commission on the Immigration Enquiry.

CARRIED

8 COMMITTEE MINUTES**22.1.12 MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 3 DECEMBER 2021**

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

That the unconfirmed Minutes of the Audit and Risk Committee Meeting held on 3 December 2021 be noted.

CARRIED

9 DATE OF NEXT MEETING

The date of the next scheduled meeting is 9 March 2022.

10 RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION

Moved: Cadogan
Seconded: Jeffery

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
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Confidential Minutes of Ordinary Council Meeting	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.13 - January 2022 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.14 - Confidential Minutes of the Audit and Risk Committee Meeting held on 3 December 2021	<p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

 The public were excluded at 2.28pm and the meeting closed at 2.30pm.

4 DECLARATION OF INTEREST

22.2.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 571837

1. Purpose

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

2. Attachments

Appendix 1 - Register of Interests [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Tamah Alley	Manuherikia Irrigation Co-operative (shareholder) Cromwell Youth Trust (Trustee) Blue Light Central Lakes (Chair) NZ Police (Sworn Constable) Oamaru Landing Service (OLS) (family connection) Cliff Care Ltd (family connection)	Manuherikia Irrigation Co-operative Society Ltd (shareholder) Emergency Management Otago Group Controller (employee)	
Tim Cadogan	Alexandra Musical Society (member) Otago Chamber of Commerce Central Otago Advisory Group member Dunstan Golf Club (member) Alexandra Squash Club (member) Ministerial Working Group on representation, governance and accountability of new water entities (member)	Two Paddocks (employee) Blossom Festival Committee member	Airport Reference Group Maniototo Curling International Inc Eden Hore Steering Group Tourism Central Otago Advisory Board Ministerial Working Group on Responsible Camping LGNZ Governance and Strategy Group
Shirley Calvert	Central Otago Health Services Ltd (Employee) Cromwell Rotary (member) Cromwell and District Community Trust Old Cromwell Town (subscription member)		Central Otago Wilding Conifer Group
Lynley Claridge	Affinity Funerals (Director) Central Otago Chamber of Commerce (Advisory Panel)	Affinity Funerals (Shareholder)	Alexandra Council for Social Services
Ian Cooney	Castlewood Nursing Home (Employee)		Omakau Recreation Reserve Committee Promote Alexandra

Stuart Duncan	<p>Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (shareholder)</p> <p>Penvose Investments - Dairy Farm at Patearoa (shareholder)</p> <p>Fire and Emergency New Zealand (member)</p> <p>JD Pat Ltd (Shareholder and Director)</p>	<p>Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (shareholder)</p> <p>Penvose Investments - Dairy Farm at Patearoa (shareholder)</p>	<p>Otago Regional Transport Committee</p> <p>Patearoa Recreation Reserve Committee</p> <p>Design and Location of the Sun for the Interplanetary Cycle Trail Working Group</p>
Neil Gillespie	<p>Contact Energy (Specialist - Community Relations and Environment)</p> <p>Clyde & Districts Emergency Rescue Trust (Secretary and Trustee)</p> <p>Cromwell Volunteer Fire Brigade (Chief Fire Officer)</p> <p>Cromwell Bowling Club (patron)</p> <p>Otago Local Advisory Committee - Fire</p> <p>Emergency New Zealand</p> <p>Returned Services Association (Member)</p>		<p>Lowburn Hall Committee</p> <p>Tarras Community Plan Group</p> <p>Tarras Hall Committee</p>
Stephen Jeffery	<p>G & S Smith family Trust (Trustee)</p> <p>K & EM Bennett's family Trust (Trustee)</p> <p>Roxburgh Gorge Trail Charitable Trust (Chair)</p> <p>Roxburgh and District Medical Services Trust (Trustee)</p> <p>Central Otago Clutha Trails Ltd (Director)</p> <p>Teviot Prospects (Trustee)</p> <p>Teviot Valley Community Development Scheme Governance Group</p> <p>Central Otago Queenstown Network Trust</p>		

Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooring Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Deputy Chair) The Message (Director)	Cromwell Resource Centre Cromwell Historical Precinct
Nigel McKinlay	Transition To Work Trust (Board member) Gate 22 Vineyard Ltd (Director) Everyday Gourmet (Director) Central Otago Wine Association (member) Long Gully Irrigation Scheme (member)		
Martin McPherson	Alexandra Blossom Festival	CODC (employee) CODC (employee) (Daughter)	
Tracy Paterson	Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A and T Paterson Family Trust (trustee) A Paterson Family Trust (trustee) Central Otago Health Inc (Chair) Bob Turnbull Trust (Trustee / Chair) John McGlashan Board of Trustees (member) New Zealand Wool Classers Association (board member) Central Otago A&P Association (member)	Matakanui Station (director and shareholder) Matakanui Development Co (director and shareholder) A Paterson Family Trust (trustee) A and T Paterson Family Trust (trustee) Federated Farmers (on the executive team) Omakau Irrigation Co (director) Matakanui Combined Rugby Football Club (President) Manuherikia Catchment Group (member) Omakau Domain Board	Central Otago Health Inc Manuherikia River Group

5 REPORTS

22.2.2 SAFER SPEEDS BYLAW

Doc ID: 568346

1. Purpose of Report

To consider approving the Statement of Proposal for the proposed Speed Limits Bylaw 2022 for public consultation.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Agrees that a bylaw is the most appropriate way of addressing the perceived problem, and the proposed bylaw is the most appropriate form and does not give rise to any implications under the Bill of Rights Act 1990.
 - C. Approves the Statement of Proposal for the proposed Speed Limit Bylaw 2022 for public consultation.
 - D. Appoints a panel of three elected members to hear submissions, if necessary.
-

2. Background

Council can set speed limits under the Land Transport Act 1998 and Land Transport Rule: Setting of Speed Limits 2017. There are requirements under the Local Government Act 2002 that must be met, including articulating the need for a bylaw over another mechanism and following the special consultative process.

Council adopted the current speed limit bylaw in 2007 which would be replaced by the new bylaw through this process.

There have been considerable changes in the district since speed limits were last reviewed. The high rate of growth has seen increased development and traffic on a number of rural residential roads.

Council has received a number of requests from the community, through service requests and community group feedback, to lower speed limits in particular locations, and increase safety for all road users, including drivers, cyclists, and pedestrians.

Speed limits are set using methodology and guidelines developed by Waka Kotahi. This ensures speed limits are aligned across local authorities and provides consistency for road users.

The Government Policy Statement for Land Transport indicated a desire to reduce road trauma on New Zealand roads. This includes ensuring safe and appropriate speeds are in place, in addition to investing in road safety improvements.

3. Discussion

Section 155 analysis

Section 155 of the Local Government Act 2002 requires Council to determine whether the use of a bylaw is the most appropriate way of addressing the perceived problem, whether the proposed bylaw is the most appropriate form of bylaw, and whether the proposed bylaw gives rise to any implications under the New Zealand Bill of Rights Act 1990.

A bylaw is the only legal tool for implementing enforceable speed limits – it is, therefore, the appropriate mechanism for these changes.

Lowering speed limits is an appropriate response to the changing use of these streets and roads. Although lowering the speed limit will not always prevent an incident, reducing the speed reduces the consequences.

Other options have been considered, including:

- Changes to national legislation
- Changes to road condition and layout
- Behaviour-based interventions

Changes to national legislation

There are changes to national legislation proposed by Waka Kotahi through their speed review programme. These changes have a national focus, with the ability to input at a local level.

The changes are still undergoing consultation, with the extent of change and timeframes currently unclear. Given the level of uncertainty with this process, and the current and pressing safety concerns of excess speed for the changing road conditions, staff recommend proceeding with a bylaw. Council will continue to engage in the national process.

Changes to road condition, quality, and layout

Upgrading the Central Otago roads that are considered in this speed limit review to the conditions required to safely travel at higher speeds would be prohibitively expensive.

It would involve considerable physical changes to the road carriageway, and many of these roads would no longer be in keeping with the residential activity on adjoining land. The cost of such changes would greatly exceed allocated budgets with a limited impact on road safety.

Staff do not recommend pursuing extensive changes to road layout on the roads being considered to maintain current speed limits.

Behaviour-based interventions

Behaviour based interventions, managed by New Zealand Police and other safety partners, are not an adequate replacement for this bylaw.

Council works with the Police on known areas of issue and this work will continue. The Roding team often receive complaints of perceived speeding from across the district. When investigating these complaints, typically there is high levels of compliance with the speed limits in place. These sites have then been included in the review for this bylaw.

Bill of Rights Act implications

The reduced speed limit will not restrict any of the rights or freedoms in the Bill of Rights Act 1990.

Proposal process

It is proposed to introduce lower speeds in approximately 70 locations. The new speed limits would be in place from 00:01 on Thursday 1 September 2022.

The proposed locations were identified through a series of steps.

- The initial need was identified through services requests, discussions with the community, and staff consideration of the impact of growth.
- A specialist contractor, Abley Transportation, was engaged to provide expert analysis across all streets in Central Otago. Both computer modelling and field work were utilised to review road conditions in alignment with guidance from Waka Kotahi. The review process evaluated crash history, road conditions, growth, changes in the speed environment, and other factors. A series of speed limit changes were then recommended.
- Following receipt of the expert data, council's roading team undertook a separate analysis to understand the local impact of the proposed changes. This included site visits of all locations, and changes to the proposals to take local factors and the physical environment into account.

The proposed changes were discussed with the relevant community boards. Further changes were made in response to the feedback from the community boards.

The next step is for Council to review the statement of proposal, and then community consultation.

Proposal

The bylaw proposes reducing speed limits at 70 sites – including whole streets, parts of streets, subdivisions, and the Naseby township.

Full details of the sites have been attached to this report in the Statement of Proposal: they have been listed by speed limit, by area, and illustrated in map format.

Significant changes include:

- A large portion of the changes are in rural residential areas where traffic, pedestrian, and cyclist volumes have increased due to housing growth. These roads previously had a 100km/hour speed limit.
- The Clyde Heritage Precinct is suited to a lower speed environment of 30km/h to enhance the use of space for pedestrians and cyclists. The design of improvements in this area includes traffic calming features that promote multi-modal transportation.
- In Naseby it is recommended to reduce speed to 40 km/h in the township which is consistent with a low-speed village setting. The roading in the Naseby township differs from a traditional urban environment with narrow streets, and no kerb and channel. Safety is improved by a reduction in speed in this setting.

- Reduced speed limits are proposed for two new subdivisions in Cromwell. The design of these developments suits a lower speed environment.
- Changes in Roxburgh East Road are in response to requests from the public.

An increased speed limit is on Ranfurly-Patearoa Road. The speed limit currently extends beyond the township by 200m. Moving the location of the open road speed limit to the town boundary will be consistent with other urban speed zones nationally and across the district.

School zone speed limits

Council have received requests to implement variable speed limit signs in school zones. This would limit speed limits outside schools for a maximum period of:

- 35 minutes before the start of school until the start of school
- 20 minutes at the end of school commencing no earlier than five minutes before the end of school
- 10 minutes at any other time of day when children cross the road or enter or leave vehicles at the roadside.

Under current legislation setting variable school speed limits is a lengthy process and requires approval from Waka Kotahi. Speed limits would be set to a minimum of 40 km/h.

The proposed Land Transport Rule: Setting of Speed Limits 2021 is under consultation and not yet operative. This is expected to be in place by mid-2022. The rule would require Council to introduce 30 km/h speed zones around schools within targeted timeframes. It would also significantly streamline the process to make the changes.

Council have received advice that these changes are expected 'in the near future'. As a result, staff have not recommended changes to speed limits outside schools through the current bylaw process.

The documents to support consultation on a proposal for school zone speed limit changes have been prepared to enable this to be brought before Council and proceed as soon as the new speed limit rule becomes operative.

Consultative process

The special consultative process will be followed to ensure community feedback is captured and incorporated into the final Speed Limits Bylaw proposal.

Documentation will be provided to the community, including:

- A copy of the proposed bylaw
- A copy of the proposed new speed limit maps
- Copies of maps showing the existing speed limits for comparison
- Tables of all changes listed by speed limit
- Tables of all changes listed by township/area
- A statement of proposal
- A 'frequently asked questions' document

An engagement plan has been prepared to ensure as many members of the community as possible are aware of the consultation and have the opportunity to engage.

4. Financial Considerations

This process and any associated sign changes can be accommodated within existing budgets.

This bylaw is considered the most cost-effective approach to speed management.

5. Options

Option 1 – (Recommended)

Approve the attached Statement of Proposal for consultation and appoint a hearings panel to hear submissions (if required).

The proposed bylaw reflects technical advice where appropriate speed interventions will increase public safety. It has received local input and analysis.

Advantages:

- Meets the legislative requirements
- Will increase public safety overall
- Addresses challenges to road safety posed by continued growth in the district
- Responds to community requests
- Includes expert technical analysis and local input

Disadvantages:

- There may be mixed views on whether reduced speed limits are appropriate.

Option 2

The proposed bylaw could be deferred awaiting the outcome of national legislative changes

Advantages:

- There is potential the changes could streamline the process for changing speed limits, leading to a simpler process to follow in the future

Disadvantages:

- Legislative change is likely to be slow and the extent of the changes is uncertain - the changes proposed through this bylaw are areas where expert analysis has determined change is needed in the short term.
- Safety concerns and appropriate speed limits would remain unaddressed with increased risk to the public.

6. Compliance

Local Government Act 2002 Purpose Provisions	<p>This decision enables democratic local decision making and action by, and on behalf of communities by engaging with the community on proposed changes through the special consultative process.</p> <p>AND</p>
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	This decision promotes the social wellbeing of communities, in the present and for the future by increasing road safety and reducing associated harm.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes
Considerations as to sustainability, the environment and climate change impacts	No sustainability implications
Risks Analysis	The proposed bylaw seeks to reduce the risk to health and safety on the district roading network. There are no risks in the decision to send the bylaw out for consultation, other than continued compliance with relevant legislation.
Significance, Consultation and Engagement (internal and external)	Consultation is required under the Local Government Act 2002 and Council's Significance and Engagement Policy.

7. Next Steps

Following approval the proposed bylaw will be publicly notified following the special consultative procedure.

If a large number of submitters wish to be heard then a separate hearing will be held for this with the three nominated councillors. If there is a small number of submitters wishing to be heard then this may be able to be accommodated within the existing Council meeting schedule and submissions heard by the full Council. Staff will advise once the number of submissions is known.

The final version of the proposed bylaw will be presented to Council by 13 July 2022.

Implementation of physical changes would follow final adoption, with a tentative date of 1 August 2022 for the bylaw to come into effect.

8. Attachments

Appendix 1 - Safe Speeds Bylaw 2022 [↓](#)

Appendix 2 - Central Otago Speed Limit Maps [↓](#)

Appendix 3 - Central Otago Speed Limit Maps with Aerial View [↓](#)

Appendix 4 - Statement of Proposal [↓](#)

Appendix 5 - Proposed and Existing Speed Limit Maps 1 [↓](#)

Appendix 6 - Proposed and Existing Speed Limit Maps 2 [↓](#)

Report author:



Alix Crosbie
Senior Strategy Advisor
15/02/2022

Reviewed and authorised by:



Julie Muir
Executive Manager – Infrastructure Services
25/02/2022



Central Otago District Council

Speed Limits Bylaw 2022



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Schedule 5: Roads subject to a speed limit of 60 km/hr	11
Schedule 6: Roads subject to a speed limit of 70 km/hr	12
Schedule 7: Roads subject to a speed limit of 80 km/hr	15
Schedule 8: Roads subject to a speed limit of 100 km/hr	16

Title and Commencement

Central Otago District Council makes this bylaw pursuant to section 145 of the Local Government Act 2002, section 22AB of the Land Transport Act 1998, and Land Transport Rule: Setting of Speed Limits 2017.

The title of this bylaw is the Speed Limits Bylaw.

The bylaw shall come into force at 00:01 on 1 August 2022.

Interpretation

In this bylaw, Council refers to Central Otago District Council.



Road	Has the meaning as given in Land Transport Rule: Setting of Speed Limits 2017. This includes: <ul style="list-style-type: none"> • a street • a place to which the public have access, whether of right or not • all bridges, culverts, ferries and fords forming part of a road or street • a section of a road
Speed Limit	Has the meaning as given in Part 2 (1) of the Land Transport Rule: Setting of Speed Limits 2017
Urban traffic area	Has the meaning as given in Land Transport Rule: Setting of Speed Limits 2017

Purpose

The purpose of this bylaw is to enhance and increase public safety on roads under the care, control or management of Central Otago District Council; and to set speed limits as specified in the schedules to this bylaw.

Speed Limits

This bylaw sets speed limits as detailed in the schedules and maps attached that form part of this bylaw. All urban traffic areas are as described in the relevant maps.

List of attachments

The following schedules form part of this bylaw.

- Schedule 1: Roads subject to a speed limit of 20 km/hr
- Schedule 2: Roads subject to a speed limit of 30 km/hr
- Schedule 3: Roads subject to a speed limit of 40 km/hr
- Schedule 4: Roads subject to a speed limit of 50 km/hr
- Schedule 5: Roads subject to a speed limit of 60 km/hr
- Schedule 6: Roads subject to a speed limit of 70 km/hr
- Schedule 7: Roads subject to a speed limit of 80 km/hr



- Schedule 8: Roads subject to a speed limit of 100 km/hr

The Central Otago Speed Limit Maps form part of this bylaw.

- Map 1: Omakau
- Map 2: Ophir
- Map 3: Alexandra and Clyde overview
- Map 4: Alexandra
- Map 5: Clyde
- Map 6: Lake Roxburgh Village
- Map 7: Roxburgh
- Map 8: Millers Flat
- Map 9: Cromwell and Lowburn overview
- Map 10: Lowburn
- Map 11: Cromwell
- Map 12: Bannockburn overview
- Map 13: Bannockburn
- Map 14: Pisa Moorings
- Map 15: St Bathans
- Map 16: Oturohina
- Map 17: Naseby
- Map 18: Patearoa
- Map 19: Ranfurly
- Map 20: Waipiata
- Map 21: Danseys Pass

Offences

Every person commits an offence when breaching the speed limits fixed under this bylaw.

Repealed bylaws

The Central Otago District Speed Limits Bylaw 2007 will be revoked and replaced from the date the new bylaw comes into force.

Confirmation



This bylaw was made and confirmed by a resolution at a meeting of the Central Otago District Council on [to be confirmed].

[Seal to be affixed when bylaw finalised]

Document Revision

Activity	Key date	Council resolution
Bylaw made		
Bylaw reviewed		
Next review date		



Schedules

Schedule 1: Roads subject to a speed limit of 20 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 20 km/hr from 00:01 on 1 August 2022, either in their entirety or in part, as specified in the maps referenced.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
Not presently in use.		

Schedule 2: Roads subject to a speed limit of 30 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 30 km/hr from 00:01 on 1 August 2022.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
Map 3 Map 5	At Clyde : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 5 and identified as having a speed limit of 30 km/h.	No previous legal instrument
Map 9 Map 11	At Cromwell : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 11 and identified as having a speed limit of 30 km/h.	No previous legal instrument
Map 17	At Naseby : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 17 and identified as having a speed limit of 30 km/h.	No previous legal instrument



Schedule 3: Roads subject to a speed limit of 40 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 40 km/hr from 00:01 on 1 August 2022.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
Map 3 Map 4	At Alexandra : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 40 km/h.	No previous legal instrument
Map 9 Map 11	At Cromwell : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 11 and identified as having a speed limit of 40 km/h.	No previous legal instrument
Map 17	At Naseby : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 17 and identified as having a speed limit of 40 km/h.	No previous legal instrument
Map 7	At Roxburgh : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 7 and identified as having a speed limit of 40 km/h.	No previous legal instrument

Schedule 4: Roads subject to a speed limit of 50 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 50 km/hr from 00:01 on 1 August 2022.



Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
Map 3 Map 4	At Alexandra : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332 and 23 July 1992, No. 114, page 2525
Map 12 Map 13	At Bannockburn : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 12 or Map 13 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332
Map 3 Map 5	At Clyde : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 5 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332
Map 9 Map 11	At Cromwell : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed	Central Otago District Council Speed Limits Bylaw 2007



	Limits Map 9 or Map 11 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 8 January 2004, No. 1, page 47
Map 6	At Lake Roxburgh Village: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 6 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 31 May 1984, No. 91, page 1800
Map 9 Map 10	At Lowburn: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 10 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007
Map 8	At Millers Flat: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 8 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 25 July 1991, No. 110, page 2440
Map 17	At Naseby: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 17 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005



Map 1	<p>At Omakau: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 1 and identified as having a speed limit of 50 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p> <p>Central Otago District Council Speed Limits Bylaw 2005</p> <p>Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332</p>
Map 2	<p>At Ophir: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 2 and identified as having a speed limit of 50 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p> <p>Central Otago District Council Speed Limits Bylaw 2005</p> <p>Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332</p>
Map 16	<p>At Oturehua: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 16 and identified as having a speed limit of 50 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p> <p>Central Otago District Council Speed Limits Bylaw 2005</p>
Map 14	<p>At Pisa Moorings: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 14 and identified as having a speed limit of 50 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p> <p>Central Otago District Council Speed Limits Bylaw 2005</p>
Map 19	<p>At Ranfurly: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 19 and identified as having a speed limit of 50 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p>



		Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 28 April 1994, No. 39, page 1460
Map 7	At Roxburgh: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 7 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005
Map 15	At St Bathans: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 15 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332
Map 20	At Waipiata: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 20 and identified as having a speed limit of 50 km/h.	Central Otago District Council Speed Limits Bylaw 2007

Schedule 5: Roads subject to a speed limit of 60 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 60 km/hr from 00:01 on 1 August 2022.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
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Map 3 Map 4	At Alexandra : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 60 km/h.	No previous legal instrument
Map 9 Map 11	At Cromwell : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 11 and identified as having a speed limit of 60 km/h.	No previous legal instrument
Map 17	At Naseby : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 17 and identified as having a speed limit of 60 km/h.	No previous legal instrument
Map 1	At Omakau : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 1 and identified as having a speed limit of 60 km/h.	No previous legal instrument
Map 7	At Roxburgh : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 7 and identified as having a speed limit of 60 km/h.	No previous legal instrument

Schedule 6: Roads subject to a speed limit of 70 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 70 km/hr from 00:01 on 1 August 2022.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
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Map 3 Map 4	At Alexandra : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332 and 23 July 1992, No. 114, page 2525
Map 12 Map 13	At Bannockburn : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 12 or Map 13 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007
Map 3 Map 5	At Clyde : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 5 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007
Map 9 Map 11	At Cromwell : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 11 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 8 January 2004, No. 1, page 47
Map 3 Map 4	At Letts Gully : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005



Map 9 Map 10	At Lowburn : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 10 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007
Map 17	At Naseby : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 17 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007
Map 1	At Omakau : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 1 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 May 2003, No. 51, page 1332
Map 16	At Oturehua : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 16 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005 Notice in the New Zealand Gazette, 15 September 1994, No. 83, page 2850
Map 18	At Patearoa : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 18 and identified as having a speed limit of 70 km/h.	Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005



Map 19	<p>At Ranfurly: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 19 and identified as having a speed limit of 70 km/h.</p>	<p>Central Otago District Council Speed Limits Bylaw 2007</p> <p>Central Otago District Council Speed Limits Bylaw 2005</p> <p>Notice in the New Zealand Gazette, 28 April 1994, No. 39, page 1460</p>
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Schedule 7: Roads subject to a speed limit of 80 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 80 km/hr from 00:01 on 1 August 2022.

Legal instrument: Central Otago District Council Speed Limits Bylaw 2022.

Map Reference	Description	Previous legal instrument
Map 3 Map 4	<p>At Alexandra: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 3 or Map 4 and identified as having a speed limit of 80 km/h.</p>	No previous legal instrument
Map 12 Map 13	<p>At Bannockburn: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 12 or Map 13 and identified as having a speed limit of 80 km/h.</p>	No previous legal instrument
Map 9 Map 11	<p>At Cromwell: All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 9 or Map 11 and identified as having a speed limit of 80 km/h.</p>	No previous legal instrument
Map 19	<p>At Ranfurly:</p>	No previous legal instrument



	All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 19 and identified as having a speed limit of 80 km/h.	
Map 7	At Roxburgh : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 7 and identified as having a speed limit of 80 km/h.	No previous legal instrument

Schedule 8: Roads subject to a speed limit of 100 km/hr

The roads or areas described in this schedule or as indicated on the maps referenced in this schedule are declared to be subject to a speed limit of 100 km/hr from 00:01 on 1 August 2022.

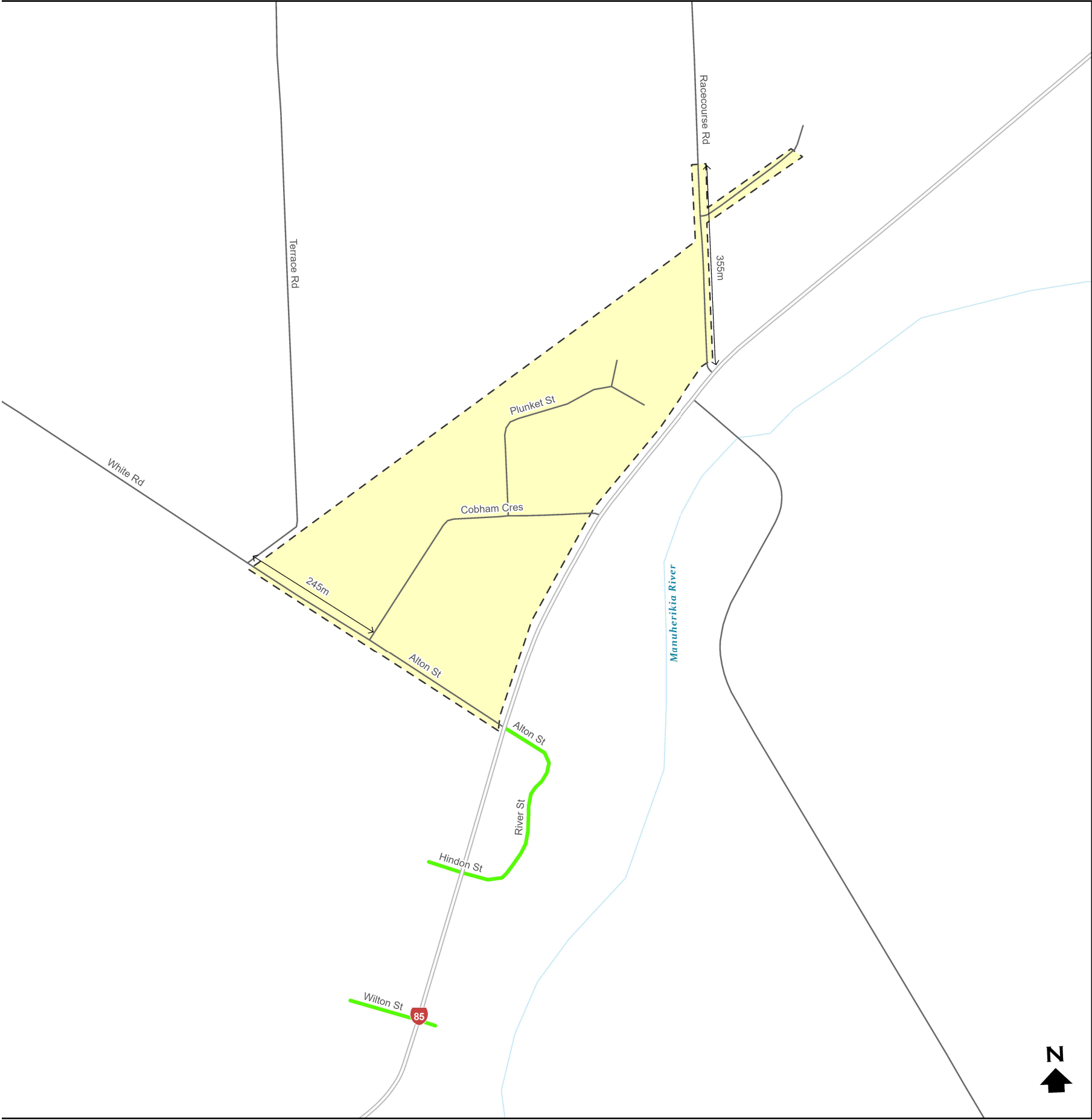
Legal instrument: Central Otago District Council Speed Limits Bylaw 2022, Land Transport Rule: Setting of Speed Limits 2017 (Rule 54001/2017)

Map Reference	Description	Previous legal instrument
Map 19	At Ranfurly : All roads except state highways within the area marked on the map entitled Central Otago District Council Speed Limits Map 19 and identified as having a speed limit of 100 km/h.	No previous legal instrument
Maps 1-21	All Central Otago District roads have a speed limit of 100 km/h, except for roads or areas that are: (a) Described as having a different speed limit in the appropriate schedule of this bylaw, or (b) Shown on a map as having a different speed limit, as referenced in the appropriate schedule of this bylaw	Clause 2.3 Land Transport Rule: Setting of Speed Limits 2003 Central Otago District Council Speed Limits Bylaw 2007 Central Otago District Council Speed Limits Bylaw 2005



		Regulation 21(1) Traffic Regulations 1976
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JMIAKAU



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

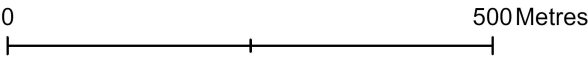
70

State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

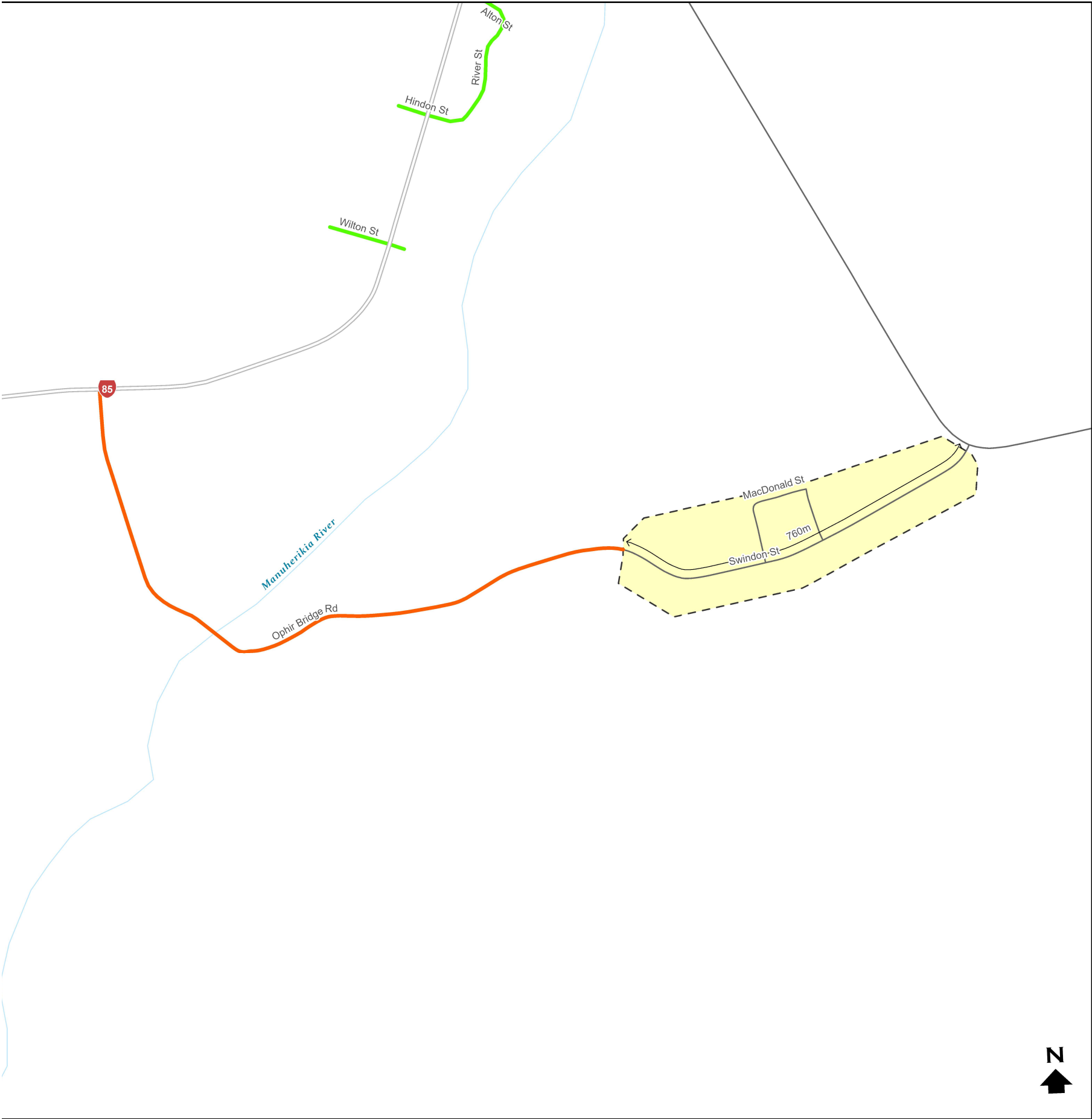
APPROVED:	PLAN NO:
Mayor	CODCSL-1
Chief Executive Officer	
DATE:	Map 1 of 21



Scale: 1:7,000



JPHIR



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

60

State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

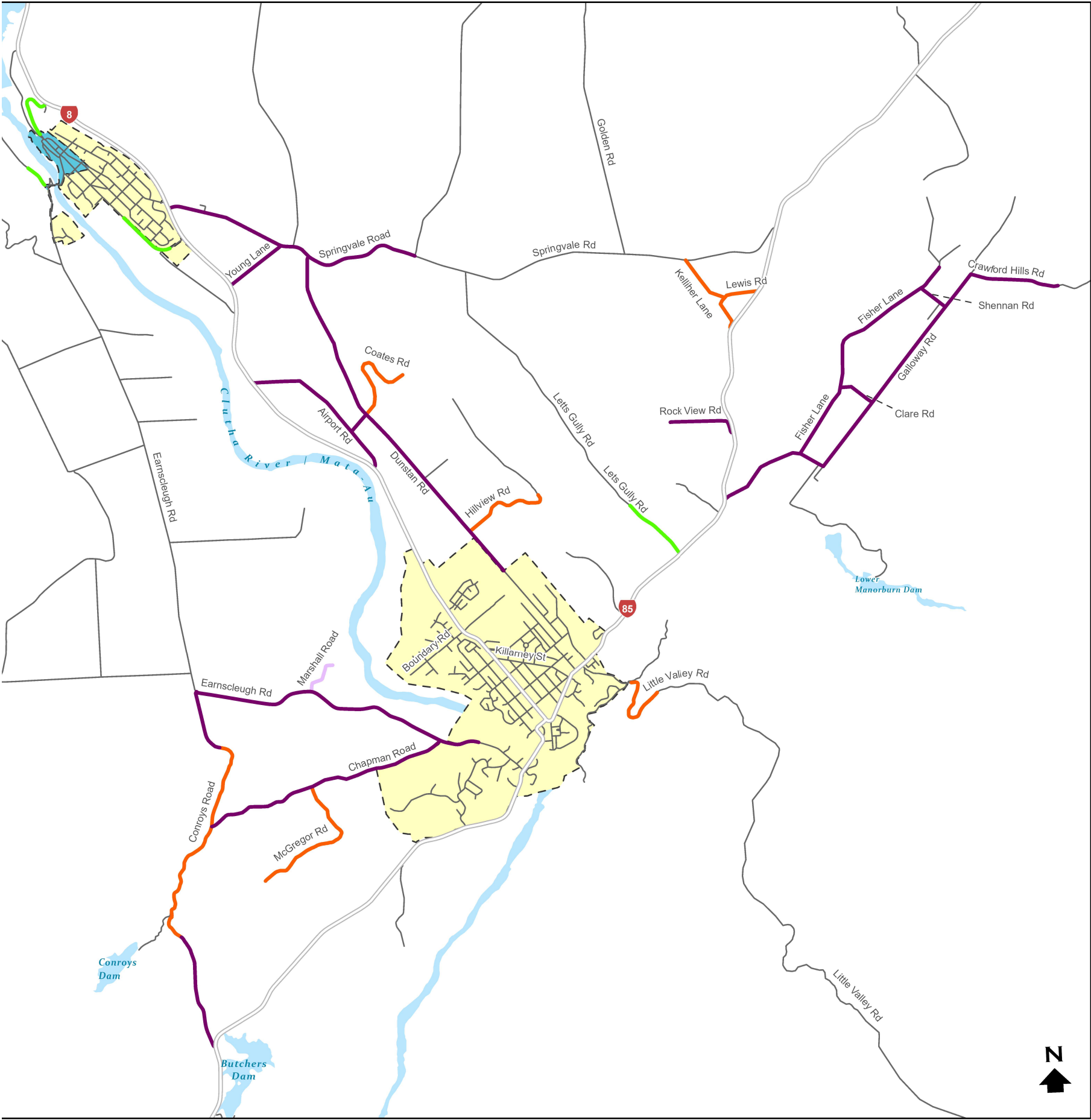
APPROVED:	PLAN NO:
Mayor	CODCSL-2
Chief Executive Officer	
DATE:	
	Map 2 of 21



Scale: 1:8,000



ALEXANDRA AND CLYDE - OVERVIEW



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

50

Rural roads

40

70

60

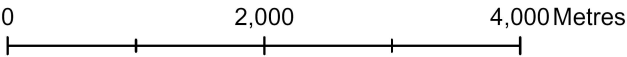
80

State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

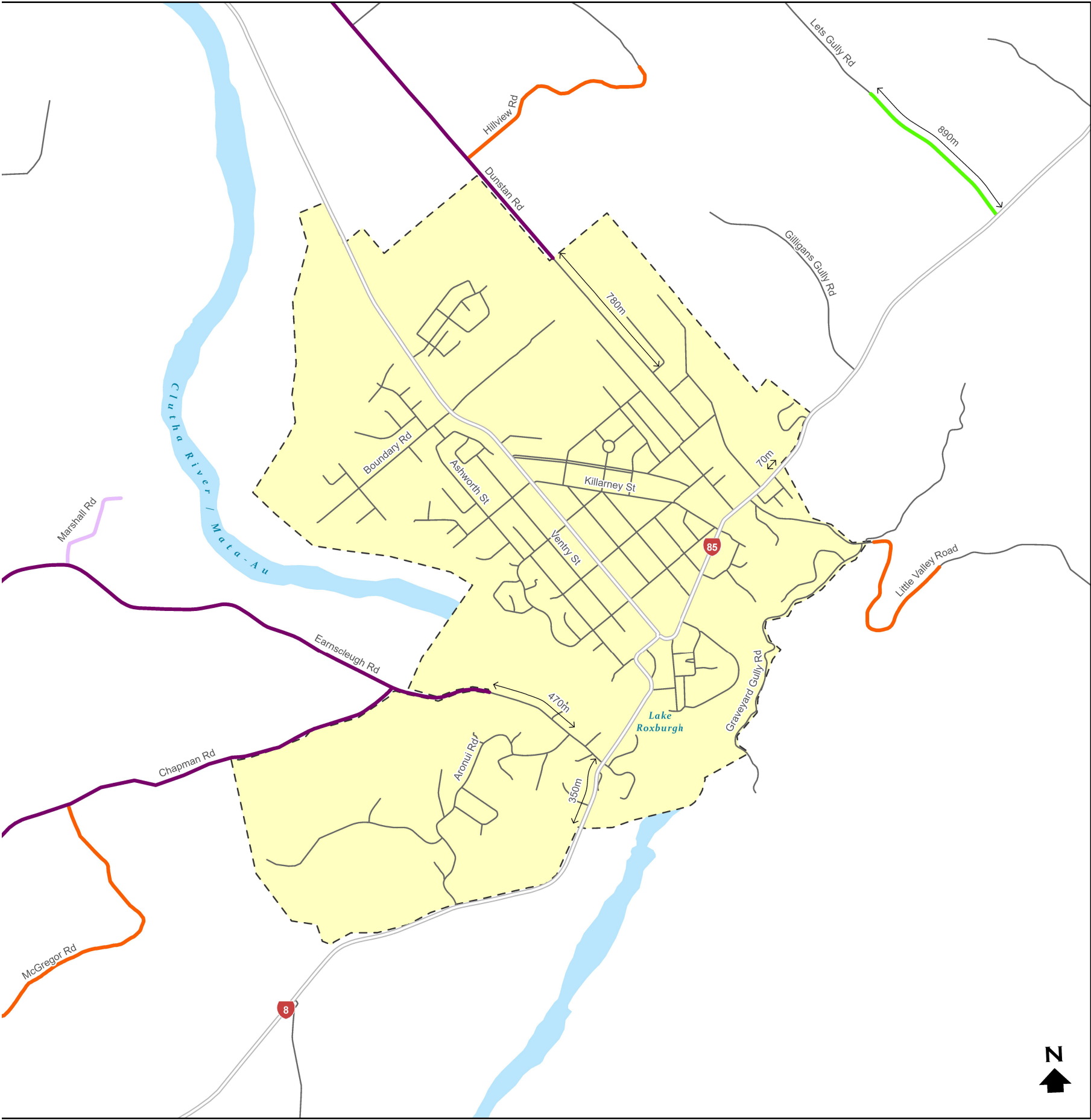
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Mayor	CODCSL-3
Chief Executive Officer	
DATE:	Map 3 of 21



Scale: 1:53,000



ALEXANDRA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

40

70

60

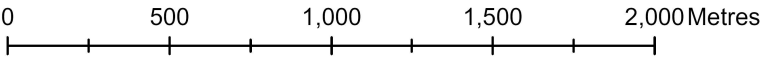
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State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

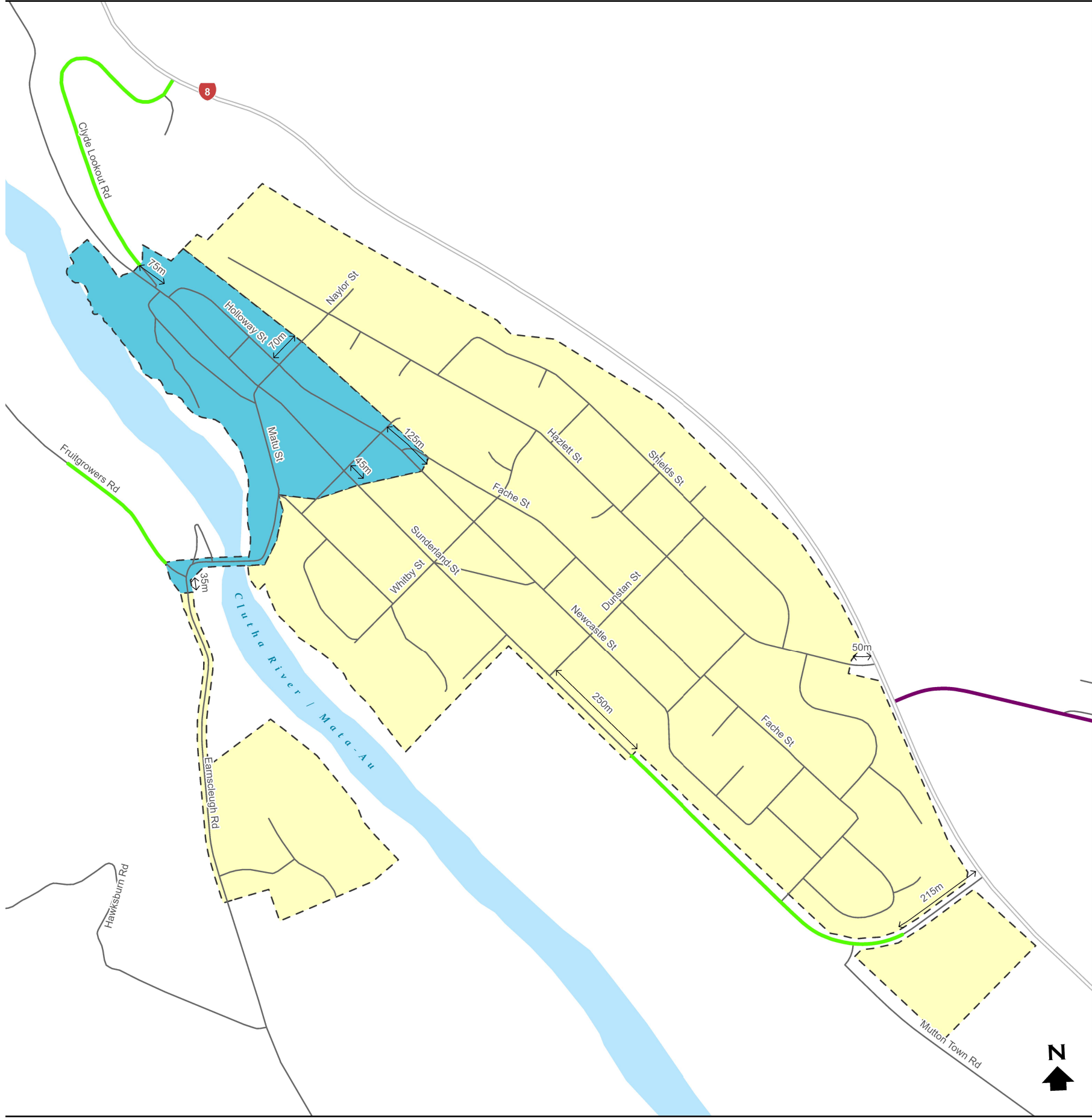
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Mayor	CODCSL-4
Chief Executive Officer	
DATE:	Map 4 of 21



Scale: 1:21,000



CLYDE



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

50

Rural roads

70

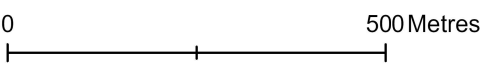
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State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

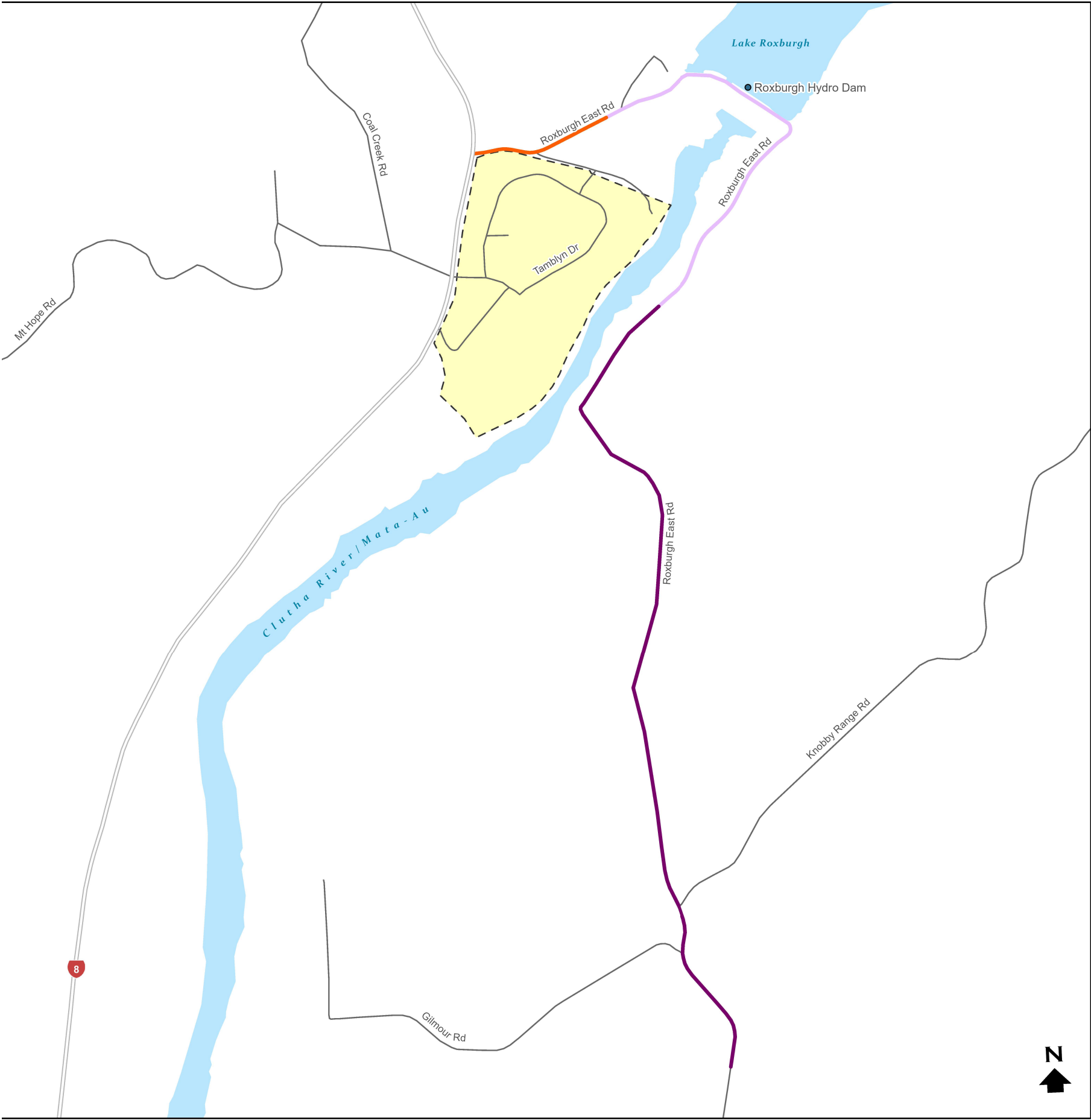
APPROVED:	PLAN NO:
Mayor	CODCSL-5
Chief Executive Officer	
DATE:	Map 5 of 21



Scale: 1:9,000



LAKE ROXBURGH VILLAGE



File Exported: 28/02/2022 4:08 pm Map data sources include: Maps Kiwaki, NZ Transport Agency, LINZ

CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

40

60

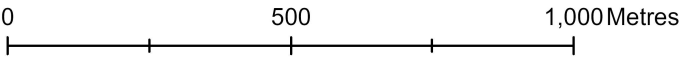
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State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

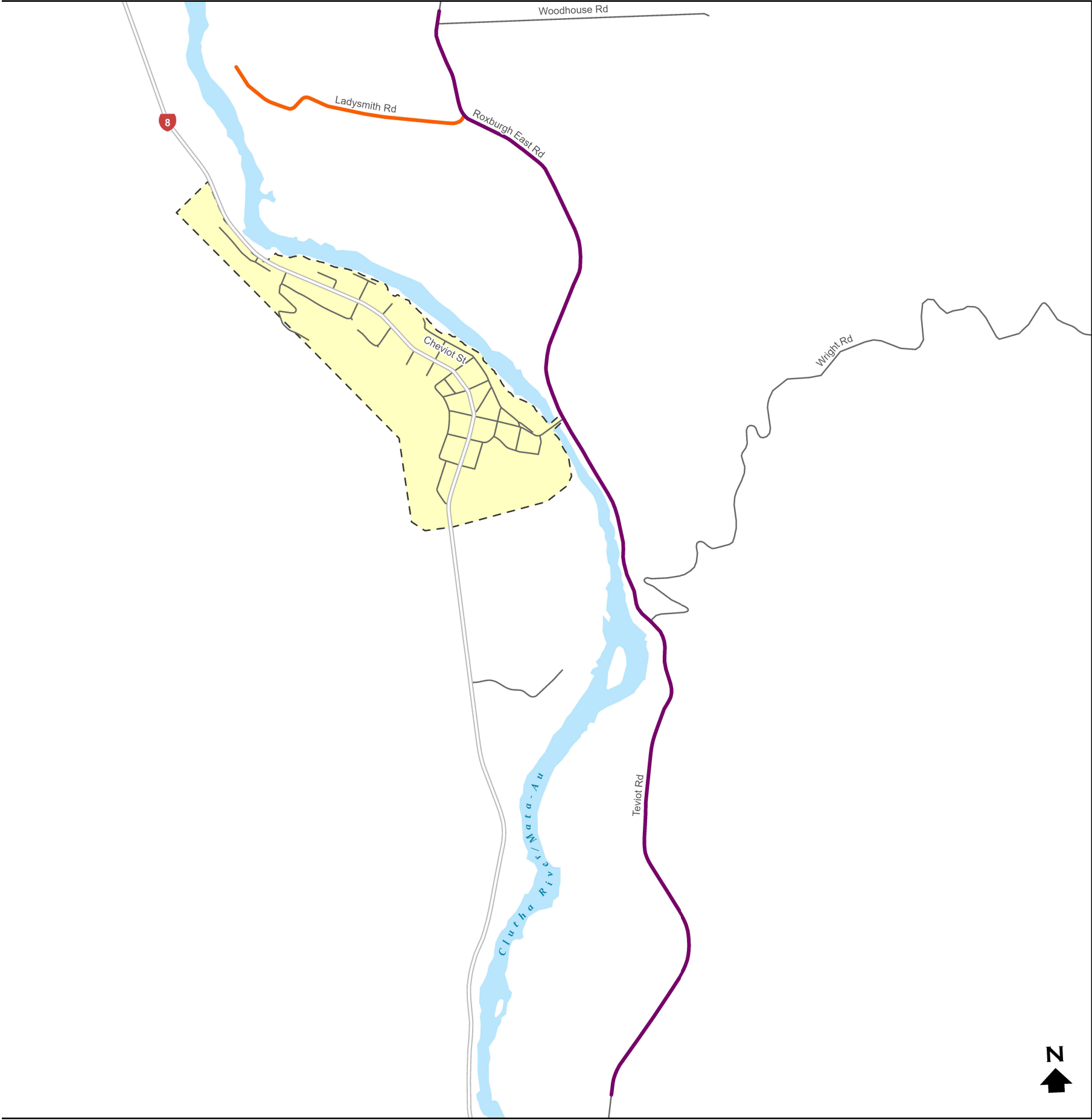
APPROVED:	PLAN NO:
Mayor	CODCSL-6
Chief Executive Officer	
DATE:	Map 6 of 21



Scale: 1:12,000



ROXBURGH



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

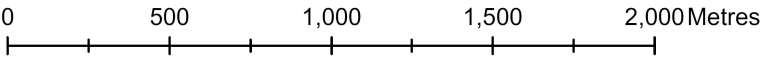
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State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

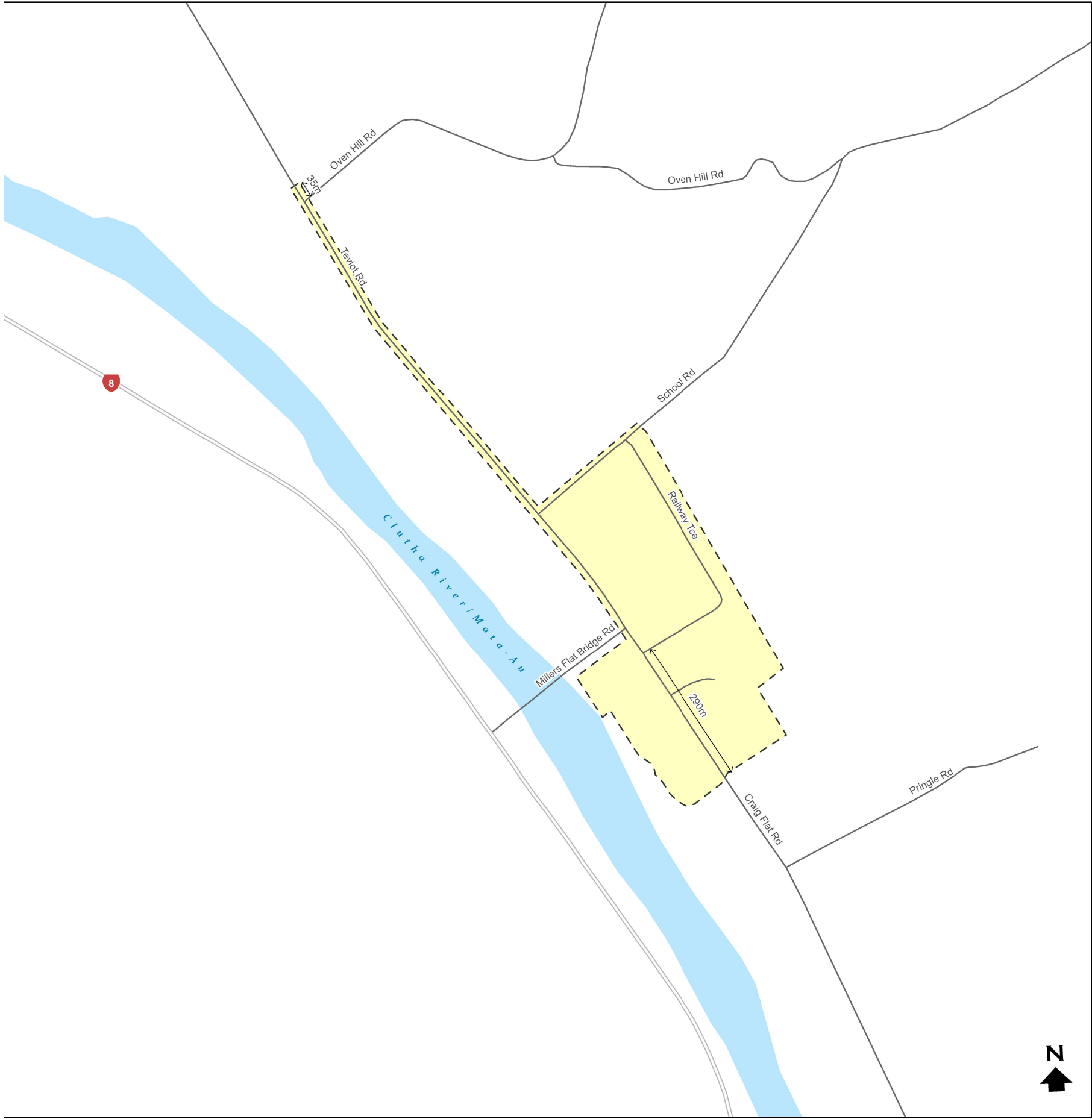
APPROVED:	PLAN NO:
Mayor	CODCSL-7
Chief Executive Officer	
DATE:	Map 7 of 21



Scale: 1:21,000



VILLERS FLAT



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

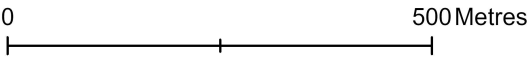
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State Highways (excluded from bylaw)

NOTES

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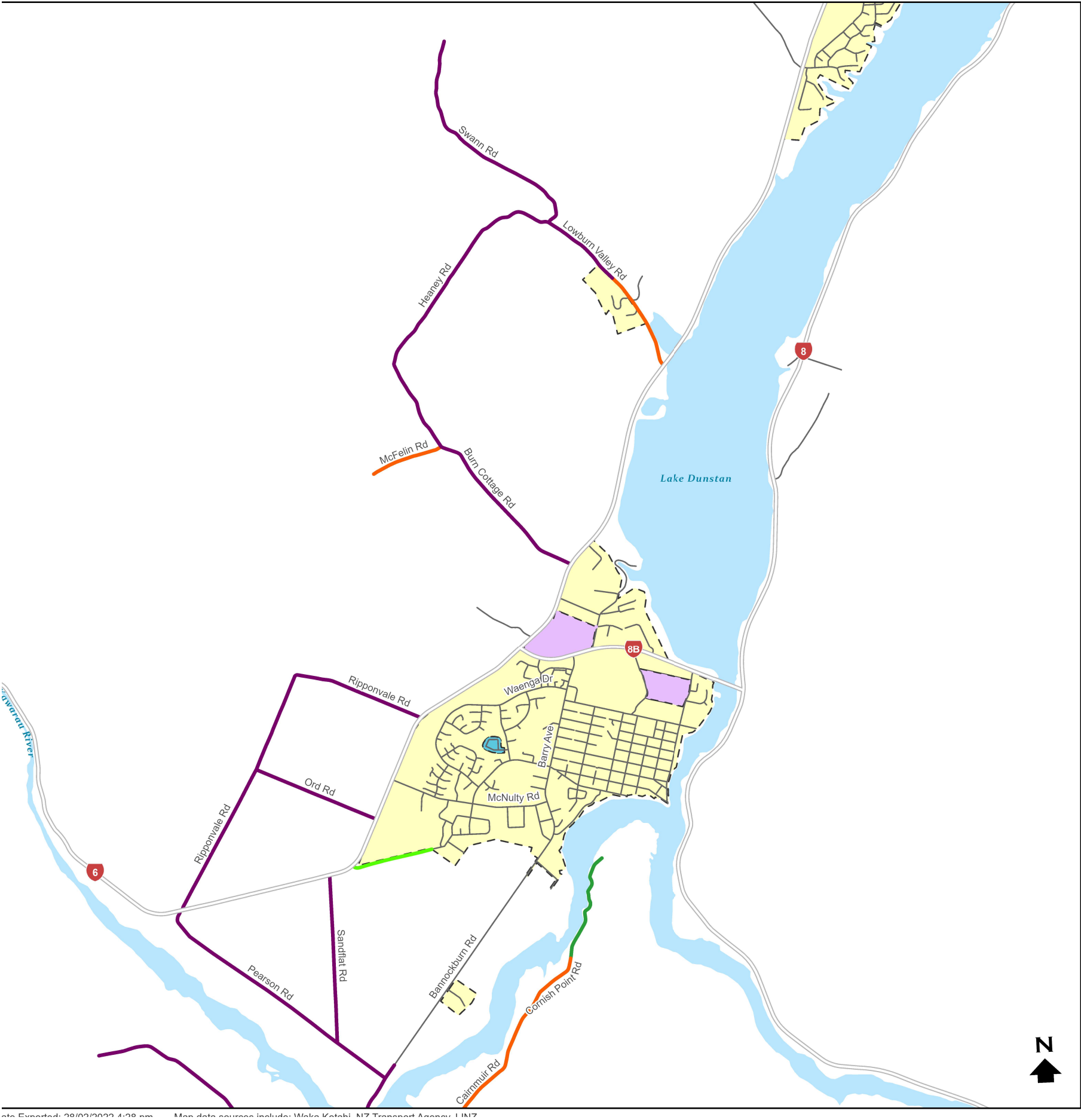
APPROVED:	PLAN NO:
Mayor	CODCSL-8
Chief Executive Officer	
DATE:	Map 8 of 21



Scale: 1:8,000



FROMWELL AND LOWBURN OVERVIEW



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

40

50

Rural roads

40

50

70

60

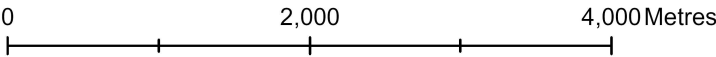
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State Highways (excluded from bylaw)

NOTES

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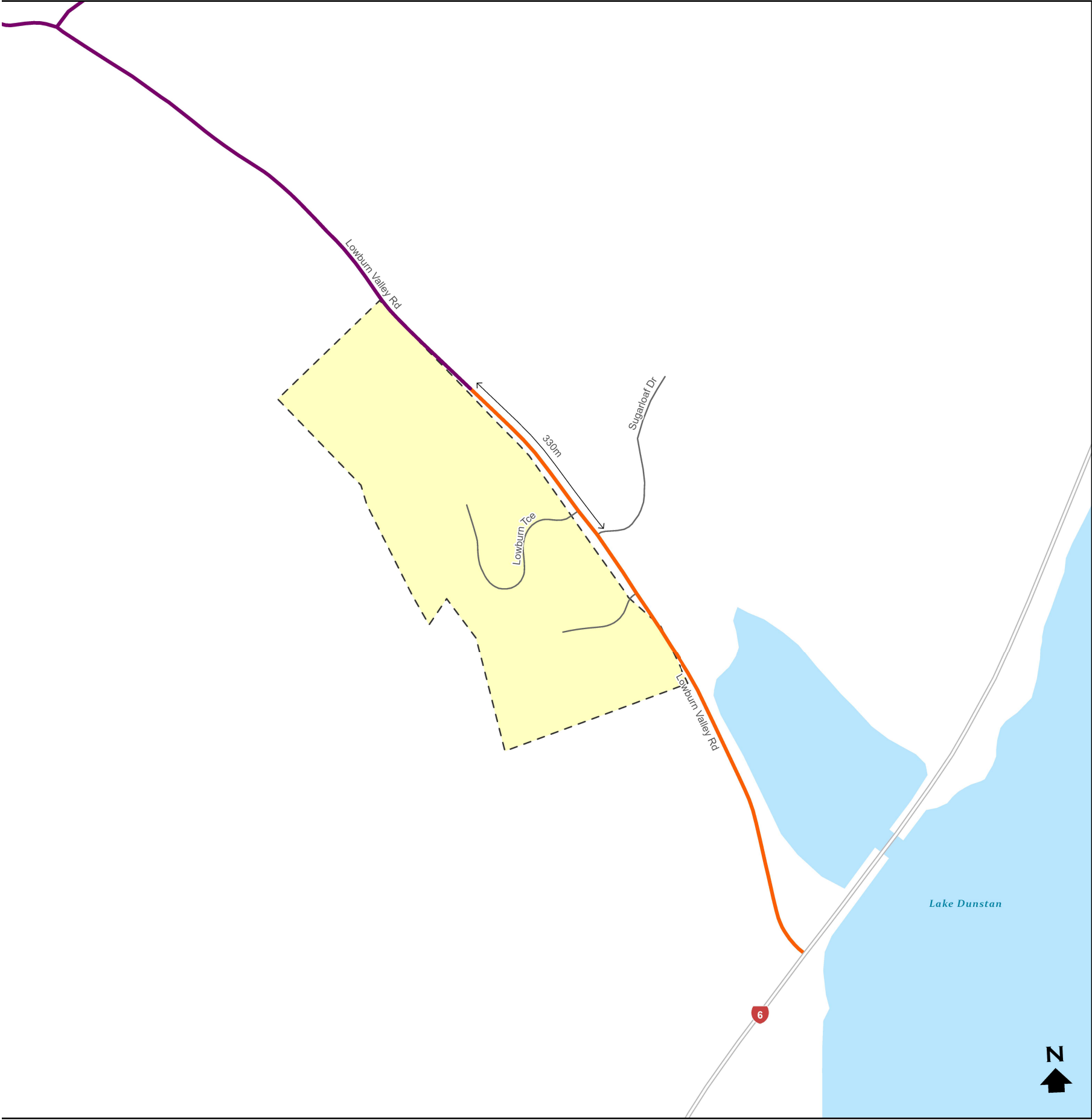
APPROVED:	PLAN NO:
Mayor	CODCSL-9
Chief Executive Officer	
DATE:	
	Map 9 of 21



Scale: 1:45,000



LOWBURN



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

80

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

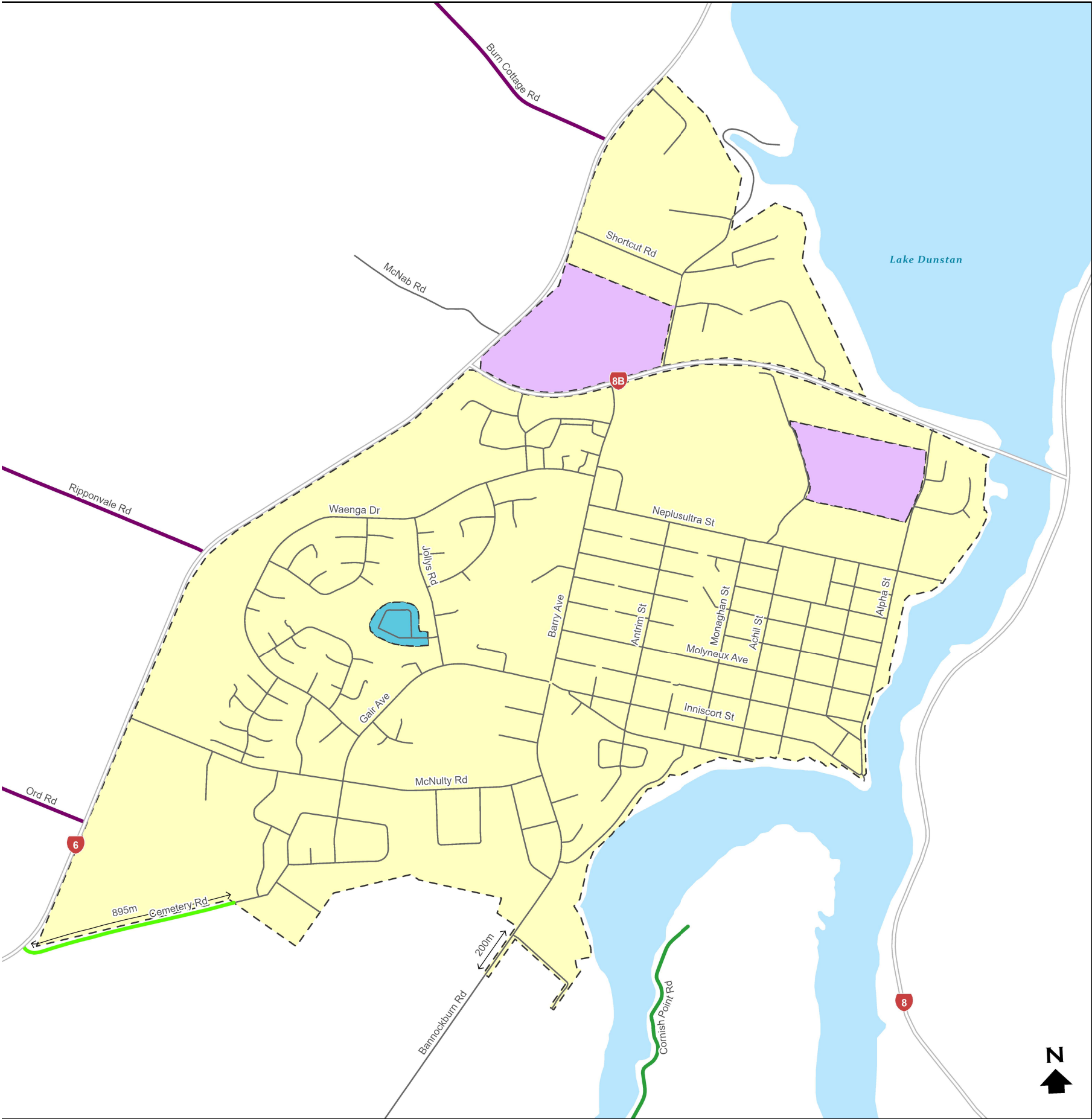
APPROVED:	PLAN NO:
Mayor	CODCSL-10
Chief Executive Officer	
DATE:	Map 10 of 21

0 500 Metres

Scale: 1:7,000



CRUMWELL



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

40

50

Rural roads

40

50

70

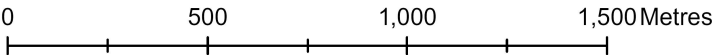
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State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

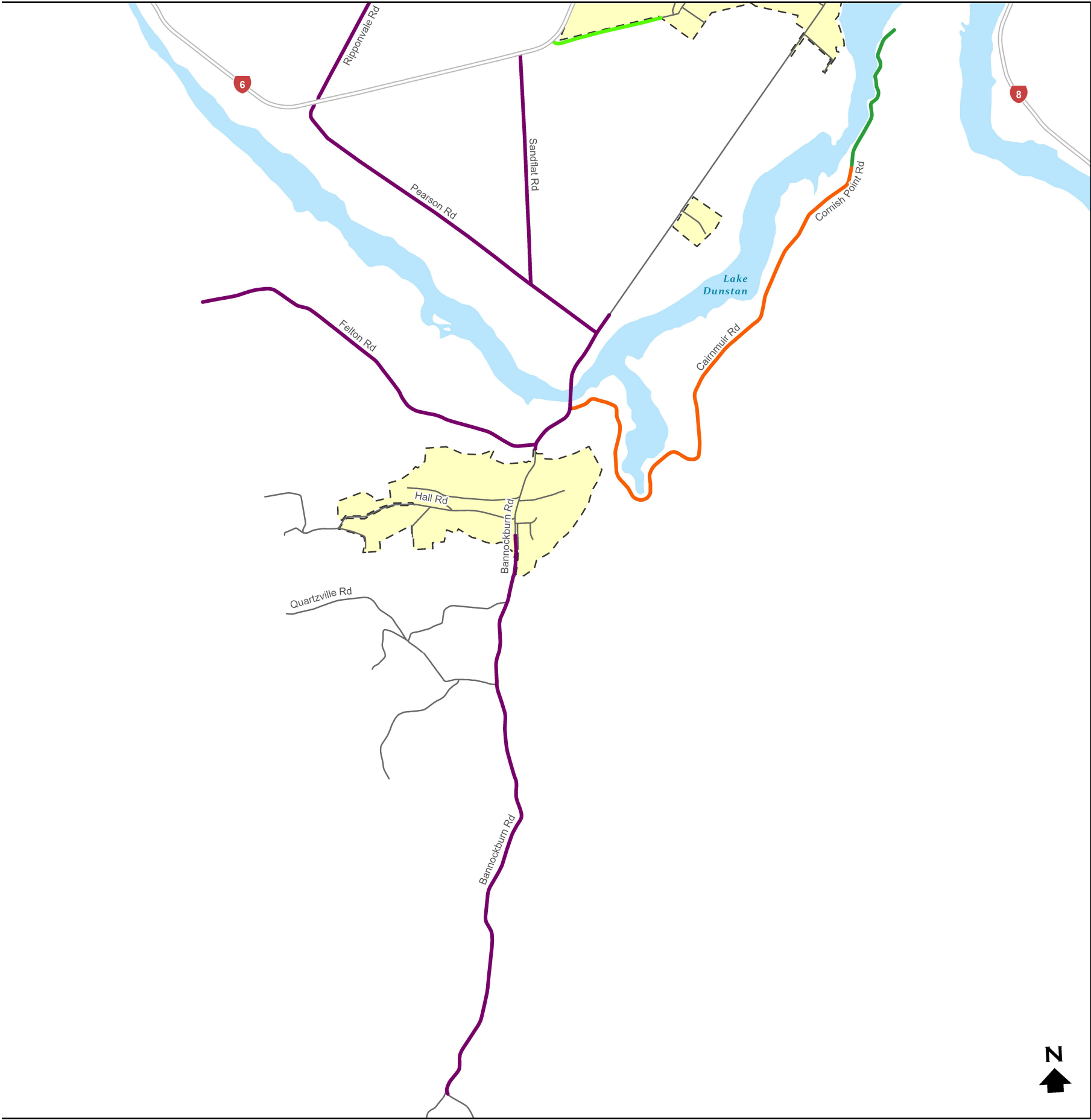
APPROVED:	PLAN NO:
Mayor	CODCSL-11
Chief Executive Officer	
DATE:	
	Map 11 of 21



Scale: 1:17,000



BANNOCKBURN OVERVIEW



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

50

70

60

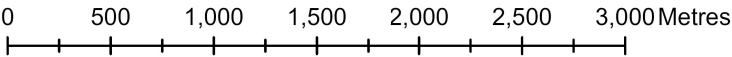
80

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

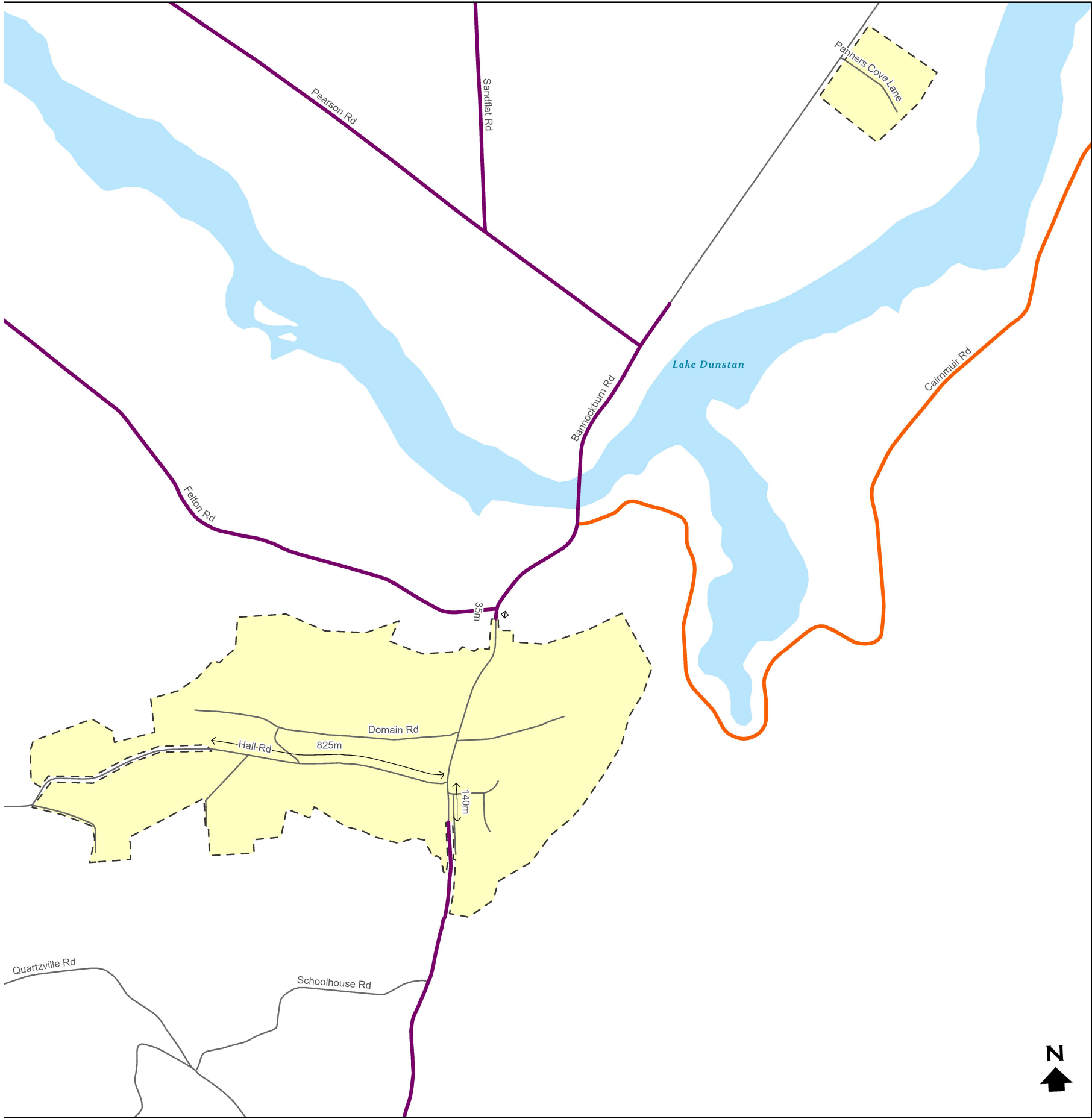
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-12
<div>Chief Executive Officer</div>	
DATE: <div></div>	
	Map 12 of 21



Scale: 1:33,000



BANNOCKBURN



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

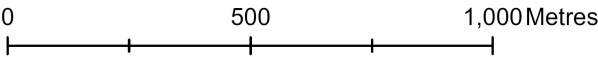
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State Highways (excluded from bylaw)

NOTES

- 1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
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- 7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

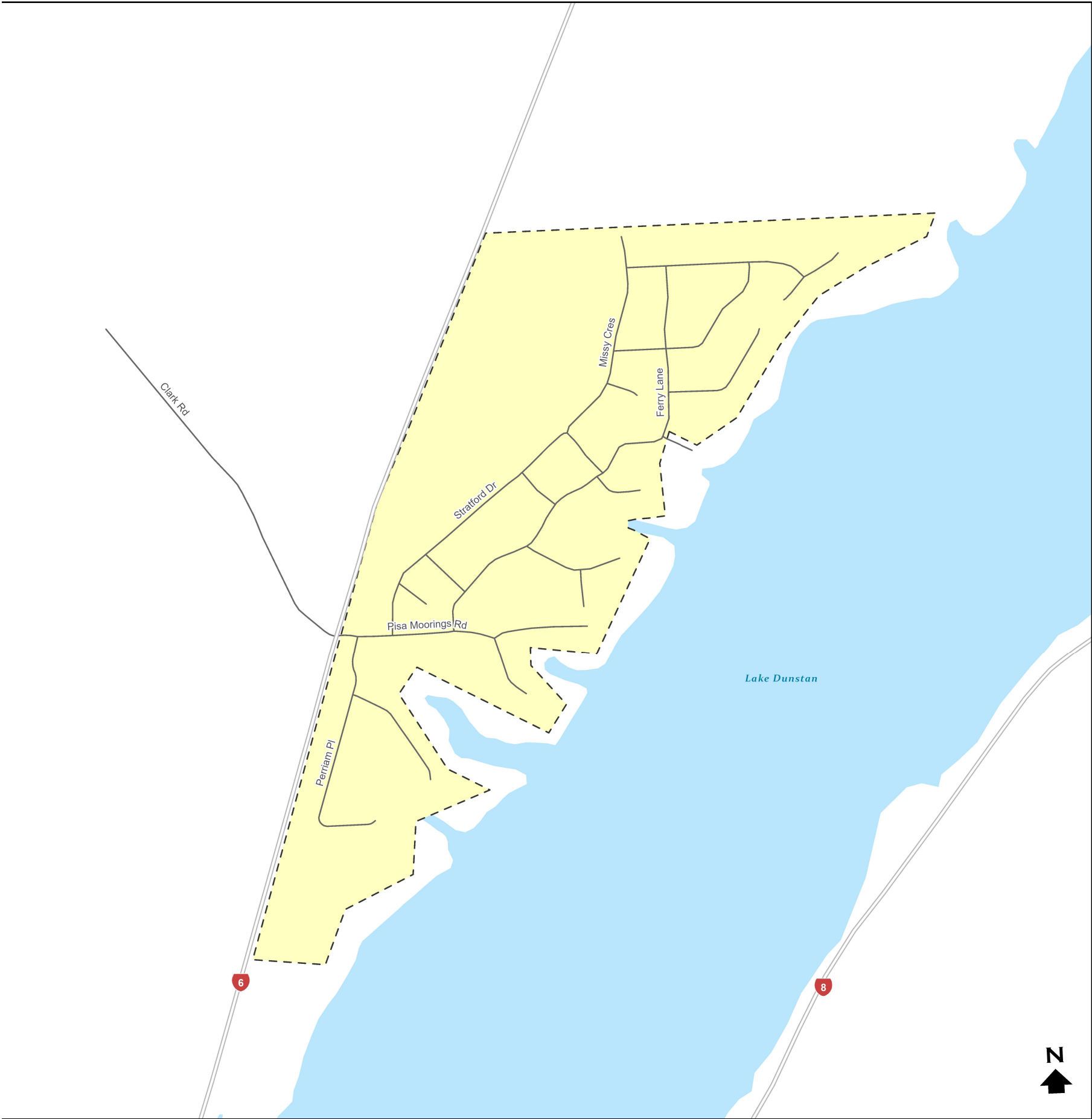
APPROVED:	PLAN NO:
Mayor	CODCSL-13
Chief Executive Officer	
DATE:	Map 13 of 21



Scale: 1:14,000



PISA MOORINGS



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

State Highways (excluded from bylaw)

NOTES

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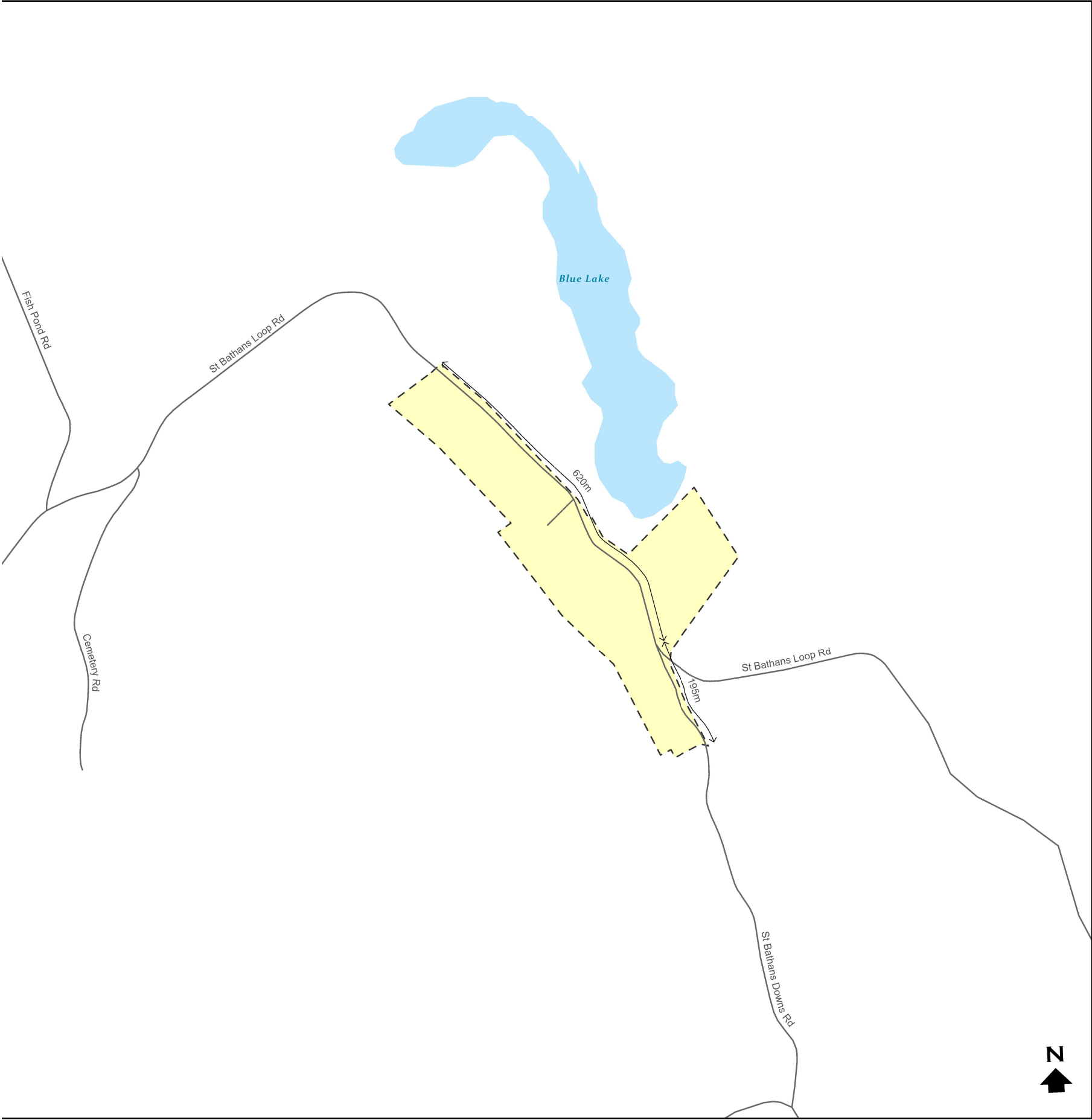
APPROVED:	PLAN NO:
Mayor	CODCSL-14
Chief Executive Officer	
DATE:	Map 14 of 21



Scale: 1:10,000



ST BATHANS



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
Mayor	CODCSL-15
Chief Executive Officer	
DATE:	Map 15 of 21



Scale: 1:7,000



JIUREHUA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

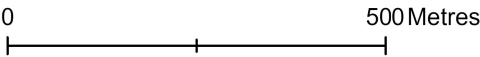
70

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

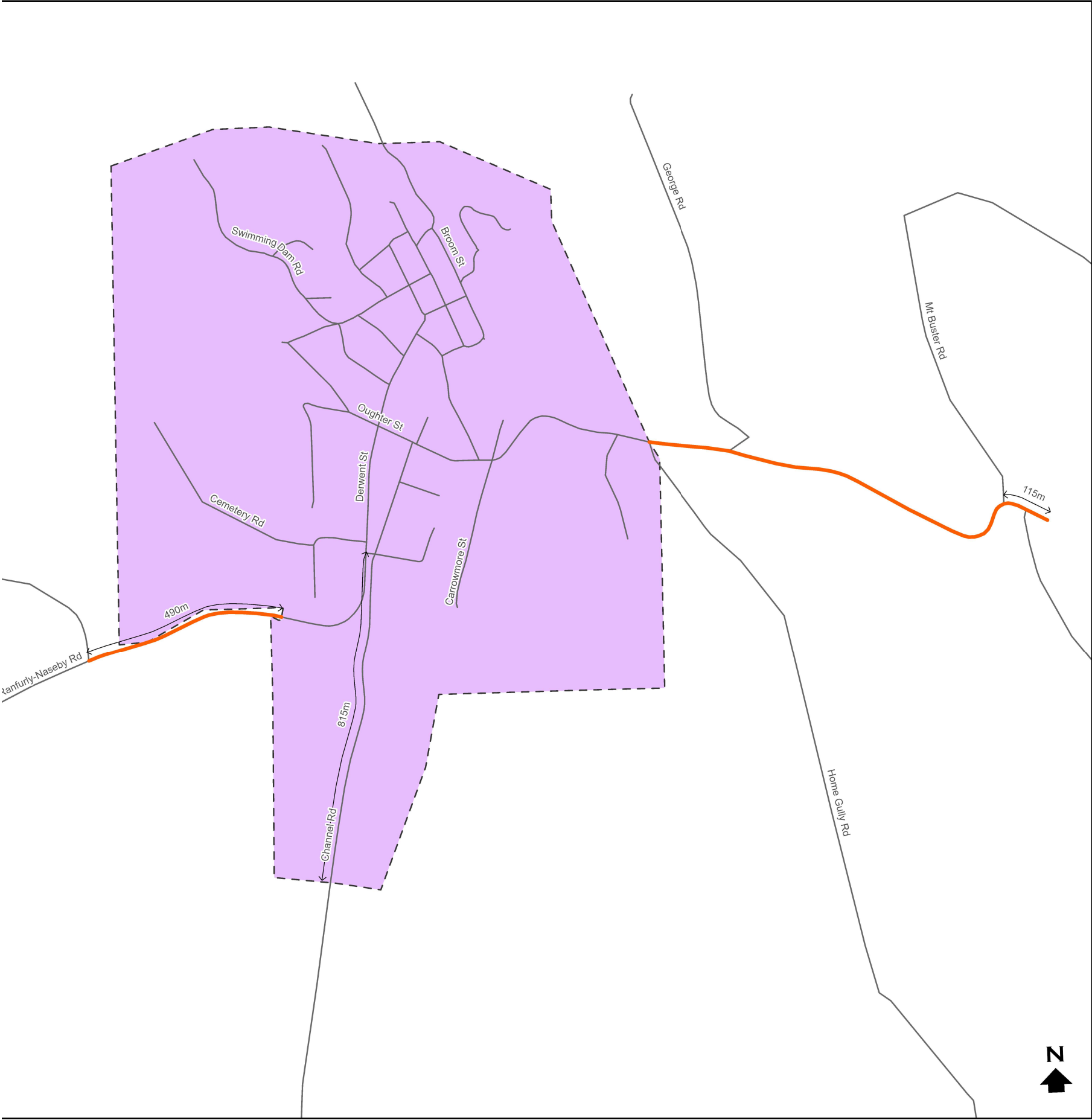
APPROVED:	PLAN NO:
Mayor	CODCSL-16
Chief Executive Officer	
DATE:	Map 16 of 21



Scale: 1:9,000



NASEBY



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

40

Rural roads

40

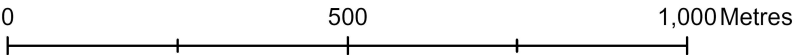
60

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

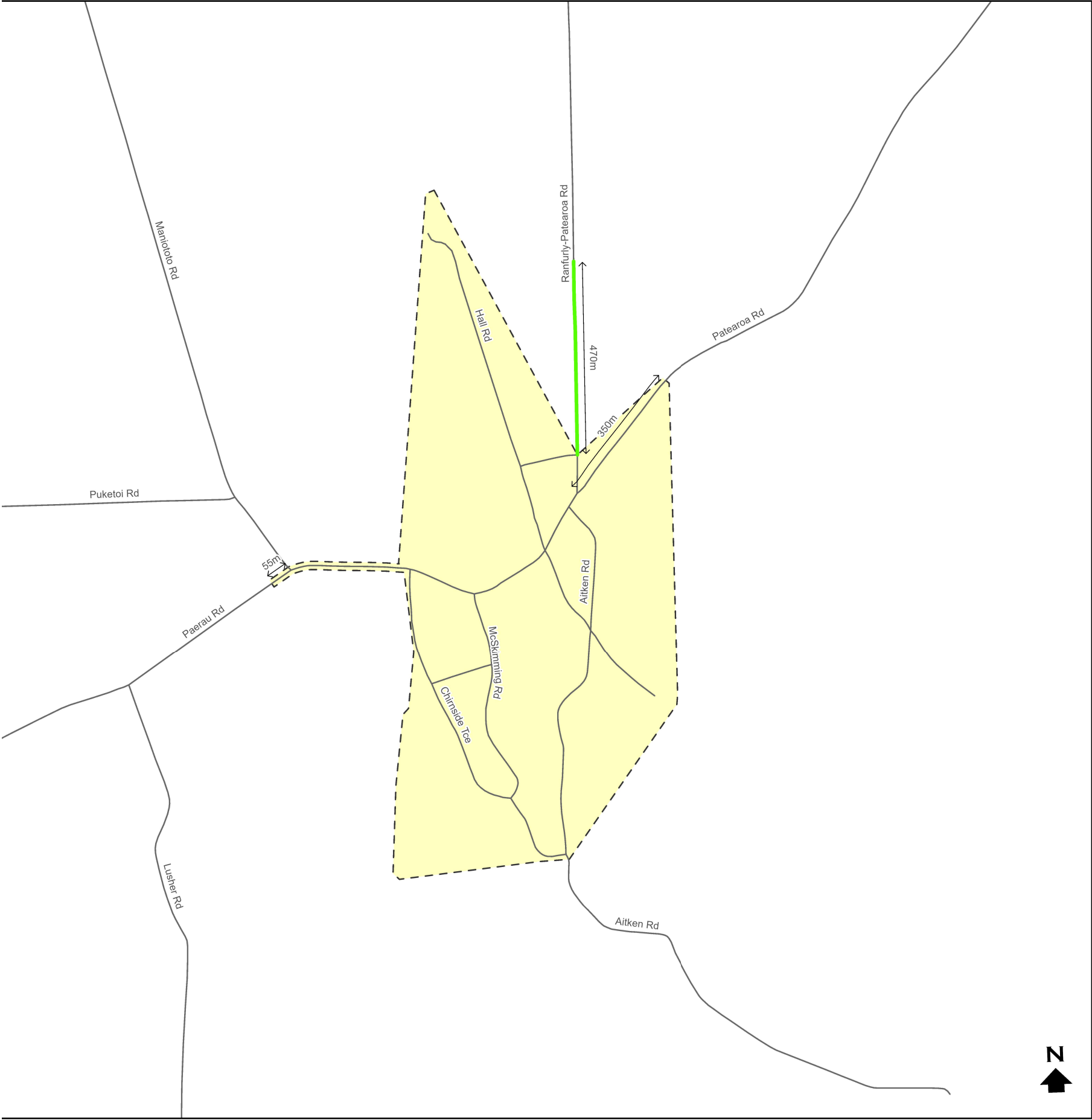
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-17
<div>Chief Executive Officer</div>	
DATE: <div></div>	
Map 17 of 21	



Scale: 1:10,000



PALEARUA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

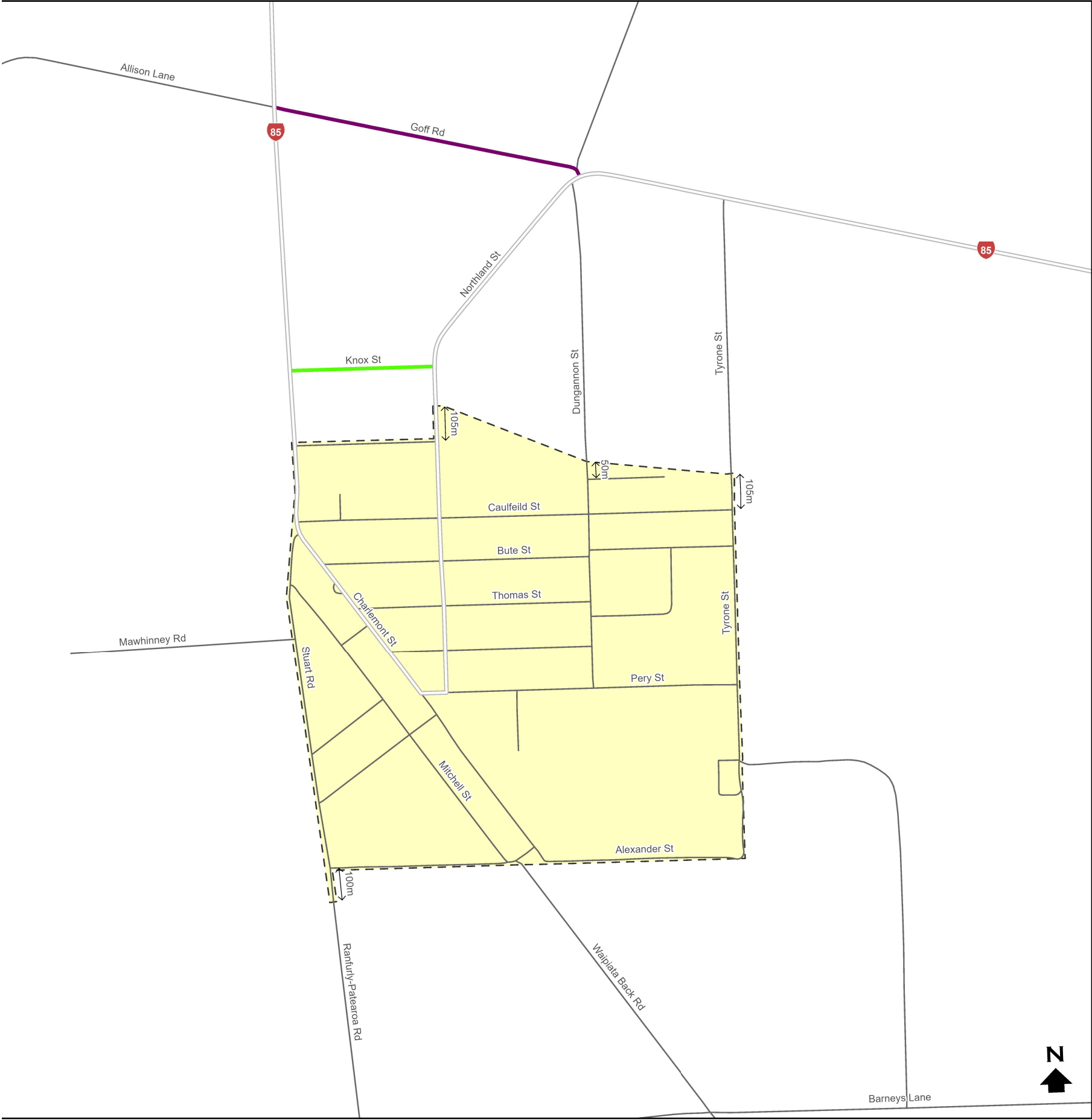
APPROVED:	PLAN NO:
Mayor	CODCSL-18
Chief Executive Officer	
DATE:	
	Map 18 of 21



Scale: 1:10,000



RANFURLY



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

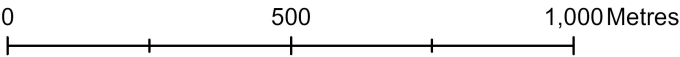
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State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

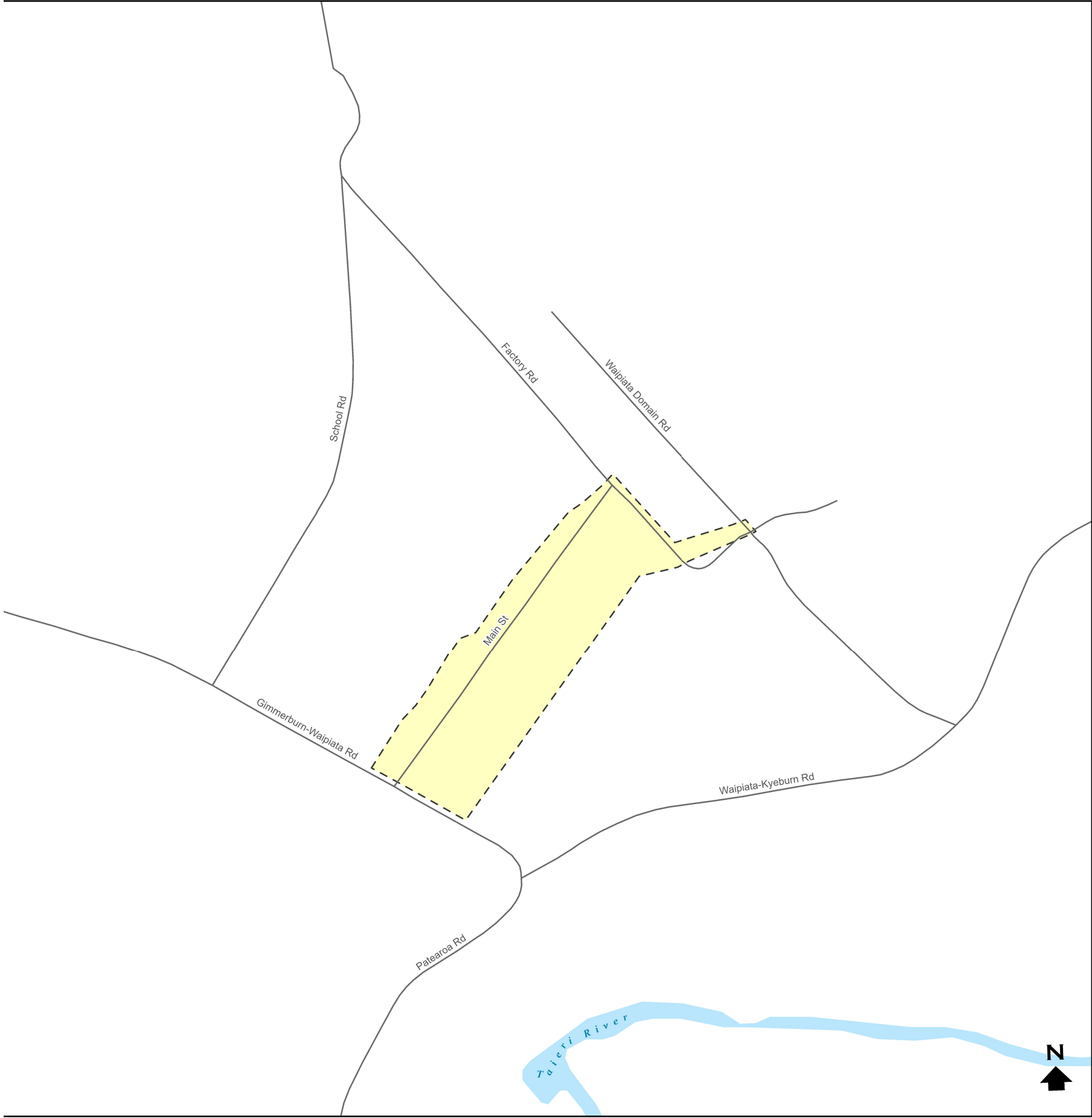
APPROVED:	PLAN NO:
Mayor	CODCSL-19
Chief Executive Officer	
DATE:	Map 19 of 21



Scale: 1:12,000



WAIPIATA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

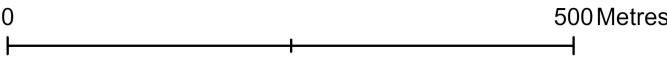
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State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

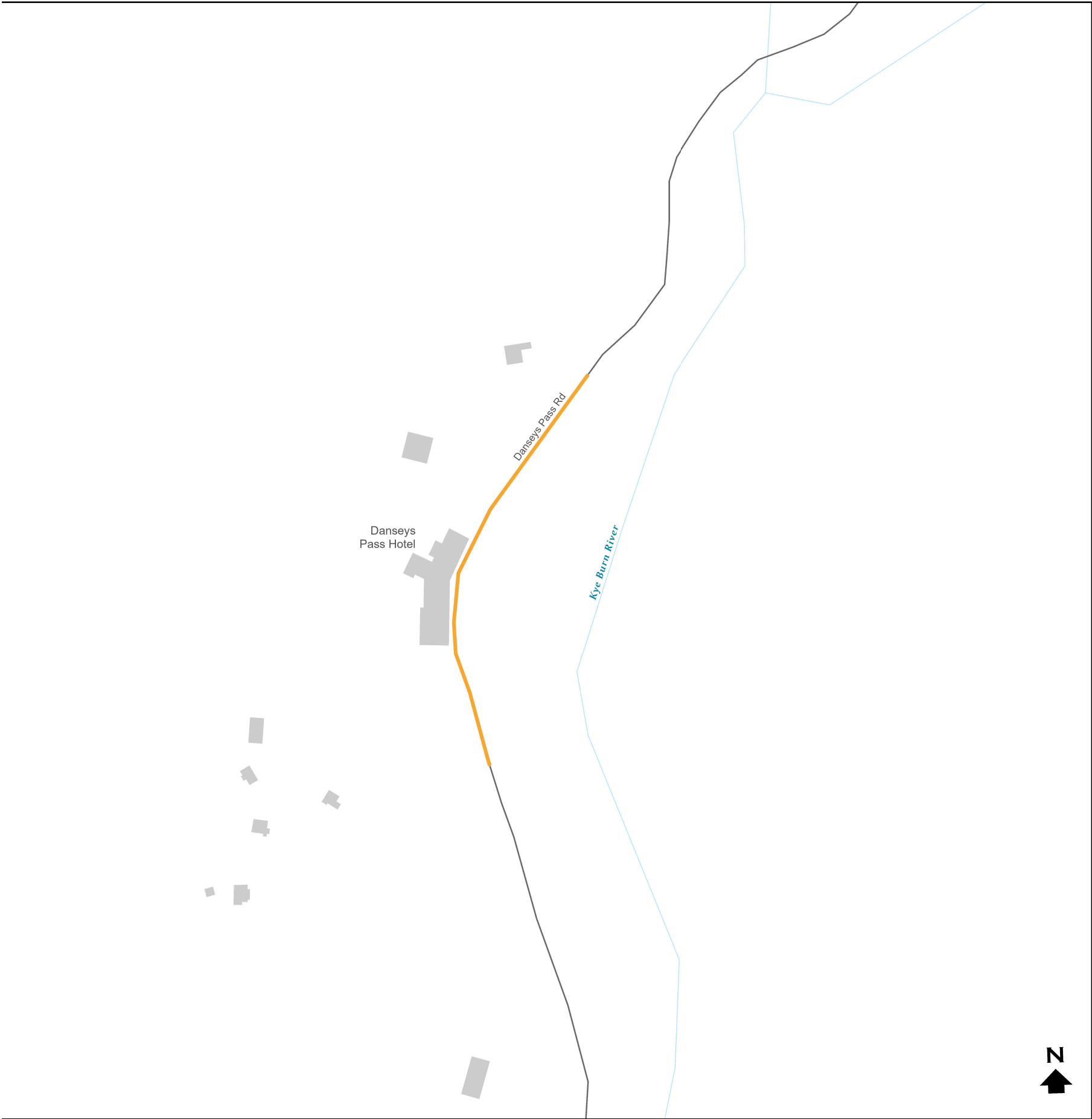
APPROVED:	PLAN NO:
Mayor	CODCSL-20
Chief Executive Officer	
DATE:	Map 20 of 21



Scale: 1:6,000



JANSEYS PASS



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Rural roads

30

State Highways (excluded from bylaw)

NOTES

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5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

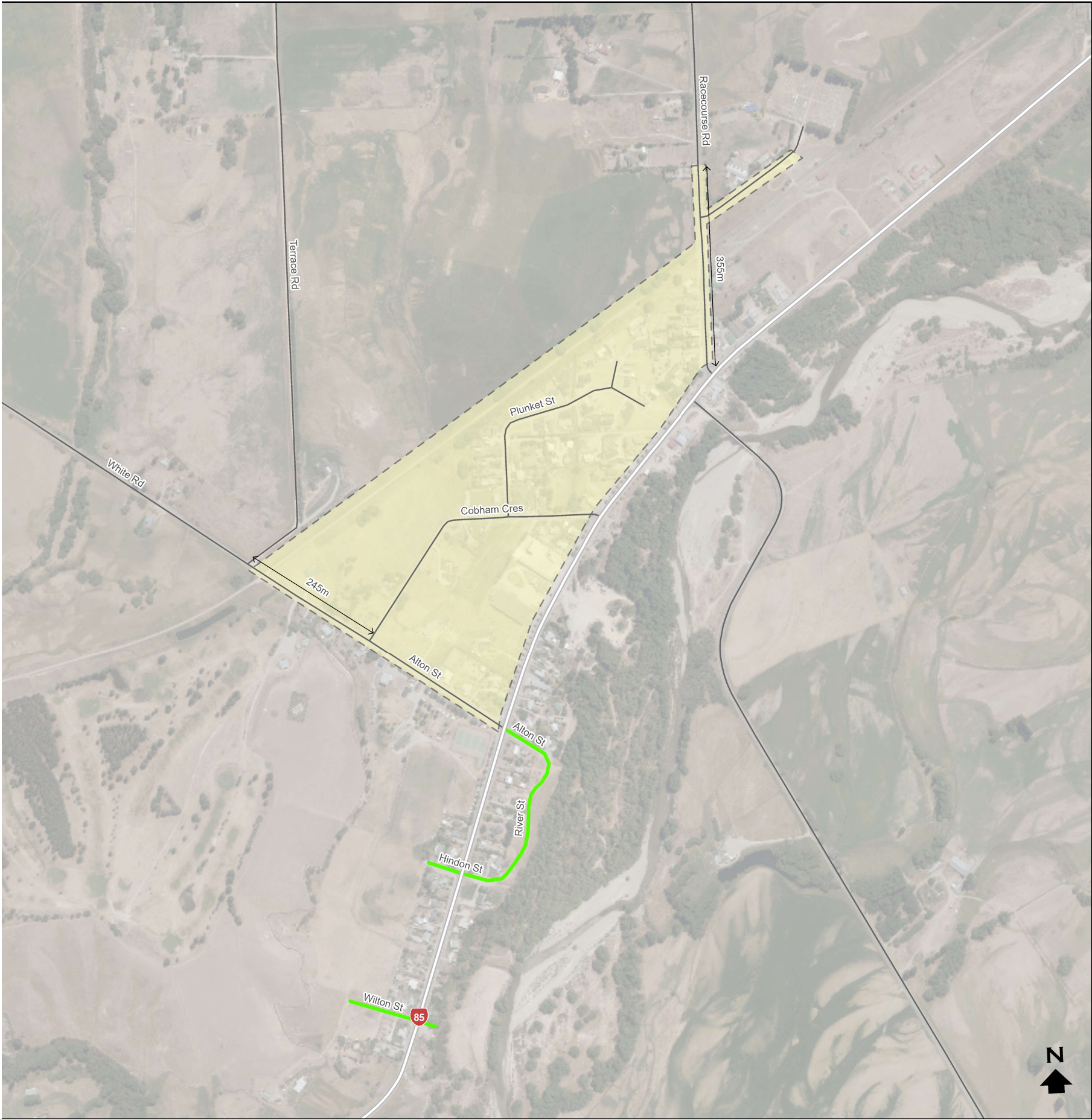
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-21
<div>Chief Executive Officer</div>	
DATE: <div></div>	
Map 21 of 21	



Scale: 1:2,000



JMIAKAU



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
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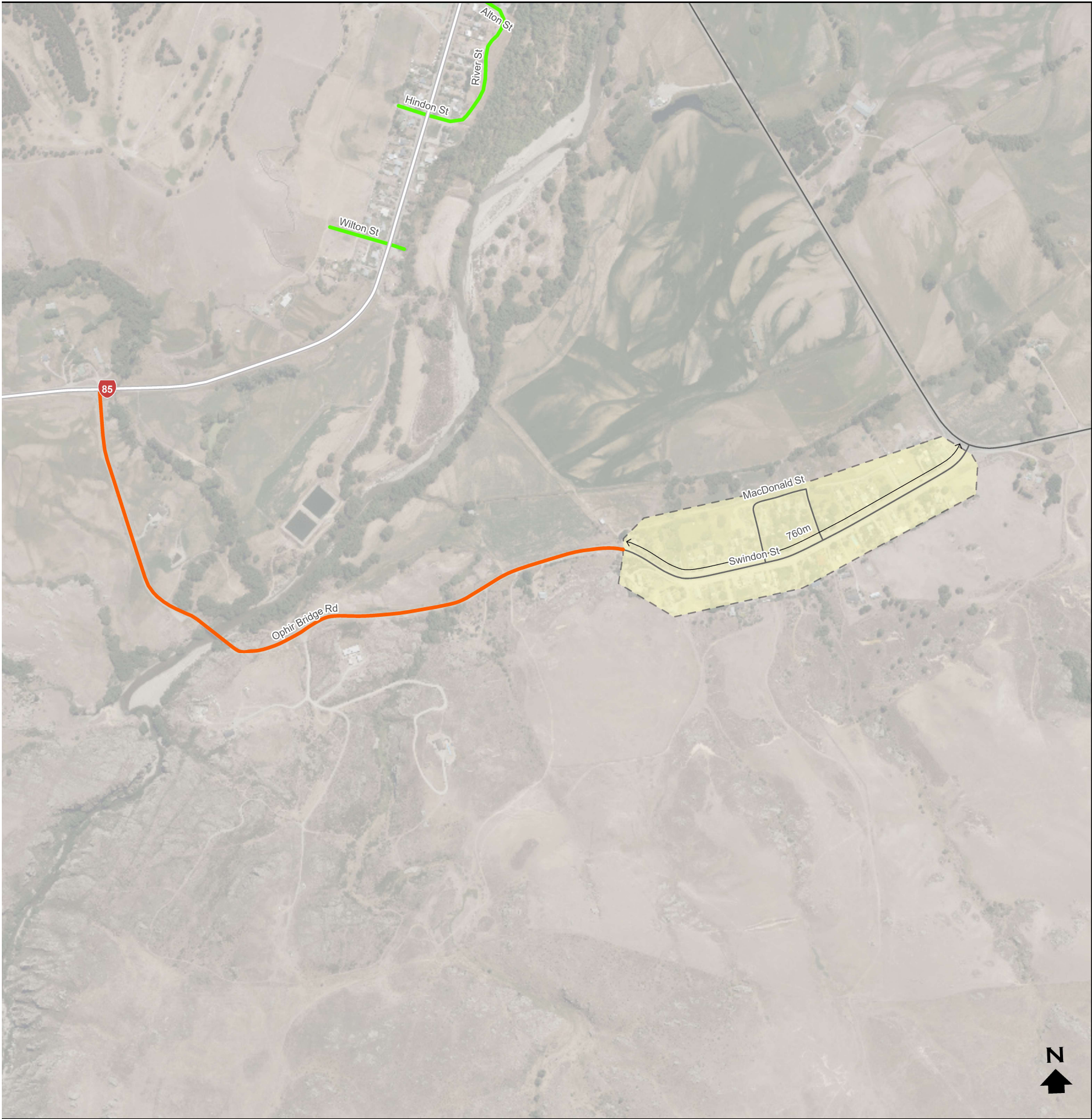
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-1
<div>Chief Executive Officer</div>	
DATE: <div></div>	
	Map 1 of 21



Scale: 1:7,000



JPHIR



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

60

State Highways (excluded from bylaw)

NOTES

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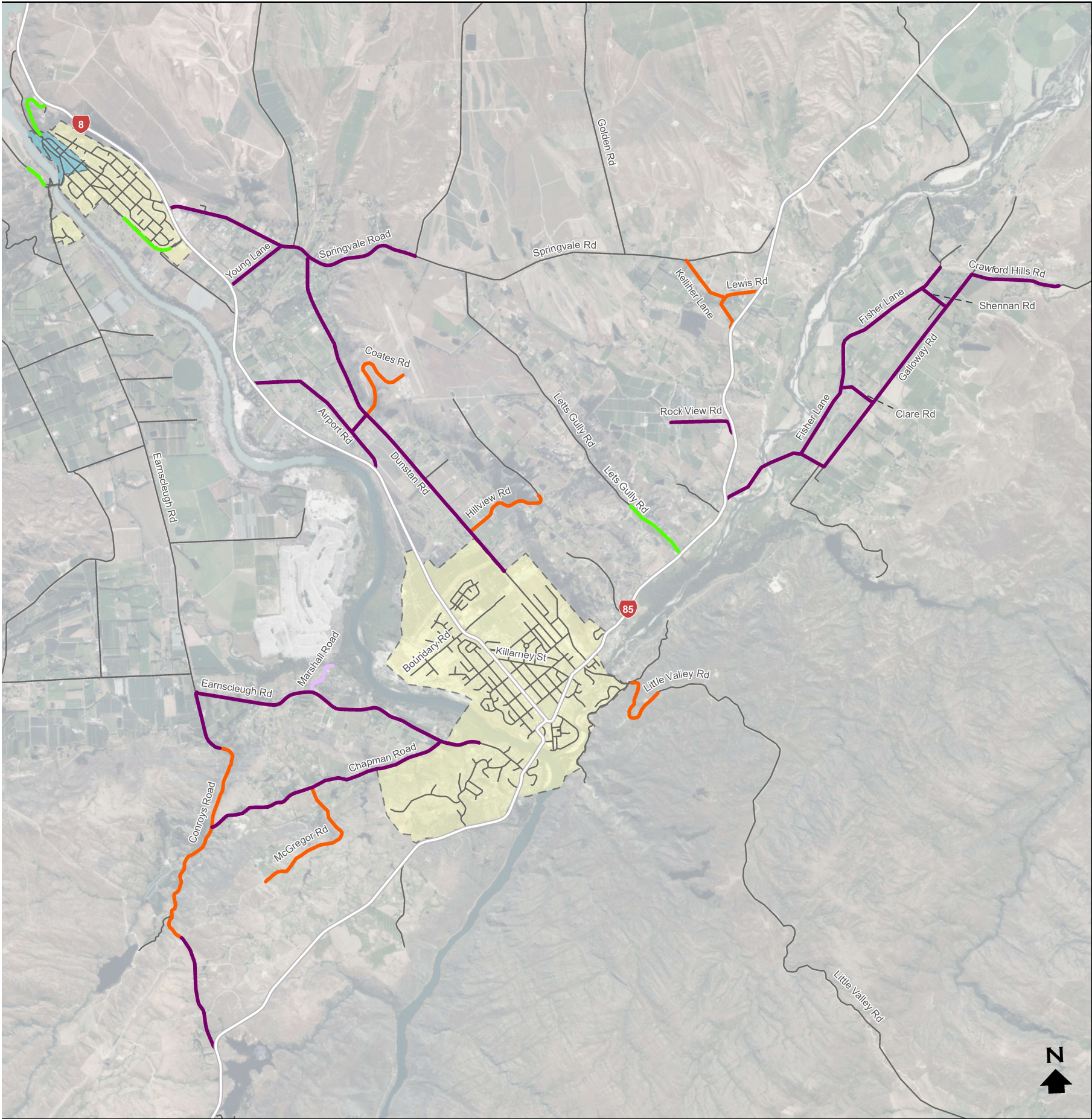
APPROVED:	PLAN NO:
Mayor	CODCSL-2
Chief Executive Officer	
DATE:	Map 2 of 21

0 500 Metres

Scale: 1:8,000



ALEXANDRA AND CLYDE - OVERVIEW



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

50

Rural roads

40

70

60

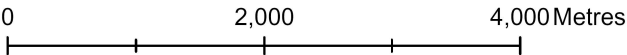
80

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

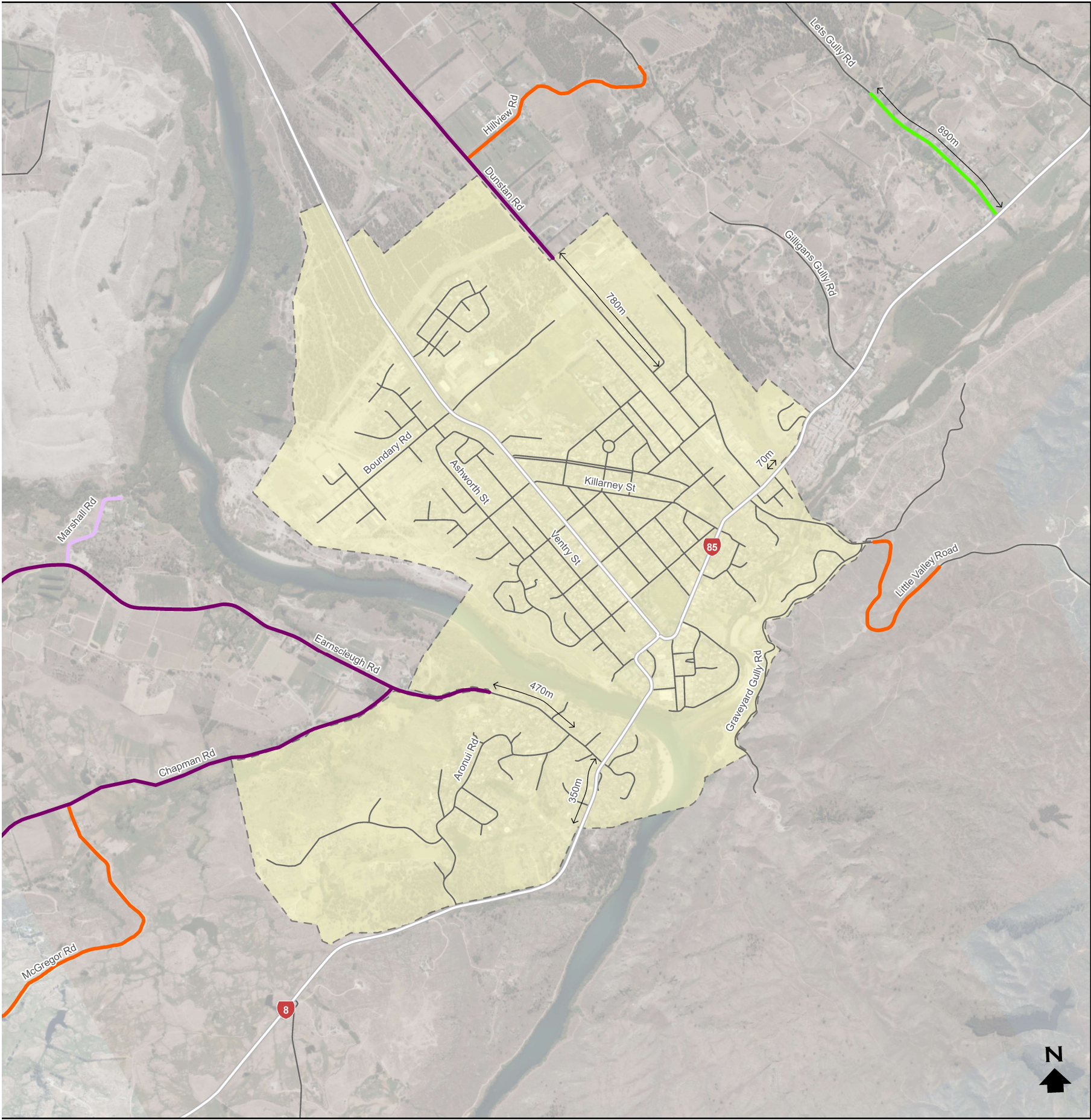
APPROVED:	PLAN NO:
Mayor	CODCSL-3
Chief Executive Officer	
DATE:	Map 3 of 21



Scale: 1:53,000



ALEXANDRA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

40

70

60

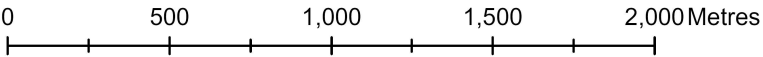
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State Highways (excluded from bylaw)

NOTES

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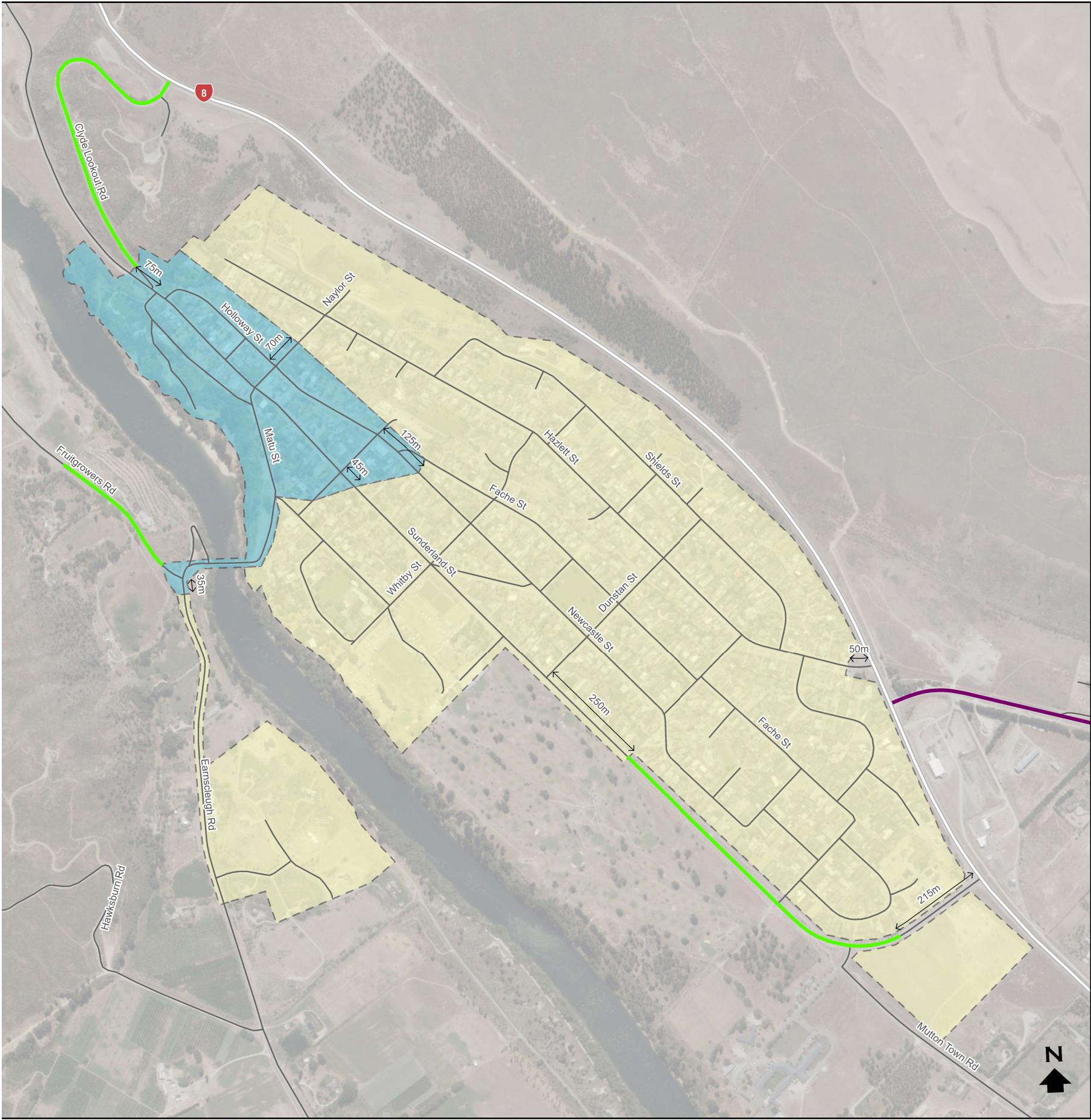
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-4
<div>Chief Executive Officer</div>	
DATE:	Map 4 of 21



Scale: 1:21,000



CLYDE



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

- 30
- 50

Rural roads

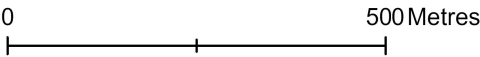
- 70
- 80

State Highways (excluded from bylaw)

NOTES

- 1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
- 2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
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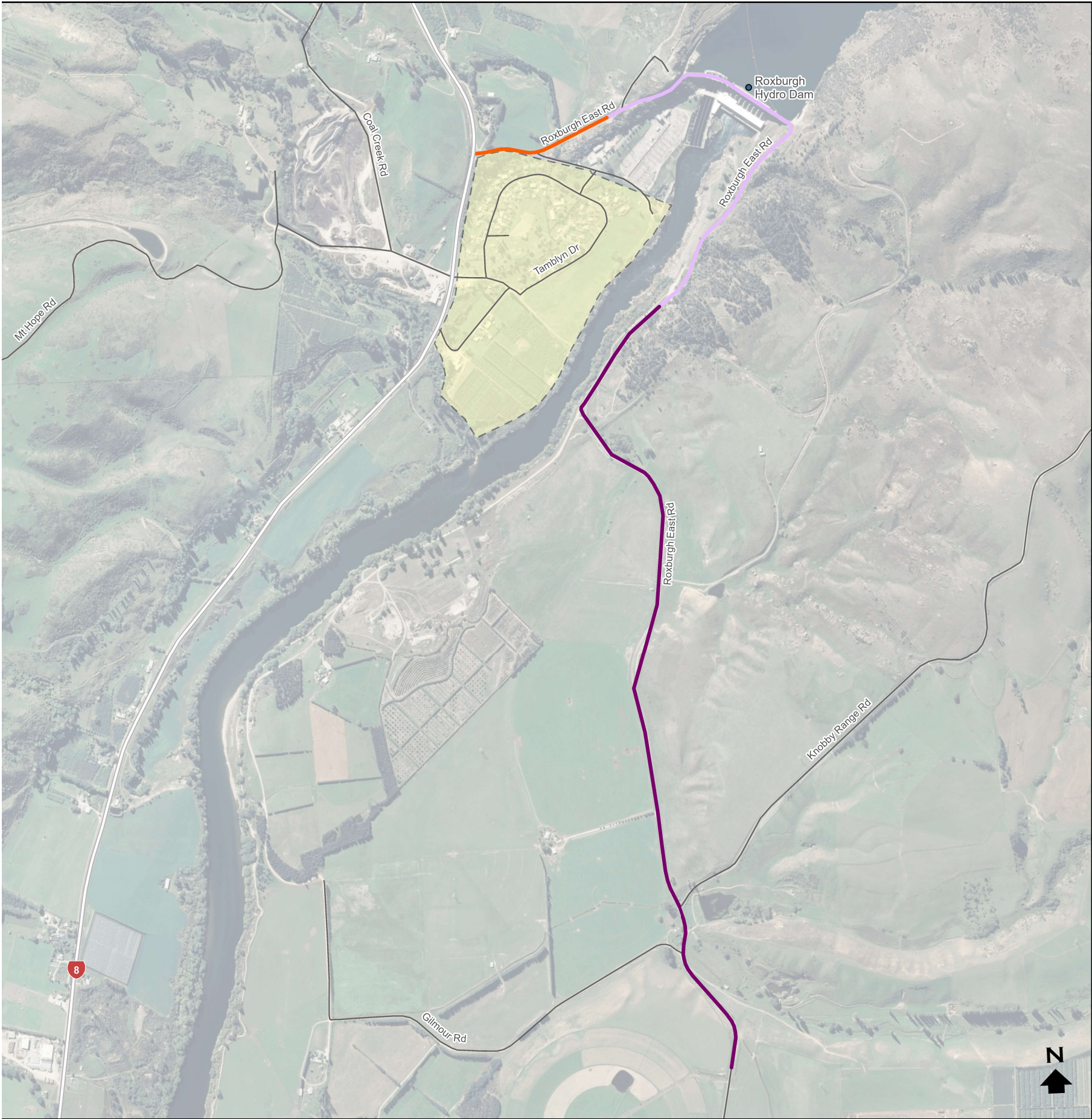
APPROVED:	PLAN NO:
Mayor	CODCSL-5
Chief Executive Officer	
DATE:	Map 5 of 21



Scale: 1:9,000



LAKE ROXBURGH VILLAGE



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

40

60

80

State Highways (excluded from bylaw)

NOTES

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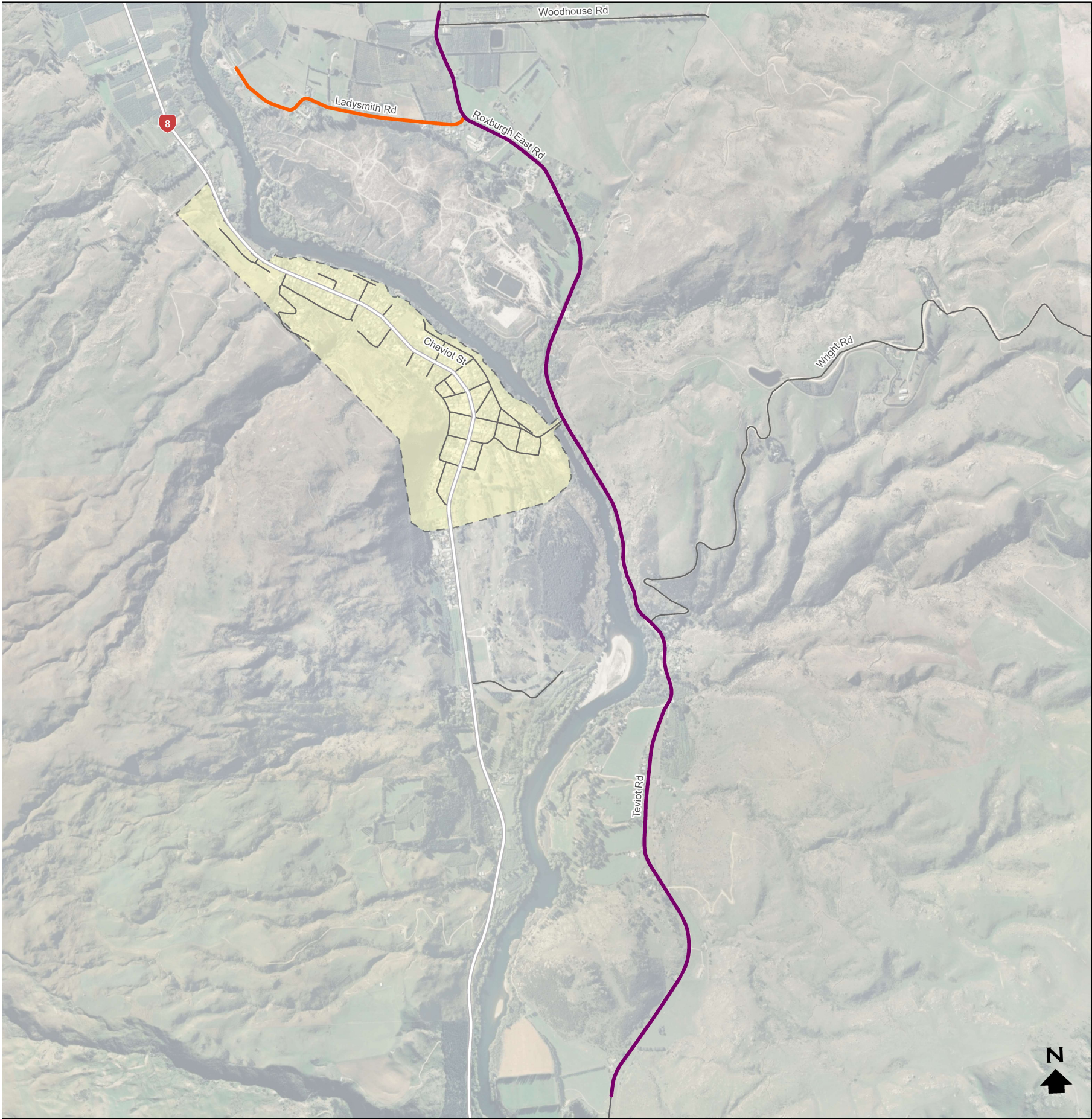
APPROVED:	PLAN NO:
Mayor	CODCSL-6
Chief Executive Officer	
DATE:	Map 6 of 21



Scale: 1:12,000



ROXBURGH



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

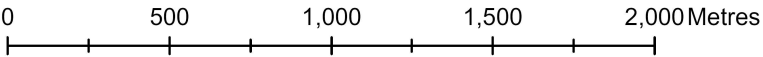
80

State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
Mayor	CODCSL-7
Chief Executive Officer	
DATE:	
	Map 7 of 21



Scale: 1:21,000



VILLERS FLAT



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

State Highways (excluded from bylaw)

NOTES

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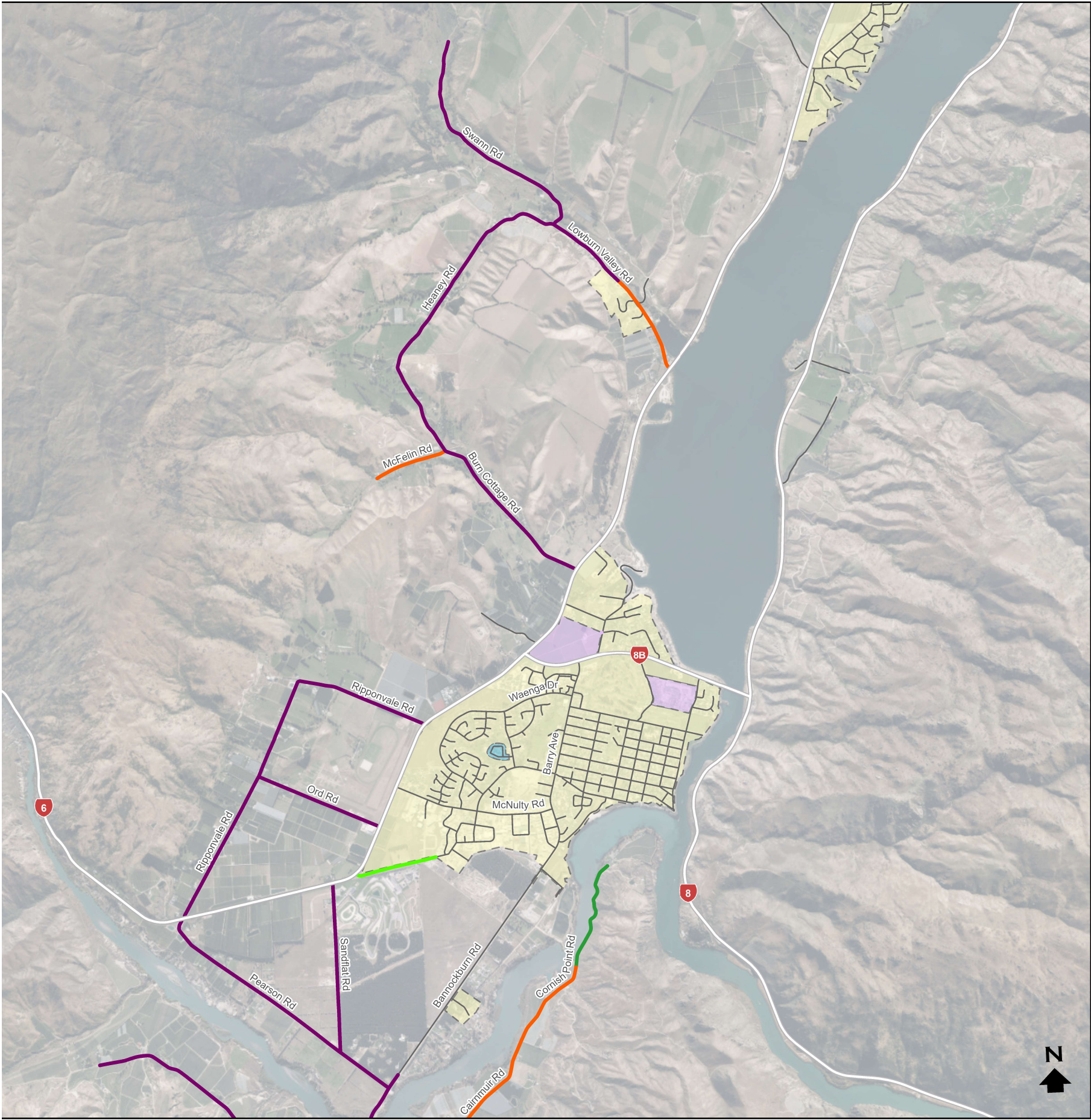
APPROVED:	PLAN NO:
Mayor	CODCSL-8
Chief Executive Officer	
DATE:	Map 8 of 21

0500 Metres

Scale: 1:8,000



FROMWELL AND LOWBURN OVERVIEW



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

40

50

Rural roads

40

50

70

60

80

State Highways (excluded from bylaw)

NOTES

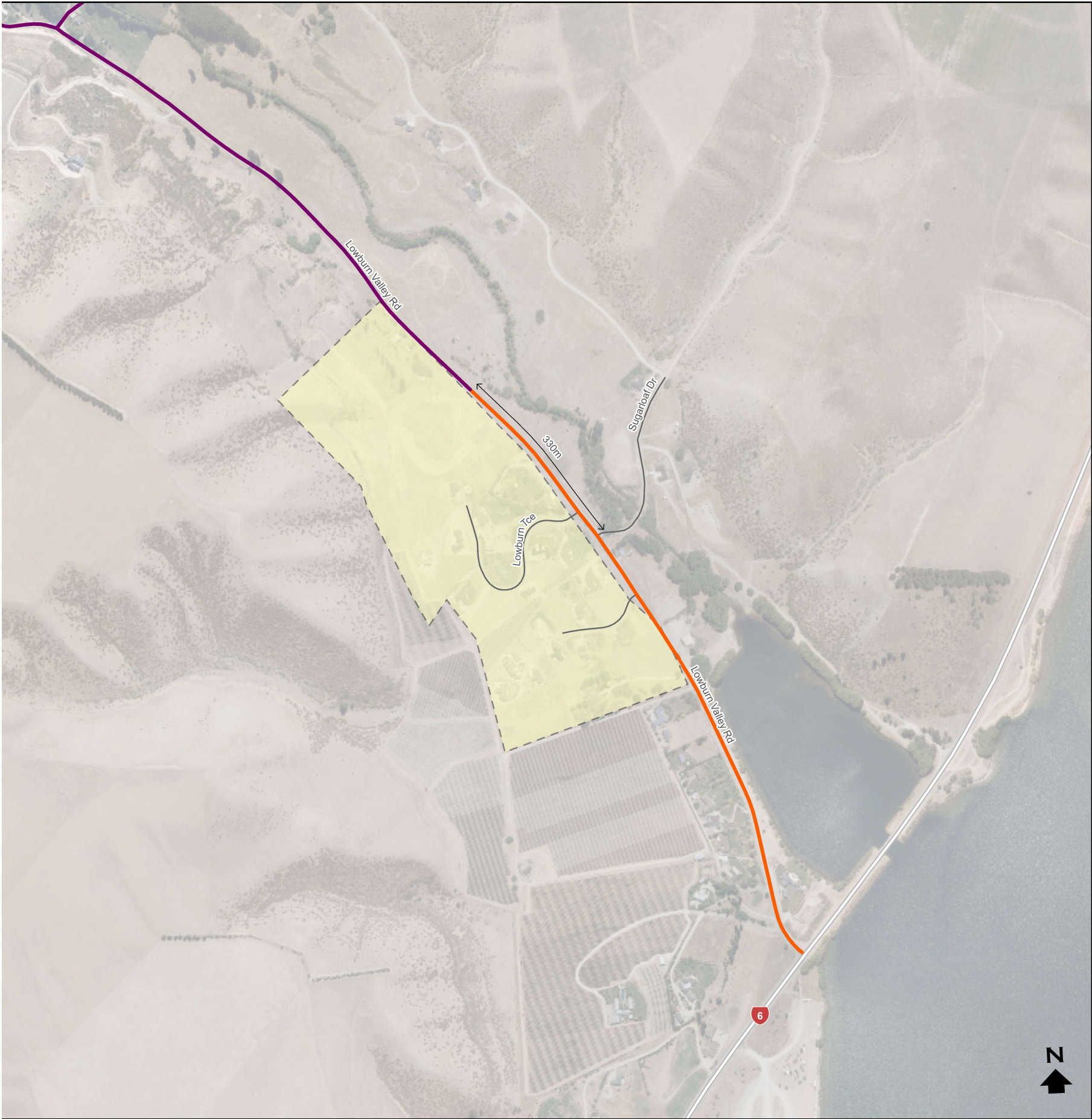
1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
Mayor	CODCSL-9
Chief Executive Officer	
DATE:	Map 9 of 21

02,0004,000Metres

Scale: 1:45,000

LOWBURN



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

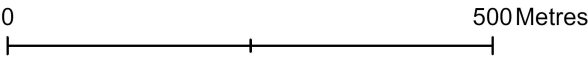
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State Highways (excluded from bylaw)

NOTES

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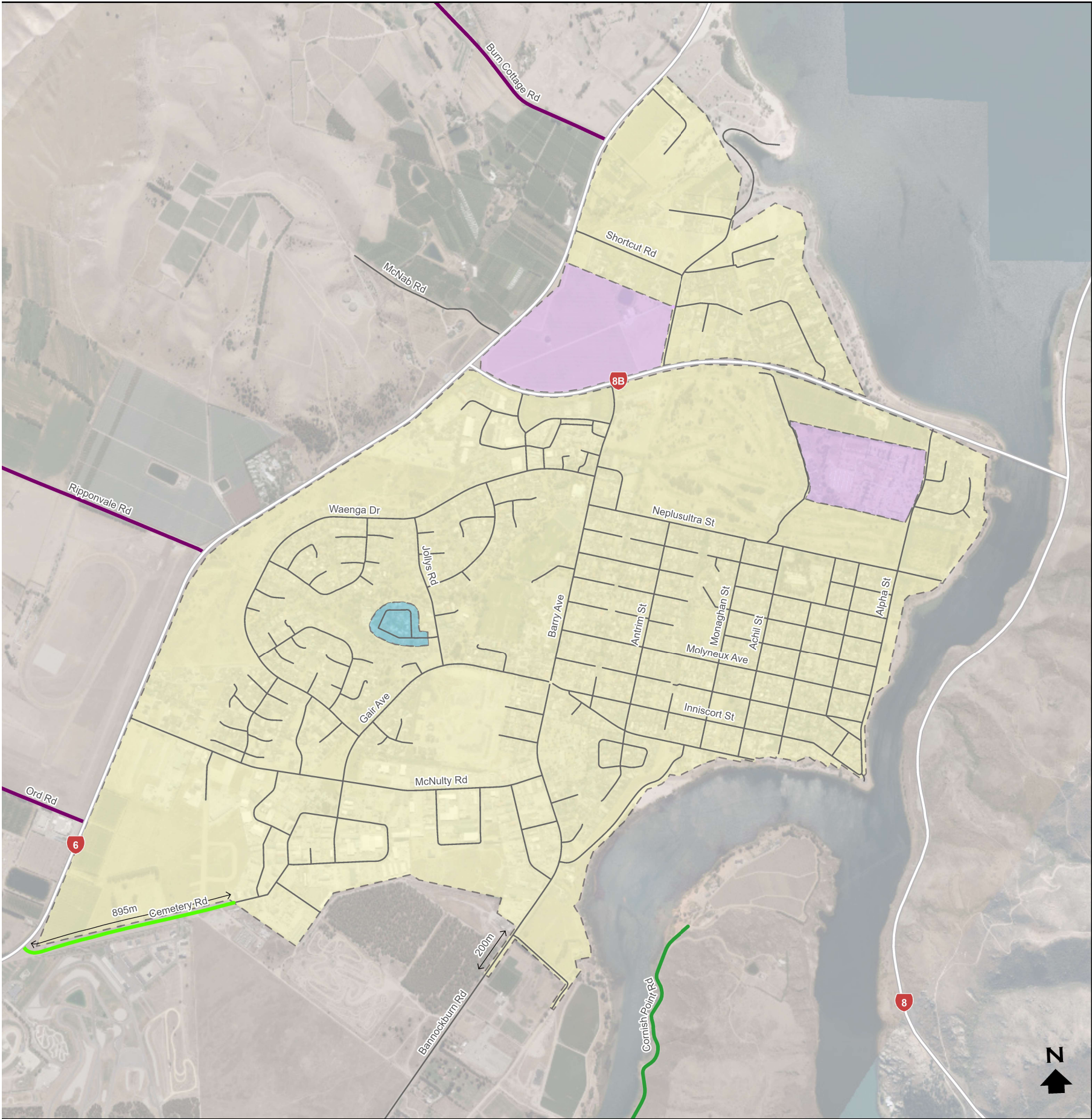
APPROVED:	PLAN NO:
Mayor	CODCSL-10
Chief Executive Officer	
DATE:	Map 10 of 21



Scale: 1:7,000



CHROMWELL



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

30

40

50

Rural roads

40

50

70

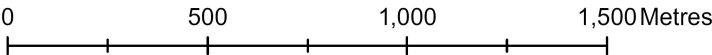
80

State Highways (excluded from bylaw)

NOTES

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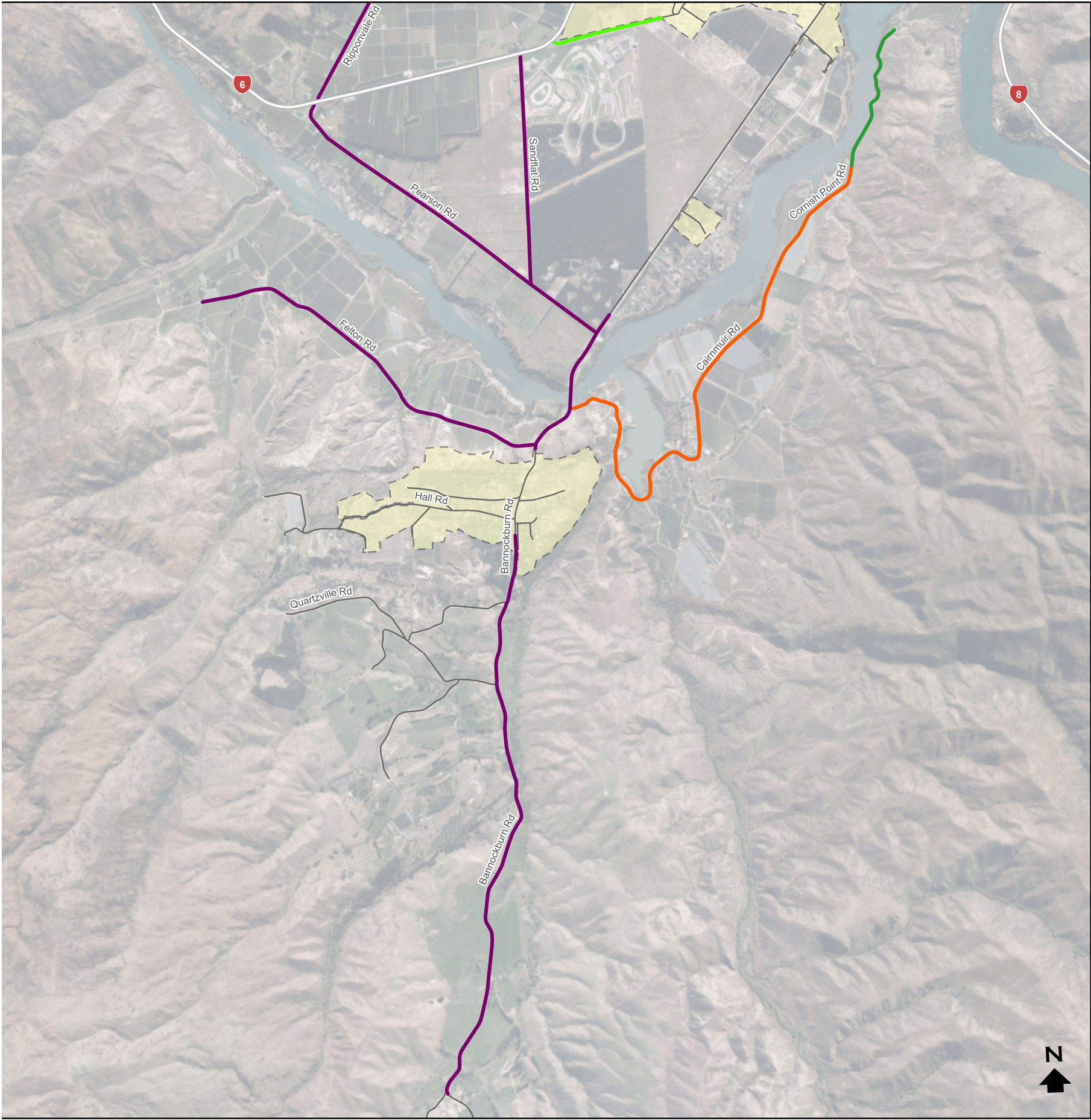
APPROVED:	PLAN NO:
Mayor	CODCSL-11
Chief Executive Officer	
DATE:	Map 11 of 21



Scale: 1:17,000



BANNOCKBURN OVERVIEW



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

50

70

60

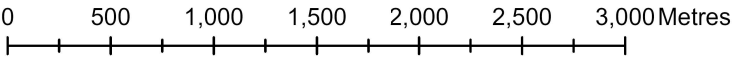
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State Highways (excluded from bylaw)

NOTES

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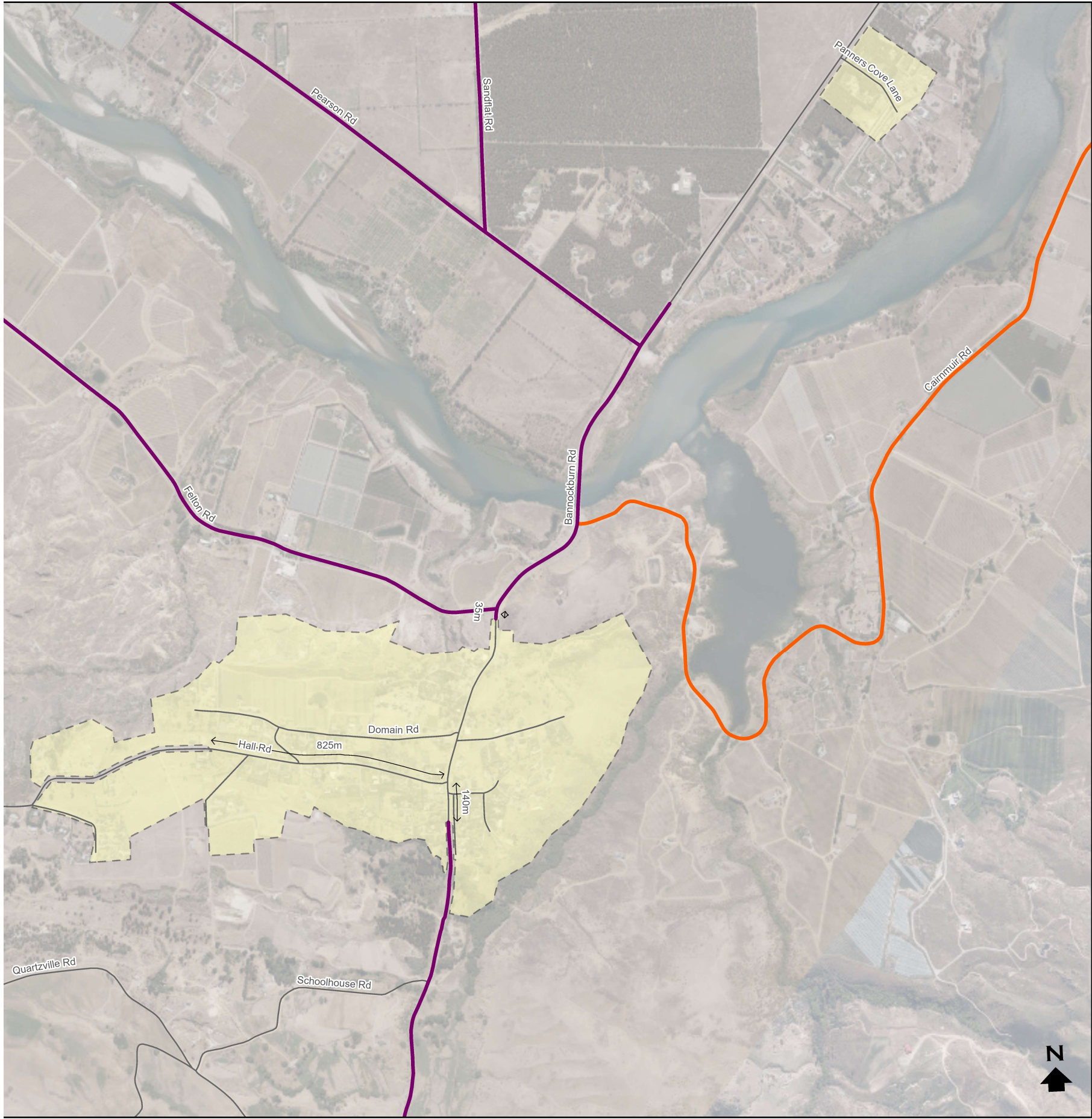
APPROVED:	PLAN NO:
<div>Mayor</div>	<div>CODCSL-12</div>
<div>Chief Executive Officer</div>	
DATE: <div></div>	
	Map 12 of 21



Scale: 1:33,000



BANNOCKBURN



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

60

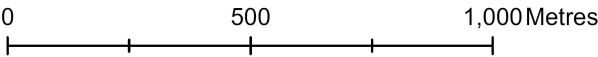
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State Highways (excluded from bylaw)

NOTES

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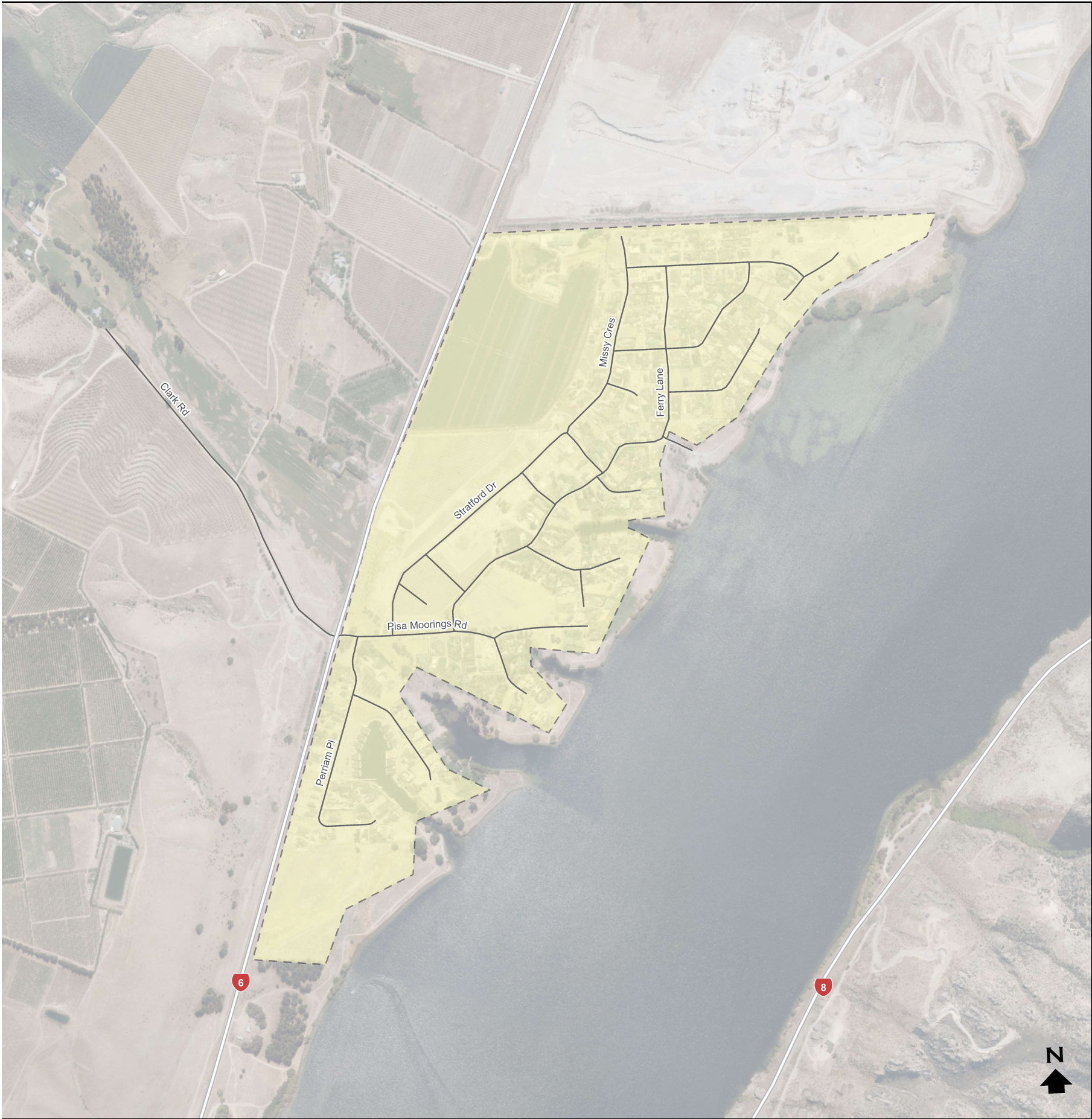
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-13
<div>Chief Executive Officer</div>	
DATE:	Map 13 of 21



Scale: 1:14,000



PISA MOORINGS



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

State Highways (excluded from bylaw)

NOTES

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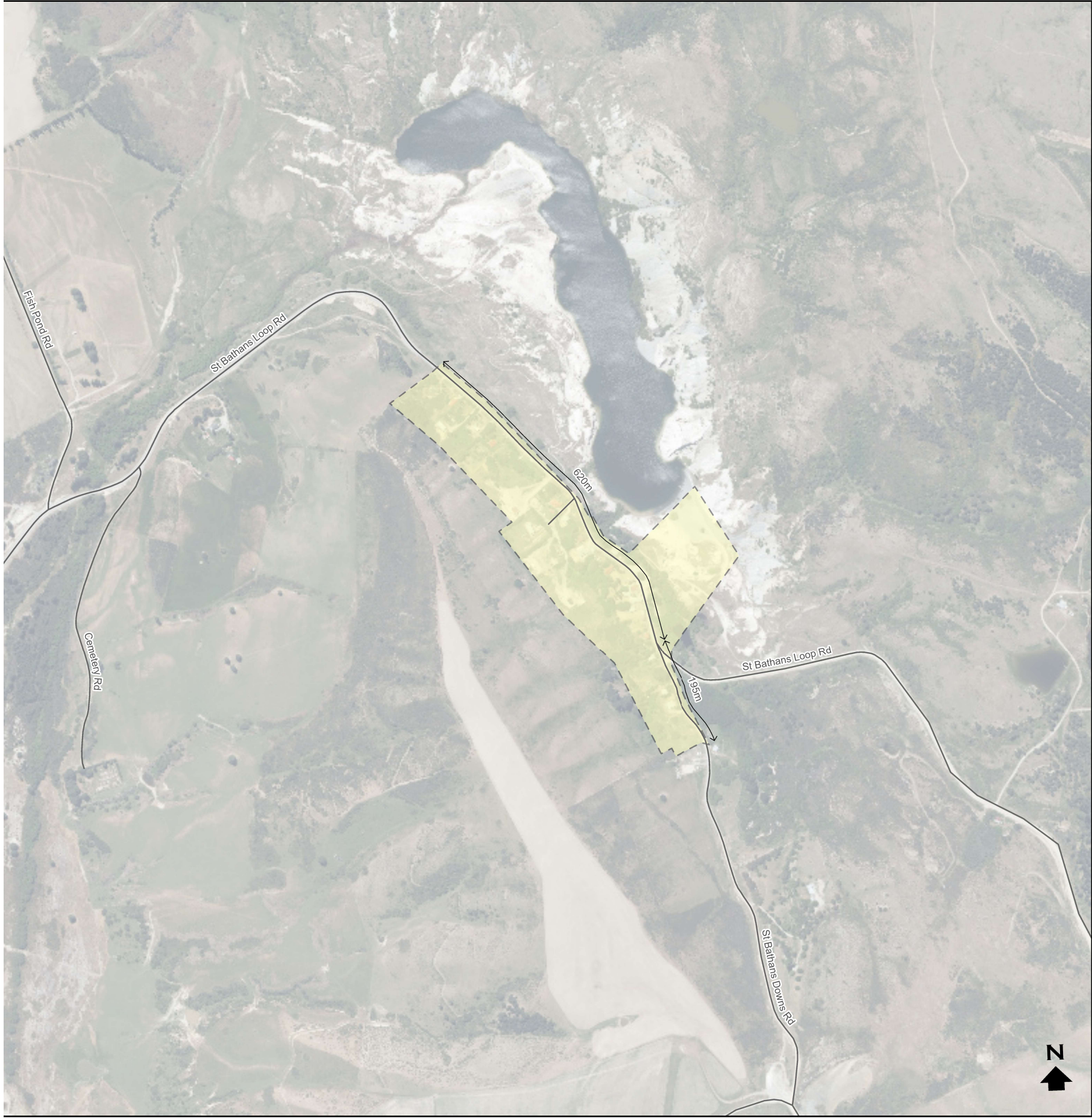
APPROVED:	PLAN NO:
Mayor	CODCSL-14
Chief Executive Officer	
DATE:	Map 14 of 21



Scale: 1:10,000



ST BATHANS



File Exported: 28/02/2022 4:28 pm Map data sources include: Waka Kotahi, NZ Transport Agency, Esri Technology, Land Information New Zealand, GBCO, Community map contributors

CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

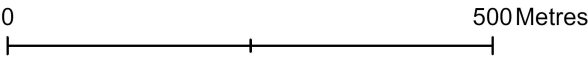
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State Highways (excluded from bylaw)

NOTES

1. SCALES SHOWN ON THIS MAP ARE APPROXIMATE
2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW
3. SPEED LIMIT BOUNDARIES THAT CROSS A ROAD DO SO AT RIGHT ANGLES FROM ONE SIDE OF THE ROAD TO THE OTHER UNLESS SHOWN OTHERWISE, BY THE SHORTEST DISTANCE
4. ALL SPEED LIMIT BOUNDARIES MARKED ALONG A ROAD ARE DEEMED TO RUN ALONG THE EDGE OF THE CARRIAGEWAY
5. ALL ROADS SHOWN ON THESE MAPS OUTSIDE AN URBAN TRAFFIC AREA HAVE A SPEED LIMIT OF 100km/hr, UNLESS MARKED WITH A DIFFERENT SPEED LIMIT
6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022
7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
Mayor	CODCSL-15
Chief Executive Officer	
DATE:	
	Map 15 of 21



Scale: 1:7,000



JIUREHUA



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

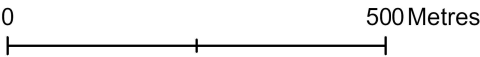
70

State Highways (excluded from bylaw)

NOTES

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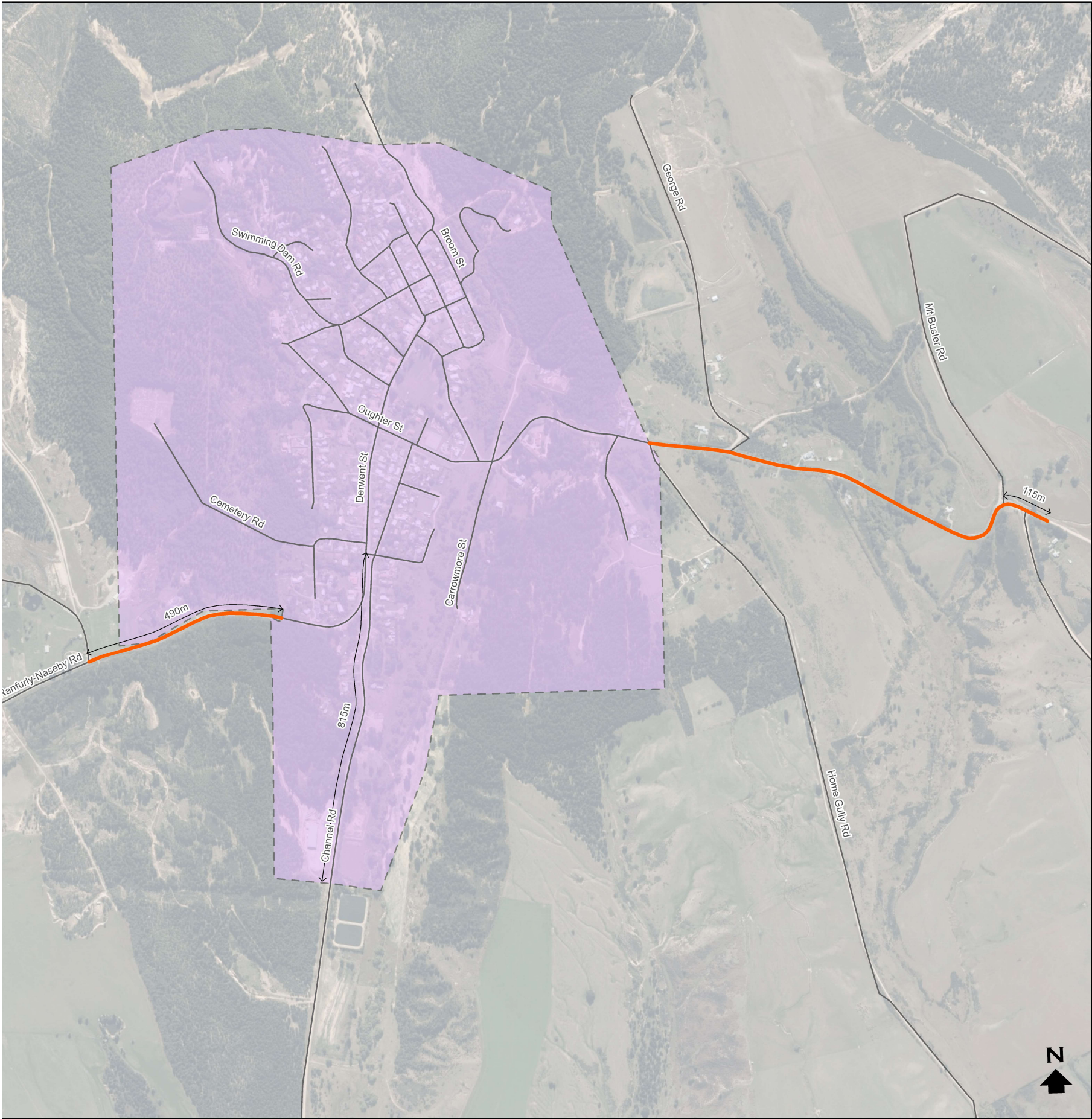
APPROVED:	PLAN NO:
Mayor	CODCSL-16
Chief Executive Officer	
DATE:	Map 16 of 21



Scale: 1:9,000



NASEBY



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

40

Rural roads

40

60

State Highways (excluded from bylaw)

NOTES

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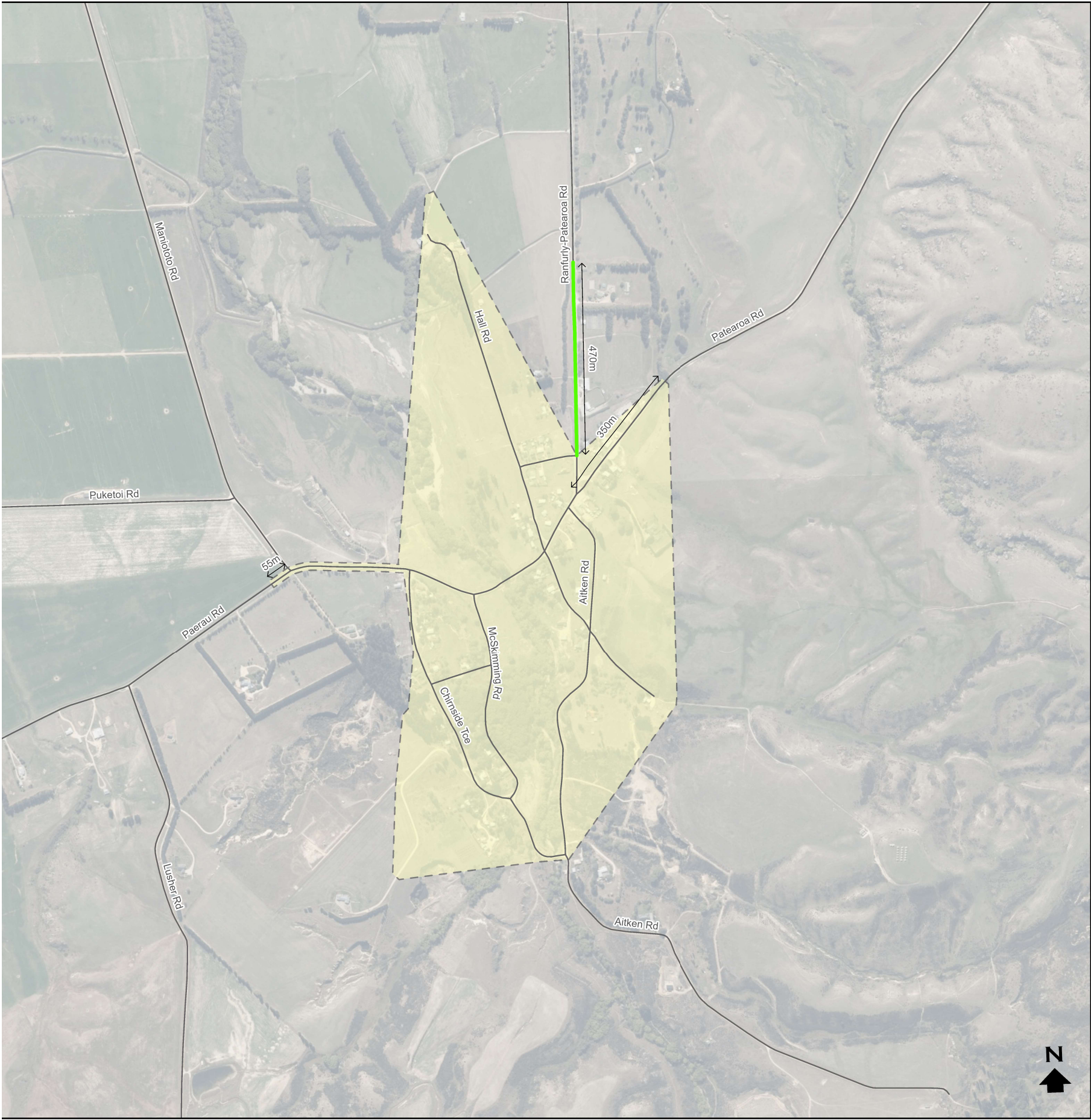
APPROVED:	PLAN NO:
<div>Mayor</div>	CODCSL-17
<div>Chief Executive Officer</div>	
DATE:	Map 17 of 21



Scale: 1:10,000



PALEARUA



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

State Highways (excluded from bylaw)

NOTES

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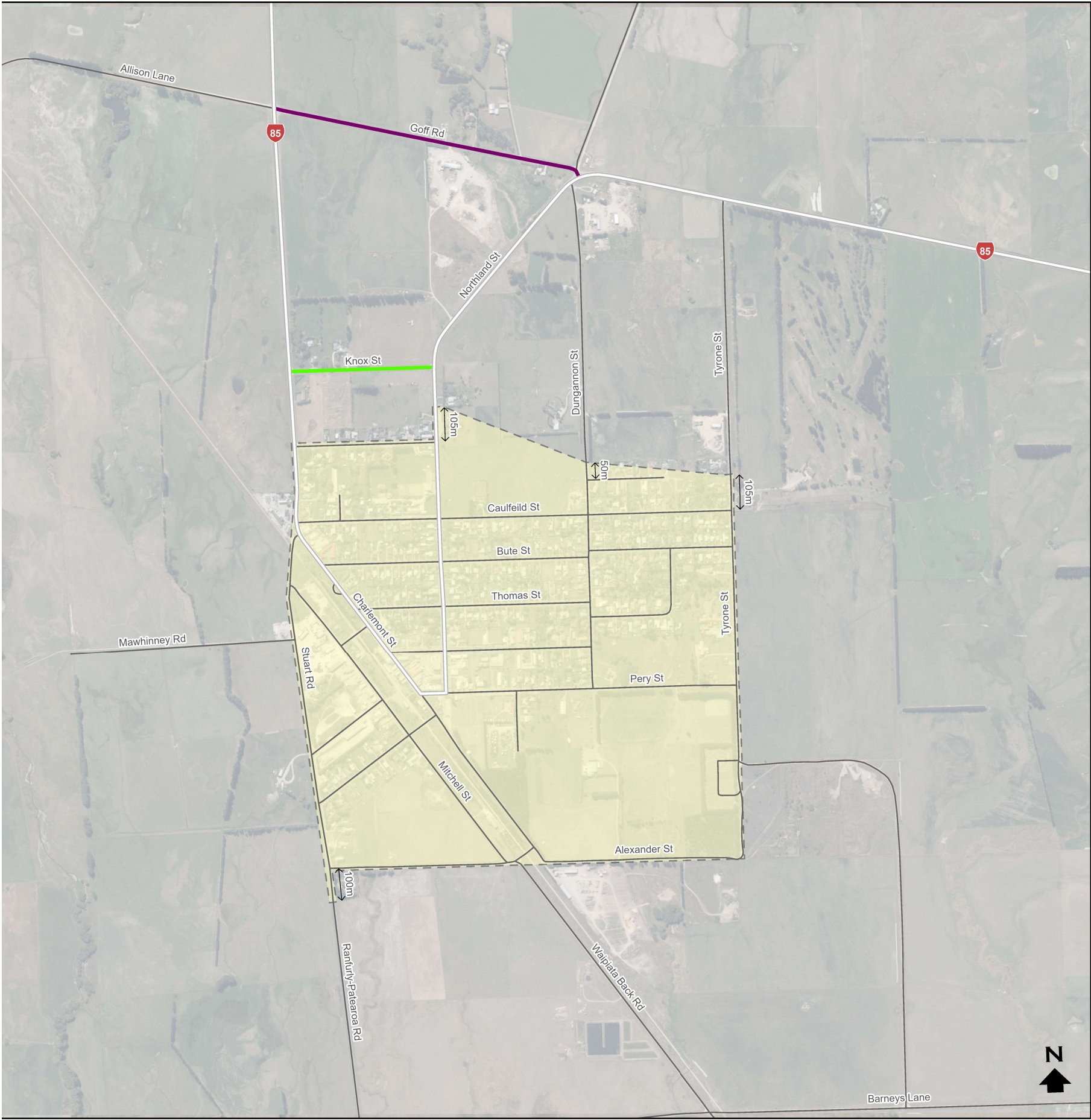
APPROVED:	PLAN NO:
Mayor	CODCSL-18
Chief Executive Officer	
DATE:	Map 18 of 21



Scale: 1:10,000



RANFURLY



CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

50

Rural roads

70

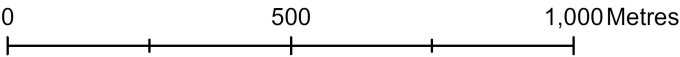
80

State Highways (excluded from bylaw)

NOTES

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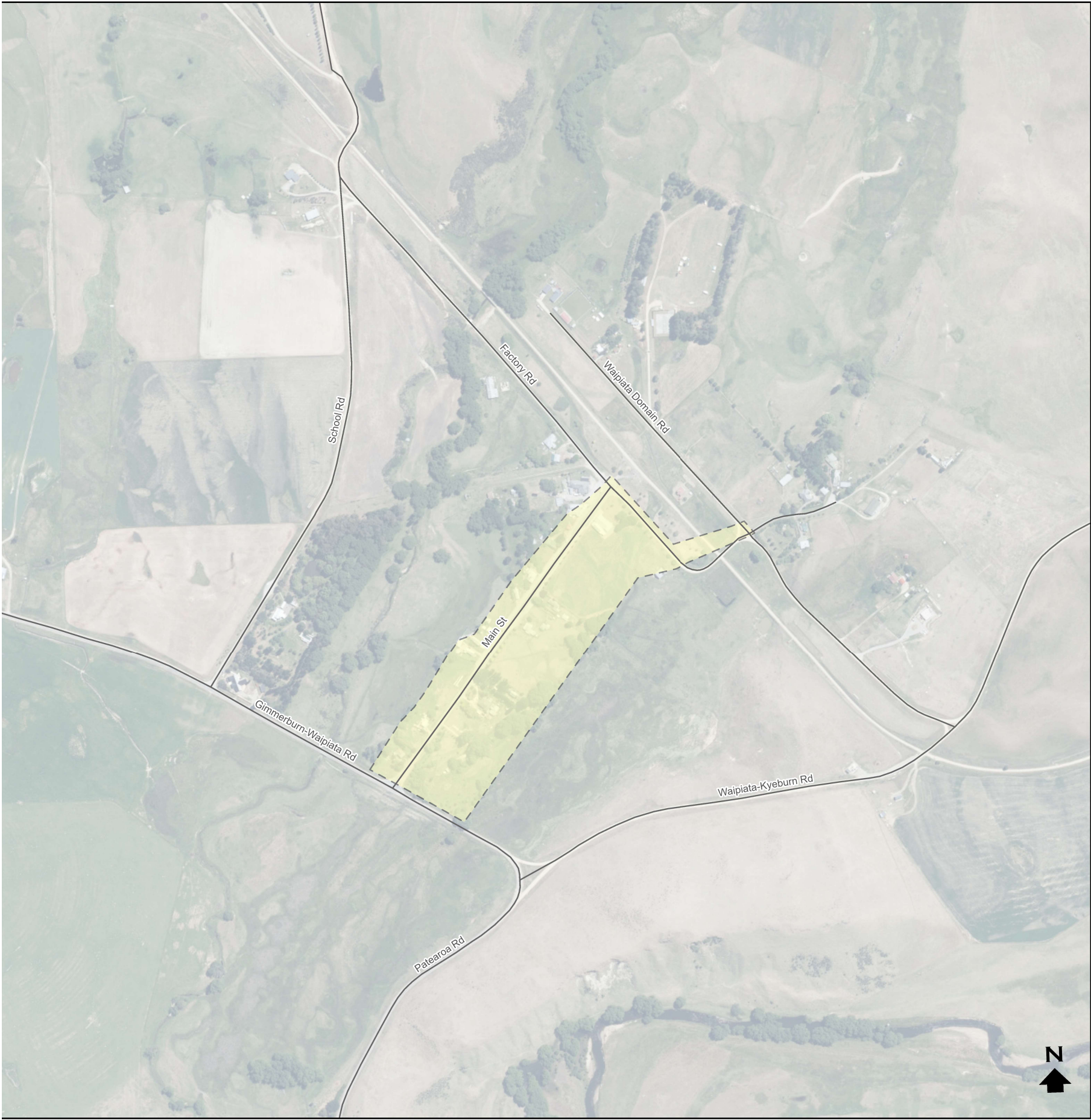
APPROVED:	PLAN NO:
Mayor	CODCSL-19
Chief Executive Officer	
DATE:	Map 19 of 21



Scale: 1:12,000



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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Speed Limit (km/h)

Urban traffic areas

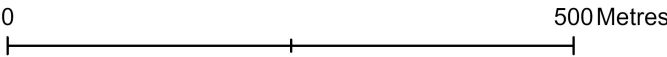
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State Highways (excluded from bylaw)

NOTES

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7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
Mayor	CODCSL-20
Chief Executive Officer	
DATE:	Map 20 of 21



Scale: 1:6,000



JANSEYS PASS




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CENTRAL OTAGO DISTRICT COUNCIL
SPEED LIMITS

(Excluding All State Highways)

LEGEND

Rural roads

 30

 State Highways (excluded from bylaw)

NOTES

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2. DIMENSIONS SHOW THE BOUNDARIES OF A SPEED LIMIT FOR THE PURPOSES OF THE BYLAW

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6. THIS MAP IS PART OF THE CENTRAL OTAGO DISTRICT COUNCIL SPEED LIMITS BYLAW 2022

7. REFER ALSO TO SCHEDULES 1-8 IN THE BYLAW

APPROVED:	PLAN NO:
<div>Mayor</div> <div>Chief Executive Officer</div>	CODCSL-21
DATE: <div></div>	Map 21 of 21



Scale: 1:2,000





Proposed Speed Limit Bylaw 2022



Consultation Period: 12th March - 12th April 2022



Background

Why are we making changes?

Speed limits in Central Otago are reviewed periodically to ensure they remain appropriate through changes to road use, align with national and local objectives, and meet the needs of the local community.

In response to community requests, speed limits across the district were reviewed and changes have been recommended. All roads have been assessed against the criteria in the Waka Kotahi Speed Management Guide.

Central Otago has had a strong period of growth since speed limits were last set. Areas that were a rural speed environment have seen an increase in usage and accessways, becoming rural-residential in nature. Some new developments have been designed as lower speed environments.

The Government Policy Statement for Land Transport, released in June 2018, included a direction to reduce road trauma on New Zealand roads through road safety improvements and ensuring safe and appropriate speed limits are in place. The proposed bylaw aligns with this objective.



What changes are proposed?

New speed limits are proposed for 70 roads, parts of roads, or areas in the Central Otago district. This includes residential zones, rural roads and town centres.



13 roads or parts of roads are proposed to reduce to **30 km/h**



5 roads or parts of roads are proposed to reduce to **40km/h**, including two developments and one township



8 roads or parts of roads are proposed to reduce to **50 km/h**



15 roads or parts of roads are proposed to reduce to **60 km/h**



28 roads or parts of roads are proposed to reduce to **80 km/h**



1 speed zone is proposed to relocate involving an increase in speed to **100 km/h**



Changes on our rural roads

Many roads in the district have seen an increase in use, moving from 'rural speed environment' settings to 'rural residential'. An increase in vehicle movements, Accessways, pedestrians, and cyclists has changed the safe speed of travel in these locations.

Changes in town centres and developments

The Naseby town centre, Clyde Heritage Precinct, and two new developments have been identified as low speed settings. This is due to the layouts of these sites and increased pedestrian and cycling traffic.

The Clyde Heritage Precinct Improvements (currently underway) were designed as a low-speed environment. The proposed changes reflect this approach.

One increase in speed

One site was identified as out of alignment with national guidance on setting speed limits. It is proposed to move the 100km speed zone on Ranfurly Patearoa Road by approximately 200m for consistency with other speed settings.

School speed zones

A reduction in speed limits outside schools in the period before and after schools has been requested by the community and is supported by Council.

Changes in legislation in the final stages of being adopted in parliament that are likely to change the process for setting school speed zones. If Council were to implement speed zones at schools as part of this bylaw it is likely they would need to be changed. For this reason, consultation on reduced speed limits at schools will be undertaken later this year when the new legislation is adopted.

Relevant determinations

The Statement of Proposal has been prepared in accordance with the requirements set out in section 83 of the Local Government Act 2002.

As required by section 155 of the Local Government Act 2002, Council has determined that:

- This Bylaw is the most appropriate way of addressing the perceived problem
- This is the most appropriate form of the Bylaw
- This Bylaw does not give rise to any implications under the New Zealand Bill of Rights Act 1990.

The current Central Otago District Speed Limits Bylaw 2007 would be replaced by the proposed Central Otago District Speed Limits Bylaw 2022.



The proposals outlined in this document include only changes to the existing bylaw, other settings would remain in place. Full details of current speed settings and the existing bylaw are available on our Let's Talk – Korero Mai engagement platform at: <https://lets-talk.codc.govt.nz>.

Consultation details



Before finalising and setting any new speed limits, Council wants to hear your views and feedback on our proposals.

Consultation will be open from: **12 March 2022 to 12 April 2022.**
 We need to receive your feedback by: **11:59pm Sunday 12 April 2022.**

You can submit or download a form on our Let's Talk – Korero Mai engagement platform at:

<https://lets-talk.codc.govt.nz>

You can also visit one of our service centres or call us on **03 440 0056** if you would like to have a copy sent to you.

Council Service Centres	
	<p>Council Office, Alexandra</p> <p>1 Dunorling Street, Alexandra</p>
	<p>Cromwell Service Centre</p> <p>42 The Mall, Cromwell</p>



	<p>Ranfurly Service Centre</p> <p>15 Pery Street, Ranfurly</p>
	<p>Roxburgh Service Centre</p> <p>120 Scotland Street, Roxburgh</p>

Please ensure that you state in your submission if you wish to speak in person at a Council hearing.

Relevant determinations

This Statement of Proposal is made in accordance with sections 83, 86, and 156 of the Local Government Act 2002.

As required by section 155 of the Local Government Act 2002, Council has determined that:

- This Bylaw is the most appropriate way of addressing the perceived problem
- This is the most appropriate form of the Bylaw
- This Bylaw does not give rise to any implications under the New Zealand Bill of Rights Act 1990.

Timeline for considering the proposed speed limit changes

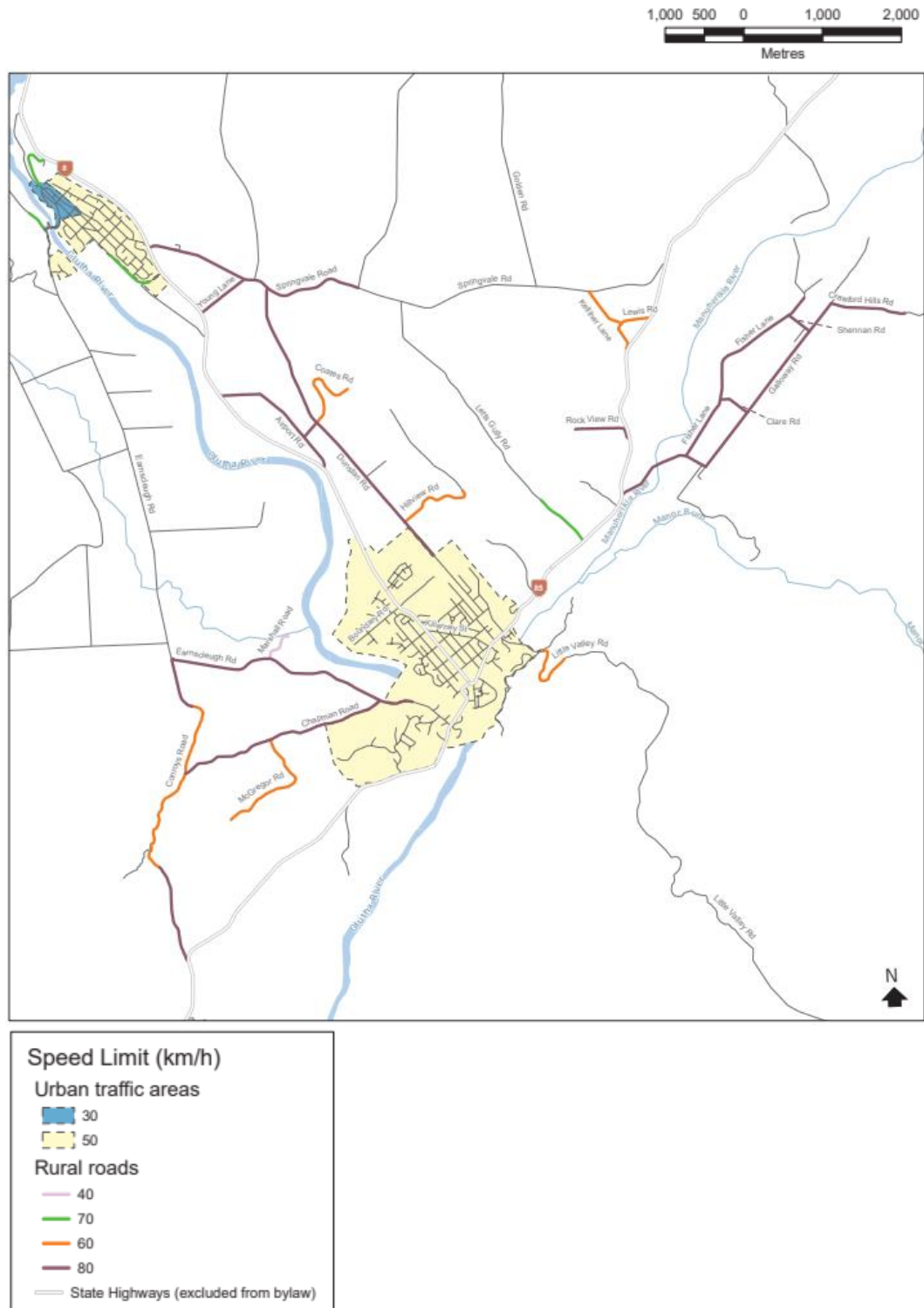
Submissions open	12 March until 11.59pm on Tuesday 12 April 2022
Hearing (if required)	May 2022
Feedback presented to Council	June 2022 (approximately)

Speed Limit Changes by area

Please see the maps and lists on the following pages.

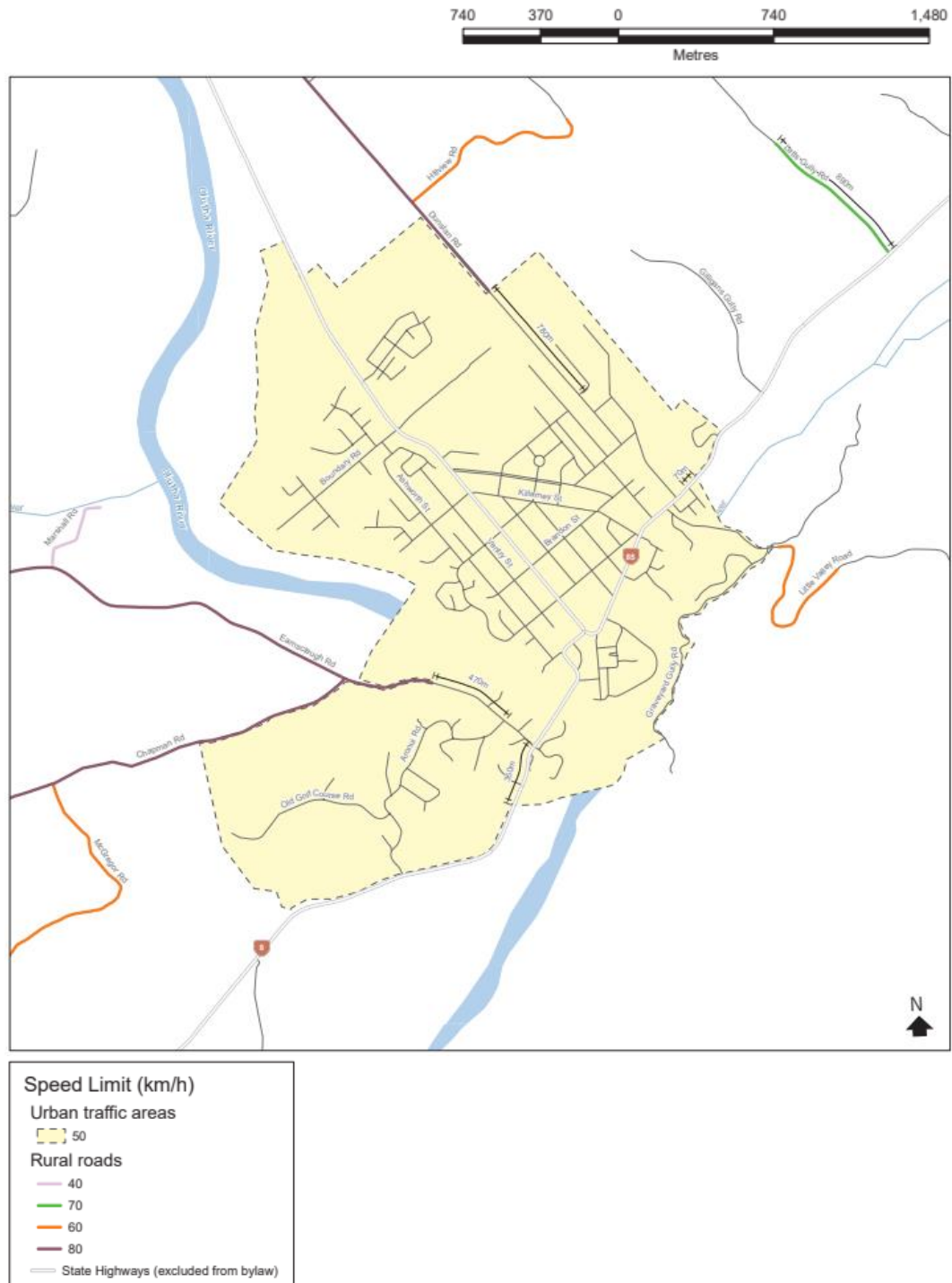


Alexandra and Clyde Overview





Alexandra Map





List of proposed Speed Limit Changes in Alexandra, including Clyde boundary

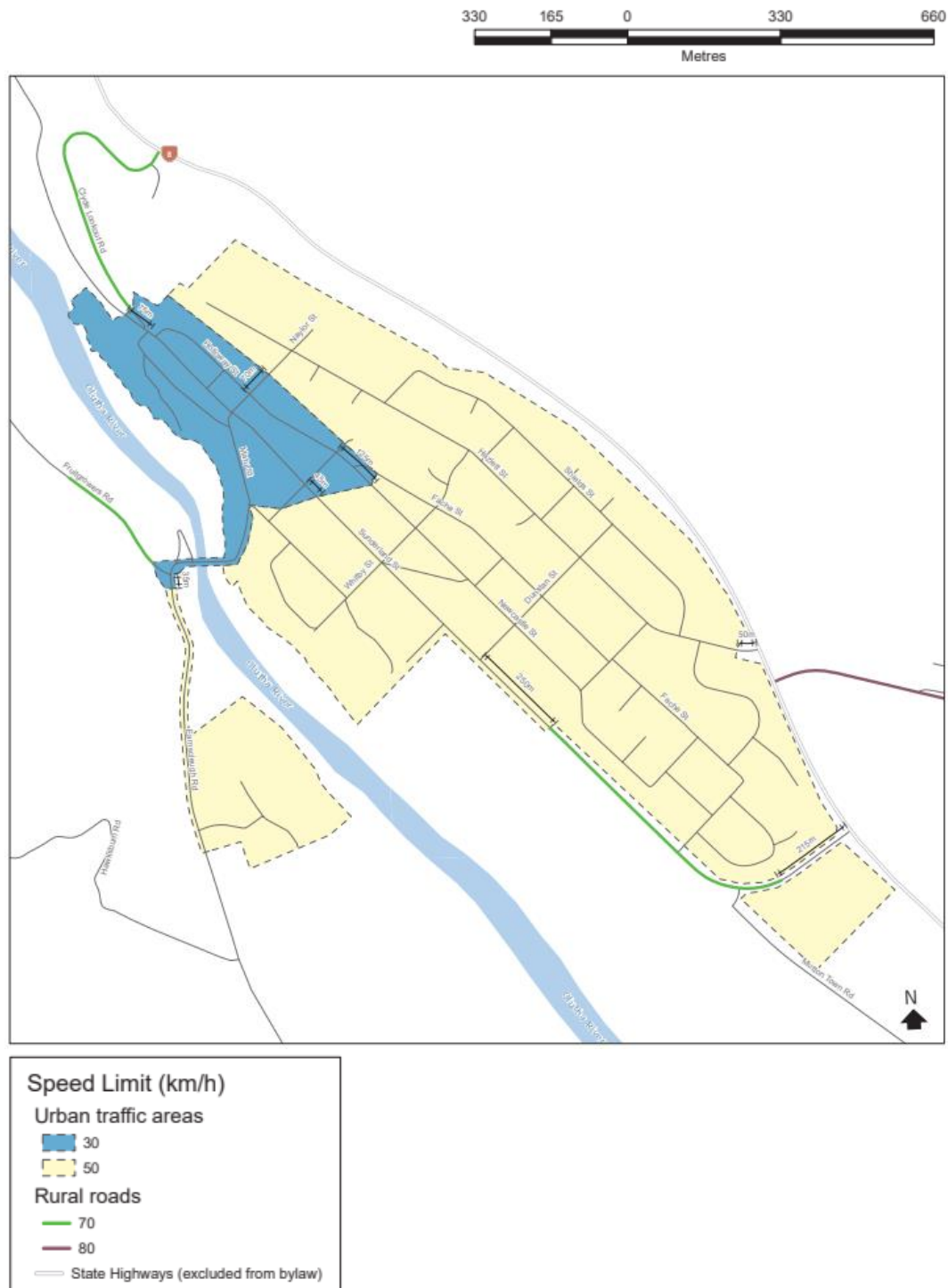
Road Name	Existing speed	Proposed speed
Urban traffic area Extended to take in new development	No change to speed limits	
Springvale Road From SH8 to 100m East of McArthur Ridge Road	100	80
Lewis Road	100	60
Kelliher Lane	100	60
Little Valley Road From East end of Manuherekia Bridge to end of seal	100	60
Hillview Road	100	60
Young Lane	100	80
Dunstan Road From 1130m from Chicago Street intersection to Springvale Road	100	80
Airport Road	100	80
Rock View Road	100	80
Galloway Road	100	80
Fisher Lane	100	80
Crawford Hills Road	100	80
Marshall Road	100	40
Earnsclough Road From 710m from SH8 intersection to Conroys Road intersection	100	80
Conroys Road From Earnsclough Road intersection to 730m South of Earnsclough Road intersection	100	80
Conroys Road	100	60



From 730m South of Earnscliffe Road to 400m South of Conroys Dam Road		
Conroys Road From 400m South of Earnscliffe Road intersection	100	80
Chapman Road	100	80
McGregor Road	100	60
Coates Road From Airport Road intersection to Dunstan Road intersection	100	80
Coates Road From Dunstan Road intersection to end of road (Airport)	100	60



Clyde Map





List of proposed speed limit changes in Clyde

Road Name	Existing speed	Proposed speed
Urban traffic area Extended to take in new development	New developments where speed limit not set	50
Earnsclough Road From 20m south of Paulin Road intersection to 40m south of Fruitgrowers Road intersection	100	50
Fruitgrowers Road From Earnsclough Road intersection to 80m north west of Earnsclough Road intersection	100	30
Matau Street	50	30
Miners Lane	50	30
Clyde North Access Road From North entrance to Clyde speed threshold signage to intersection of Miners Lane	50	30
Sunderland Street From Miners Lane intersection to Fraser Street intersection	50	30
Lodge Lane	50	30
Holloway Street	50	30
Naylor Street	50	30
Fache Street From Naylor Street to 40m North East of Newcastle Street intersection	50	30
Fraser Street From 50m from Blyth Street intersection to 20m South of Fache Street intersection	50	30
Newcastle Street	50	30

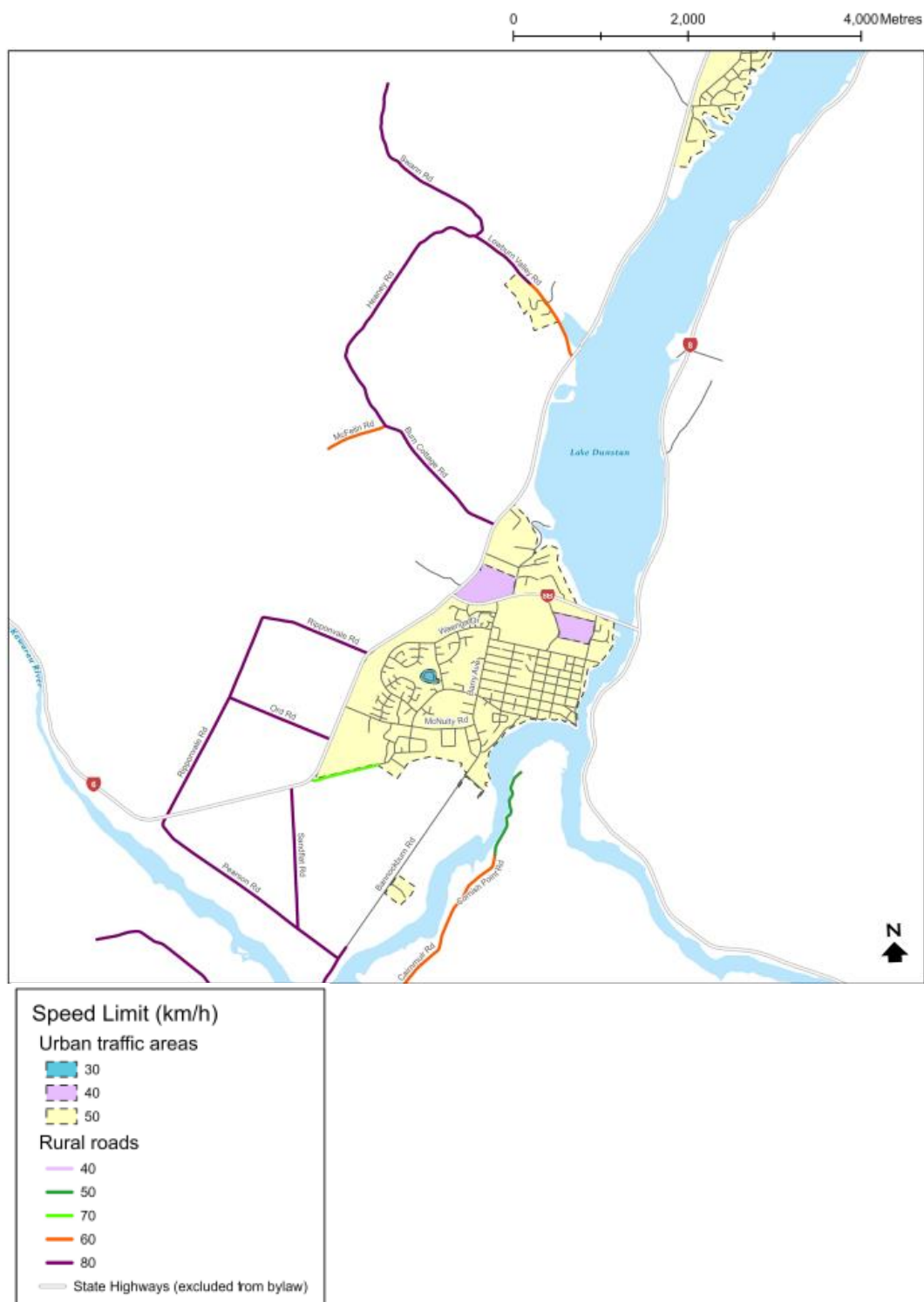


From Fache Street intersection for 70m toward Whitby Street intersection		
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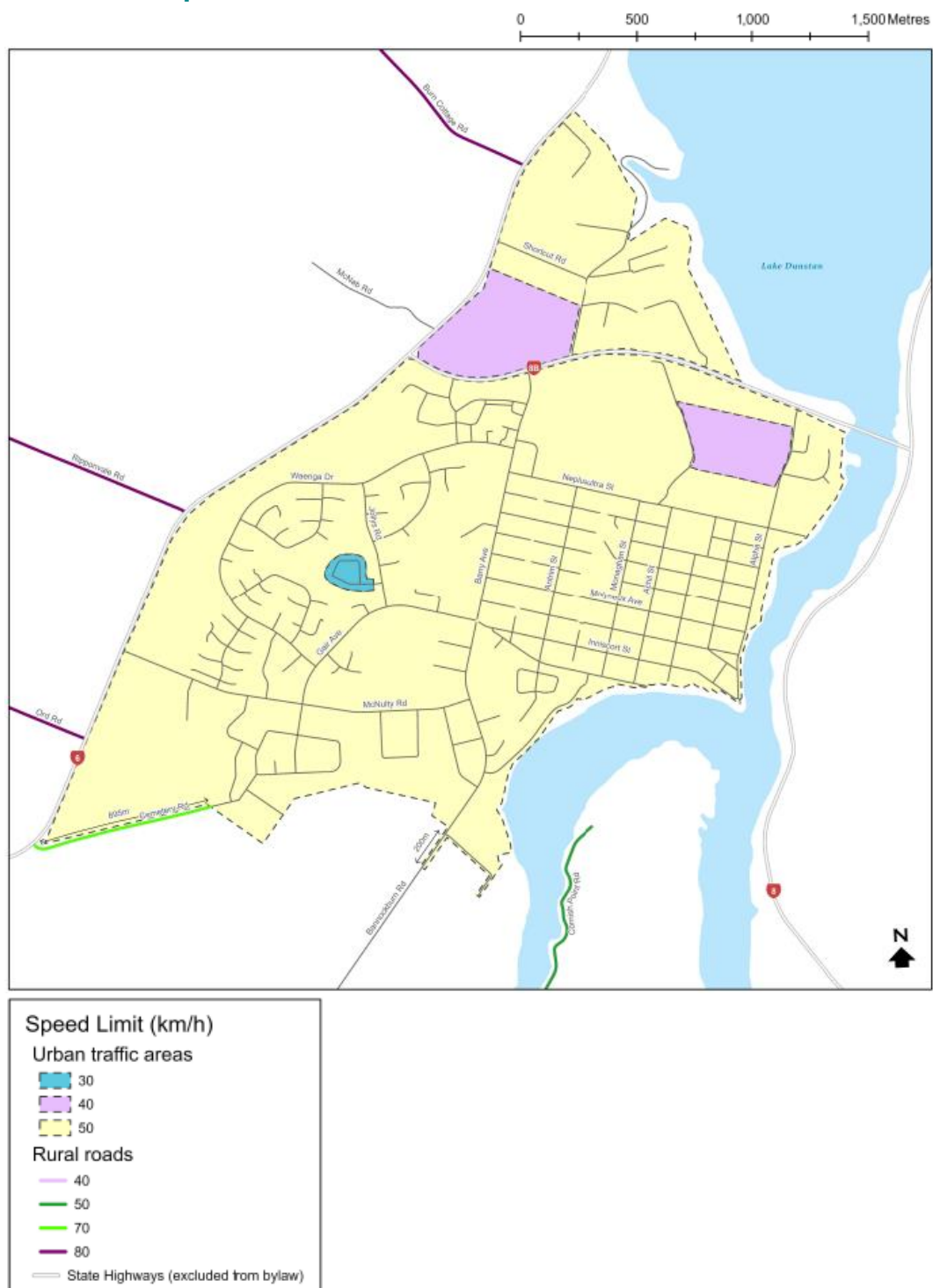


Cromwell and Lowburn Overview





Cromwell Map





List of proposed changes in Cromwell

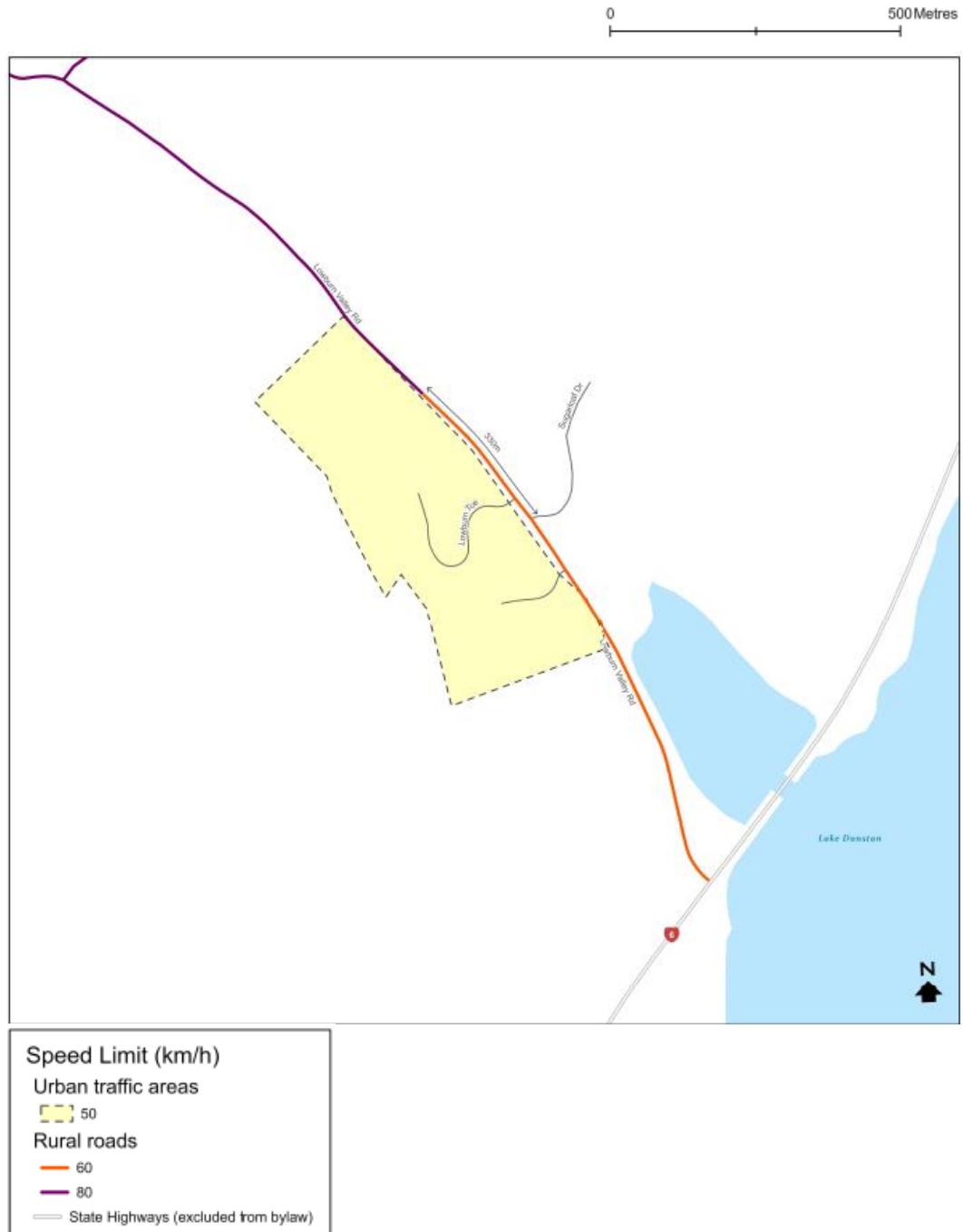
Road Name	Existing speed	Proposed speed
Urban traffic area Extended to take in new development	New developments where speed limit not set	50
Prospectors Park development	50	40
Wooring Tree development	50	40
Swann Road	100	80
Heaney Road	100	80
Lowburn Valley Road From SH6 to 1308m West of SH6 intersection	100	80
Lowburn Valley Road From 1308m West of SH6 intersection to Swann Road intersection	70	60
Burn Cottage Road	100	80
McFelin Road	100	60
Gilling Place	50	30
Ripponvale Road	100	80
Ord Road	100	80
Pearson Road	100	80
Sandflat Road	100	80
Felton Road	100	80
McNulty Road	70	50
Bannockburn Road From 80m North of Richards Beach Road to 150m South of Richards Beach Road	100	50
Bannockburn Road From 200m North of Pearson Road intersection to 60m South of Felton Road	100	80



Bannockburn Road From 100m South of Lawrence Street to end of Bannockburn Road	100	80
Cairnmuir Road	100	60
Cornish Point Road From Cairnmuir Road to end of seal	100	60
Cornish Point Road From end of seal to end of road	100	50
Richards Beach Road From Bannockburn Road to end of seal	100	50



Lowburn Map



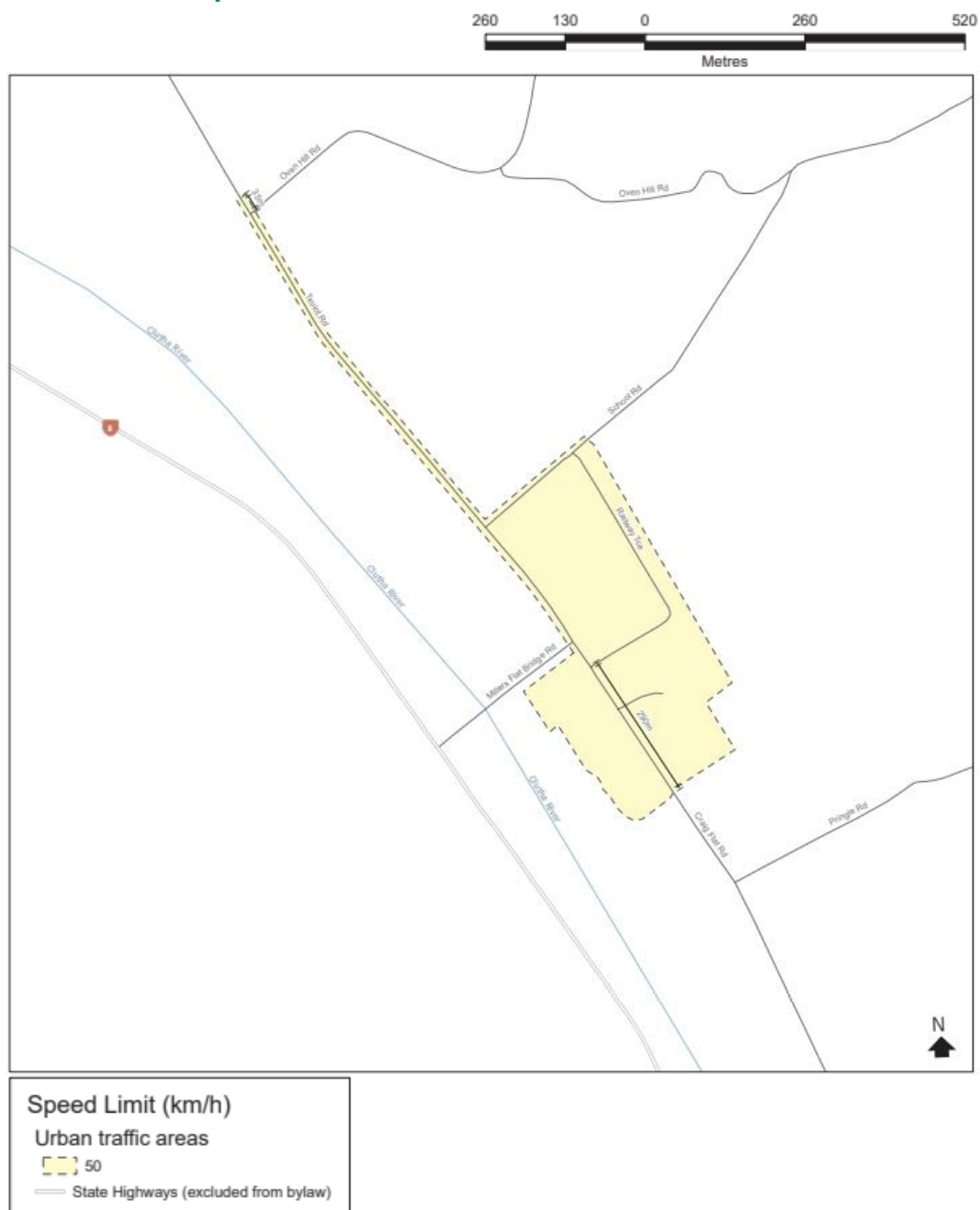


List of changes proposed in Lowburn

Road Name	Existing speed	Proposed speed
Urban traffic area Extended to take in new development	New developments where speed limit not set	50



Millers Flat Map



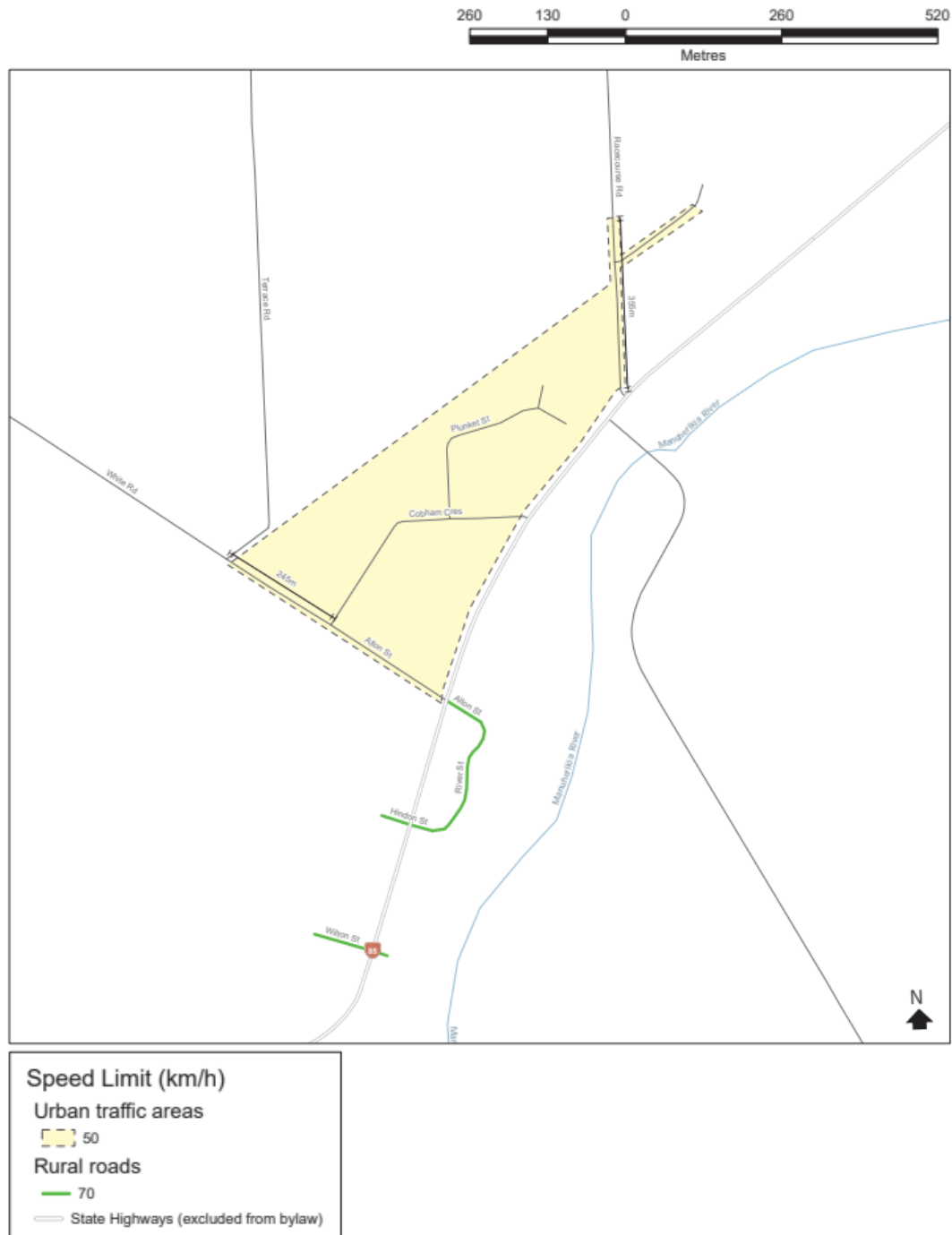


List of changes proposed in Millers Flat

Road Name	Existing speed	Proposed speed
Teviot Road From 100m North of Oven Hill Road to 200m South of Oven Hill Road	100	50



Omakau Map



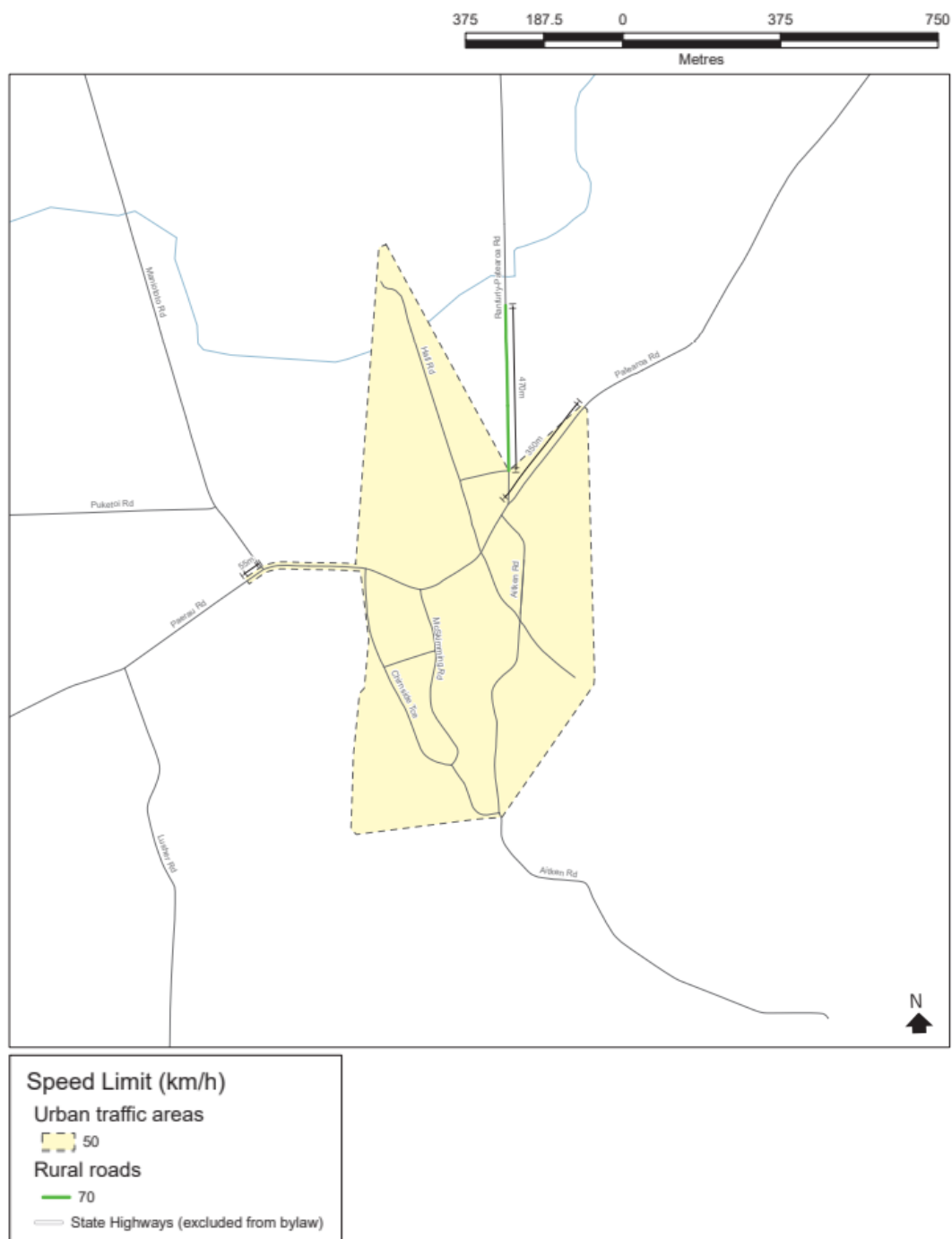


List of changes proposed in Omakau

Road Name	Existing speed	Proposed speed
Ophir Bridge Road From SH85 to Ophir township (Southern end)	100	60



Patearoa Map



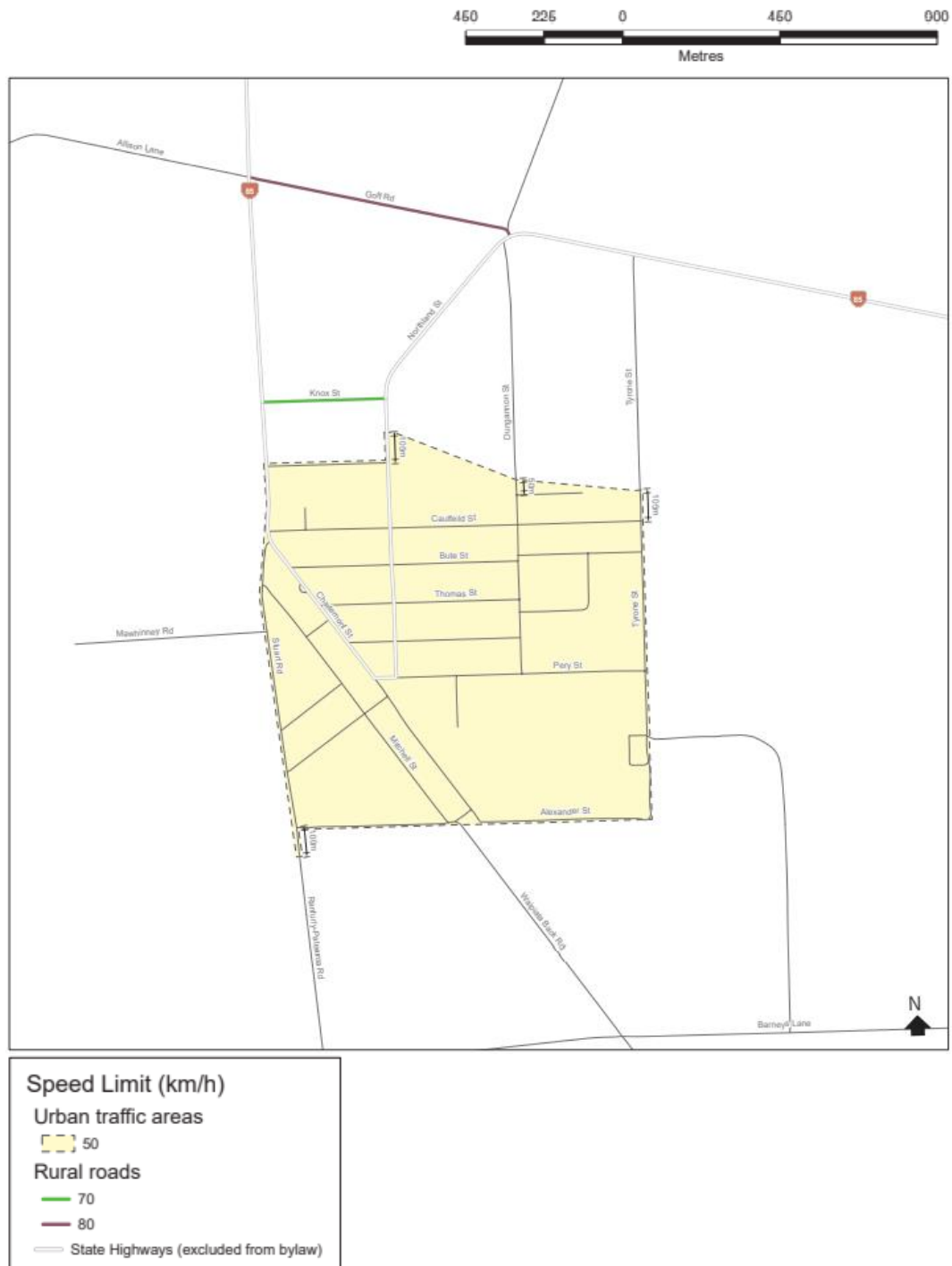


List of changes proposed in Patearoa

Road Name	Existing speed	Proposed speed
Patearoa Road From 130m North-East of Maniototo Road to Maniototo Road intersection	100	50
Paerau Road From Maniototo Road intersection to 100m South of Maniototo Road	100	50



Ranfurly Map





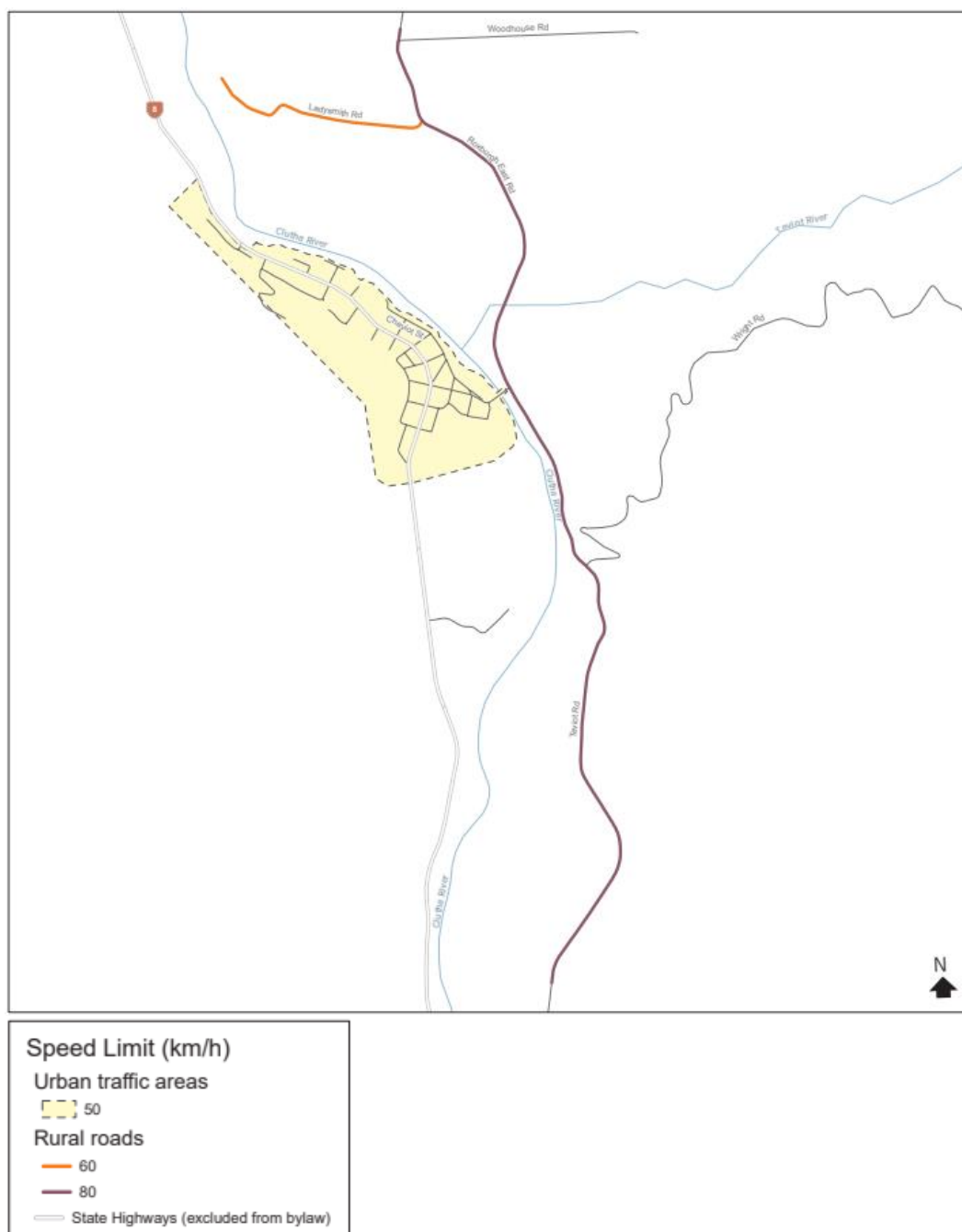
List of changes proposed in Ranfurly

Road Name	Existing speed	Proposed speed
Goff Road From Ranfurly Wedderburn Road (SH85) to Northland Street (SH85)	100	80
Ranfurly Patearoa Road From 75m South of Alexander Street intersection to 300m South of Alexander Street intersection	50	100



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Metres



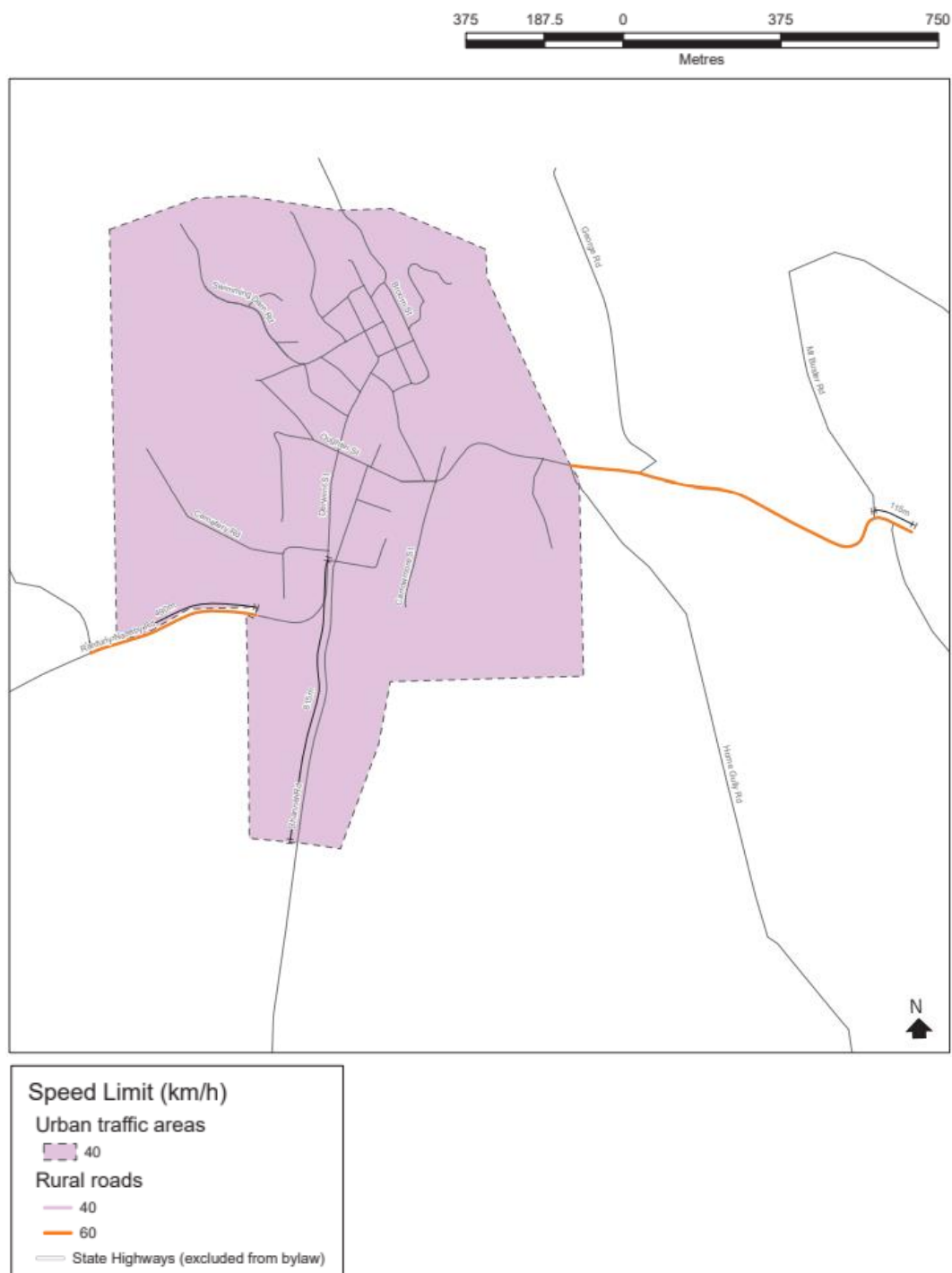


List of changes proposed in Roxburgh

Road Name	Existing speed	Proposed speed
Roxburgh East Road From SH8 to 170m West of dam	100	60
Roxburgh East Road From 170m West of dam to 20m South of cycle trail parking	100	40
Roxburgh East Road From 20m South of cycle trail parking to 520m South of Knobby Range Road	100	80
Roxburgh East Road From Jedburgh Street intersection to 100m North of Woodhouse Road	100	80
Teviot Road From Jedburgh Street intersection to 3.8km South of Jedburgh Street bridge	100	80
Ladysmith Road	100	60

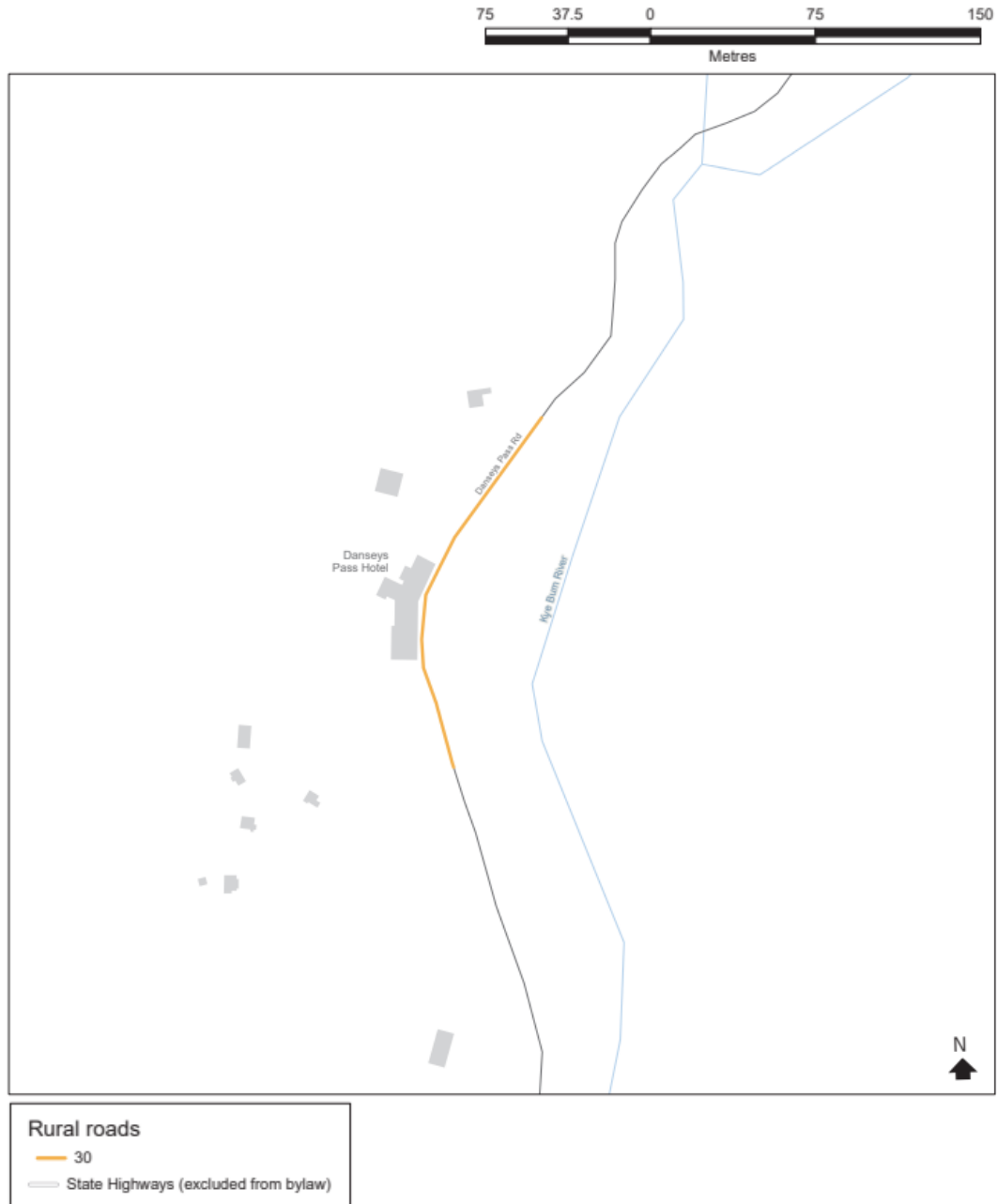


Naseby Map





Danseys Pass Road Maps





List of changes proposed in Naseby

Road Name	Existing speed	Proposed speed
Naseby Township	50	40
Danseys Pass Road From Home Gully Road intersection to end of seal	100	60
Danseys Pass Road From 200m South of Hotel to 200m North of Hotel	100	30



Proposed changes by speed limit

Roads proposed subject to a speed limit of 20 km/hr

Street name	Area	Map Reference
No roads or areas are proposed subject to a speed limit of 20 km/hr through this bylaw		

Roads proposed subject to a speed limit of 30 km/hr

Street name	Area	Map Reference
Clyde North Access Road From North entrance to Clyde speed threshold signage to intersection of Miners Lane	Clyde	Map 2: Clyde
Danseys Pass Road From 200m South of Hotel to 200m North of Hotel	Naseby	Map 9: Naseby Map 10: Danseys Pass Road
Fache Street From Naylor Street to 40m North East of Newcastle Street intersection	Clyde	Map 2: Clyde
Fraser Street From 50m from Blyth Street intersection to 20m South of Fache Street intersection	Clyde	Map 2: Clyde
Fruitgrowers Road From Earnsclough Road intersection to 80m north west of Earnsclough Road intersection	Clyde	Map 2: Clyde
Gilling Place	Cromwell	Map 3: Cromwell
Holloway Street	Clyde	Map 2: Clyde
Lodge Lane	Clyde	Map 2: Clyde
Matau Street	Clyde	Map 2: Clyde
Miners Lane	Clyde	Map 2: Clyde



Naylor Street	Clyde	Map 2: Clyde
Newcastle Street From Fache Street intersection for 70m toward Whitby Street intersection	Clyde	Map 2: Clyde
Sunderland Street From Miners Lane intersection to Fraser Street intersection	Clyde	Map 2: Clyde

Roads proposed subject to a speed limit of 40 km/hr

Street name	Area	Map Reference
Naseby township All roads within the Naseby township as defined in Map 9: Naseby	Naseby	Map 9: Naseby
Prospectors Park subdivision All roads within the Prospectors Park subdivision	Cromwell	Map 3: Cromwell
Wooring Tree subdivision All roads within the Wooring Tree subdivision	Cromwell	Map 3: Cromwell
Marshall Road	Alexandra	Map 1: Alexandra and Clyde
Roxburgh East Road From 170m West of dam to 20m South of cycle trail parking	Roxburgh	Map 8: Roxburgh

Roads proposed subject to a speed limit of 50 km/hr

Street name	Area	Map Reference
Urban traffic area Urban traffic areas extended to take in new development	Alexandra, Clyde, Cromwell, Lowburn	Map 1: Alexandra and Clyde Map 2: Clyde Map 3: Cromwell



Bannockburn Road From 80m North of Richards Beach Road to 150m South of Richards Beach Road	Cromwell	Map 3: Cromwell
Cornish Point Road From end of seal to end of road	Bannockburn	Map 3: Cromwell
Earnsclough Road From 20m south of Paulin Road intersection to 40m south of Fruitgrowers Road intersection	Clyde	Map 2: Clyde
McNulty Road	Cromwell	Map 3: Cromwell
Paerau Road From Maniototo Road intersection to 100m South of Maniototo Road	Patearoa	Map 6: Patearoa
Patearoa Road From 130m North-East of Maniototo Road to Maniototo Road intersection	Patearoa	Map 6: Patearoa
Richards Beach Road From Bannockburn Road to end of seal	Cromwell	Map 3: Cromwell
Teviot Road From 100m North of Oven Hill Road to 200m South of Oven Hill Road	Millers Flat	Map 4: Millers Flat

Roads proposed subject to a speed limit of 60 km/hr

Street name	Area	Map Reference
Cairnmuir Road	Bannockburn	Map 3: Cromwell
Cornish Point Road From Cairnmuir Road to end of seal	Bannockburn	Map 3: Cromwell



Coates Road From Dunstan Road intersection to end of road (Airport)	Alexandra	Map 1: Alexandra and Clyde
Conroys Road From 730m south of Earnsclough Road to 400m south of Conroys Dam Road	Earnsclough	Map 1: Alexandra and Clyde
Danseys Pass Road From Home Gully Road intersection to end of seal	Naseby	Map 9: Naseby Map 10: Danseys Pass Road
Hillview Road	Alexandra	Map 1: Alexandra and Clyde
Keliher Lane	Springvale	Map 1: Alexandra and Clyde
Ladysmith Road	Roxburgh	Map 8: Roxburgh
Lewis Road	Springvale	Map 1: Alexandra and Clyde
Little Valley Road From east end of Manuherekia Bridge to end of seal	Alexandra	Map 1: Alexandra and Clyde
Lowburn Valley Road From 1308m West of SH6 intersection to Swann Road intersection	Lowburn	Map 3: Cromwell
McFelin Road	Lowburn	Map 3: Cromwell
McGregor Road	Earnsclough	Map 1: Alexandra and Clyde
Ophir Bridge Road From SH85 to Ophir Township (Southern end)	Omakau	Map 5: Omakau
Roxburgh East Road From SH8 to 170m West of dam	Roxburgh	Map 8: Roxburgh

Roads proposed subject to a speed limit of 70 km/hr

Street name	Area	Map Reference
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No roads or areas are proposed subject to a speed limit of 70 km/hr through this bylaw

Roads proposed subject to a speed limit of 80 km/hr

Street name	Area	Map Reference
Airport Road	Alexandra	Map 1: Alexandra and Clyde
Bannockburn Road From 200m North of Pearson Road intersection to 60m South of Felton Road	Bannockburn	Map 3: Cromwell
Bannockburn Road From 100m South of Lawrence Street to end of Bannockburn Road	Bannockburn	Map 3: Cromwell
Burn Cottage Road	Lowburn	Map 3: Cromwell
Chapman Road	Alexandra	Map 1: Alexandra and Clyde
Coates Road From Airport Road intersection to Dunstan Road intersection	Alexandra	Map 1: Alexandra and Clyde
Conroys Road From Earnsclough Road intersection to 730m South of Earnsclough Road intersection	Alexandra	Map 1: Alexandra and Clyde
Conroys Road From 400m south of Conroys Dam Road to SH8	Alexandra	Map 1: Alexandra and Clyde
Crawford Hills Road	Galloway	Map 1: Alexandra and Clyde
Dunstan Road From 1130m from Chicago Street intersection to Springvale Road	Alexandra	Map 1: Alexandra and Clyde
Earnsclough Road From 710m from SH8 intersection to Conroys Road intersection	Earnsclough	Map 1: Alexandra and Clyde
Felton Road	Bannockburn	Map 3: Cromwell

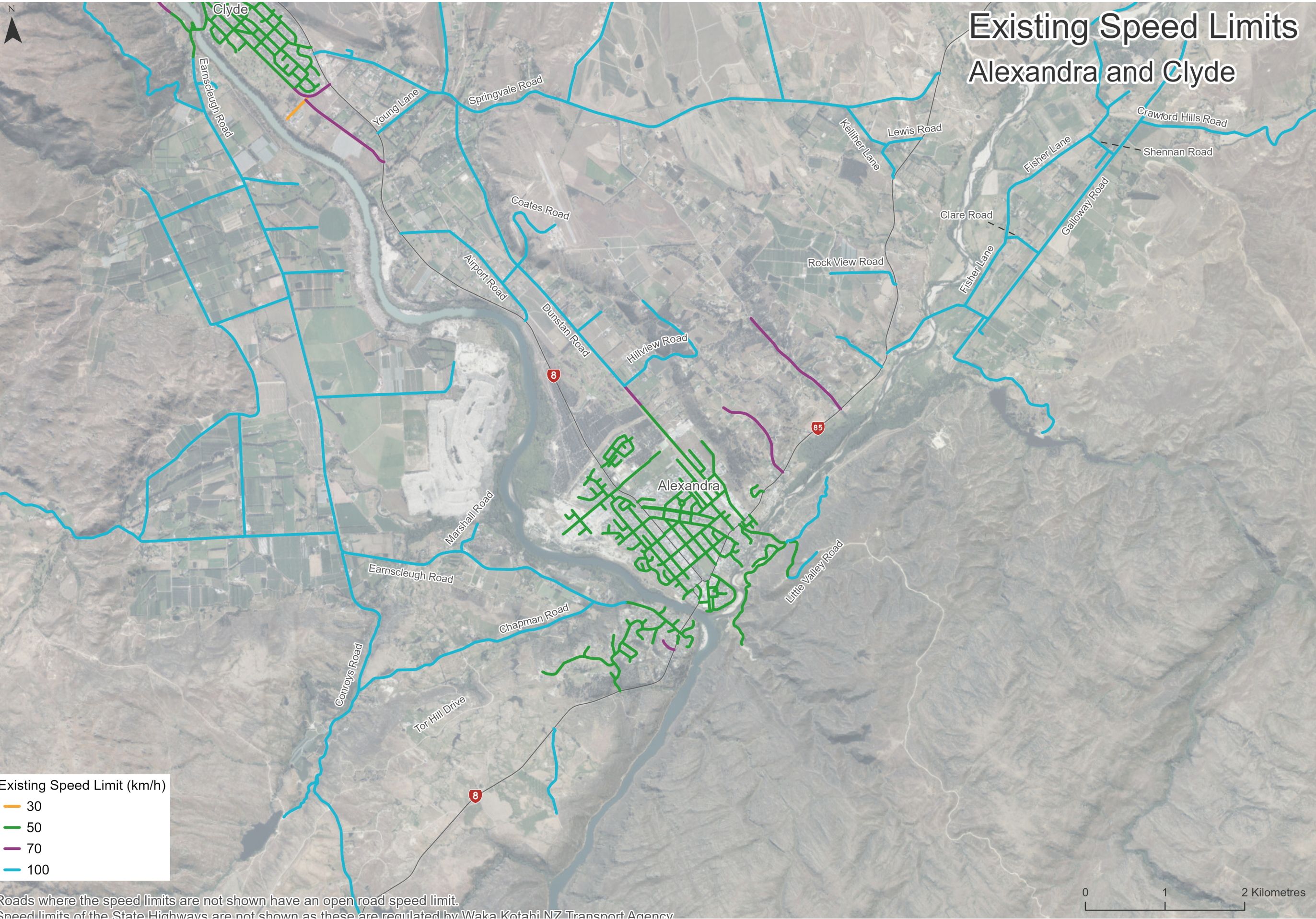


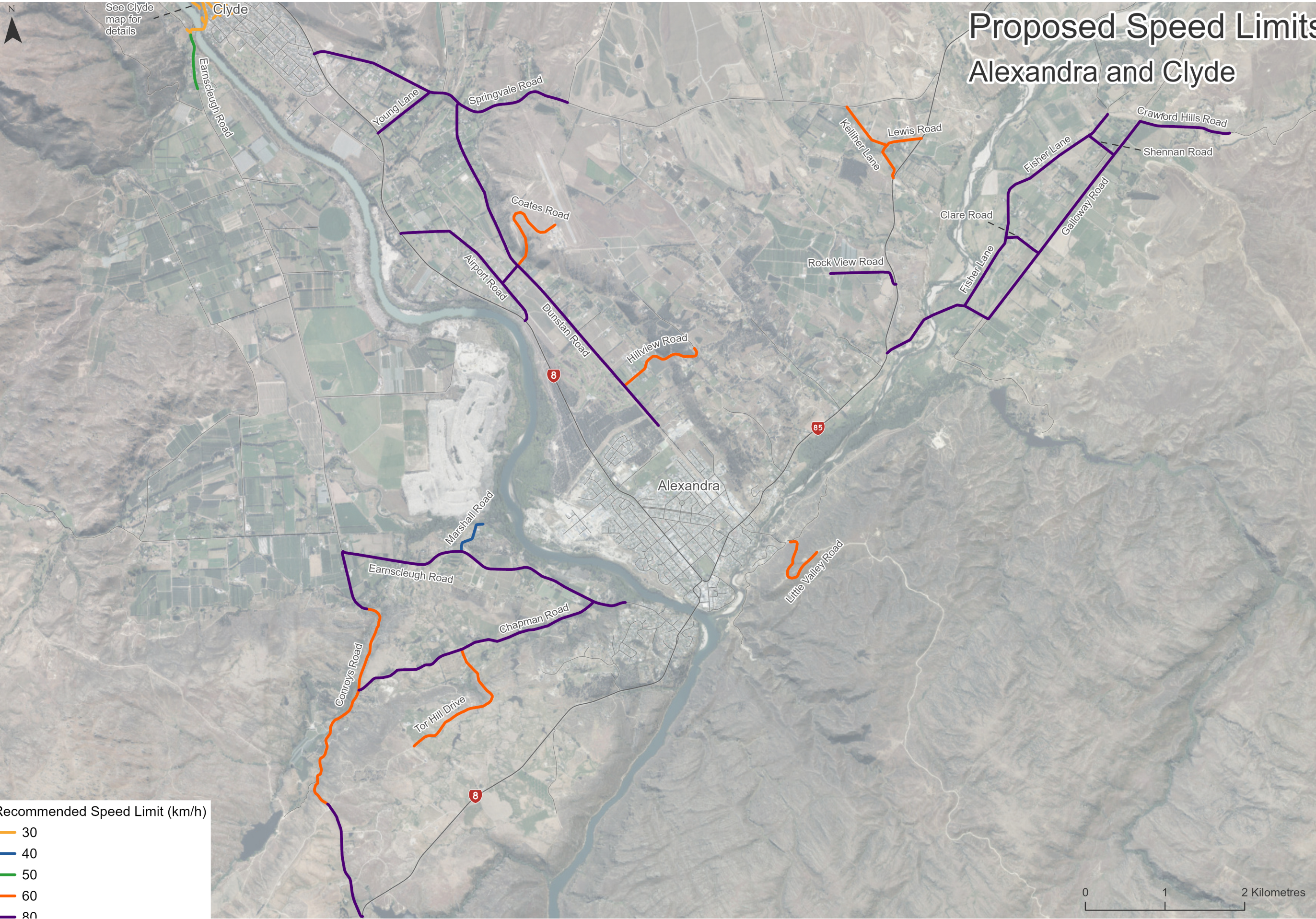
Fisher Lane	Galloway	Map 1: Alexandra and Clyde
Galloway Road	Galloway	Map 1: Alexandra and Clyde
Goff Road From Ranfurly Wedderburn Road (SH85) to Northland Street (SH85)	Ranfurly	Map 7: Ranfurly
Heaney Road	Lowburn	Map 3: Cromwell
Lowburn Valley Road From SH6 to 1308m West of SH6 intersection	Lowburn	Map 3: Cromwell
Ord Road	Cromwell	Map 3: Cromwell
Pearson Road		Map 3: Cromwell
Ripponvale Road	Cromwell	Map 3: Cromwell
Rock View Road	Springvale	Map 1: Alexandra and Clyde
Roxburgh East Road From 20m South of cycle trail parking to 520m South of Knobby Range Road	Roxburgh	Map 8: Roxburgh
Roxburgh East Road From Jedburgh Street intersection to 100m North of Woodhouse Road	Roxburgh	Map 8: Roxburgh
Sandflat Road	Cromwell	Map 3: Cromwell
Springvale Road from SH8 to 100m East of McArthur Ridge Road	Springvale	Map 1: Alexandra and Clyde
Swann Road	Lowburn	Map 3: Cromwell
Teviot Road From Jedburgh Street intersection to 3.8km South of Jedburgh Street Bridge	Roxburgh	Map 8: Roxburgh
Young Lane	Springvale	Map 1: Alexandra and Clyde

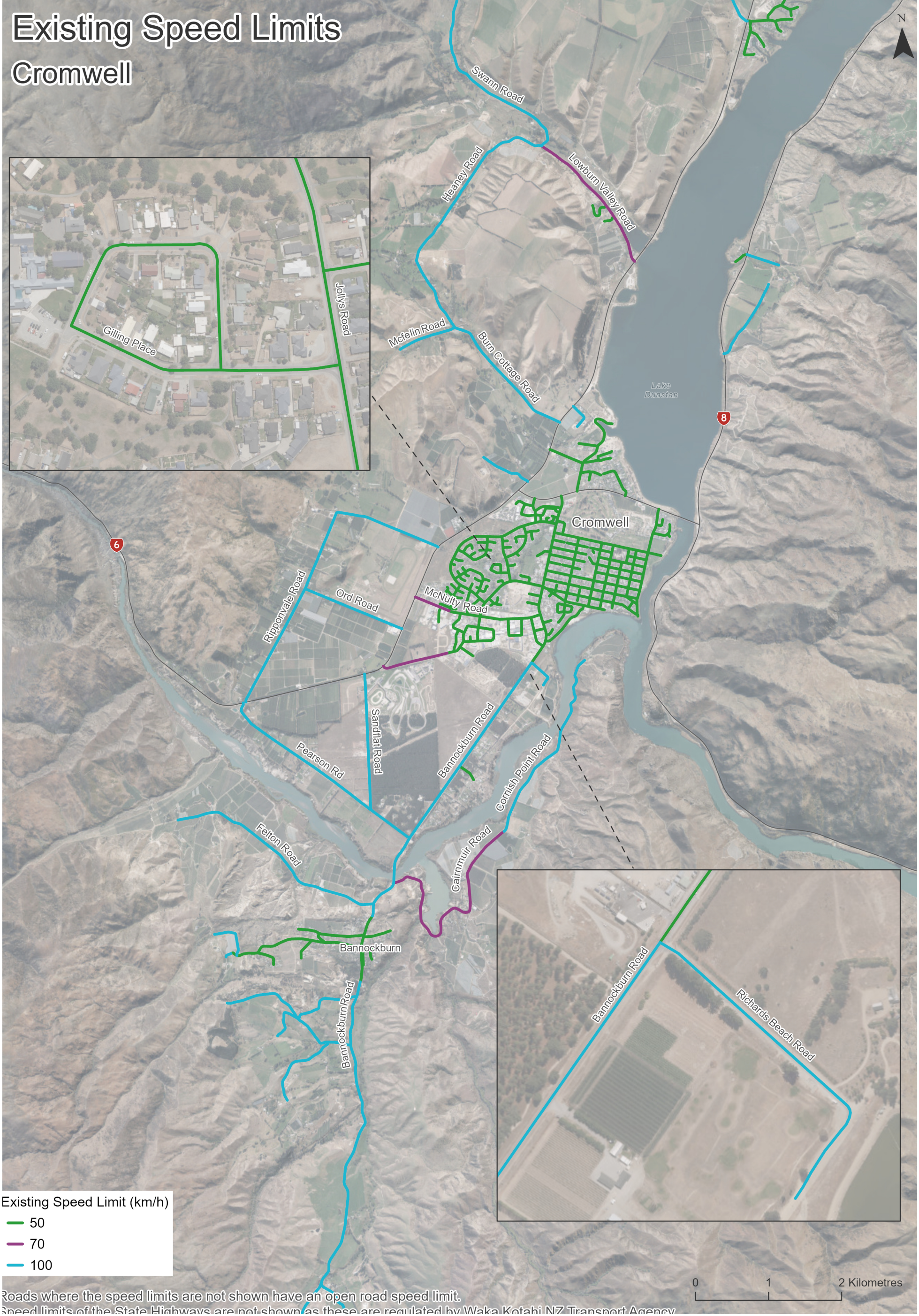
Roads proposed subject to a speed limit of 100 km/hr

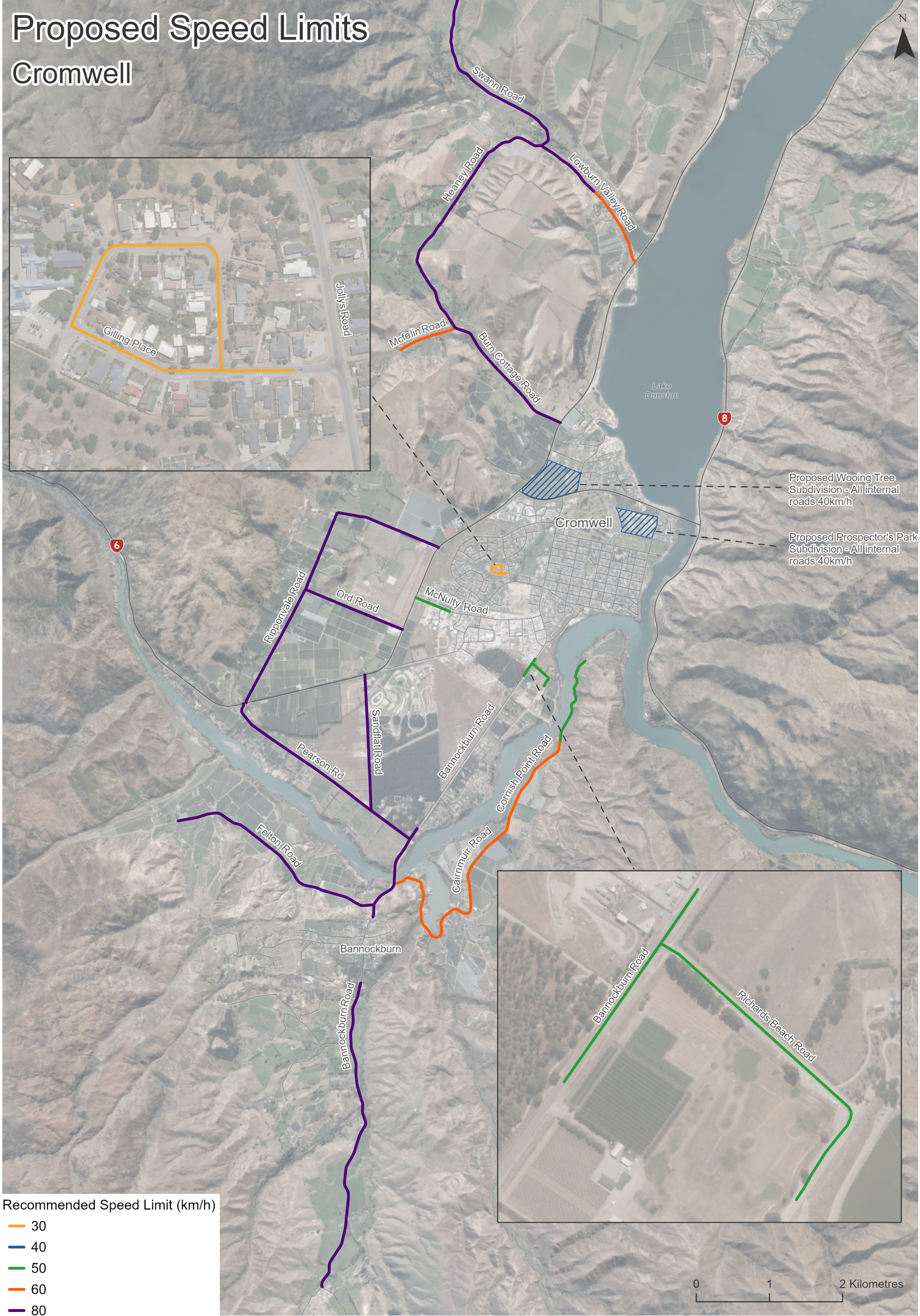


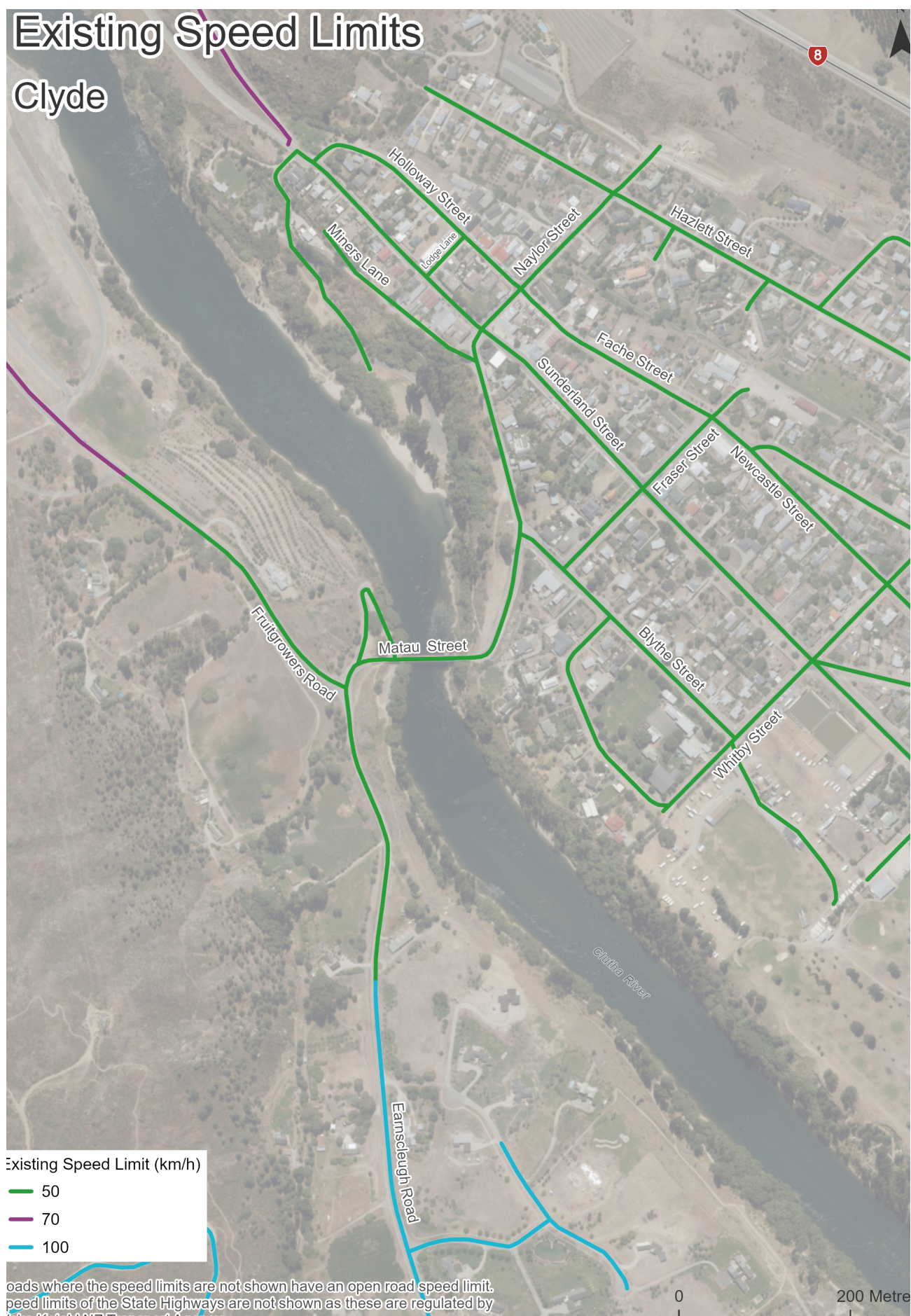
Street name	Area	Map Reference
Ranfurly Patearoa Road From 75m South of Alexander Street intersection to 300m South of Alexander Street intersection	Ranfurly	Map 7: Ranfurly











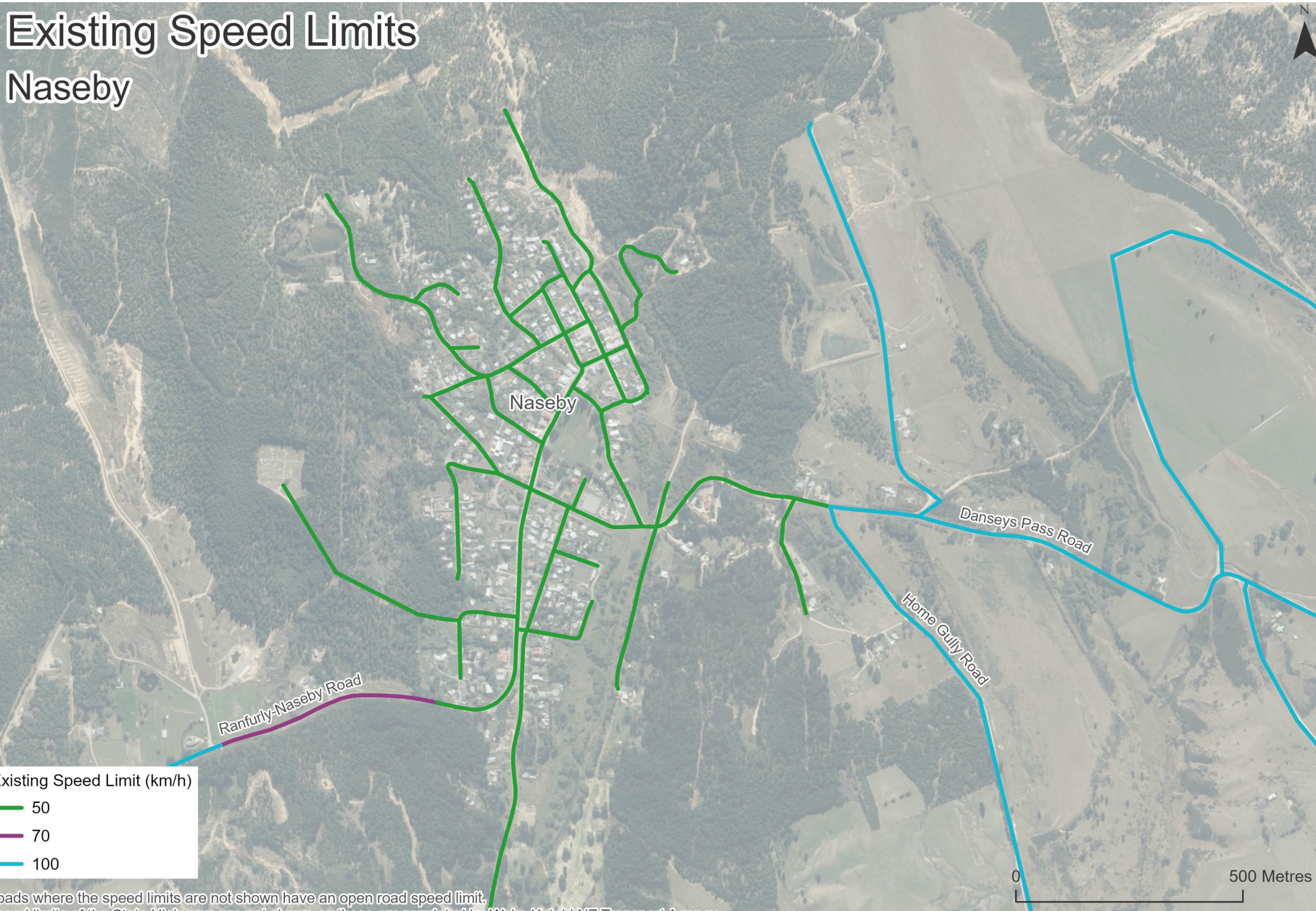


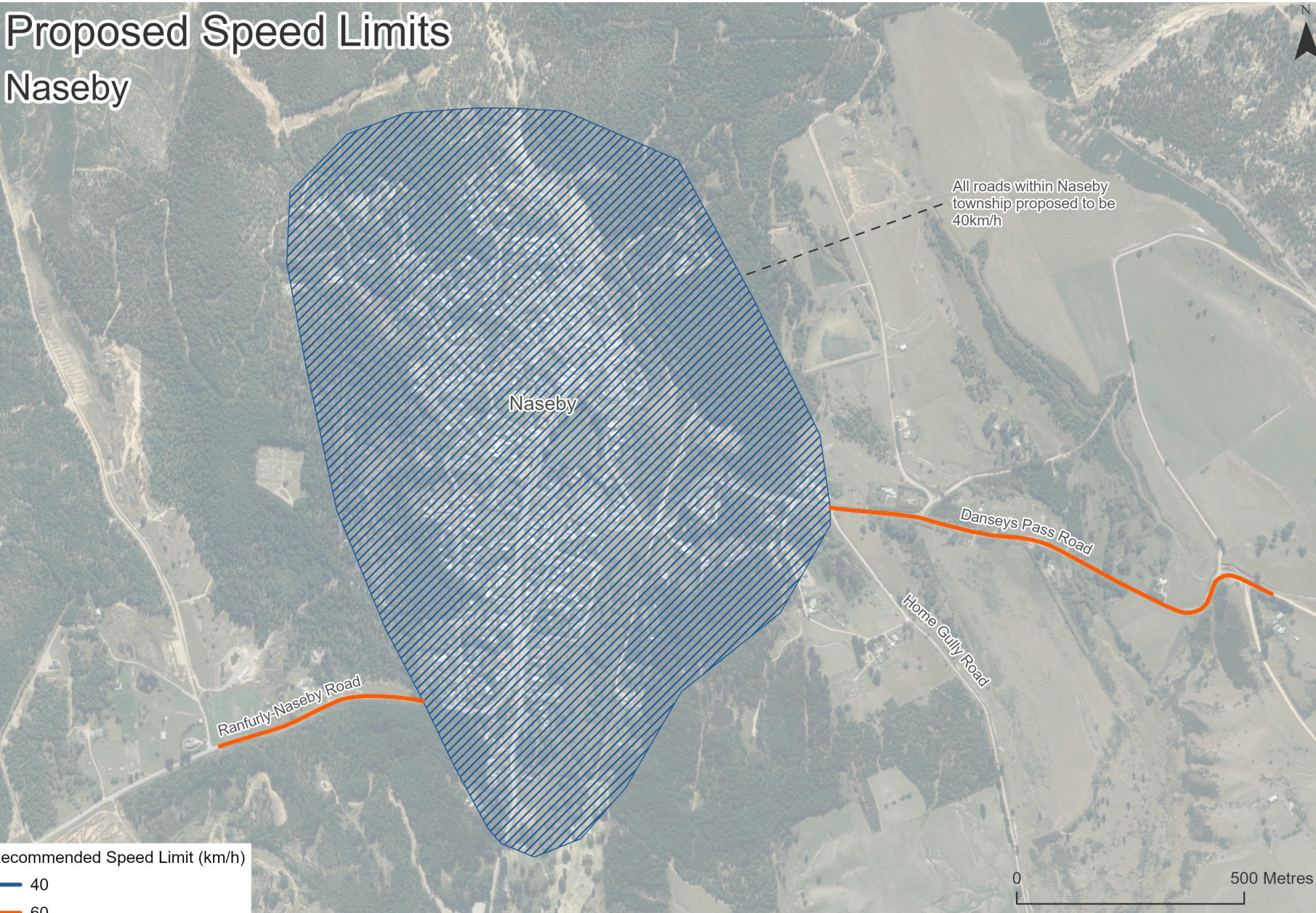


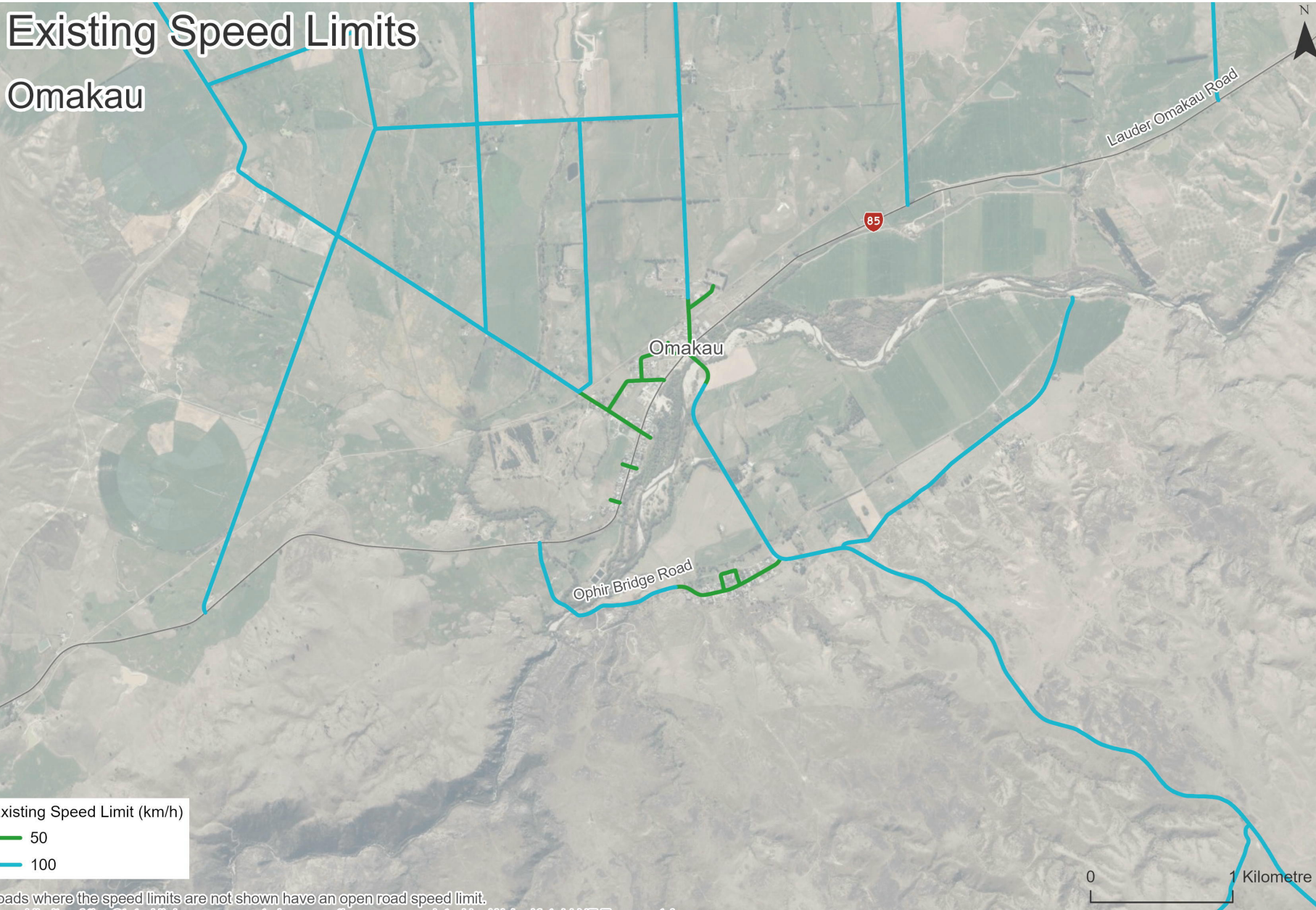


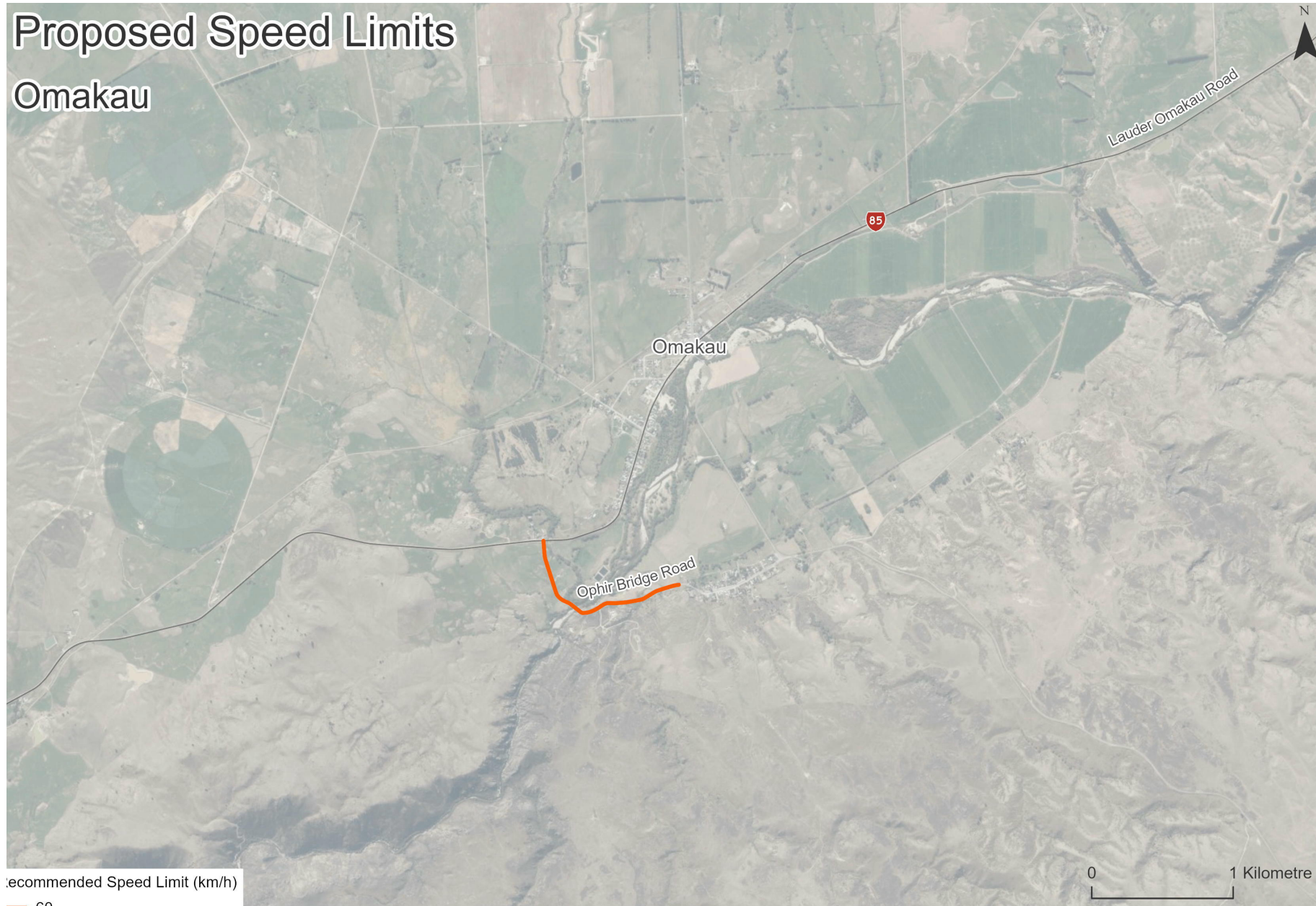


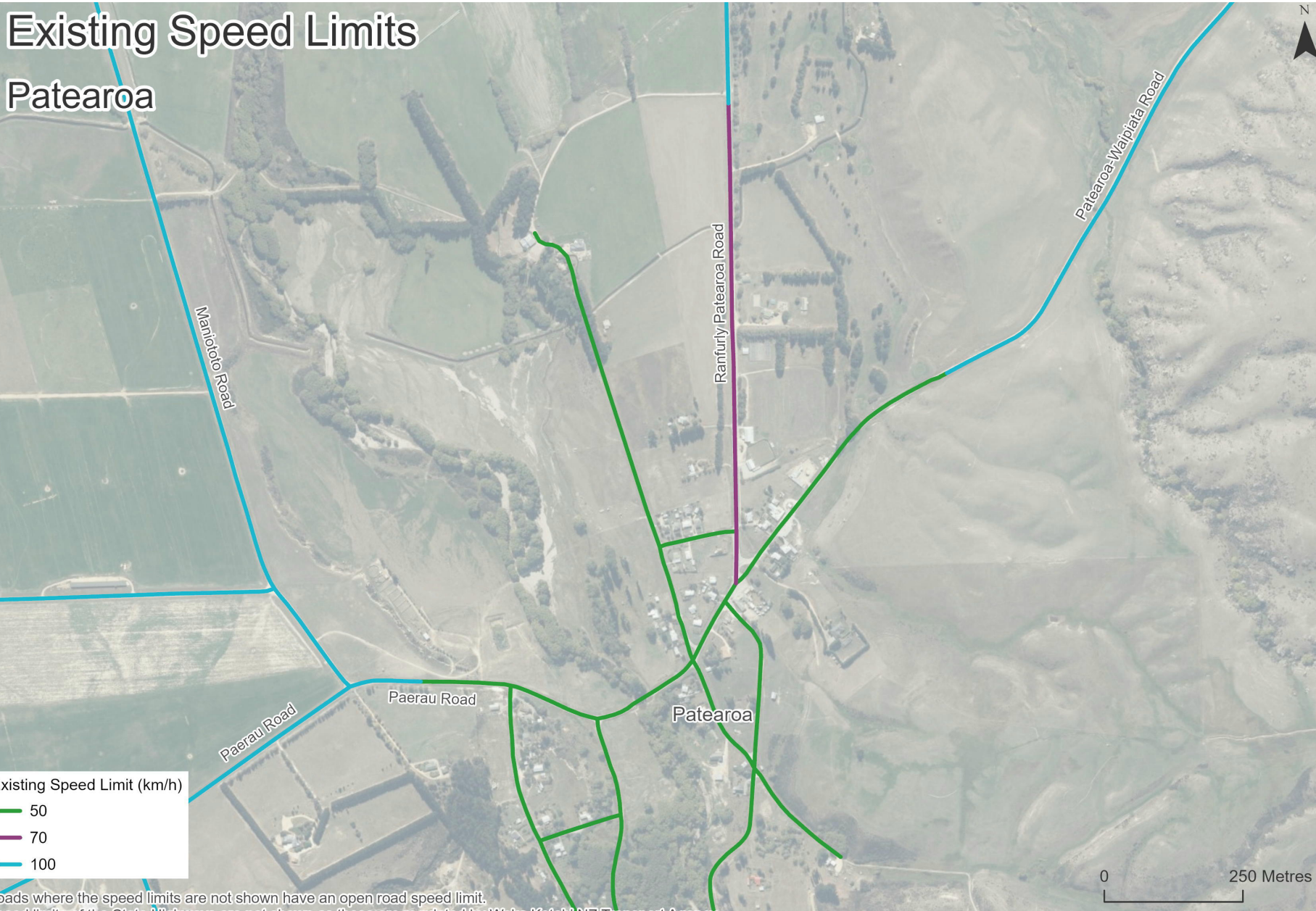




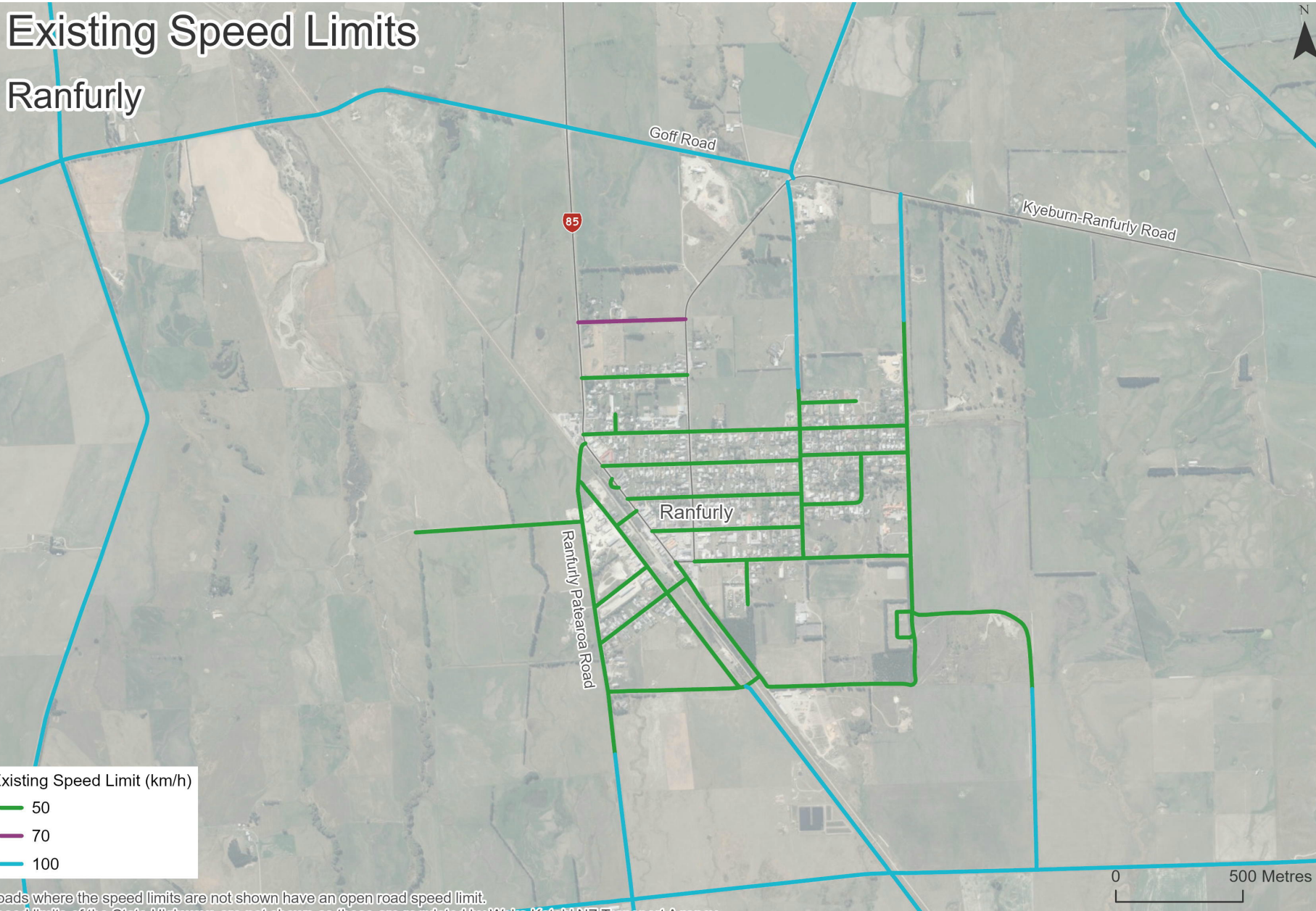


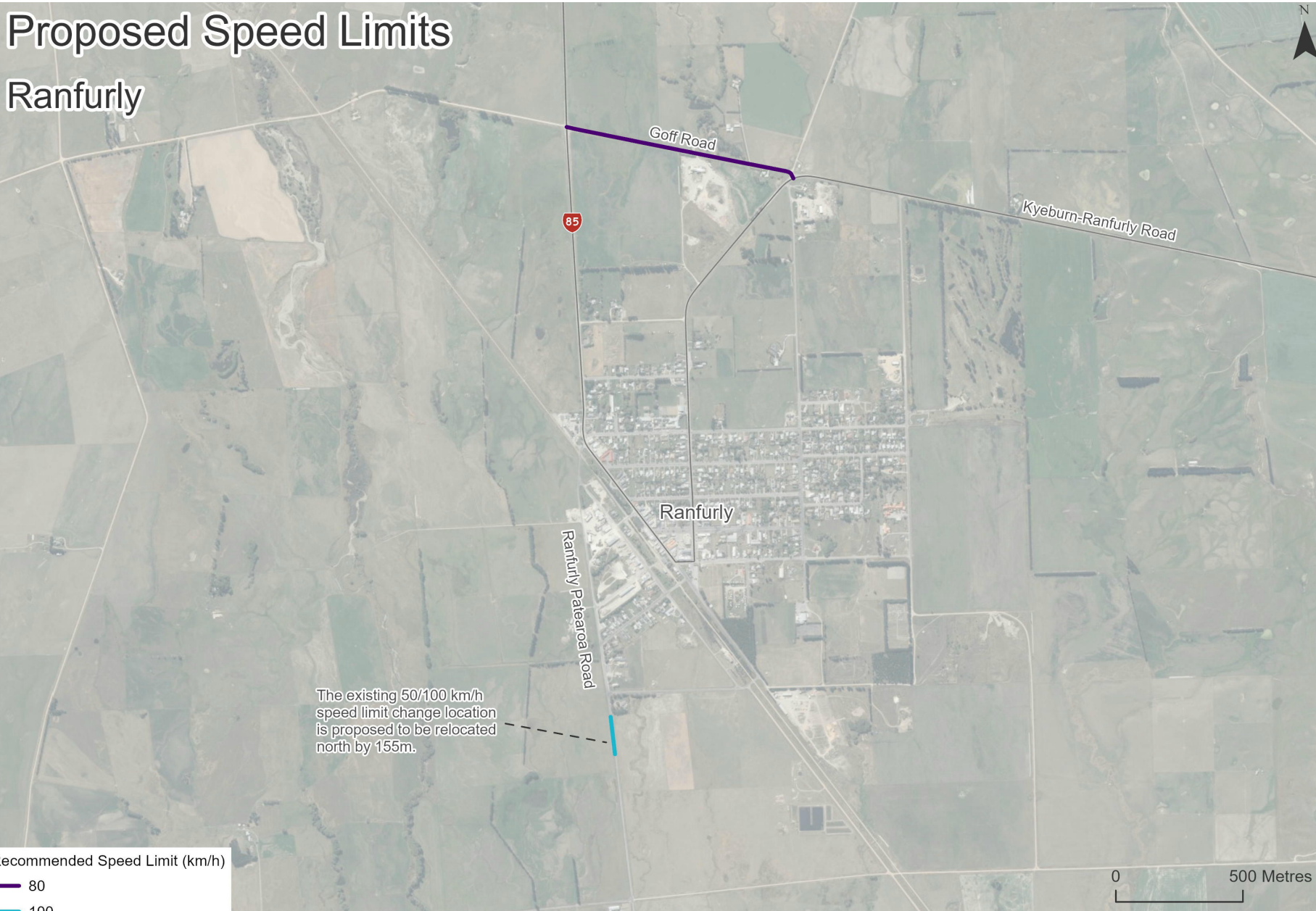


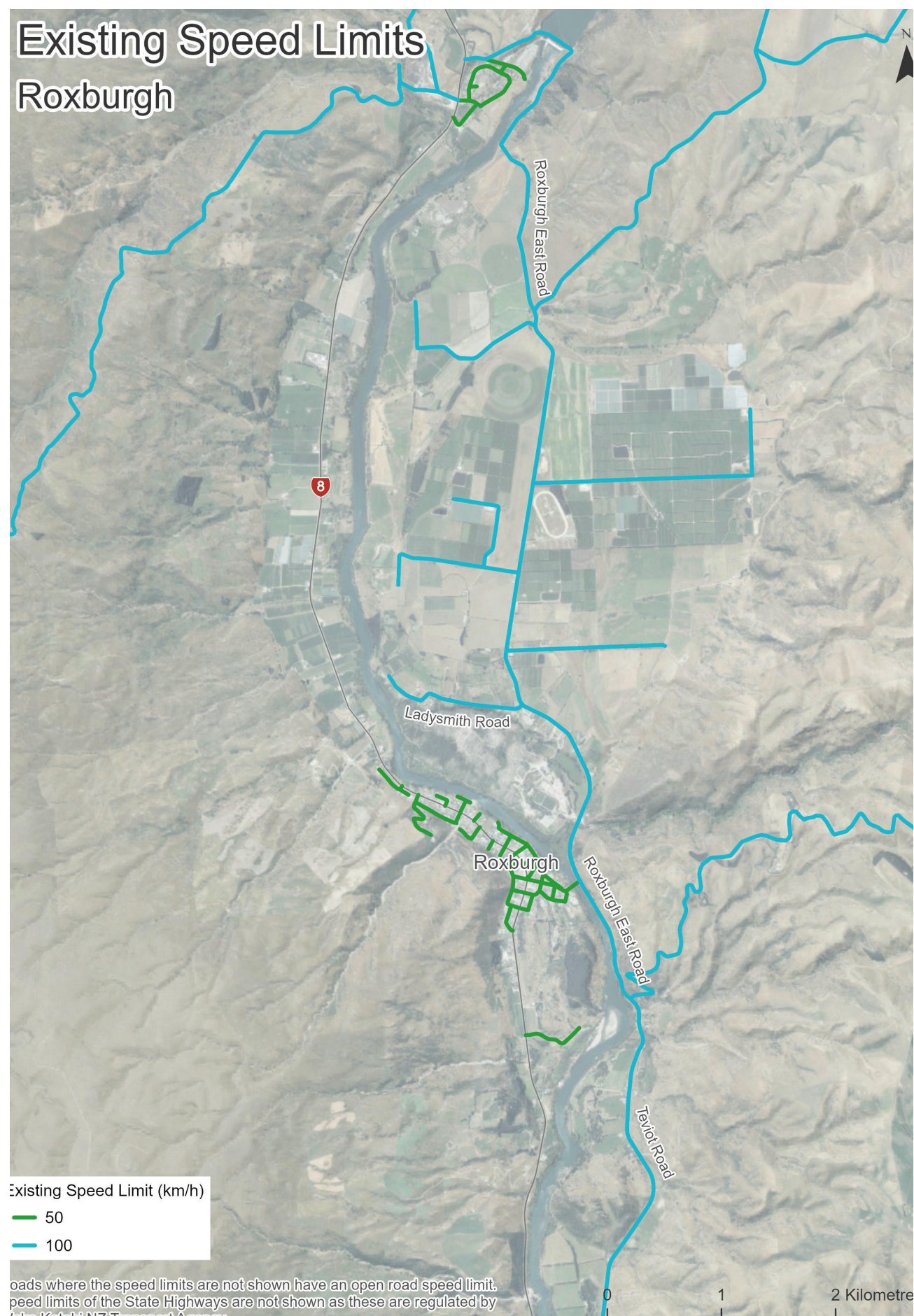


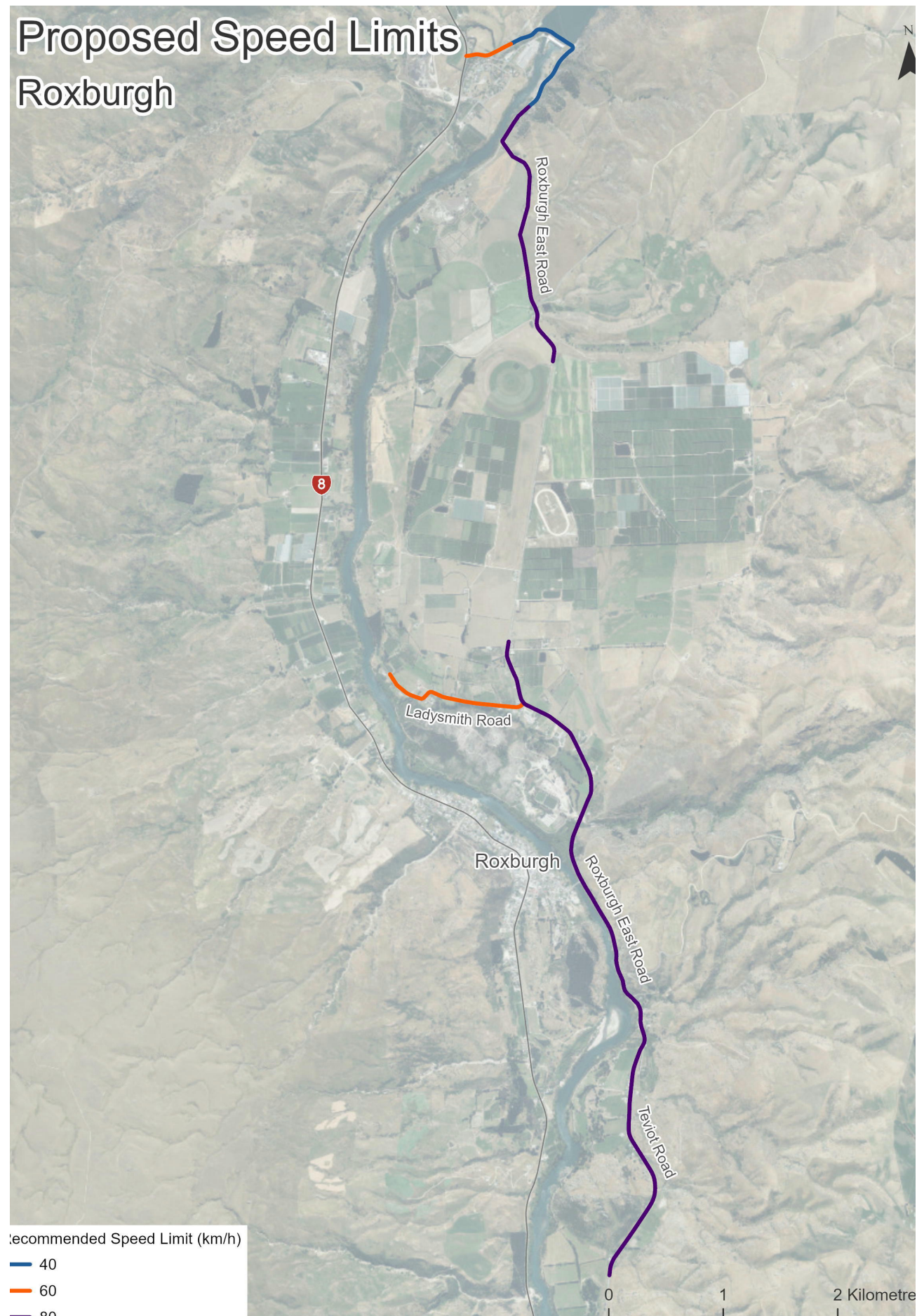












22.2.3 ECONOMIC DEVELOPMENT WORK PROGRAMME PROGRESS REPORT

Doc ID: 565831

1. Purpose

To provide an update on the implementation of the Economic Development Work programme for 2021/22.

Recommendations

That the report be received.

2. Background

In August 2021, the Council received and adopted the Economic Development Work programme. The Plan outlined actions that the Council could take to support the district's economy in a COVID-19 environment.

As part of the work programme, Council is to be updated on progress every six months. This is the first report back.

3. Discussion

Key updates

The international economy performed well in 2021 bouncing back strongly from the pandemic. However, it slowed towards the end of the year with the emergence of new COVID-19 variants. Looking forward, the World Bank expects the global economy in 2022 and 2023 to grow at slower rates than in 2021 as inflation hits consumers and governments reduce stimulus spending.

New Zealand's economic performance was similar to the global economy: economic activity increased overall, in spite of a slowdown in the second half of the year. New Zealand's average annual growth in GDP to September 2021 rose to 4.9%. This included the April – June quarter up 2.4% and the July – September quarter when economic activity fell by 3.7% due to the introduction of lockdowns from 18 August. The economy performed better than expected through the lockdowns with businesses better prepared second time around. October – December quarter results at time of writing are not know. However, Auckland and parts of Northland and Waikato were in lockdown over this period which will drag down the level of economic activity. Outside of geographic areas in lockdown, the economic impact has been felt more in specific sectors such as hospitality and tourism which missed Auckland visitors.

Nationally, consumer confidence is low due to the continued uncertainty regarding COVID-19, increasing interest rates and inflation. This is likely to continue as household mortgages are refixed at higher interest rates and the cost of goods remain high. Central government is looking to increase its spending in the economy as it delivers on its work programme. This combination of factors, in a market with existing capacity pressures for labour and resources, means there is a risk that inflation will increase further.

Border restrictions continue with the emergence of new COVID-19 variants. The Government is indicating there will be a staged border reopening during 2022. This will benefit employers requiring international staff and businesses dependent on international tourism. The international movement of goods by sea and air continues to be expensive and logistically difficult but there are signs of this improving.

Nationally, house prices rose 29% in 2021 and Treasury's December economic prediction sees a 10% increase for 2022 and some major banks predicting a decrease in prices.

Westpac's Regional Roundup December report noted that Otago as a region was still held back due to a lack of international tourism and Auckland, the region's largest domestic market, being in lockdown. The outlook is brighter for the region moving in 2022.

Comparing card spending data in Central Otago with two years earlier (pre COVID-19) shows consumer spending over the last 12 months is at higher levels than pre-COVID-19.

Nationally, unemployment dropped to 3.4% in September 2021 and is expected to remain at a similarly low level through to 2023 and below 4% up until 2025. Labour supply is predicted to increase gradually over the next few years. Treasury expects migration numbers to remain below half pre-COVID-19 levels until 2025.

Unemployment levels in Central Otago have returned to low pre-COVID-19 levels of 1.9% in December 2021. The Ministry of Social Development's number of registered Job Seekers in Central Otago has reduced to 81 in January 2022 from a peak of 273 during the first lockdown. Prior to COVID-19, job seeker numbers sat at around 70. It will be harder to get back to this level due to some of the eligibility criteria being relaxed, making more people eligible for the job seeker benefit.

Staff shortages are being experienced across most industries in Central Otago, both for seasonal and permanent roles. The most pronounced shortages have been felt in seasonal employment for the horticulture sector with many growers significantly short over the summer harvest. Labour supply is only expected to increase gradually over the next few years with Treasury expecting migration numbers remaining below half pre-covid levels up until 2025.

Progress on action plan

Key areas of work to date.

Workforce

Youth transitions

A collaborative working group has been established across Central Otago and Queenstown Lakes with representatives from Ministry of Education, local high schools, Ministry of Social Development, chambers of commerce, district councils, and industries. The purpose of the working group is to build a systematic approach to connecting Central Otago and Lakes District employers and the world of work with young people's pathway to early adult life.

Horticulture and Viticulture Labour Market Survey

This report was commissioned by the Central Otago Labour Market Governance group and has been produced with Central Otago District Council contributing financial and project management support. The report provides an understanding of current and future seasonal and permanent labour market needs, along with planned plantings to inform future work. Key findings of the report (attached as appendix 2) included that grower provided accommodation has increased 82% over the last four years. The peak horticulture harvest period will see an increase in labour demand of 1,286 workers by 2025/26, with predicted

viticulture increases for the same period of 241 workers at harvest. The report recommends raising the Recognised Seasonal Employment (RSE) cap; the provision of staff wellbeing workshops, advocating for continued government investment in training, and working with Ministry of Social Development to provide bespoke training programmes.

Internship programme

An internship programme is going to be established to support businesses in getting the skills and capacity they need through short term placements of tertiary students, while raising the profile of the district as a place to live. This programme of work will be progressed in 2022.

Seasonal Labour

Continued support has been provided to the horticulture and viticulture industries through involvement with industry groups, and the *Spare room Spare time* marketing campaign with support from Tourism Central Otago. The *Spare room Spare time* campaign complemented national and industry campaigns by focussing on locals as a solution to the seasonal work shortages. Locals were, if they had time, to take up seasonal work or, if they had a spare bed, to invite family members in from outside of Central Otago to come and stay and take up seasonal work. The year to date has been extremely challenging for growers competing in a much smaller pool of available workers, due to fewer backpackers being in the country and unusually low levels of unemployment.

Support for remote working

A course to support remote workers was trialled in Central Otago in August 2021. Options to support the provision of a co-working space in Central Otago to help remote workers and small businesses establish continues to be investigated.

Regional Skill Leadership group (RSLG)

The economic development manager has been appointed to the Ministry of Business Innovation and Employment's Otago Regional Skills Leadership Group. The group is comprised of business leaders, iwi, union, and economic development representatives. The regional skills leadership groups have been established to "identify and support better ways of meeting future skills and workforce needs in our regions and cities. They are part of a joined-up approach to labour market planning which will see our workforce, education and immigration systems working together to better meet the differing skills needs across the country." One of the key roles of this group is to create a labour market plan for Otago by mid-2022.

Teviot Valley Community Hub application

Support was provided to local horticultural employers in the Teviot Valley to apply for Ministry of Primary Industries Community Hub funding and on successful receipt of funding to support the establishment of a local group. The funding is to support resilience in rural communities and the attractiveness of the Teviot Valley as a place to live and work.

Productivity Commission's review of immigration

The Policy and Strategy team made a submission on the Productivity Commission's review of immigration considering the needs of council as an employer and the wider perspectives of our community and businesses.

Climate change and environment

Unlocking value from food waste

Council commissioned a report on *Understanding Fruit Loss in Central Otago* and published it in late 2021. The report is possibly the first of its kind for horticulture in New Zealand. It

quantifies the amount of fruit loss (fruit produced that does not end up being consumed) in Central Otago. This includes unharvested and harvested fruit loss. Following the report, staff facilitated a workshop with stakeholders to establish next steps. These include understanding processing capacity and constraints in the district, identifying existing products globally that the produce could be made into, and understanding the opportunity to leverage existing brand and sales channels. Industry and private organisations have committed funds to support the next stages in this project. Further funding is being sought from central government.

Support industry to adapt to policy changes in water use

The setting of the Manuharekia Minimum flows by the Otago Regional Council has been delayed while additional science is sought, so no further work has been undertaken in this space since the last report.

Other

Otago Regional Economic Development (ORED) regional priorities

Council continues to work through this group to develop regional economic development priorities for Otago to help guide Central Government in this space and guide future collaborative work between economic development teams in Otago. Key priority action areas being explored with stakeholders are learning, food, collaboration, and lifetime value.

A detailed progress report on outstanding actions carried forward from the 2020-2021 recovery action plan is included as Appendix 1.

Next report back will be in August 2022.

4. Attachments

Appendix 1 - Economic Recovery Actions and updates [↓](#)

Appendix 2 - Central Otago Horticulture and Labour Survey [↓](#)

Report author:

Reviewed and authorised by:



Nick Lanham
Economic Development Manager
22/02/2021



Saskia Righarts
Chief Advisor
22/02/2022

Subject	Action	Assigned to	Status	Update
Training and Education				
Start-up support	Facilitate and support the development of a service to foster the creation of new businesses and the adaptation of existing business to a new trading environment.	Partnership	Completed – adopted into BAU	
Education pathways	Facilitate the establishment of a Central Otago forum to establish and promote transitional pathways (secondary to tertiary, community to vocational) into vocational education.	Partnership	Completed – adopted into BAU	
Business and employment response centre	Investigate and facilitate partnerships to provide practical support for small and medium businesses.	Partnership	Completed – adopted into BAU	
Council Actions				
Secure external funding to fast track projects	Secure government funding for appropriate capital work to support civil construction.	Partnership	Completed – adopted into BAU.	
Council policies and bylaws	Balance ease of application against regulatory requirements and provide online applications where possible.	Internal	In progress	<u>2020</u> August: no further update November: no further update <u>2021</u> February: No further update July: Policy and bylaw register updated at Audit and Risk meeting. My CODC online services portal project is underway, with online forms being released over the next two years that cross all Council activities along with the option of Rates and Water invoices being delivered via email.

Seasonal worker accommodation	Review of council policy on onsite seasonal worker accommodation	Internal	In progress	<p><u>2020</u> August: Horticulture industry have met with Planning Manager to discuss options as part of the District Plan review.</p> <p>November: no further update</p> <p><u>2021</u> February: no further update</p> <p>July: no further update</p> <p><u>2022</u> February: Review not undertaken but recent labour market report shows significant industry investment in on site seasonal worker accommodation.</p>
Business and consumer confidence	Positive public engagement and communication highlighting Central Otago businesses.	Internal	Completed – adopted as BAU	
Encouraging urban investment	Review policy settings through the development of the Housing Strategy to incentivise development and add value to recovery initiatives within fiscal constraints.	Internal	In progress	<p><u>2020</u> August: Housing Strategy development is underway but is currently on hold awaiting the outcome of application for shovel-ready projects.</p> <p>November: Paper presented to Cromwell Community Board 9 November on the Gair Avenue Development.</p> <p><u>2021</u> February: Paper being considered at 3 February meeting on Council's role in housing.</p> <p>July: A paper is being prepared for the August Council meeting.</p> <p><u>2022</u> February: A paper is to be presented to the March Council meeting.</p>
Spatial planning	Complete identified spatial planning projects and accelerate where possible.	Internal	Completed	<u>2020</u>

				<p>August: The Vincent Spatial Plan is currently underway, and community drop ins are scheduled this month.</p> <p>November: a progress report is being presented to the November council meeting.</p> <p><u>2021</u> February: Council options on Vincent Spatial Plan released in December for community feedback.</p> <p>July: The Vincent Spatial Plan is being prepared for the August Council meeting.</p> <p><u>2022</u> February: Council approved Vincent Spatial plan</p>
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Attraction of visitors and migration

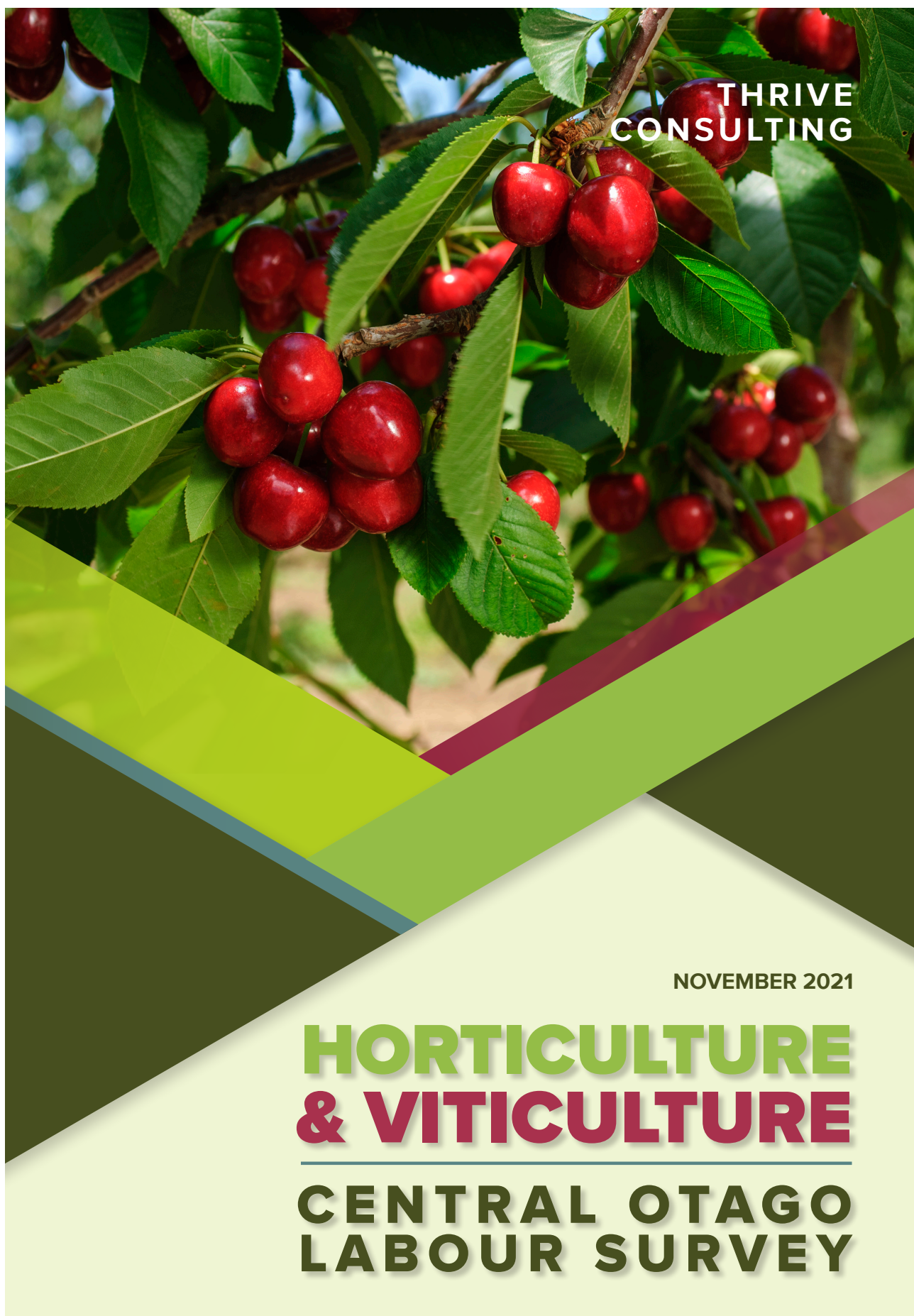
Migration marketing	Marketing to attract people to move to Central Otago.	Internal	Completed – adopted as BAU
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Building business resilience

Regional Economic Recovery	Coordinate regional recovery through the Otago Regional Economic Development (ORED) framework.	Partnership	In progress	<p><u>2020</u> August: To date ORED has undertaken regional forecasts on the change in jobs by industry and advised on the composition of the Regional Skills Leadership Group for Otago.</p> <p>November: ORED group are currently identifying key regional projects to support the economic recovery of Otago.</p> <p><u>2021</u> February: ORED continues to work on identifying key regional projects as part of the development of a regional action plan.</p> <p>July: ORED are consulting with stakeholders from across the region on key priority themes and projects.</p> <p><u>2022</u> February: ORED are consulting with iwi on regional priorities.</p>
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Business Support	Promote the use of the Regional Business Partner Network (RBP).	Partnership	Completed – adopted as BAU.	
Local economic data	Provide businesses with timely data and information on the state of the local economy and future trends.	Internal	Completed – adopted as BAU.	
Business Monitoring	Continue to survey businesses on a regular basis and maintain a register of top issues and areas for support.	Partnership	Completed – adopted as BAU.	
Internet connectivity	Develop resilience within the business community through supporting the development of increased online presence and advocating for better internet connectivity.	Partnership	In progress	<p><u>2020</u> August: Discussions have been had with Government regarding the roll out of fibre and whether this can be fast-tracked in the district to support economic recovery. Government has advised that the project is going as fast as possible due to capacity constraints. Coordinated information is now available on centralotagonz.com regarding wireless internet providers.</p> <p>November: enquiry lodged with alternative broadband infrastructure provider to investigate feasibility of broadband provision to Felton Road in Bannockburn.</p> <p><u>2021</u> February: awaiting response from broadband infrastructure provider re Felton Road.</p> <p>July: awaiting response re Felton Road. A community group in collaboration with a internet service provider have applied to the Fibre Capacity Upgrade fund to extend fibre in Millers Flat.</p> <p><u>2022</u> February: no further update</p>
Advocacy	Support industry in advocating for reform to RSE regulations and extensions for other visa types.	Partnership	Completed – adopted as BAU.	

	Continued advocacy and support of the primary sector for sustainable water use reforms.	Partnership	In progress	<p><u>2020</u> August: The hearing date for Proposed Plan Change 7 is yet to be announced and staff are awaiting a hydrology report to inform the Economic Impact Assessment for Manuherekia minimum flows.</p> <p>November: Hydrology report expected November. Plan Change 7 hearing date expected November.</p> <p><u>2021</u> February: work on the Economic Impact Assessment for Manuherekia Minimum Flows scheduled to start in January. Involvement in Environment Court proceedings for Otago Regional Councils Proposed Plan Change 7 representing the economic impact and but also the effects of the proposal on council as a water user.</p> <p>July: Provided evidence on the potential economic impact of Proposed Plan Change 7 to the Environment Court. Economic Impact Assessment produced to inform public on the economic effects of the Manuherekia Minimum Flows. Submission also made in response to the ORC public consultation on the minimum flows.</p> <p><u>2022</u> February: no further update</p>
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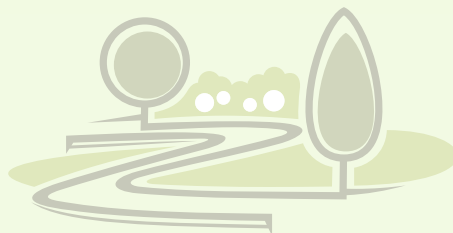


THRIVE
CONSULTING

NOVEMBER 2021

HORTICULTURE & VITICULTURE

CENTRAL OTAGO LABOUR SURVEY



HORTICULTURE & VITICULTURE

CENTRAL OTAGO LABOUR SURVEY

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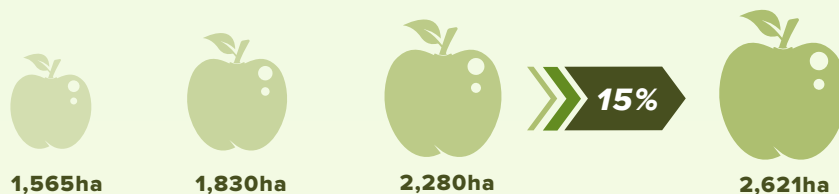
Prepared by Alex Huffadine (Thrive Consulting)
for the Central Otago Labour Market Governance Groupfruit.



PLANTED AREAS

HORTICULTURE

2014/2015 2017/2018 2020/2021 2025/2026



VITICULTURE

2014/2015 2017/2018 2020/2021 2025/2026



PEAK LABOUR

HORTICULTURE *December/January*

2017/2018 2020/2021 2025/2026



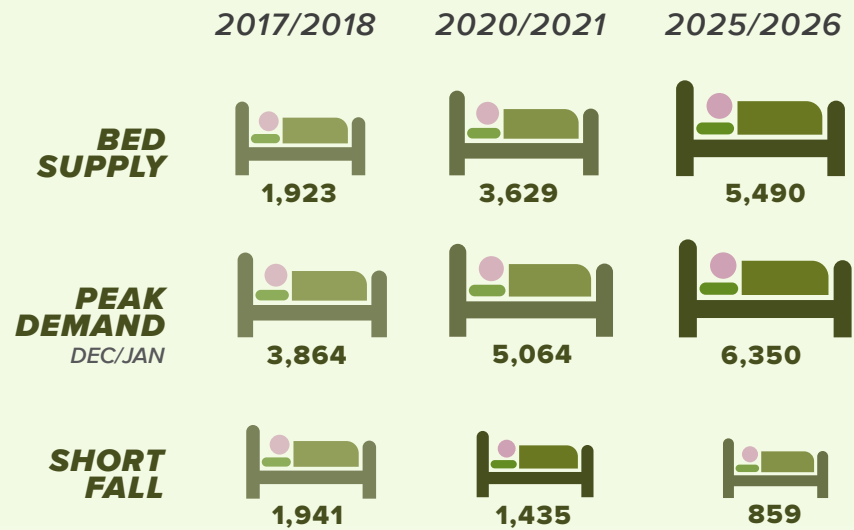
VITICULTURE *March/April*

2017/2018 2020/2021 2025/2026

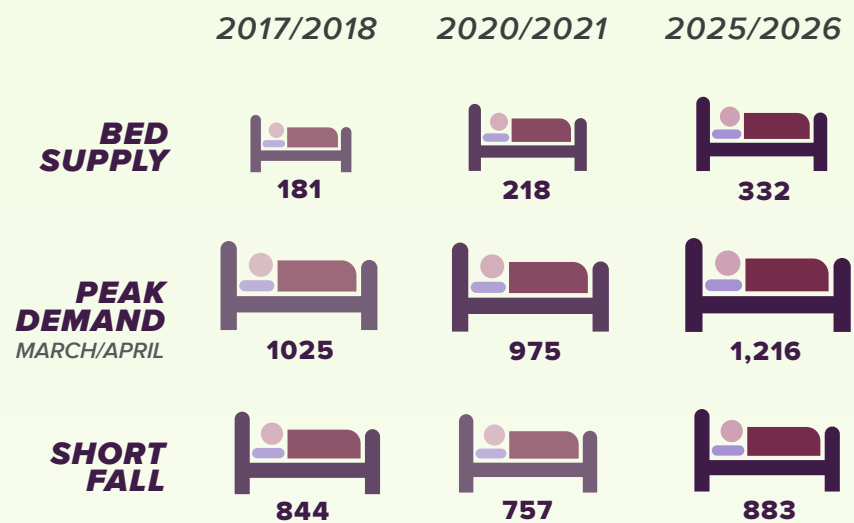


ACCOMODATION Bed Numbers

HORTICULTURE



VITICULTURE



Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

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Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

1. Executive Summary

SECTOR GROWTH

Growers expect horticulture and viticulture plantings in the Central Otago/Queenstown Lakes to continue increasing, albeit more slowly than in the previous four years. Total planted hectares have increased from 3,821 in 2017/18 to 4,304 in 2020/21. This is an increase of 483 hectares or 12.6% in four years. Most of the new plantings are cherries, particularly by large scale operations.

COVID-19 has negatively impacted growers' confidence and tempered growth predictions, as growers are concerned about the future of their largely export dominated sectors.

Lower grower confidence is mostly related to the shortage of overseas labour, but also related to lower productivity with a now increased, New Zealand workforce. Most acknowledged that these issues affected or strongly affected their business. The closure of borders and uncertainty regarding opening was a major concern expressed by growers.

Independent of COVID-19, international labour markets and policy settings continue to change as other nations look to secure labour, by using more attractive policy settings. These changes need to be recognised and understood and should inform New Zealand's own policy settings to ensure migrant workers continue to come to the horticulture and viticulture industries in New Zealand.

KEY FINDINGS

- Growth is expected to continue in both the horticulture and viticulture sectors, but at a lower level than experienced in the past several years.
- Horticulture planted area was 2,279 hectares in 2020/21 and is expected to increase by 15% to 2,621 hectares by 2025/26.

- Cherry plantings account for 52% of the horticulture planted hectare profile at 1,187 hectares (2020/21).
- Viticulture planted area was 2,024 hectares in 2020/21 and is expected to increase by 12.9% to 2,284 hectares by 2025/26.

LABOUR

There has been a dramatic change in the makeup of the labour force between 2017/18 and 2020/21. Closed borders due to COVID-19 stopped the flow of Recognised Seasonal Employer (RSE) and backpacker labour into New Zealand while demand for staff increased due to more planted hectares. Plantings take 3-5 years to reach full production. New plantings established pre-COVID, when there was a greater supply of labour, have not yet reached peak production. The demand for labour will continue to increase into the future.

KEY FINDINGS

- Peak labour demand occurs in December and January, with the Central Otago cherry harvest. During this time, all sectors require labour for apple thinning, summerfruit harvesting and grape canopy management activities. Horticulture sector labour demand grew from 4,965 staff in 2017/18 to 5,035 in 2020/21.
- The viticulture sector has had a change in labour demand from 1,427 staff in 2017/18 to 1,353 in 2020/21. This small reduction in viticulture staff is most likely a reflection of reduced RSE staff and a modest increase in machine harvesting.
- Peak labour demand in horticulture (December/January) in 2025/26 will be 6,350 staff. The increase is largely due to planted hectares coming into

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

production, due to the lag between planting and full production.

- It is projected that the viticulture peak March/April harvest labour in 2025/26 will be 1,216 staff. This is an increase from 975 in 2020/21 and reflects the moderate growth in plantings forecast.
- Backpacker staff numbers have reduced between 2018 and 2021. It is estimated that the normal 70,000 backpackers on working holiday visas in New Zealand, has reduced to 5,000 in October 2021. There will be fewer than 10% of the pre-COVID backpacker numbers in New Zealand during the 2021/22 season.
- RSE numbers declined due to Covid related borders closure.
- New Zealanders largely replaced the migrant seasonal labour loss in 2020/21, particularly in the horticulture sector during the peak summer labour period.
- New Zealand students have been a good solution to peak labour demands in December and January and have largely replaced the loss experienced in RSE and backpacker numbers.
- The viticulture and pipfruit (apples and pears) sectors struggled to find seasonal labour for their peak harvest in March and April 2021. New Zealand students are not available at this time of the year, highlighting the critical importance of RSE and backpacker labour to these industry sectors.
- Growers indicated that RSE and backpackers remain vital to the horticulture and viticulture sectors given the new plantings are yet to reach full production.

- The demand for labour will continue, particularly for horticulture, due to the development of harvest and other orchard technologies being many years, if not decades away.
- Pastoral care has been raised as a key concern, particularly for supervisory and permanent staff, as the labour shortages have resulted in increasing workload pressures and stress.
- 114 additional permanent roles have been created in horticulture and viticulture between 2017/18 and 2020/21.
- Modern picking platforms have been trailed and added to some pipfruit properties to improve harvesting and pruning productivity.

ACCOMMODATION

There has been significant grower investment in accommodation since the 2017/18 survey, particularly within the horticulture sector. The increase in planted hectares requires more labour, and this labour requires accommodation. Continued investment in accommodation is required to match the growth in production and labour demand. It is important that horticulture and viticulture are not viewed in isolation when it comes to accommodation, as these sectors work together to share and fully utilise seasonal accommodation. Some staff do not require employer provided accommodation.

KEY FINDINGS

- The number of beds (including camping sites) provided by the horticulture sector has increased 89% from 1,923 beds in 2017/18 to 3,629 beds in 2020/21.

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- The horticulture sector is predicted to supply 5,490 beds by 2025/26. This represents a shortfall of 859 beds by 2025/26 at peak labour in December and January.
- The number of beds provided by the viticulture sector has increased from 181 beds in 2017/18 to 218 in 2020/21 and will increase to 332 in 2025/26. Peak labour demand for viticulture requires 1,216 beds during harvest (March and April), which could be supplied by the horticulture industry.
- Seek continued investment from government for training of new and existing staff, to build the capability of permanent staff. Investment should be extended to include short courses.
- Demonstrate of new technology, such as picking platforms, be organised.
- Training courses are developed to build capability of supervisors, tractor and machinery operators.
- Continue the Seasonal Labour Coordinator and the Career Progression Manager roles. These are pivotal to ensure both short and longer-term demands are met.

RECOMMENDATIONS

- Support synergies between the horticulture and viticulture sectors for labour and accommodation sharing through a dedicated role. This has been recommended in past reports.
- Distribute this report widely, from growers to government to ensure a good understanding of the current and future labour and accommodation pressures that exist.
- Actively seek to increase the pool of RSE staff in line with the growth in plantings.
- Facilitate/encourage staff wellbeing workshops.
- Support the development of training programmes to prepare Ministry of Social Development (MSD) clients for the work they may be undertaking.
- Conduct future Labour Surveys online, to ensure lower costs and simpler implementation. Ensure that focus face-to-face interviews remain part of the survey process.
- Develop workshops to assist employers to incorporate flexible working conditions into their operations

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CENTRAL OTAGO LABOUR SURVEY

2. Glossary

Cadet or apprentice – A staff member who is studying whilst working.

CODC – Central Otago District Council.

COLMGG – Central Otago Labour Market Governance Group.

Horticulture sector – fruit crops including apples, pears, cherries, apricots, nectarines, peaches, plums and berries.

Part-time staff member – a person employed less than full time hours and throughout the year.

Permanent staff member – a person employed full time (40+ hours) throughout the year.

RSE staff member – a person employed under the Recognised Seasonal Employer scheme, employing staff from various Pacific Island nations.

Seasonal Solutions - Seasonal Solutions Cooperative Limited is a Grower and Contractor owned cooperative placing New Zealand, backpacker and RSE staff into the horticulture and viticulture industries.

Seasonal staff member – a person employed during a specific part of the growing season.

Subregions – distinct growing areas within the wider Central Otago and Queenstown Lakes district.

Viticulture sector – Wine grape production.

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CENTRAL OTAGO LABOUR SURVEY

3. Context, objectives/scope, methodology, and confidentiality/disclaimer

3.1 CONTEXT

This is the third Central Otago Labour Survey, with previous versions conducted in 2014/15 and 2017/18. Earlier work was also conducted by the Central Otago District Council (CODC) beginning in 2006. The 2020/21 survey follows the previous survey format but has a distinct difference, with the information collected during COVID-19.

Significant challenges exist for growers in the region, these include:

- A historically low unemployment rate in New Zealand of 3.4% and 2.7% in the Otago region (September 2021). Predicted higher unemployment due to COVID-19 did not eventuate.
- Employers in most industries are actively advertising for employees. The horticulture and viticulture industries are often trying to compete for the same employees as other industries.
- The horticulture and viticulture sector has had to increasingly rely on a New Zealand seasonal labour force to operate. This has provided many challenges for growers from accommodation needs to shortages at specific times when students are not available.
- A current lack of backpackers and other foreign staff in the region due to COVID-19 border closures.
- Increasing wages and salaries due to repeated rises in the minimum wage, and the shortage of seasonal labour caused by the lack of foreign staff.
- Increased plantings, particularly in the cherry sector, have continued although slowed.
- Strong population growth. (Central Otago region 5.2% in 2020, 2.5% in 2021)
- House prices in Cromwell in the previous report (2017/18) were reported as \$500,000-\$515,000. These homes are now \$620,000. Newer homes are much more. House prices in all towns within the region have shown large percentage increases in prices.
- Access to some forms of accommodation has reduced. Some backpacker accommodation in Wanaka has closed due to the pandemic, and the Top 10 camping ground in Cromwell has closed and been subdivided for residential development.
- Growers, particularly fruit growers, have been responding to accommodation shortages by providing more on-site. Growers have indicated that the mix of accommodation is changing, due in part to a New Zealand workforce wanting a higher quality of accommodation provided, compared to a backpacker workforce.
- Challenges with international airfreight has added to grower stress.

Growers are concerned about the rapid change in the workforce which has occurred due to COVID-19 closed borders. These current concerns regarding labour add to the 2017/18 survey finding where growers were concerned about labour shortages. The current environment for labour is challenging, particularly with a largely absent foreign workforce and record low unemployment levels. Solutions need to strongly consider the New Zealand workforce and understand the demands and challenges

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CENTRAL OTAGO LABOUR SURVEY

brought by this. This report provides data and recommendations to assist planning in response to this environment.

3.2 OBJECTIVES AND SCOPE

The Central Otago Labour Market Governance Group (COLMGG) engaged Thrive Consulting to develop and undertake the 2020/21 Horticulture and Viticulture Labour Survey, with previous surveys conducted in 2014/15 and 2017/18. The aim of these surveys has been to provide up to date information on the labour issues that affect the horticulture and viticulture industries in Central Otago, and to allow the sectors to effectively plan into the future.

The key objectives of the 2020/21 labour survey were to:

- Provide a snapshot of the size of the horticulture and viticulture industries.
- Provide estimates of industry growth for the next several years.
- Understand current and future labour supply and demand.
- Understand current and future accommodation supply.
- Determine the key tools used to recruit and retain staff.
- Consider the impacts of COVID-19 on growers in relation to their workforce.

A steering group from the COLMGG provided direction for the 2020/21 survey. The steering group has representation from the Central Otago District Council, Ministry of Social Development, Ministry for Primary Industries, Seasonal Solutions Cooperative Ltd and industry representatives.

3.3 METHODOLOGY

The methodology for the 2020/21 survey was based on the methods used in 2014/15 and 2017/18. The 2017/18 survey was used as the base for the 2020/21 survey and was modified to reflect changes within industries, and the pressures currently being experienced.

The survey questions were reviewed and modified by the COLMGG steering group. A paper-based survey was used, as in the past, along with an electronic version. Face-to-face interviews were also used to enable more qualitative information to be gathered. Face-to-face interviewees were selected on the basis of:

- Geographic spread
- Size of operation - a range selected
- Previous selection (for consistency of comparison over time)
- Industry/steering group recommendation

Separate surveys were developed for the horticulture and the viticulture industries (Appendix A). The separate surveys reflected the small differences between the industries such as geographical regions and winery staffing.

A major difference in the survey for 2020/21 was the inclusion of questions relating to the impact of COVID-19. The labour market has changed dramatically since early 2020 due to COVID-19, and the survey sought to understand the effect of COVID-19. Both surveys are included in the Appendix.

It is important to note that the seasonal and annual totals of staff are different. Seasonal totals can appear different when added as a yearly total, as some staff are counted in each season. Also, the survey has collected labour data in different ways, and variations may occur when growers enter this data.

Surveys were sent to growers in August 2021.

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CENTRAL OTAGO LABOUR SURVEY

HORTICULTURE SURVEY

113 surveys were posted and emailed to fruit growers. The survey list was considerably larger than in 2017/18 survey when 37 were mailed. The 2020/21 survey reflects a change in methodology, mailing to an increased number of smaller growers and properties owned but managed by third party contractors and packhouses. The mailout was based on information from the Central Otago Fruitgrowers Association database and represents levy-paying growers in the region. Fruit growers are required to pay levies on fruit sold and must be registered.

Growers were sent the survey with a unique code to provide the opportunity for responses to be anonymous if the grower wished. Growers had the choice to return the paper-based coded survey anonymously or complete the online electronic version and return it via email.

The overall return rate for the online and paper-based survey was 43 surveys or 38% of all surveys sent. Alongside the mailout, face-to-face interviews were conducted with 17 growers to gain more qualitative understanding.

The mailout and face-to-face interviews collected information representing 79% of the planted area of horticulture crops in the region. The returned survey data has been scaled to determine the total industry size. Various methods were used to scale the data depending on crop type. For example, the pipfruit data was not scaled as the returned information was within 1 hectare of the 2020 New Zealand Apples and Pears Statistical Annual Report projection for 2021. Apricot hectares for 2020/21 were scaled up to the Statistics New Zealand estimate of apricot hectares in Central Otago from the 2017 Agricultural Production Census. There were 294.3 hectares captured in

the 2017 Agricultural Production Census which is significantly higher than the 213 hectare estimate of apricot hectares in the previous 2017/18 Central Otago Labour Survey. The Agricultural Census benchmark is likely to be a relatively robust benchmark for apricots due to the Census's comprehensive coverage (more than 90% of fruit growers across NZ respond) and the slow growth rates in apricot hectares. Any projected changes calculated for 2022-2025 hectares are based on percentage changes in the current survey relative to this Census benchmark.

VITICULTURE SURVEY

A total of 203 surveys were posted and emailed to winegrowers. An amalgamation of the database from the Central Otago Winegrowers Association (COWA) and New Zealand Winegrowers (NZW) was used. Not all growers are members of each organisation. This is a much larger list than 2017/18 survey (105 surveys and face-to-face interviews) and reflects the combined databases of COWA and NZW. Care was taken to ensure that a 'double counting' of the data did not occur, where a contractor has entered data for a vineyard as well as the owner. Many on the list were only recorded as a member, had other partners, did not currently have vineyard interests, or used contractors for all their property management.

The overall return rate for the online and paper-based survey was 47 surveys or 23% of all surveys sent. Alongside the mailout, face-to-face interviews were conducted with 8 growers. Some face-to-face interviews were completed with larger growers who had completed the survey, to ensure that additional/detailed views were gained from substantial growers across the region. The face-to-face interviews were conducted with growers considered 'key growers' suggested by COWA.

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CENTRAL OTAGO LABOUR SURVEY

Overall, the mailout and face-to-face surveys collected information representing 84% of the planted area in the region. The returned survey data has been scaled to return the final values representing the total industry. The 2020/21 planted hectares from the survey has been scaled against the total hectares for Central Otago in 2021 from the NZ Winegrowers Annual Report 2021. These have been projected forward using trends in projected hectares from the 2020/21 Central Otago Labour Survey Horticulture and Viticulture. This provides the basis for scaling other data.

3.4 CONFIDENTIALITY & DISCLAIMER

Confidentiality was an important consideration with the project. Information collected during the interviews was kept secure and the results in this report are in aggregate form, with no reference to individual businesses. Once the report has been published, the survey forms will be destroyed. While every effort has been made to elicit and compile accurate data, Thrive Consulting, the Central Otago Labour Market Governance Group and funders of this report will not accept any liability for actions, or consequences of those actions, taken by growers or other parties based on the information contained in this report.

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

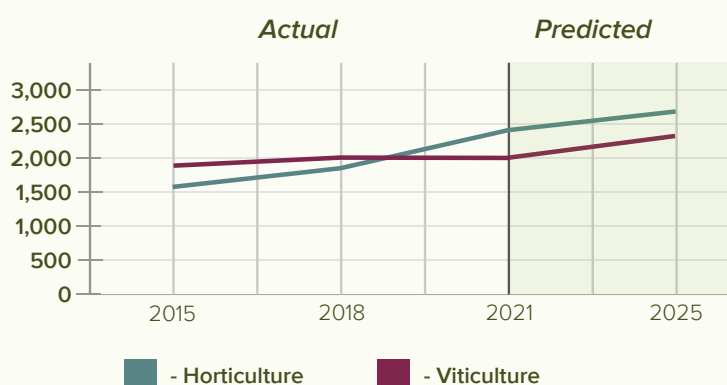
4. Horticulture and Viticulture combined sector survey results

CURRENT AND PROJECTED PLANTINGS

Current and projected horticulture and viticulture planted hectares for Central Otago

	Years	Fruit	Grapes	Total
Historical (previous reported surveys)	2015	1,565	1,901	3,466
	2018	1,830	1,991	3,821
	2021	2,280	2,024	4,304
	2022	2,348	2,129	4,477
Projected	2023	2,423	2,186	4,609
	2024	2,512	2,224	4,736
	2025	2,621	2,285	4,906
Change in hectares 2021 to 2025		341	261	602
% projected increase 2021 to 2025		15.0%	12.9%	14.0%

Current and projected planted hectares



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CENTRAL OTAGO LABOUR SURVEY

The horticulture sector has grown, but not as much as predicted in the 2017/18 survey, 25% (450 hectares) compared to the projected increase of 32% (583 hectares). A check with a major nursery supplying plant material supports this. Horticulture growth between 2014/15 and the 2021 survey has mostly occurred due to cherry plantings. The data from the 2020/21 survey shows that the predicted rate of growth has slowed for future planting.

Grape plantings were less than the 2017/18 projected plantings with 1.7% (33 hectares) growth compared to the projected increase of 14% (284 hectares).

Future growth in plantings is forecast by both horticulture and viticulture growers. Horticulture sector plantings are expected to grow by 15% (341 hectares) between 2020/21 and 2025/26. Viticulture growth for the same period is expected to be 12.9% (261 hectares). This continued steady growth will require increased labour.

LABOUR

Significant changes in labour have occurred since the 2017/18 survey. Closed borders, and a gradual reduction in the number of backpackers and other international labour sources, have meant fewer temporary migrant staff working in the industry and more New Zealanders filling these roles. The demand for labour also increased over this period.

The horticulture industry employed 5,035 people during the 2020/21 year.

Backpackers comprised 2,513 or 50% of the overall workforce. RSE staff comprised 512 or 10.2% of the workforce and New Zealand locals, students and job seekers amounted to 1,533 or 30.5% of the workforce. There has been a significant shift in the makeup of the workforce since the 2017/18 survey. The seasonal New Zealand workforce in the industry increased by 92.6% in response to closed borders and a concerted recruitment drive.

The tables and charts over page show the 2017/18 and 2020/21 workforce composition for horticulture and viticulture. The datasets show modest change in labour demands in the past 3 years. Recent large plantings have not yet matured, and the increased labour demands for these plantings will begin to show in the next several years.

It is not possible to forecast the future staff make-up due to uncertainties with international travel and immigration settings once borders reopen. The survey data from 2017/18 does, however, show what could happen if we return to a pre-COVID-19 environment, while the 2020/21 data indicates the kind of workforce mix we could see if we continued with the current COVID-19 labour settings.

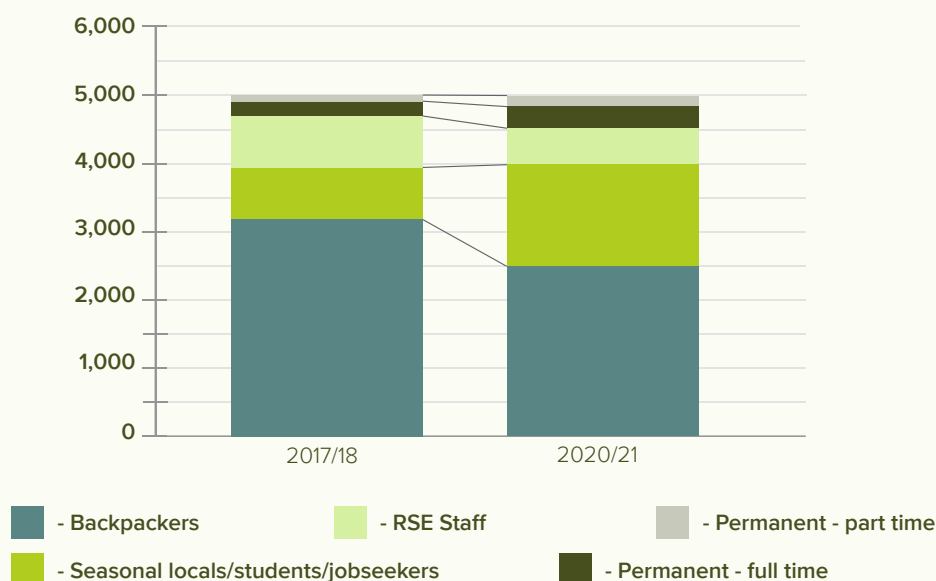
Permanent roles have increased steadily within the horticulture sector due to the increased plantings. The demand for full time permanent staff will continue to match increases in planted area.

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

HORTICULTURE source of labour by staff type 2017/18, and 2020/21					
	Staff employed		Share of workforce	Change 17/18 to 20/21	
Type of labour	2017/2018	2020/21	2020/21	Increase	% increase
Backpackers	3,179	2,513	49.9%	-666	-21.0%
Seasonal locals/students/jobseekers	796	1,533	30.5%	737	92.6%
RSE Staff	665	512	10.2%	-153	-22.9%
Permanent - full time	250	343	6.8%	93	37.3%
Permanent - part time	75	133	2.6%	58	76.7%
TOTAL	4,965	5,035	100.0%	70	1.4%

HORTICULTURE source of labour by staff type 2017/18, and 2020/21



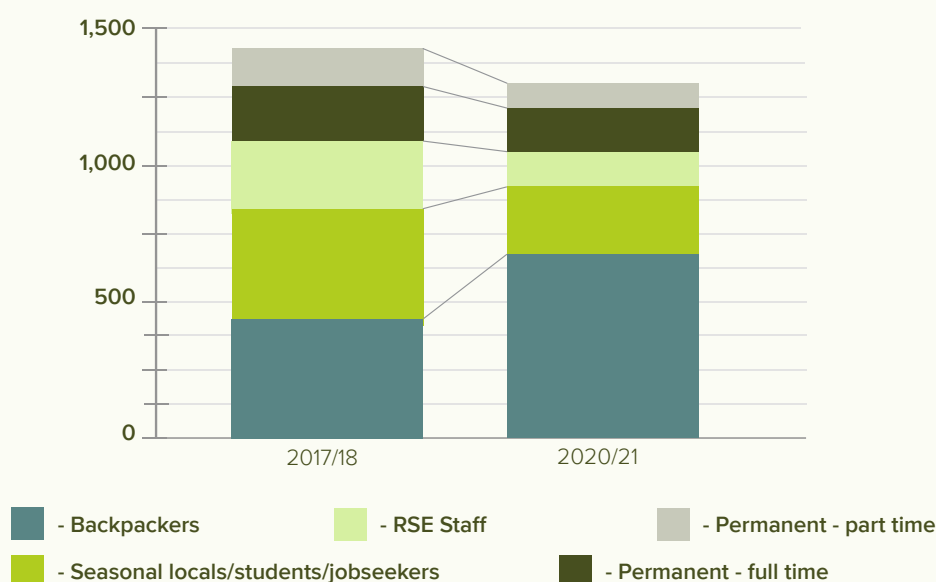
Horticulture & Viticulture CENTRAL OTAGO LABOUR SURVEY

In 2020/21 the demand for viticulture staff was slightly less (-74) compared to 2017/18. In the peak harvest season (March/April) students are largely not available due to study commitments. In 2020/21 the viticulture sector was able to secure a larger number of backpackers, possibly pivoting from tourism-related work.

Backpacker numbers increased by 217 staff, a shift of 48%, but correspondingly RSE staff reduced by 124 (42.2%), and students, locals and jobseekers decreased by 130 (33.2%). The slight reduction in labour needs overall is reflective of the small increase in plantings since 2017/18 (+33 hectares) and a modest increase in machine harvesting.

VITICULTURE source of labour by staff type 2017/18, and 2020/21					
	Staff employed		Share of workforce	Change 17/18 to 20/21	
Type of labour	2017/2018	2020/21	2020/21	Increase	% increase
Backpackers	452	669	49.5%	217	48.0%
Seasonal locals/students/jobseekers	392	262	19.4%	-130	-33.2%
RSE Staff	294	170	12.6%	-124	-42.2%
Permanent - full time	205	209	15.4%	4	1.9%
Permanent - part time	84	43	3.2%	-41	-49.2%
TOTAL	1,427	1,353	100.0%	-74	-5.2%

VITICULTURE source of labour by staff type 2017/18, and 2020/21



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CENTRAL OTAGO LABOUR SURVEY

Overall, with both industries, there has been little change in numbers employed, but a dramatic change in the mix of staff type.

Peak labour demand remains summer, when compared to the 2017/18 survey data. December/January represents the cherry harvest, apple thinning, other summerfruits harvest and grape canopy management activities. The peak labour demand has not yet reflected a full crop scenario. Since the 2017/18 survey, the cherry industry has not had a full harvestable crop due to weather events. Peak demand in January could be substantially higher than what has occurred in the past three seasons. Further, large scale plantings have not yet reached maturity.

The tables below show the normal labour requirements for horticulture and viticulture by season, and the combined totals.

With a heavier fruit set than normal cherry crop scenario the combined summer labour demand of horticulture and viticulture could exceed the forecast 7,197 staff in 2025/26, compared to 5,710 in 2020/21. A heavy fruit set would put extreme pressure on finding labour within the New Zealand workforce, unless borders reopen, and international labour can be readily sourced.

Summer staff numbers will rise by 1,487 or 26% by 2025/26. All datasets show an increase in demand for staff across the year by 2025/26, except for spring horticulture work (-1.6%), which most likely reflects a slowdown of new plantings.

Labour requirements for the Central Otago HORTICULTURE SECTOR					
	Winter	Spring work	Summer work	Autumn Picking	Autumn Packhouse
2020/2021	542	1,072	5,064	563	284
2025/2026	611	1,054	6,350	737	320
Change over five years	69	-17	1,286	174	36
Percentage change over 5 years	12.7%	-1.6%	25.4%	30.9%	12.6%

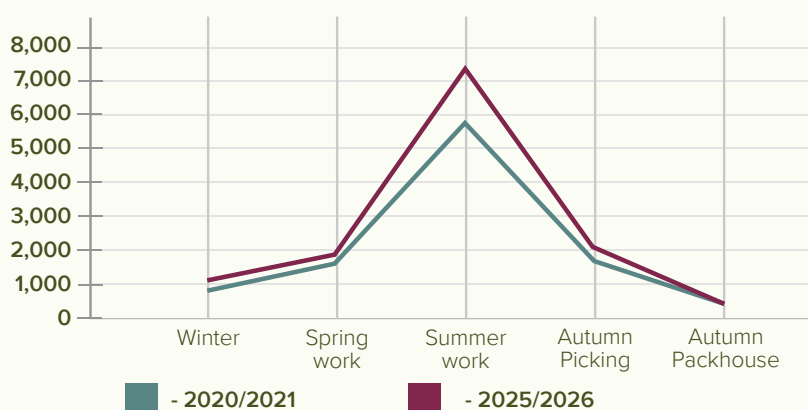
Labour requirements for the Central Otago VITICULTURE SECTOR				
	winter pruning/ planting, etc	Spring work	Summer work	Autumn Picking
2020/2021	359	507	646	975
2025/2026	500	671	847	1,216
Change over five years	140	163	200	241
Percentage change over 5 years	39.1%	32.2%	31.0%	24.7%

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CENTRAL OTAGO LABOUR SURVEY

Combined labour requirements for the Central Otago HORTICULTURE and VITICULTURE Sectors					
	Winter	Spring work	Summer work	Autumn Picking	Autumn Packhouse
2020/2021	901	1,579	5,710	1,538	284
2025/2026	1,111	1,725	7,197	1,953	320
Change over five years	210	146	1,487	415	36
Percentage change over 5 years	23.3%	9.20%	26.0%	27.0%	12.6%

Combined labour requirements for the Central Otago
HORTICULTURE and VITICULTURE Sectors



Overall, the combined labour requirements show that labour demands build from spring, peak in summer and reduce into autumn and winter. Current (2020/21) demand at peak is 5,710 staff, increasing to 7,197 in 2025/26. Peak summer labour demands are increasing at a faster rate than for other times of the year.

LABOUR SUPPLY AND SHORTAGES

Acute shortages in 2020/21 were avoided in the cherry industry due to a rain event reducing the crop. Shortages were acute

for the pipfruit industry, due to a lack of international labour, at a time when New Zealand students had returned to studies.

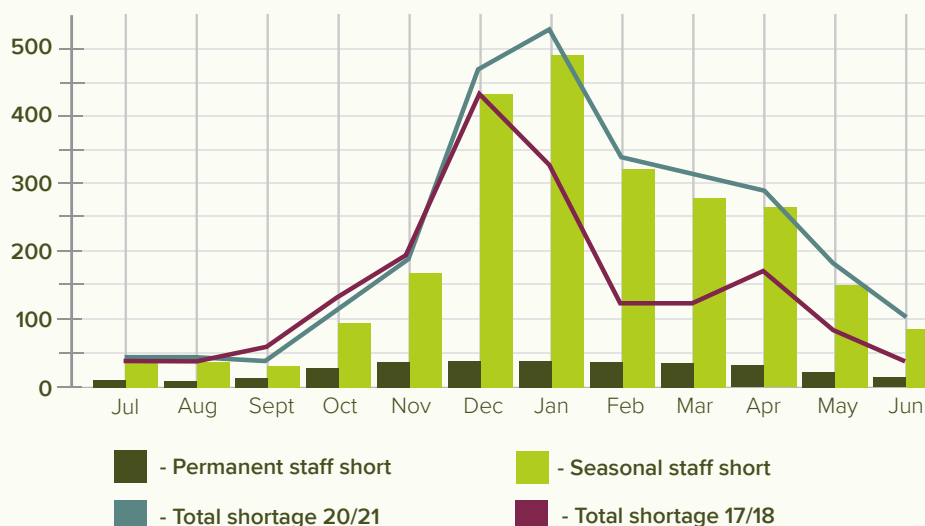
When looking at the staff shortfall combined data, every month shows a shortage of staff for 2020/21, peaking in summer. Of note, the shortfall has changed little through winter and spring when comparing 2017/18 and 2020/21 but shows an increasing shortfall developing in summer and autumn. At peak in 2020/21, over 500 staff were short in summer. This trend will be further exacerbated by 2025/26.

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CENTRAL OTAGO LABOUR SURVEY

Number of staff short for HORTICULTURE and VITICULTURE combined 2020/21 season compared with 2017/18												
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Permanent staff short	10	10	10	18	23	21	23	23	26	26	20	17
Seasonal staff short	38	40	21	95	161	429	489	316	285	265	140	79
Total shortage 20/21	47	50	31	113	184	449	512	339	310	290	158	97
Total shortage 17/18	37	40	48	127	181	403	323	126	131	163	86	40

Number of staff short for HORTICULTURE and VITICULTURE combined
2020/21 season compared with 2017/18



RSE STAFF

RSE staff have been present in the Central Otago horticulture and viticulture industries since 2007. They have become an integral part of the industry growth and development, and often provide critical support for growers in hard to attract periods of the year. RSE staff fill important roles in the apple and wine harvest when New Zealand students are not available. Numbers reported here represent peak numbers, but it is important to recognise that numbers fluctuate during the year.

In the 2020/21 growing season there were 682 RSE staff employed in Central Otago across horticulture and viticulture. This is a decline of 277 staff or a 28.8% drop from 959 RSE staff employed during the 2017/18 season.

COVID-19 has created challenges for the RSE scheme. It has been extremely difficult to repatriate RSE staff to their home country during this period, and limited RSE staff have been able to travel to New Zealand due to the space constraints of the Managed Isolation and Quarantine (MIQ) system. In October 2021 direct non-MIQ flights had begun with some COVID

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free Pacific nations. Growers view RSE staff as reliable, hardworking, and capable. Growers also recognise the benefits of the income RSE staff receive returning to their home villages.

Many growers were keen to see the number of RSE staff increased for Central Otago and elsewhere in New Zealand, given the increased planted areas and lack of New Zealand seasonal workers at certain periods of the year. RSE staff are a slightly smaller percentage of the workforce in the horticulture industry, when compared to the viticulture industry.

BACKPACKER LABOUR

Backpackers have long been an integral part of the horticulture and viticulture labour force. Backpackers comprised 64% of the horticulture workforce and 32% of the viticulture workforce in the 2017/18 survey. In the 2020/21 labour survey backpackers accounted for 50% of the horticulture workforce and 50% of the viticulture workforce. The horticulture industry saw a drop of 666 backpackers between 2017/18 and 2020/21, but the viticulture industry saw an increase in backpacker numbers rising by 217 over the same 12-month period. This could be due to COVID-19 related jobs

losses in other industries, and backpackers looking for seasonal harvest work in Autumn.

For the 2021/22 summer, there may be less than 10% of the pre COVID-19 backpacker numbers in New Zealand. This is significant given the proportion of the horticulture and viticulture seasonal workforce backpackers have accounted for in the past. Growers expressed concern in the 2017/18 survey regarding the vulnerability of the Working Holidays Visas scheme, noting reduced numbers of backpackers entering New Zealand. The concern has eventuated much faster and more severely due to COVID-19 necessitating a radical change in the labour force makeup.

Concerns were raised by many growers about whether the backpacker numbers will return to pre-COVID numbers

NEW ZEALAND SEASONAL STAFF

This is an area of substantive change since the 2017/18 labour survey. With the loss of backpackers due to COVID-19 border closures, growers have increasingly targeted New Zealanders for their seasonal staff demands. Collaborative efforts between government agencies and grower groups has led to a coordinated approach to

HORTICULTURE source of labour by worker type 2017/18, and 2020/21

Type of staff	Staff employed		Share of workforce	Change 17/18 to 20/21	
	2017/2018	2020/21	2020/21	Increase	% increase
Backpackers	3,179	2,513	49.9%	-666	-21.0%
Seasonal locals/students/jobseekers	796	1,533	30.5%	737	92.6%
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TOTAL	4,965	5,035	100.0%	70	1.4%

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developing solutions to labour shortages. A key initiative from this collaboration has been the appointment of a Seasonal Labour Coordinator in late 2020, specifically to help promote and recruit New Zealanders into seasonal labour. This has mostly come from New Zealand tertiary students.

The table on the left page shows the makeup of the seasonal horticulture workforce pre-COVID 2017/18, and COVID 2021/21. It shows the change in makeup of the seasonal labour force within the region.

NEW ZEALAND PERMANENT STAFF

The 2017/18 labour survey identified the need to attract new people to work in the industry. This need still exists and was evident in the 2020/21 survey. With record low unemployment numbers in New Zealand (3.4% as at September 2021) and most sectors seeking staff, there are many career options for New Zealanders.

Since 2019, a full-time Career Progression Manager has been employed in the region to encourage and develop clear career pathways for New Zealanders within the horticulture sector. This role has been successful in placing New Zealanders into full time, permanent roles within the industry and is making progress to connect job seekers, school leavers and graduates with permanent roles. A particularly interesting comment made by one grower was 'I wonder if the reliance on seasonal backpackers over the past 20 years has been part of the reason we don't see kiwis wanting full time jobs – maybe they don't know what we do anymore without being in seasonal jobs'.

Permanent roles are filled by a wide range of New Zealanders and across all ages. Competition across sectors within the

region for staff have driven up salaries and wages.

Growers interviewed indicated the importance of competitive pay rates to retain staff. Many indicated that they pay the living wage as a starting wage. Many pay considerably higher to retain skills, particularly tractor operators with rates of \$28-30/hr indicated by some.

CONTRACTORS

Contractors remain an important source of labour for both the horticulture and viticulture industries in the region. The number of contractors has been increasing since the 2017/18 survey with the addition of several new operators, particularly in the horticulture sector, largely managing smaller new cherry developments.

Horticulture contractors manage approximately 200 hectares or 9% of the horticulture industry, mostly cherries. Contractors manage 17% of the planted cherries. Viticulture contractors manage approximately 725 hectares or 36% of the viticulture area.

Contractors employ a range of staff including part-time and permanent New Zealanders, backpackers, RSE and seasonal New Zealanders. Some growers indicated that they may utilise contractors more, given they have found it difficult to find staff.

ACCOMMODATION

Investment in accommodation for seasonal staff has continued. However, with increased plantings, particularly cherries, there continues to be a shortfall of beds. In horticulture the peak summer shortfall of beds is predicted to decrease to 859 beds by 2025/26, compared to 1,435 beds short in 2020/21.

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There has been a significant shift in the type of beds sought and provided. Pre-COVID, many of the beds were sites for camping (tents/vans), accommodating backpacker labour. Today with more New Zealanders taking up seasonal work, the demand is for beds in built accommodation.

Housing affordability has continued to worsen in the region since the 2017/18 survey. Growers identified this as an issue in attracting permanent staff to the industry. All categories of housing continue to be in short supply, including rental accommodation. The Cromwell Top 10 camping ground has closed since the 2018 survey, further reducing the options for short term accommodation in the Cromwell basin.

Growers were positive of Central Otago District Council's supportive regulation allowing development of on-property camping facilities. This was noted by some as a great initiative. This has had the impact of relieving some camping around Lake Dunstan and spreading the accommodation to grower properties.

Determining accommodation shortfall numbers is difficult as the survey only captures accommodation supplied or organised by employers. A perceived shortfall may well be filled through accommodation not collected in this survey. In the 2020/21 face-to-face survey, several growers recognised the importance of beds within the community, not identified in the survey. Many students had accommodation with friends or family, utilised family holiday homes, or lived at home. With the accommodation numbers this needs to be considered. The shortfall numbers do however give a guide to whether industry-provided accommodation is keeping pace with increases in demand for labour.

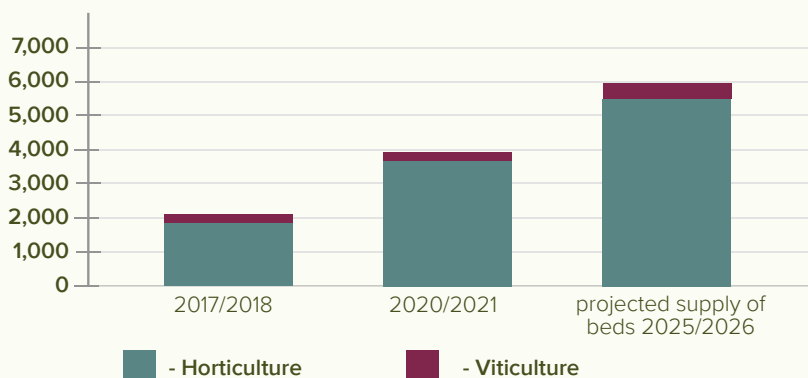
The table and chart below show the supply and demand for beds, and the shortfall from 2017/18 through to the 2025/26 season.

Growers' accommodation capacity 2017/18 compared to 2020/21 and projected 2025/26		
Supply of beds	Horticulture	Viticulture
2017/2018	1,923	181
2020/2021	3,629	218
projected supply of beds 2025/2026	5,490	332
peak demand for beds 2020/2021	5,064	975
shortfall 2020/2021	1,435	757
projected peak demand for beds 2025/2026	6,350	1,216
projected shortfall 2025/2026	859	883

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CENTRAL OTAGO LABOUR SURVEY

Actual and projected bed numbers



Horticulture growers plan to add substantial numbers of beds over the next several years, which will reduce the projected shortfall. This could also provide a solution to the viticulture industry if the horticulture accommodation is utilised. The face-to-face interviews clearly showed a willingness from horticulture growers to better utilise the accommodation they have invested in. The seasonal labour coordinator could have a key role in this placement work.

Alternative accommodation providers such as The WAN (Workforce Accommodation Network) have a presence in Central Otago to help place labour into residential homes with capacity, during peak periods.

All growers agreed that most types of accommodation were in short supply from camping to purpose built hostels.

TECHNOLOGY, INTENSIFICATION AND PRODUCTIVITY WITHIN THE INDUSTRY

Growers indicated that technology, intensification and increases in productivity within their operations has become

increasingly important as the international labour supply has diminished through border closures. Most growers indicated that they have been intensifying plantings and adding technology where possible.

There are two distinct operational parts in a horticulture business: packhouse and orchard operations. Growers felt they were becoming more productive in both areas. Most agreed that packhouse technology has been adopted to increase productivity. Orchard innovation includes intensive trellis (2 dimensional) systems, effective picker management and tree height management.

These systems lead to productivity gains through higher yields and lower costs to harvest and prune. Except for new training systems, there are limited options to reduce labour needs required for thinning, harvesting and pruning. A small number of picking /pruning platforms have been added to the pipfruit sector to improve productivity.

Most commented that orchard automated picking is many years away, but the systems growers are adopting such as Upright Fruiting Offshoots (UFO), will lend themselves

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CENTRAL OTAGO LABOUR SURVEY

to mechanical harvesting in the future. The lack of automation for picking, which has the highest demand for labour, is important as it does indicate that high labour demands in the orchard environment are likely to continue into the short-medium term future, given solutions are not available.

Growers indicated that the greatest barriers to increased productivity were:

- A shortage of labour when required.
- Border closures and a lack of skilled foreign/migrant staff.
- Lack of suitably trained staff.

In viticulture, most growers indicated that they have been adding technology where possible. Mechanisation could involve the use of mechanical harvesting, barrel pruning, leaf plucking, bud rubbing, trimming, net rollout and retrieval and the use of lasers instead of nets for bird control. Overall, these methods reduce labour inputs and lift productivity.

Mechanical harvesting is used by some growers, and in 2020/21 35% of the planted area was harvested mechanically. Growers estimate by 2025/26 they will mechanically harvest 44% of the crop.

The number of vines per hectare averaged 3,367 in 2020/21, compared to 3,100 in 2017/18, and 2,933 in 2014/15. The average row spacing in 2020/21 was consistent with 2017/18 at 2.26m, compared to 2.15m in 2014/15. Essentially the density of planting continues to increase.

Viticulture also indicated that the greatest barriers to increased productivity were:

- A shortage of labour when required.
- Border closures and a lack of skilled foreign/migrant staff.
- Lack of suitably trained staff.

Most growers considered that a lack of a migrant workforce had made them consider more mechanical methods where it was possible to use them. The cost to adopt mechanisation was an issue. Some growers indicated that a lack of a migrant workforce had made them consider changes to their canopy management to reduce labour inputs. Many growers indicated that increased technology and automation will continue to be adopted into the future on their vineyards.

UPSKILLING

Many horticulture growers have taken on staff and engaged them in training. 58% of those that responded had hired trainees in the past 2 years. Most trainees were engaged in all activities on the orchard to gain a wide range of skills, and most had stayed. There was some limited attrition within the trainees. Many growers commented that the government subsidised training was a key incentive to hiring trainees.

Within the viticulture sector, 33% of respondents had hired staff and engaged them in training in the past 2 years. Most trainees were engaged in all aspects of the vineyard operations. Most also indicated that they had the necessary skills in their existing team to train new staff members.

In discussion with growers, there was a clear gap in training to develop supervisors and tractor/machinery operators. Immediate demand was identified for full time managers, supervisors, and machinery operators. In seasonal work there was demand identified for training across the orchards and vineyards for pickers, packers, grader operators, thinners, general vineyard staff and pruners.

Training courses that were identified as needed to help upskill existing staff included Growsafe agrichemical use, tractor and quad

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CENTRAL OTAGO LABOUR SURVEY

use, pruning and supervisory skills. Time and financial support were identified as key to helping growers upskill their workforce. Short term training may also help to upskill seasonal staff if they were available to arrive earlier than the timing of the work.

Training in the industry locally is split between Otago Polytechnic and the Primary Industry Training Organisation (PITO). Both offer on-job training and Otago Polytechnic also offers full-time horticulture training at various levels, and online programmes. Both organisations will merge in 2022, as part of sector reforms, into one organisation, Te Pukenga. The merger should enable a more seamless education pathway for learners where training can be on-job with block courses, full-time, online and supported.

Currently training is largely free for employees and provides a good opportunity to upskill the workforce at minimal cost. Government financial incentives paid to growers currently exist for on-job training/apprenticeships. Most growers that were interviewed face-to-face indicated that they were utilising this support payment for trainees.

PASTORAL CARE

The pastoral care of staff was raised by both horticulture and viticulture growers in the labour survey and in the face-to-face interviews. With a dramatic change in the makeup of the labour force, this has created staff welfare concerns. Several surveys and interviews identified pressure on supervisory level staff, who are managing a different labour force to what they had pre-COVID.

Growers have reported anxious staff, pressures of not knowing what will happen and a lack of certainty as key issues. Many raised the issue of the pressure that exists for their key staff. Growers are worried about the wellbeing of supervisors and

managers, who are taking on increasing pressures due to operating in a COVID-19 environment. Growers are concerned about burnout of supervisors and managers and that they might leave.

Many growers identified that they have initiatives in place to try and support staff wellbeing, to retain key staff. Growers also recognised that pastoral care is complex, wide ranging and a 'one-size fits all' approach does not work.

Concern was also raised by several growers on the wellbeing of foreign staff, given how long they have been in New Zealand. Both RSE staff and backpackers were included in this concern.

Methods adopted to assist with wellbeing included:

- Respect
- Being realistic with expectations
- Providing social occasions for the team
- Communicating well in this COVID-19 environment
- Providing different accommodation to fit more New Zealanders in the workforce – rooms/beds rather than camping
- Managing stress in the supervisory level of staff
- Ensuring that well-being was part of Health and Safety planning
- Carefully considering salaries and wages
- Providing certainty where possible
- Staying positive as a manager/owner
- Having safe bubbles
- Providing a wellbeing support staff member

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CENTRAL OTAGO LABOUR SURVEY

RECRUITMENT

The survey asked growers to rank their most useful recruitment options for securing seasonal staff.

These were:

- Contacting previous years' seasonal staff
- Gaining RSE staff from Seasonal Solutions
- Social media use
- Direct employment of RSE staff
- Local referrals
- Work the Seasons website

The least useful recruitment options for seasonal staff were:

- Work and Income/MSD
- Job expo's or events
- Print advertising

For permanent staff, the most useful recruitment options identified were:

- Previous years' staff returning
- Local referrals
- Internal through appointing seasonal staff to permanent
- Social Media
- Online recruitment, print advertising and the Career Progression Manager
- Casual walk-ups (viticulture)

The least useful recruitment options for permanent staff were:

- Work and Income/MSD
- Job expo's or events

- Work the seasons website

Growers were asked to identify what factors affected their ability to recruit or retain staff.

Factors that significantly affected or affected this ability were:

- COVID-19
- Weather conditions to work in
- A competitive market with other employers also seeking for staff

Factors that did not affect growers' ability to recruit or retain included:

- Language barriers
- Transport
- Lack of a driver's license
- Work placement of a spouse
- Lack of Wifi
- Location

When considering recruitment, growers were asked to consider what the key challenges will be to recruit and retain employees with the right skills and attributes in the next 3 years.

Growers considered the following factors will significantly affect their ability to recruit and retain staff:

- Border closures
- RSE numbers allocated by Government
- Labour costs/rates of pay
- Work ethic

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

5. Horticulture sector specific labour survey results

PLANTED HECTARES

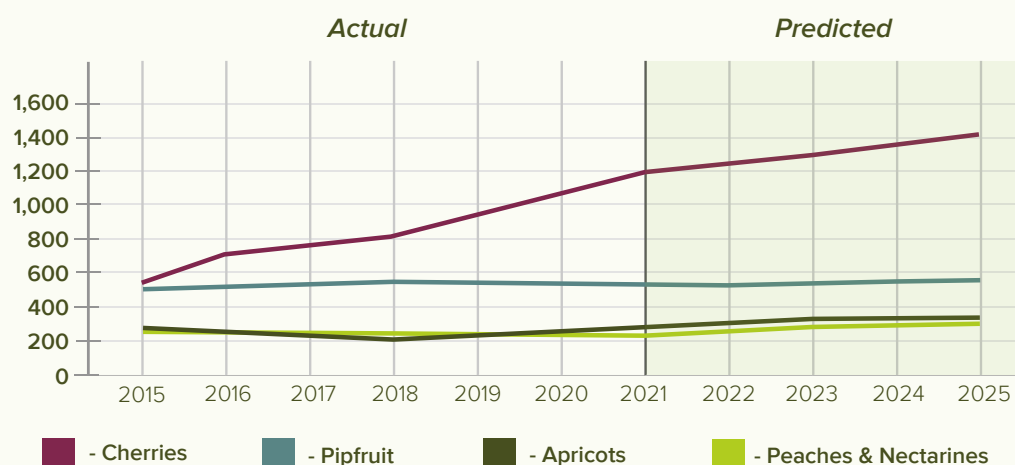
There has been a steady increase in the horticulture planted hectares since the 2017/18 survey. Large plantings identified in the previous survey have been realised, and account for much of the growth identified in the survey. The projected hectares from the 2017/18 survey were slightly higher than the 2020/21 survey results. A projected hectare increase (2018-2021) of 32% was determined for all fruit crops, the actual increase was 25%.

Looking ahead, planned fruit plantings are projected to grow by 15% or 342 hectares between 2020/21 and 2025/26. This represents growth from 2,279 hectares to 2,621 hectares.

Growth in the fruit sector is expected to come from steady and ongoing cherry, pipfruit, peach/nectarine and apricot plantings. Nursery suppliers agreed that the developments have slowed, and the growth represents a more traditional growth pattern for Central Otago.

Fruit type	Cherries	Pipfruit	Peaches & Nectarines	Apricots	Other	Total
2015 planted hectares	548	437	259	256	65	1,565
2018 planted hectares	826	488	238	213	65	1,830
2021 projected hectares (2017/18 survey)	1,291	561	253	226	74	2,413
2021 planted hectares	1,187	495	238	294	65	2,279
2025 projected hectares	1,400	539	297	316	69	2,621
% Increase 2021 to 2025	17.9%	8.9%	24.9%	7.3%	6.3%	15.0%

Actual and projected planted hectares



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CENTRAL OTAGO LABOUR SURVEY

The table and graph above support the labour and accommodation demand requirements reported by growers.

Most properties (79%) are owned by those residing in Central Otago, with the remaining 21% owned by New Zealanders not living in Central Otago. Some survey respondents did not identify their location of planting growth. Those that did showed that most of the new plantings will occur in the Cromwell and Alexandra basins. Sub-region growth has been diverse since the 2017/18 labour survey. Plantings have spread from their traditional boundaries of Cromwell and

Earnsclough, with major developments at Mount Pisa, Bendigo, Tarras and Waikerikeri Valley. New plantings take 5-6 years to reach full production.

HORTICULTURE LABOUR FORCE

Horticulture labour demands will continue to grow for all labour types and across all seasons, with the largest increase in labour demand being for summer work.

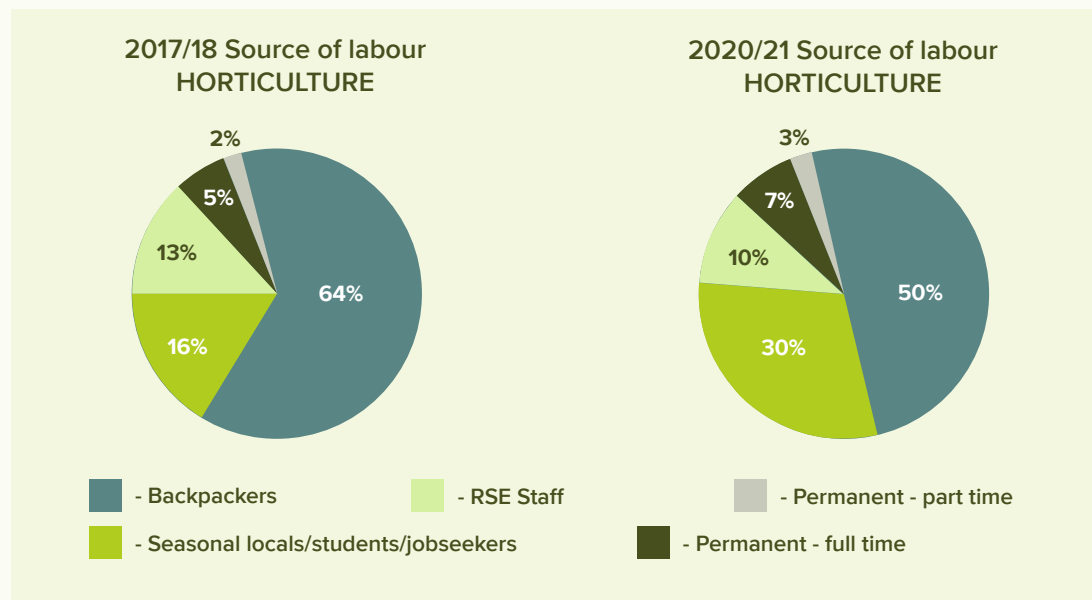
The table below shows that an additional 1,286 summer peak staff will be needed by the 2025/26 season.

Labour requirements for the Central Otago HORTICULTURE SECTOR						
		Winter	Spring work	Summer work	Autumn Picking	Autumn Packhouse
Current estimate	2020/2021	542	1,072	5,064	563	284
Projected	2021/2022	574	914	4,865	563	269
	2022/2023	611	1,095	5,405	898	317
	2023/2024	625	1,114	5,697	745	321
	2024/2025	606	1,043	5,991	743	320
	2025/2026	611	1,054	6,350	737	320
Change over five years		69	-17	1,286	174	36
Percentage Change over five years		12.7%	-1.6%	25.4%	30.9%	12.6%

The mix of labour has changed for horticulture growers since the 2017/18 report. With border closures, growers have had to change their staff mix, with more seasonal New Zealanders required, as shown on page 29.

Of the growers who are planting additional crops, 86% considered labour when planning the development. Growers were concerned about the seasonal labour supply, with all respondents identifying that this was an issue for them.

Horticulture & Viticulture CENTRAL OTAGO LABOUR SURVEY



In response to labour concerns, growers were adopting the following methods to alleviate the issue:

- Increased wages
- Onsite and better accommodation and working environment
- Consideration of removing crops and subdividing their land for sale
- Increasing technology where possible to improve productivity, but concerned there is not robotic harvesting on the horizon for cherries
- Developing a better workplace culture
- Forming partnerships with North Island growers to share labour
- Removing low value crops and not replanting until confident of labour/returns

- Increasing RSE staff for Central Otago
- Developing an employment strategy for the property
- Cooperating more closely with other RSE employers
- Working more closely with local high schools and Universities

For the horticulture labour force, key considerations are:

- Demand will continue to grow, as the large-scale plantings of cherries come into production.
- The rate of growth of plantings has slowed but is still predicted to increase across most fruit crops.
- A heavy crop set of cherries will add considerably to peak summer labour demands.

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CENTRAL OTAGO LABOUR SURVEY

- Some areas have different labour pressures. The Teviot Valley struggles to attract labour for harvest and packing of pipfruit in autumn, when student labour is not available. RSE labour and backpackers are key to pipfruit growers in the Teviot Valley.

Approximately 50% of growers use RSE labour. Overall, RSE labour accounted for 28% of the work conducted on horticulture properties. RSE labour accounted for 39% of the work conducted on properties that used RSE labour. Growers (82%) thought that the number of RSE staff in the industry in Central Otago should increase.

Many growers have had to pivot to a larger New Zealand seasonal workforce due to closed borders, lower numbers of RSE staff and a diminishing supply of backpackers.

Feedback on the New Zealand workforce was mixed, with growers acknowledging that the New Zealand workforce was important and generally they worked well. Many growers expressed that whilst there were some major productivity issues with some New Zealand seasonal staff, they

also experience issues with backpackers. Growers noted that New Zealanders were returning to seasonal jobs for the 2021/22 season. Those that had a successful season last year were very likely to return and may recommend to friends and family to come as well. Skilled returning staff will add to productivity.

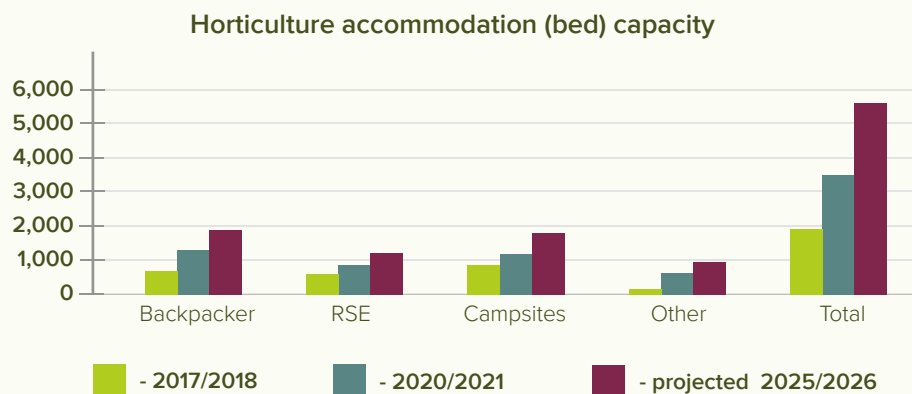
Growers found that New Zealand staff coming from the Ministry of Social Development (MSD) were difficult. Common issues were unreliability, un-preparedness, lack of work ethic and overall poor productivity. Very few growers reported success with this group.

ACCOMMODATION

Horticulture growers continue to add accommodation to meet increasing demand. Typically, this accommodation is based on property. On-site accommodation helps attract and retain staff and has the advantage of increasing productivity, by having staff close to their worksite with limited travel time. The table and chart below show steady growth in all categories of accommodation and continued future growth is predicted.

Growers' accommodation capacity 2017/18 compared to 2020/21 and projected 2025/26					
Supply of beds	Backpacker/ dormitory style	RSE	Campsites	Other	Total
2017/2018	599	512	780	32	1,923
2020/2021	1,137	834	1,179	478	3,629
projected 2025/2026	1,804	1,074	1,650	963	5,490

Horticulture & Viticulture CENTRAL OTAGO LABOUR SURVEY



Issues that were commonly raised by growers regarding accommodation were:

- The Resource Consent process holding projects up
- Construction costs
- Construction time pressures with a building boom
- Growers needing to build accommodation as part of planting
- Cost of rental accommodation for permanent staff
- A lack of camping facilities in some towns

In the face-to-face interviews some growers identified that there is an opportunity to better coordinate and utilise accommodation between the horticulture and viticulture industries.

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

6. Viticulture sector detailed labour survey results

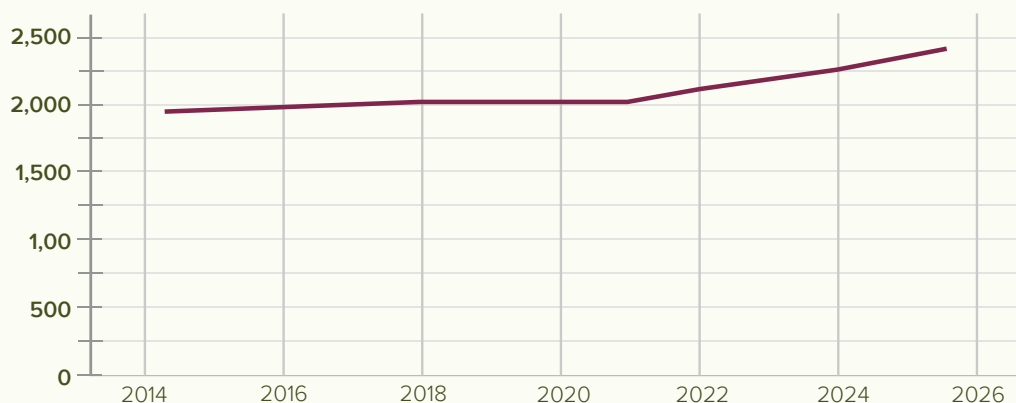
PLANTED HECTARES

There has been a small increase (33 hectares) in viticulture planted area since the 2017/18 survey. Planned plantings identified in the previous survey have not been realised. The projected and feasible hectare increase (2017/18 - 2020/21) of 14% and 19% was determined for grape plantings. The actual increase was 1.7%.

Planned viticulture plantings are projected to grow by 12.9% or 261 hectares between 2020/21 and 2025/26. This represents growth from 2,024 hectares to 2,285 hectares, as shown right.

Planted	Ha
2015 planted hectares	1,901
2018 planted hectares	1,991
2021 projected hectares (2017/2018 survey)	2,275
2021 planted hectares	2,024
2025 projected hectares	2,285
% Increase 2021 to 2025	12.9%

Grape actual and projected planted hectares



Growers indicated future planting locations. As the table (right) shows, future growth is mostly located in the Alexandra Basin, Bendigo, Gibbston and the Cromwell Basin.

Sub-region	Planned new hectares of plantings 2021-2025
Alexandra Basin	57.8
Bannockburn	14.1
Bendigo	76.2
Gibbston	48.0
Wanaka	7.1
Cromwell Basin	57.8
Total	261.0

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

The 2020/21 survey identified that 3 contractors manage multiple vineyards and account for 725ha (36%) of planted area.

The survey identified that 59% of properties are owned by those residing in Central Otago, 36% were owned by New Zealanders not living in Central Otago and 5% had overseas owners.

VITICULTURE LABOUR FORCE

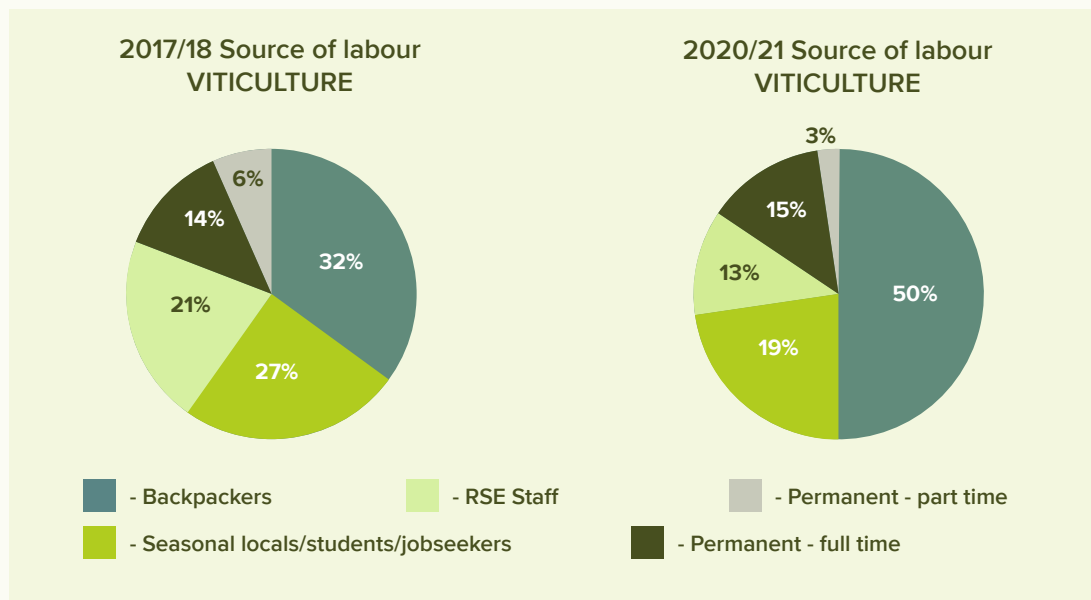
Viticulture labour demands will continue to grow for all labour types across all seasons. The table below show that an additional 140 to 241 staff will be required across the seasons by the 2025/26. This pattern reflects the steady growth predicted in the planted area.

Labour requirements for the Central Otago VITICULTURE Sector					
		Winter pruning/ planting etc	Spring work	Summer work	Autumn Picking
Current estimate	2020/2021	359	507	646	975
Projected	2021/2022	405	537	688	1,026
	2022/2023	409	545	705	1,030
	2023/2024	439	568	729	1,049
	2024/2025	500	671	847	1,216
	2025/2026	500	671	847	1,216
Change over five years		140	-17	200	241
Percentage Change over five years		39.1%	-1.6%	31.0%	24.7%

The mix of labour has changed for the viticulture sector since the 2017/18 report and is different to the mix in the horticulture sector. Since 2017/18, the RSE and seasonal locals/students/jobseekers proportion has dropped, but the backpacker proportion has increased. Students are less available in autumn for harvest (peak labour demand).

With closed borders RSE numbers have dropped in the region. Backpacker numbers working in the industry have increased even though the total number of backpackers in New Zealand has dropped dramatically. This change could be in response to a drop in hospitality work for backpackers, and a pivot to the viticulture sector.

Horticulture & Viticulture CENTRAL OTAGO LABOUR SURVEY



New to the labour survey is a consideration of winery operations. From the survey 13 vineyards reported they had a winery operation as part of the business.

These 13 wineries employed:

- 25 Full time permanent employees
- 4 Permanent part time employees
- 30 seasonal staff, 27 from out of district and 3 from the local area

Of the growers who are planting additional crops, 73% considered labour when planning the development. Growers were concerned about the seasonal labour supply, identifying that this was an issue for them. Those that were not concerned were often smaller growers with no additional staff.

In response to the labour concerns, growers were adopting the following methods to alleviate the issue:

- Good pay and conditions
- Online advertising and use of SJS (Student Job Search)

- Developing a good work culture and environment to recruit and retain
- Good on-site accommodation
- Using contractors to supplement labour shortages
- Using local connections to secure locals
- Creating career pathways
- Securing more RSE staff

For the viticulture labour force, key considerations are:

- Demand is going to grow steadily, as planted areas slowly increase.
- Labour needs are more consistent across the year than the horticulture sector.
- There are potential synergies that could operate between the horticulture and viticulture sectors with labour sharing.

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

- Harvest falls at a time when the student labour is not available in Autumn. RSE labour and backpackers are key to vineyard operations.

33% of respondents used RSE labour. Over the entire viticulture sector, RSE labour accounted for 17% of the work conducted. RSE labour accounted for 61% of the work conducted on properties that used RSE labour.

Growers that use RSE labour thought that the number of RSE staff in Central Otago/Lakes should increase. Growers see the return of RSE staff and backpackers as key to their industry, particularly in periods of high demand from horticulture, and in periods when students are not available.

Growers noted issues with the New Zealand workforce. Views raised were:

- A lack of New Zealand staff and a small pool in Central Otago
- Lack of commitment
- Poor work ethic of some
- Nature of the work is seasonal and there is a need to rely on travellers
- Issues with mental health, enthusiasm, and hours of work
- Unreliable
- Casual employment doesn't suit New Zealanders
- Hit and miss, some good some bad
- Local staff are often good

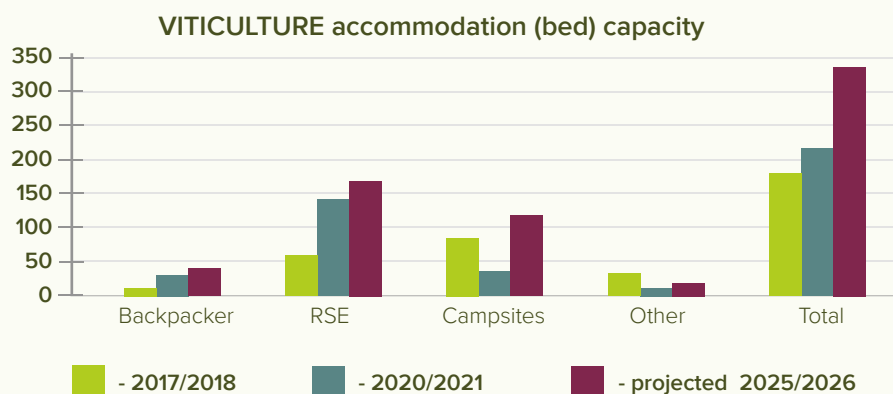
A recurring theme from growers was the need to see borders re-open and have the return of backpackers and RSE staff who can cope with the seasonal nature of the work in the industry, particularly given the timing of key work and a very low number of New Zealand staff in the region.

ACCOMMODATION

Accommodation provision within the viticulture sector is limited compared to the horticulture sector. Accommodation demands are much less in the viticulture sector than the horticulture sector, but projections do show growers adding capacity. This capacity is not enough to meet existing demand. The chart and diagram below show the actual and projected capacity.

Viticulture accommodation capacity 2017/2018 compared to 2020/2021 and projected 2025/2026					
Supply of beds	Backpacker	RSE	Campsites	Other	Total
2017/2018	11	58	82	30	181
2020/2021	25	142	41	10	218
projected 2025/2026	33	166	116	17	332

Horticulture & Viticulture CENTRAL OTAGO LABOUR SURVEY



Utilisation of accommodation provided by the horticulture sector now, and into the future, has the potential to alleviate some of the pressure. The horticulture sector is building capacity quickly, and it is generally located in areas where it could

be utilised by the viticulture sector. There are obvious synergies between sectors with accommodation. The horticulture industry has capacity which could be utilised by the viticulture sector, as shown below.

Growers' accommodation capacity 2017/18 compared to 2020/21 and projected 2025/26		
Supply of beds	Horticulture	Viticulture
2017/2018	1,923	181
2020/2021	3,629	218
projected supply of beds 2025/2026	5,490	332
peak demand for beds 2020/2021	5,064	975
shortfall 2020/2021	1,435	757
projected peak demand for beds 2025/2026	6,350	1,216
projected shortfall 2025/2026	859	883

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The data does not show how demand could operate during the season. On face value there is a shortfall of 859 and 883 beds in the horticulture and viticulture industries in 2025/26, when considering total staff and bed numbers. This occurs only at peak time. Outside peak periods, capacity is available. Peak demand is in summer when the cherry harvest, apple thinning, other summerfruit harvest and grape canopy management work overlap.

Overcoming this accommodation shortfall requires growers to work together and better utilise the accommodation resources that exist, and develop strategies to overcome the peak shortfalls.

Issues that were commonly raised by growers regarding accommodation were:

- The Resource Consent process and costs holding projects up
- High accommodation costs for housing and rentals
- The need for lower cost dormitory type accommodation
- Growers needing to build accommodation
- Better use of groups like the WAN (Workforce Accommodation Network)

As with the horticulture face-to-face interviews some growers identified that there is an opportunity to better coordinate the use of accommodation across the horticulture and viticulture industries.

Horticulture & Viticulture

CENTRAL OTAGO LABOUR SURVEY

7. Acknowledgements

Thrive Consulting wishes to acknowledge the following people and groups for their support in this survey. Those involved with the survey have been generous with their time and open with their disclosure of information.

- Central Otago Fruitgrowers
- Central Otago Winegrowers
- Central Otago Labour Market Governance Group
- Ministry of Social Development
- Martin Anderson and Tara Druce – former report authors
- Seasonal Solutions
- Central Otago District Council/Nick Lanham

Appendix A

HORTICULTURE AND VITICULTURE SURVEY

HORTICULTURE SECTOR SURVEY

SECTION A:

All growers to please complete

1	Your position	Date of completion	Business Code
			(Office use only)

2 GROWER FRUIT CROP DETAILS

CHERRIES	2021	2022	2023	2024	2025
Planted (in production) hectares (ha)					
Planned new plantings ha Please indicate sub-region of planting _____					
Planned removals without replanting (ha)					
APRICOTS	2021	2022	2023	2024	2025
Planted (in production) hectares (ha)					
Planned new plantings ha Please indicate sub-region of planting _____					
Planned removals without replanting (ha)					
PEACHES/NECTARINES	2021	2022	2023	2024	2025
Planted (in production) hectares (ha)					
Planned new plantings ha Please indicate sub-region of planting _____					
Planned removals without replanting (ha)					
PIPFruit	2021	2022	2023	2024	2025
Planted (in production) hectares (ha)					
Planned new plantings ha Please indicate sub-region of planting _____					
Planned removals without replanting (ha)					

2

OTHER (SPECIFY): _____	2021	2022	2023	2024	2025
Planted (in production) hectares (ha)					
Planned new plantings ha Please indicate sub-region of planting _____					
Planned removals without replanting (ha)					

3

Has your replant decision been based on:

	Rank your decision in order of importance with 1 being the highest 5 being the lowest
Yield/returns	
Securing labour	
Technology or potential technology changes coming	
Market demand	
Other – please specify:	

4

Is your orchard majority:

	Tick
Central Otago owned	
Owned by New Zealanders not living in Central Otago	
Owned offshore	

IF YOU USE ALL CONTRACT LABOUR OR IF YOUR ORCHARD IS LEASED TO SOMEONE ELSE THEN THE REMAINING QUESTIONS ARE NOT RELEVANT TO YOU. PLEASE POST US SECTION A IN THE ENVELOPE PROVIDED. THANK YOU FOR YOUR TIME. IF YOU EMPLOY ANY STAFF (INCLUDING YOURSELVES) PLEASE CONTINUE TO SECTION B.

SECTION B:

If you employ any staff (including yourselves) please complete this section.

YOUR LABOUR FORCE

- 5** Have you employed **additional new permanent staff** this past year 2020/21? Yes / No (Please Circle)
If yes, how many _____
- 6** Please estimate your total seasonal and permanent labour requirements for the previous and upcoming seasons (including yourselves).

Number of staff required for:	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Winter (pruning, planting etc.)						
Spring work (thinning, development etc.)						
Summer work (thinning, development, picking, packing)						
Autumn – Picking (pipfruit)						
Autumn - Packhouse (pipfruit)						

- 7** Please detail below your seasonal and permanent labour requirements for the past season (20/21).

Number of staff required for:	July 20	Aug 20	Sept 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	April 21	May 21	June 21
Winter (pruning, planting etc.)												
Spring work (thinning, development etc.)												
Summer work (thinning, development, picking, packing)												
Autumn – Picking (pipfruit)												
Autumn - Packhouse (pipfruit)												

- 8** How many of the following types of staff (total) do you expect to have employed or managed for the 12 months from July 2020 – June 2021? Please include yourselves.

	Number of staff	
Permanent staff	Part time:	Full time:
Seasonal staff under the RSE scheme		
Seasonal staff– backpackers etc.		
Seasonal staff– students – secondary and tertiary	Part time:	Full time:
Others – specify:	Part time:	Full time:

RECRUITMENT AND RETENTION

9

Looking at the past season, rank the recruitment that you find the most useful for securing the staff you require?

	Seasonal (1 = Most useful 5 = least useful)	Permanent (1 = Most useful 5 = least useful)
Casual walk-ups		
Social Media (Facebook, Twitter etc)		
Online recruitment (Seek, Trade Me Jobs)		
Previous year's staff returning		
Local Referrals		
RSE staff from Seasonal Solutions		
Casuals from Seasonal Solutions		
Direct RSE – engaged by yourselves		
Work and Income/MSD		
Print Advertising (e.g. newspaper)		
Career Progression Manager (Chelsea Donnelly)		
Seasonal Work Coordinator (Tracey Mansfield)		
Internal through appointing seasonal staff to permanent staff		
Own website		
Job expos or events		
'Work the Seasons' website		
Other (please specify)		

10

Please indicate how the following factors have affected your ability to recruit or retain staff? (please tick as many as you need to)

	Not affected at all (Tick)	Somewhat affected (Tick)	Affected (Tick)	Significantly affected (Tick)
Availability of suitable accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Language barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of working holiday visa or VOC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of driver's license	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work placement of spouses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of available Wifi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorrect paperwork (IRD, Bank a/c etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COVID - 19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pay rates – hourly or piece rates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weather conditions to work in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Competitive market – other employers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (e.g. job security)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11

How did COVID -19 affect your ability to recruit or retain. Please answer this as it affected you and your business.

VARIABILITY / PREDICTABILITY OF LABOUR

12

In the season from July 2020 to June 2021 was the labour there when you needed it?

Yes / No (Please Circle)

13

If No, estimate how many staff were you short in each month?

	July 20	Aug 20	Sept 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	April 21	May 21	June 21
Number of permanent staff short												
Number of casual staff short												

14

Are you concerned that an adequate supply of seasonal staff may not always be available in the future when you need it?

Yes / No (Please Circle)

If No, please explain:

If Yes, please explain what you are intending to do to alleviate this:

15

Do you consider availability of labour supply when you are planning for additional plantings?

	Tick
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
I am not planning new plantings	<input type="checkbox"/>

Given the current and future situation with migrant staff, and low unemployment, how do you plan to recruit and secure staff?

16

Do you engage RSE staff?

Via Seasonal Solutions ☐ Yes ☐ NoDirect ☐ Yes ☐ No

Approximately how much of your overall work is completed by RSE staff,
given RSE's are seasonal? _____%

Do you think there will be more or less RSE staff in the future?

More / Less (Please circle)

17

What are the challenges in deciding when to employ a New Zealander to fill a role?

18

What issues do you see with recruiting RSE or other foreign staff in the future?

MATCHING

19

What are the challenges in recruiting/retaining employees with the right skills and attributes to fill your vacancies for the next 3 years?

Add in the challenges you have like the ones already added	Not affected at all (Tick)	Somewhat affected (Tick)	Affected (Tick)	Significantly affected (Tick)
Border closures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of your workplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RSE numbers allocated by government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Labour costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Labour costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodation available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodation affordability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fitness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of experience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work ethic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pay rates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UPSKILLING

20

What roles are you looking to employ staff into?

Permanent

Seasonal

- 21** Have you engaged any cadets or apprentices in the last 2 years?
Yes / No (Please circle)

If Yes, how many and what tasks or roles have they undertaken?

- 22** What do you need to be able to train your staff?
 For example, do you need to upskill your current staff to be able to train others, do you need supervisory skills training for your staff, do you need pruning skills training?

PRODUCTIVITY

- 23** Please rank the barriers to increasing your productivity.

	Rank (1 = greatest barrier, 5 = no barrier)
Shortage of labour when required	
Lack of suitably trained staff	
Border closures and a lack of skilled foreign/migrant staff	
Availability of suitable accommodation	
Availability of transport for staff	
Availability of finance for purchasing equipment	
Shortage of nursery stock	
Underutilization of expensive capital investments due to seasonality	
Lack of technical knowledge	
Lack of technology available for the orchard	
Cost of technology that is available	
Not adopting modern training/growing systems	
Other – please specify:	

24 How has a migrant workforce has slowed or increased innovation/technology introduction on your orchard?

25 What innovations/trends in the horticulture sector do you think will affect labour in the future? This could be what you are planning or trends/technology you have seen overseas etc.

ACCOMMODATION

26 How many beds of each type of accommodation do you provide and how many have you added in the last 3 years?

	Total number of beds now	Number of beds added in last 3 years	Number of beds planned in the next 5 years	Cost charged per week
Backpacker house beds				
RSE certified accommodation beds				
Campsites (number of staff)				
Other types of seasonal staff accommodation - Please specify:				
Accommodation for permanent staff Please specify:				
Other facilities for campers. e.g. ablution, kitchen: Please specify:				

- 27** Is there a shortage of suitable staff accommodation **in your area?**
Yes / No (Please circle)

Tick what you consider is in short supply	Tick
Rental houses for permanent staff	
Rental houses for seasonal staff	
Purpose built (including, backpacker hostels, cabins, onsite dorms)	
Homestay accommodation	
Campsites	
Other types of accommodation (please specify)	
Facilities for campers e.g. ablution, kitchen	

- 28** What other types of accommodation do your staff stay in (not provided by you)?

SUMMARY

- 29** What barriers and solutions do you see for the labour and accommodation issues in the industry, both seasonal and permanent?

30

How has COVID -19 affected your business and planning this year and into the future?

31

Given the current COVID – 19 situation, what are the key wellbeing/pastoral care issues you see within your workforce that are of concern?

VITICULTURE SECTOR SURVEY

SECTION A:

All growers to please complete

1

Your position	Date of completion	Business Code
		(Office use only)

2

VINEYARD DETAILS

In order to estimate labour demands for the future we need to understand current plantings and planned developments you forecast over the next 5 years. Please fill in the sections below regarding the vineyards you own or lease.

OTHER (SPECIFY): _____	2021	2022	2023	2024	2025
Planted (in production) hectares					
Planned replacement plantings (ha)					
Planned removals without replanting (ha)					

3

If you are planning new plantings, how many hectares are you planning and in which sub-region will the developments be located?

	2021	2022	2023	2024	2025
Alexandra Basin					
Bannockburn					
Bendigo					
Gibbston Valley					
Wanaka					
Cromwell Basin					

- ④ What percentage of your grape crop is mechanically harvested? ____%
Estimate in 5 years ____%

What other mechanical methods are you using or intending to use in your production.

- ⑤ Please estimate your average number of vines per hectare? _____

- ⑥ Please estimate your average row spacing in metres? _____

- ⑦ Is your vineyard majority:

	Tick
Central Otago owned	
Owned by New Zealanders not living in Central Otago	
Owned offshore	

**IF YOU USE ALL CONTRACT LABOUR OR IF YOUR VINEYARD IS
LEASED TO SOMEONE ELSE THEN THE REMAINING QUESTIONS
ARE NOT RELEVANT TO YOU. PLEASE POST US SECTION A IN THE
ENVELOPE PROVIDED. THANK YOU FOR YOUR TIME. IF YOU EMPLOY
ANY STAFF (INCLUDING YOURSELVES) PLEASE CONTINUE TO
SECTION B.**

SECTION B:

If you employ any staff (including yourselves) please complete this section.

YOUR LABOUR FORCE**8**

Have you employed **additional new permanent staff** this past year 2020/21? Yes / No (Please Circle)
If yes, how many _____

9

Please estimate your total seasonal and permanent labour requirements for the previous and upcoming seasons (including yourselves).

Number of staff required for:	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Winter (pruning, planting etc.)						
Spring work (vine work, development etc.)						
Summer work (shoot thinning, canopy management etc)						
Autumn – Picking						

10

Please detail below your seasonal and permanent labour requirements for the past season (20/21).

Number of staff required for:	July 20	Aug 20	Sept 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	April 21	May 21	June 21
Winter (pruning, etc.)												
Spring work (vine work, development etc.)												
Summer work (shoot thinning, canopy management etc)												
Autumn – Picking												

11

How many of the following types of staff (total) do you expect to have employed or managed for the 12 months from July 2020 – June 2021? Please include yourselves.

	Number of staff	
Permanent staff	Part time:	Full time:
Seasonal staff under the RSE scheme		
Seasonal staff– backpackers etc.		
Seasonal staff– students – secondary and tertiary	Part time:	Full time:
Others – specify:	Part time:	Full time:

- 12** Do you have a winery associated with your vineyard operations?
Yes / No (Please Circle)

- 13** If yes, please detail the types of **winery staff** you have and the number.

	Number of staff	
Permanent staff	Part time:	Full time:
Seasonal staff – list roles:		
Seasonal staff– students – secondary and tertiary	Local:	Out of district:
Others – specify	Local:	Out of district:

RECRUITMENT AND RETENTION

- 14** Looking at the past season, rank the recruitment that you find the most useful for securing the staff you require?

	Seasonal (1 = Most useful 5 = least useful)	Permanent (1 = Most useful 5 = least useful)
Casual walk-ups		
Social Media (Facebook, Twitter etc)		
Online recruitment (Seek, Trade Me Jobs)		
Previous year's staff returning		
Local Referrals		
RSE staff from Seasonal Solutions		
Casuals from Seasonal Solutions		
Direct RSE – engaged by yourselves		
Work and Income/MSD		
Print Advertising (e.g. newspaper)		
Career Progression Manager (Chelsea Donnelly)		
Seasonal Work Coordinator (Tracey Mansfield)		
Internal through appointing seasonal staff to permanent staff		
Own website		
Job expos or events		
'Work the Seasons' website		
Other (please specify)		

15

Please indicate how the following factors have affected your ability to recruit or retain staff? (please tick as many as you need to)

	Not affected at all (Tick)	Somewhat affected (Tick)	Affected (Tick)	Significantly affected (Tick)
Availability of suitable accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Language barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of working holiday visa or VOC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of driver's license	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work placement of spouses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of available Wifi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorrect paperwork (IRD, Bank a/c etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COVID - 19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pay rates – hourly or piece rates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weather conditions to work in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Competitive market – other employers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (e.g. job security)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16

How did COVID -19 affect your ability to recruit or retain. Please answer this as it affected you and your business.

VARIABILITY / PREDICTABILITY OF LABOUR

17

In the season from July 2020 to June 2021 was the labour there when you needed it?

Yes / No (Please Circle)

18

If No, estimate how many staff were you short in each month?

	July 20	Aug 20	Sept 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	April 21	May 21	June 21
Number of permanent staff short												
Number of casual staff short												

- 19** Are you concerned that an adequate supply of seasonal staff may not always be available in the future when you need it?

Yes / No (Please Circle)

If No, please explain:

If Yes, please explain what you are intending to do to alleviate this:

- 20** Do you consider availability of labour supply when you are planning for additional plantings?

	Tick
Yes	
No	
I am not planning new plantings	

Given the current and future situation with migrant staff, and low unemployment, how do you plan to recruit and secure staff?

- 21** Do you engage RSE staff?

Via Seasonal Solutions	Yes	No
Direct	Yes	No

Approximately how much of your overall work is completed by RSE staff, given RSE's are seasonal? _____%

Do you think there will be more or less RSE staff in the future?

More / Less (Please circle)

22

What are the challenges in deciding when to employ a New Zealander to fill a role?

23

What issues do you see with recruiting RSE or other foreign staff in the future?

MATCHING

24

What are the challenges in recruiting/retaining employees with the right skills and attributes to fill your vacancies for the next 3 years?

Add in the challenges you have like the ones already added	Not affected at all (Tick)	Somewhat affected (Tick)	Affected (Tick)	Significantly affected (Tick)
Border closures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of your workplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RSE numbers allocated by government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Labour costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Labour costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodation available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodation affordability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fitness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of experience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work ethic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pay rates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UPSKILLING

25

What roles are you looking to employ staff into?

Permanent

Seasonal

26

Have you engaged any cadets or apprentices in the last 2 years?

Yes / No (Please circle)

If Yes, how many and what tasks or roles have they undertaken?

27

What do you need to be able to train your staff?

For example, do you need to upskill your current staff to be able to train others, do you need supervisory skills training for your staff, do you need pruning skills training?

PRODUCTIVITY

28

Please rank the barriers to increasing your productivity.

	Rank (1 = greatest barrier, 5 = no barrier)
Shortage of labour when required	
Lack of suitably trained staff	
Border closures and a lack of skilled foreign/migrant staff	
Availability of suitable accommodation	
Availability of transport for staff	
Availability of finance for purchasing equipment	
Shortage of nursery stock	
Underutilization of expensive capital investments due to seasonality	
Lack of technical knowledge	
Lack of technology available for the orchard	
Cost of technology that is available	
Not adopting modern training/growing systems	
Other – please specify:	

29

How has a migrant workforce has slowed or increased innovation/technology introduction on your orchard?

30

What innovations/trends in the horticulture sector do you think will affect labour in the future? This could be what you are planning or trends/technology you have seen overseas etc.

ACCOMMODATION

- 31** How many beds of each type of accommodation do you provide and how many have you added in the last 3 years?

	Total number of beds now	Number of beds added in last 3 years	Number of beds planned in the next 5 years	Cost charged per week
Backpacker house beds				
RSE certified accommodation beds				
Campsites (number of staff)				
Other types of seasonal staff accommodation - Please specify:				
Accommodation for permanent staff Please specify:				
Other facilities for campers. e.g. ablution, kitchen: Please specify:				

- 32** Is there a shortage of suitable staff accommodation in your area?
Yes / No (Please circle)

Tick what you consider is in short supply	Tick
Rental houses for permanent staff	
Rental houses for seasonal staff	
Purpose built (including, backpacker hostels, cabins, onsite dorms)	
Homestay accommodation	
Campsites	
Other types of accommodation (please specify)	
Facilities for campers e.g. ablution, kitchen	

- 33** What other types of accommodation do your staff stay in (not provided by you)?

SUMMARY

34

What barriers and solutions do you see for the labour and accommodation issues in the industry, both seasonal and permanent?

35

How has COVID -19 affected your business and planning this year and into the future?

36

Given the current COVID – 19 situation, what are the key wellbeing/pastoral care issues you see within your workforce that are of concern?



Thrive Consulting

CONTACT DETAILS:

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22.2.4 DANGEROUS AND INSANITARY BUILDINGS POLICY

Doc ID: 565980

1. Purpose of Report

To consider the adoption of the proposed Dangerous and Insanitary Buildings Policy.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Adopts the proposed Dangerous and Insanitary Buildings Policy.
-

2. Background

The Building Act 2004 requires each territorial authority to have a Dangerous and Insanitary Building Policy.

A territorial authority must review its policy every five years. However a policy does not cease to have effect if it is overdue for review or being reviewed.

On 8 December 2021, Council approved the proposed Dangerous and Insanitary Building policy for public consultation as part of this review.

3. Discussion

Following Council approval, consultation opened on 13 December 2021 and closed on 21 January 2022.

The policy was advertised in the Otago Daily Times, social media and was placed on Council's website.

No submissions were received, consequently no hearing was required.

It is proposed that the Dangerous and Insanitary Buildings Policy 2022 (appendix 1) is adopted and replaces the existing policy.

4. Financial Considerations

Some minor costs were received as a result of the consultation requirements, which have been met within the current budget.

5. Options

Option 1 – (Recommended)

Adopt the Dangerous and Insanitary Building Policy.

Advantages:

- Transparency of the processes for the community and expectations of building owners
- Building owners are informed regarding their responsibilities
- Compliance with the Building Act 2004

Disadvantages:

- Some costs for the administration of the consultation process

Option 2

Decline to adopt the Dangerous and Insanitary Building Policy.

Advantages:

- No advantages have been identified

Disadvantages:

- The existing policy is not considered fit for purpose
- The existing policy does not meet the requirements of the Building Act 2004 regarding affected buildings

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the cultural wellbeing of communities, in the present and for the future by ensuring buildings in our community are safe and do not cause harm now or in the future while protecting our vast heritage.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes. This decision is consistent with the Central Otago Heritage Strategy.
Considerations as to sustainability, the environment and climate change impacts	There are no sustainability or environmental implications of this decision identified.
Risks Analysis	There is a risk that the current policy is not fit for purpose if the policy is not adopted.
Significance, Consultation and Engagement (internal and external)	The policy provides a greater level of information for the community, with the impact of the changes being a low degree of significance when assessed against the Significance and Engagement Policy.

7. Next Steps

If the Dangerous and Insanitary Building Policy is adopted, this decision would be advertised following the Local Government Act 2002 and placed on council's website.

The policy would be due for a review within five years.

If the policy is not adopted, then further consultation may be required if amendments to the policy are required.

8. Attachments

Appendix 1 - Dangerous and Insanitary Building Policy 2022.docx [↓](#)

Report author:



Lee Webster
Regulatory Services Manager
8/02/2022

Reviewed and authorised by:



Louise van der Voort
Executive Manager - Planning and Environment
24/02/2022

Dangerous and Insanitary Building Policy



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Department:	Regulatory
Document ID:	<CentralDocs ID>
Approved by:	<Council resolution/CEO/ET and date>
Effective date:	XXXXXX
Next review:	XXXXXX

Purpose:

This policy has been prepared in accordance with section 131 of the Building Act 2004.

It is important that Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose health risks and perform their function without putting the health of building users, residents or visitors at risk.

Principles and objectives:

To meet the Council's responsibilities under the Act that relate to dangerous, affected and insanitary buildings.

To clearly outline:

- Council's approach to identifying dangerous, affected or insanitary buildings.
- what authority Council can exercise when such buildings are found; and
- how Council will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building.

To explain Council's approach where the building concerned is a District Plan scheduled, or Heritage New Zealand listed heritage building or landmark.

To ensure building owners understand that the Council may exercise its authority to take remedial action on the owner's behalf and may recover any resulting costs from the owner.

Scope:

The Policy applies to all buildings within the Central Otago District. The Policy sets out:

- the approach that Council will take in performing its functions under the Building Act 2004;
- Council's priorities in performing those functions;
- Council's approach to dangerous, affected and insanitary heritage buildings.



Definitions:

The Act Dangerous Building	1.	<p>The Building Act 2004</p> <p>A building is dangerous for the purposes of the Act if—</p> <ul style="list-style-type: none"> a. in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause— b. injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or damage to other property; or c. in the event of fire, injury or death to any persons in the building or to persons on other property is likely.
	2.	<p>For the purpose of determining whether a building is dangerous in terms of subsection 1 (b) above</p> <ul style="list-style-type: none"> a. a territorial authority— <ul style="list-style-type: none"> i. may seek advice from employees, volunteers, and contractors of Fire and Emergency New Zealand who have been notified to the territorial authority by the board of Fire and Emergency New Zealand as being competent to give advice; and ii. if the advice is sought, must have due regard to the advice.
Insanitary Building	1.	<p>A building is insanitary for the purposes of the Act if the building—</p> <ul style="list-style-type: none"> a. is offensive or likely to be injurious to health because— <ul style="list-style-type: none"> i. of how it is situated or constructed; or ii. it is in a state of disrepair; or iii. does not have a supply of potable water that is adequate for its intended use; or iv. does not have sanitary facilities that are adequate for its intended use.



Affected building	1.	A building is an affected building for the purposes of the Act if it is adjacent to, adjoining, or nearby— a. a dangerous building as defined in section 121; or b. a dangerous dam within the meaning of section 153.
Household Unit	1.	A household unit— a. means a building or group of buildings, or part of a building or group of buildings, that is— i. used, or intended to be used, only or mainly for residential purposes; and ii. occupied, or intended to be occupied, exclusively as the home or residence of not more than 1 household; but iii. does not include a hostel, boarding house, or other specialised accommodation

Policy:

1. Council acknowledges there are situations that arise from time to time across the district where buildings have become dangerous and/or insanitary for various reasons including neglect, inadequate maintenance, earthquake / fire damage or through non-compliance with the building code.
2. In such situations, Council's first approach will be to endeavour to achieve a resolution with the building owner. However, where this fails or an immediate hazard exists Council may, at its discretion, take appropriate action to mitigate the dangerous and/or insanitary conditions to protect public safety.
3. Council has endeavoured to balance the risks posed by dangerous, affected and insanitary buildings and the broader social and economic issues involved.
4. Council will take a pragmatic approach to administering the building act and this Policy in a fair and consistent manner.
5. Council will act in accordance with the attached procedures.
6. The policy and procedures will be reviewed at least every five years.
7. Council may decide to review the policy at any time within the five-year review requirement.



8. If, following the review, or at any other time, Council decides to amend or replace the policy it must do so by using the special consultative procedure in section 83 of the Local Government Act 2002.
9. The policy does not cease to have effect because it is due for review or is being reviewed.

Relevant legislation:

- Local Government Act 2002
- Resource Management Act 1991
- Civil Defence Emergency Management Act 2002
- Heritage New Zealand Pouhere Taonga Act 2014
- Protection of Personal and Property Rights Act 1988
- Health Act 1956
- Mental Health Act 1992

Related documents:

The Policy supports the following Community Outcomes from the [Long-term Plan](#):



The Policy supports the following:

- Strategic Priorities
 - Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century region.
 - Informed and proactive approaches to natural hazard risks.
- Central Otago District Plan
 - Heritage objectives, policies and rules.



Appendix One: Dangerous and Insanitary Building Procedure

Council's role

- 1.1. A building may become dangerous, affected or insanitary due to a number of reasons, such as unauthorised alterations being made, fire, natural disaster or other external factors, or as a result of its use by an occupant.
- 1.2. When Council becomes aware that a building may be dangerous, affected or insanitary, it will investigate and determine whether the building is dangerous, affected or insanitary.
- 1.3. If a building is found to be dangerous, affected or insanitary, Council will work with the building owner(s) to remedy the building, and if necessary, use powers it has available, to ensure appropriate action is taken to make the building, its occupants and the public safe.

Working with other agencies

- 2.1 Council will work with Heritage New Zealand Pouhere Taonga, Fire and Emergency New Zealand, the New Zealand Police and other relevant agencies to achieve the purpose of the Building Act as outlined in section 9.2.

Approach to identifying dangerous, affected or insanitary buildings

- 3.1 Council will not actively inspect all buildings within the district but may from time to time undertake proactive inspections on possible dangerous, affected or insanitary buildings.
- 3.2 On receiving information or a complaint regarding a possible dangerous, affected or insanitary building, Council will investigate to determine the extent of any potential issues.

Heritage buildings

- 4.1 The Policy applies to heritage buildings in the same way it applies to all other buildings. Where Council is assessing a building that is listed on the New Zealand Heritage List/Rārangī Kōrero Council will seek advice from Heritage New Zealand Pouhere Taonga where practicable.
- 4.2 When considering heritage buildings under the Policy, account will be taken of:
 - 4.2.1 the importance of recognising any special traditional or cultural aspects of the intended use of the building;



- 4.2.2 the need to facilitate the preservation and ongoing use of buildings and areas of significant cultural, historical, or heritage value;
- 4.2.3 the circumstances of each owner and each building, including whether the building has undergone any recent building work.
- 4.3 When considering what action to take with a listed or scheduled heritage building that is deemed dangerous or insanitary, Council will take into account the heritage values of the building in determining possible courses of action and seek to avoid demolition wherever possible. Suitably qualified professionals with heritage expertise will be engaged where necessary to advise and recommend on possible actions.

Costs

- 5.1 Council may issue a notice under Section 124(2)(c) of the Building Act requiring work to be carried out on a dangerous or insanitary building to reduce or remove the danger, or to prevent the building from remaining insanitary.
- 5.1 If work required under such a notice issued is not completed or proceeding with reasonable speed, Council may use its powers under Section 126 of the Building Act and apply to the District Court to gain authorisation to carry out the building work required in the notice.
- 5.2 Where Council carries out building work, under Section 126 of the Act or under a warrant issued under Section 129, it is entitled to recover costs associated with that work from the building owner.

6 Disputes

- 6.1 If a building owner disputes a Council decision, or proposed action, relating to the exercise of Council's powers under sections 124 or 129 of the Building Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Building Act.
- 6.2 Such a determination is binding on all parties.

7 Information disclosure

- 7.1 The Local Government Official Information and Meetings Act 1987 (section 44A) requires Council to include information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority on the Land Information Memorandum (LIM) for a property.
- 7.2 Council will include information relating to notices that have been issued by Council regarding dangerous and insanitary conditions or affected building status that are not resolved.



- 7.3 Council is required (under section 216 of the Local Government Official Information and Meetings Act) to hold a summary of any written complaint concerning alleged breaches of the Local Government Official Information and Meetings Act, and Council's response. This information will be provided upon request, subject to the requirements of section 217.

22.2.5 TAUMATA AROWAI CONSULTATION JANUARY 2022

Doc ID: 571014

1. Purpose

To inform elected members of consultation documents recently circulated by Taumata Arowai.

Recommendations

That the report be received.

2. Discussion

The Water Services Bill was passed in October 2021 with the new water regulator Taumata Arowai taking over the regulatory side of water supply from the Ministry of Health in November 2022. The Ministry of Health produced Drinking Water Standards are still in use until 1 July 2022. New draft standards and rules have been developed by Taumata Arowai, with consultation opening in January and ending on 28th March 2022. These standards and rules are largely technical in nature and are intended to provide guidance and direction around Water Safety Planning.

The documents listed below have been released for consultation. These are targeted at drinking water suppliers and the content that will guide the way safe drinking water is supplied across the country.

The documents have been developed in collaboration with sector reference groups from various supply types from across the country, along with international experts. The reference groups included representatives from Māori communities, rural agricultural water supplies and local authorities.

- **Drinking Water Standards**

The proposed Drinking Water Standards (the Standards) will replace the existing Drinking Water Standards for New Zealand (revised 2018). These set limits for contaminants and other characteristics of drinking water.

The Standards apply to all drinking water supplies regardless of the nature of the source water and the number of people served by the supply

- **Drinking Water Quality Assurance Rules**

The Drinking Water Quality Assurance Rules (the Rules) set out the requirements a drinking water supplier must comply with to ensure the drinking water they provide is safe. The Rules are 'compliance rules' for the purposes of the Water Services Act 2021.

To address the large variations across different kinds of drinking water supplies, the Rules are categorised into different drinking water supply types. These have different modules and complexities assigned to them.

- **Drinking Water Aesthetic Values**

The aesthetic values (properties) of drinking water affect its acceptability to consumers, and include its taste, odour, appearance. Consumers will often be more aware of these values than the health-related limits that influence the safety of drinking water.

Water is considered acceptable when its aesthetic values are not objectionable to most consumers.

- **Drinking Water Acceptable Solution for Roof Water Supplies**

Acceptable Solutions provide drinking water suppliers with an option to meet compliance obligations under the Water Services Act 2021. To date three Acceptable Solutions have been drafted that are currently being consulted on. Suppliers who opt to demonstrate compliance by this means may not need to submit a Water Safety Plan.

This Acceptable Solution can be used to demonstrate that certain roof water supplies comply with the requirements of the Water Services Act 2021. This Acceptable Solution may only be used where a networked community supply is not available to the buildings that will be supplied by the roof water supply.

It is estimated there are between 10,000 – 30,000 roof water supplies in Aotearoa, including many marae.

- **Drinking Water Acceptable Solution for Spring and Bore Water Supplies**

A number of marae, papakāinga, small communities, and camping grounds take drinking water from springs and bores and reticulate the drinking water to multiple properties. It is unknown exactly how many of these supplies exist in New Zealand.

This Acceptable Solution is designed for community water supplies where good quality spring or bore water is supplied to multiple dwellings and buildings.

- **Drinking Water Acceptable Solution for Rural Agricultural Water Supplies**

Rural agricultural drinking water supplies primarily provide stock water or irrigation water and at least 65% of the total supply must be for this purpose. These supplies can also provide drinking water to houses connected to the stock water or irrigation supply, generally to a storage tank on the consumer's property.

It is generally not economic to treat all water in a rural agricultural water supply at a centralised treatment plant. This Acceptable Solution provides a way of ensuring that households and other buildings supplied from a rural agricultural water supply receive water that complies with drinking water standards and is safe to drink.

It's estimated there could be 300-500 rural agricultural water supplies in the country, with each one supplying between 10 to 2,500 people.

- **Drinking Water Network Environmental Performance**

The Water Services Act 2021 introduces new requirements to monitor and report on the environmental performance of certain drinking water, wastewater, and stormwater suppliers and their operators.

These requirements are designed to provide greater transparency about the performance of networks, the impacts they have on the environment and public health, and to contribute to the continuous and progressive improvement of the quality of water services.

This discussion document sets out a proposed approach for Taumata Arowai to commence monitoring the environmental performance of drinking water networks in mid-2022.

Staff are currently reviewing these documents with support from a consultant. The initial observations are:

- The proposed Drinking Water Standards have a totally different look and have been separated into standards, aesthetic values, drinking water quality assurance rules and acceptable solutions. Previously everything was in one document. This makes the documents more user friendly.
- More monitoring and proactive reporting of the data gathered will be required to Taumata Arowai. This is likely to require more resources in both staff time, and funding for capital upgrades.
- Many of the new requirements are best practice internationally and are bringing New Zealand in line with other developed countries.
- Some changes to compliance rules will require significant investment in assets which may not have been previously planned. For example, upgrading of bores, increased chlorine contact time.
- Some plants which currently comply with parts of the existing standards (e.g. bacteria compliance) will no longer be compliant from 1 July 2022. It is unlikely that the changes required at to comply can be achieved by 1 July 2022 as some will require investigation, trials, and purchase of specialist equipment.
- The wording in the standards has moved away from being a requirement to meet clearly set compliance rules to the water supplier 'satisfying themselves' that the water is always safe to drink. This shifts more risk onto the water supplier to be fully cognisant of all aspects of their water supply.
- Acceptable solutions can be used for supplies with less than 500 people. If followed, the supplier does not need to do a Water Safety Plan, but the requirements will require the supplier to ensure there is on-site treatment, storage provision, and ongoing maintenance.
- Currently three acceptable solutions have been published, however Taumata Arowai has stated that if there is demand, there could be others produced to suit. The three currently drafted cover 'roof water supplies', 'trickle feed supplies' (rural) and 'spring and bore supplies'. As mentioned, these are quite prescriptive, leaving little room for site/source specific decisions to be made by the water supplier. These documents need some refining to make them practicable for people to use.
- Some of the treatment options described for small supplies in the new assurance rules may be overly prescriptive. The options described are not considered overly practical. There is likely to be significant submissions made by councils on these rules.
- The Discussion Document describes performance measures that network suppliers need to report. While some of the items detailed are already included in council's annual reporting there is a lot of additional information required. Some of this information will require more monitoring and extra resources to gather the data. Some of the requirements seem to be poorly thought through and will put an undue burden on council to collect this data.

A submission will be lodged by the due date of 28 March 2022. A draft of the submission will be circulated to councillors prior to this date, with ratification at the April Council meeting.

3. Attachments

Nil

Report author:

Reviewed and authorised by:



Ian Evans
Water Services Manager
22/02/2022



Julie Muir
Executive Manager - Infrastructure Services
23/02/2022

22.2.6 EMISSIONS TRADING SCHEME COSTS

Doc ID: 569989

1. Purpose of Report

To consider the cost increases associated with the Emissions Trading Scheme for 2021 and 2022.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves a budget increase of \$103,000 for 2021, and \$326,000 for 2022, for payment of increased emissions trading scheme costs to be funded from the sale of carbon credits.

2. Background

The purpose of the New Zealand Emissions Trading Scheme (ETS) is to:

- Assist New Zealand to meet its international obligations to reduce greenhouse gas emissions under the Paris Agreement.
- Help New Zealand to meet its 2050 emissions reduction target and annual emissions budgets.

The ETS helps reduce emissions by doing three main things:

- I. Requiring businesses to measure and report on their greenhouse gas emissions
- II. Requiring businesses to surrender one 'emissions unit' (known as an NZU) to the Government for each one tonne of emissions they emit
- III. Limiting the number of NZUs available to emitters (i.e. that are supplied into the scheme).

Any individual or organisation can own NZUs. NZUs can be purchased directly from Government auctions or on the secondary market.

Prior to 2021, there was a fixed price at which emitters could buy NZUs from the Government. The fixed price system was replaced in 2021 by an auction system. The Government sets and reduces the number of units supplied into the scheme over time. The price for units reflects supply and demand in the scheme.

The 2021 auction system worked as follows:

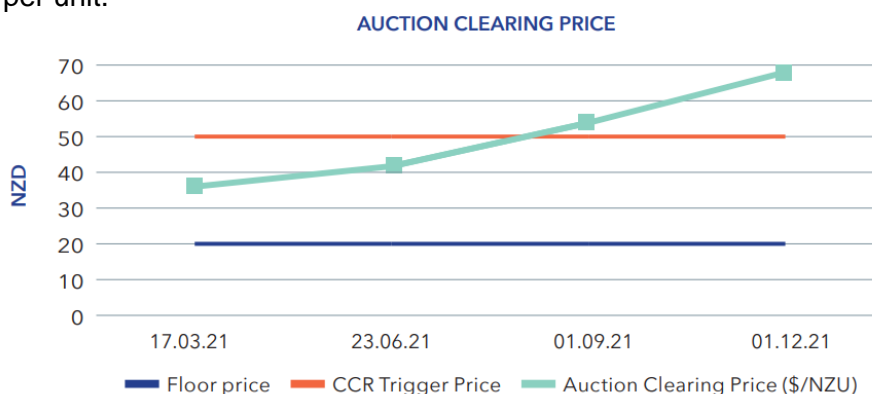
- Auctions took place every 3 months in March, June, September, and December.
- Each auction had a fixed amount of 4.75 million units that could be purchased.
- There was a price floor of \$20 per unit – they could not be sold for less than that amount.
- There was a cost containment reserve trigger price of \$50 – if the bidding reached \$50 per unit, an additional reserve of up to 7 million units (called the cost containment

reserve) could be released, which was designed to meet the extra demand and reduce the price pressure.

- The clearing price is the price at which all of the units were sold. After bids were ordered from highest to lowest price, the clearing price was determined by the point at which the available auction volume was met by the quantity demanded bid volume.

The September 2021 auction saw strong demand from participants which resulted in the cost containment reserve price being triggered, and all 7 million units budgeted for 2021 in the cost containment reserve being sold. The clearing price was \$53.85 per unit, up from \$46 at the June auction and \$36 at the March auction.

The fourth and final quarterly auction of 2021 was held on 1 December. The containment reserve volume had been exhausted in the previous auction and was not available, limiting the available auction volume to 4.75 million NZUs. The auction clearing price in December was \$68.00 per unit.

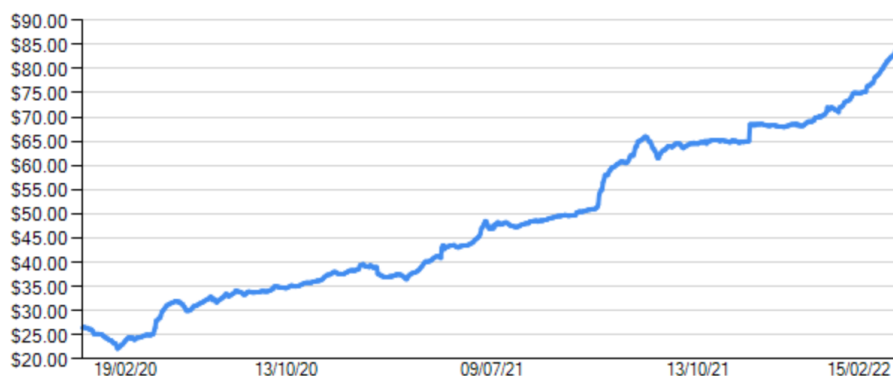


There is now risk in the carbon market that at the next auction on 16 March 2022, the Government's seven million NZU cost-containment reserve for all of 2022 may be exhausted. If the reserve is exhausted in March, cost for the carbon price is likely to continue to increase, with three further auctions in 2022 under high demand due to the unavailability of any cost-containment reserve.

The NZU cost on the secondary market has also significantly increased. The price as of 18 February 2022 is \$84.50 per unit.

PRICE HISTORY

SPOT NZUS



3. Discussion

The Solid Waste Management Agreement with Queenstown Lakes District Council requires Central Otago District Council to pay any charges which Queenstown Lakes District Council is required to pay for waste sourced from Central Otago District Council.

The regulations for operating a disposal facility require the following formula to be used to calculate the total emissions $E = (A - B) \times C$

A = Waste entering site (tonnes)	51,837
B = Waste diverted (tonnes)	0
C = Emissions factor	1.19

Therefore $E = 61,686$ tonne CO₂e

The annual submissions return for the year ending 31 December 2021 requires the surrender of 61,686 tonnes by Queenstown Lakes District Council, which includes Central Otago District Council's contribution.

Queenstown Lakes District Council have calculated that 19.75% of the waste entering the Victoria Flats disposal facility in 2021 was attributable to the Central Otago District Council.

Central Otago District Council's Emissions Trading Scheme obligation in 2021 is 12,183 units at an average ETS unit cost of \$35.50 which is \$432,439.70. The current budget is \$330,335. This is \$103,000 increase on budgeted cost.

Due to the significant increases in the price of units Queenstown Lakes District Council have been actively purchasing units. Queenstown Lakes District Council have secured enough units for the 2022 year. Some of the units were at a lower cost of \$37.25, however, the remainder were bought at \$71.15.

The estimated cost for 2022 Emissions Trading Scheme units for Central Otago's waste, based on estimated volumes to landfill of 10,350 tonnes is 12,317 units. At an estimated average cost per unit of \$53.70 the total Emissions Trading Scheme costs are \$661,000. This is an increase of \$326,000 over the current budget of \$335,000.

The landfill gas capture and flaring system commissioned June 2021 total emissions at Victoria Flats landfill are expected to reduce. The methane from landfill is collected and combusted to produce carbon dioxide and water. After a full year of operation an assessment will be undertaken to establish a new emissions factor for the landfill. This will reduce the number of credits required by reducing the total emissions from 2023 onwards.

4. Financial Considerations

The Emissions Trading Scheme costs for 2018-2020 were:

- 2018 = \$208,000
- 2019 = \$260,000
- 2020 = \$277,000

As the cost of purchasing units has increased significantly additional budget is required to enable payment. An additional \$103,000 is required for the 2021 year and an estimated \$326,000 for the 2022 year.

Council own approximately 122 hectares of commercial forestry blocks located near the townships of Roxburgh, Alexandra, Cromwell, Naseby and Ranfurly. The forests consist of predominantly Radiata Pine, along with two small areas of Corsican Pine.

Council have 11,000 carbon credits available from forestry. These are currently valued at approximately \$900,000. It is proposed that the additional budget for Emissions Trading

Scheme costs is funded from the sale of carbon credits. This will have no impact on the 2022/23 Annual Plan.

5. Options

Option 1 – (Recommended)

Approve an unbudgeted overspend of \$103,000 for the 2021 year Emission Trading Scheme costs. Increase the budget for 2022 by \$326,000. The increased cost for 2021 and 2022 to be raised from the sale of carbon credits.

Advantages:

- Required to meet our obligations under the solid waste management agreement with Queenstown Lakes District Council.
- Value of carbon credits held by Central Otago District Council are worth more than credits obtained to meet ETS obligations.

Disadvantages:

- Sale of carbon credits will reduce the value of the asset

Option 2

Do not approve unbudgeted overspend of \$103,000 for the 2021 year and \$326,000 for the 2022 year for Emission Trading Scheme costs.

Advantages:

- None

Disadvantages:

- Non-payment to Queenstown Lakes District Council would breach waste management agreement, and could result in refusal to accept Central Otago material at Victoria Flat landfill.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the environmental wellbeing of communities, in the present and for the future by paying costs associated with CO ₂ emissions.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The following Council policies were considered: <ul style="list-style-type: none"> • Waste Management and Minimisation Plan 2018. • Long Term Plan
Considerations as to sustainability, the environment and climate change impacts	Council's emissions management and reduction plan projects will reduce waste to landfill and the associated emissions and disposal costs.

Risks Analysis	There is financial risk as the current approved budget for emissions trading scheme charges does not meet the actual cost.
Significance, Consultation and Engagement (internal and external)	The decision does not meet the significance threshold.

7. Next Steps

Arrange the sale of required carbon credits to meet increased Emissions Trading Scheme costs.

8. Attachments

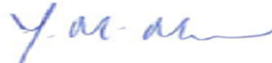
Nil

Report author:



Quinton Penniall
Environmental Engineering Manager
25/02/2022

Reviewed and authorised by:



Julie Muir
Executive Manager - Infrastructure Services
25/02/2022

22.2.7 REVIEW INTO THE FUTURE FOR LOCAL GOVERNMENT

Doc ID: 571421

1. Purpose

To consider the key questions in the interim report on the Review into the Future for Local Government and the key shifts the Panel believe are required in advance of a discussion with the Panel on 24 March 2022.

Recommendations

That the report be received.

2. Discussion

There is significant reform currently underway in the local government sector. Proposals around the establishment of new entities to manage water are being progressed and legislation is advancing through the House to significantly reform the resource management space. Alongside these reforms in April 2021 the Minister for Local Government (the Honourable Nanaia Mahuta) announced a review into the future for local government.

The review was initiated in part by the local government sector response to the three waters reform and questions about what the sector would do to fill the vacuum once three waters is removed from its control. In addition, there were other significant drivers considered by the Minister in announcing this review. These include a significant change in demand on local government since the last significant reform in 1989, increasing funding and capability challenges in the sector, the increasing acknowledgment of local government's responsibility under the Treaty of Waitangi, and the need to ensure the sector is fit for purpose for the next 30 years.

The Minister established an independent panel to provide her advice. Panel members include Jim Palmer, Penny Hulse, Gael Surgenor, Antoine Coffin and Brendan Boyle. Between them they have extensive senior local and central government experience. The Panel has been requested to think very broadly and imagine a future that ensures community well-being is front and centre.

Process

The process to provide their advice to the Minister is in three key stages, with the first stage completed in 2021. For the first stage they engaged with elected members and senior staff across the country to understand the current challenges and the opportunities. The Panel met with zone 5 and 6 in Dunedin on 1 July 2021. Following this engagement, the Panel produced an interim report (refer to Appendix 1). Stage two is currently underway, with the Panel engaging more broadly across the sector and with iwi. As part of this stage panel members are directly engaging with each council. Following this engagement, the Panel will release a draft report in September this year. The final stage will involve formal consultation on the draft report, with the final report due to the Minister in April 2023.

The interim report

In developing their thinking for the interim report, the Panel heard extensively from the sector around the challenges the sector faces. Some of the key challenges reported included funding challenges, unfunded mandates from central government, a lack of collaboration between local and central government, and capacity and capability challenges in the sector. The focus of the Panel is now on how the system responds to these challenges.

In September 2021 the Panel released their interim report. In their report they posed the following five priority questions:

1. How should the system of local governance be reshaped so it can adapt to future challenges and enable communities to thrive?
2. What are the future functions, roles and essential features of New Zealand's system of local government?
3. How might a system of local governance embody authentic partnership under Te Tiriti o Waitangi, creating conditions for shared prosperity and wellbeing?
4. What needs to change so local government and its leaders can best reflect and respond to the communities they serve?
5. What could change in local governance funding and financing to ensure viability and sustainability, fairness and equity, and maximum wellbeing?

They noted that:

“under the current system local authorities hold few of the levers that drive well-being and prosperity in their communities. Many of those levers are held by central government, the business sector, iwi or others. Future responses will require new approaches that bring together the many organisations that contribute to local well-being, to align and coordinate their responses to well-being issues.”

The five key shifts

Following the release of their interim report, the Panel has been researching and discussing the five key questions, and have identified five key shifts they believe are required for a future system to better meet the needs of New Zealanders. These are:

1. *Strengthened local democracy* - from low public trust and participation in local government to renewal of local democracy that builds a foundation for the future of a strengthened and inclusive local democracy.
2. *Stronger focus on wellbeing* - from traditional focus on infrastructure service delivery to a focus on the complex wellbeing challenges of the 21st century, including economic and social equity and climate change action
3. *Authentic relationship with hapū/iwi/māori* - from relationships that are variable in understanding and commitment to an authentic relationship that enables self-determination, shared authority and prosperity
4. *Genuine partnership between central government and local government* - from low trust and confidence in each other to genuine partners able to deliver wellbeing outcomes locally

5. *More equitable funding* – from beneficiary-based funding principles to a funding system that equitably supports communities to thrive

Sector response to the interim report and the five key shifts

Some of the ideas from the sector to date include a new nationally funded model (or part funded), a house of mayors that sits in parliament and ensures the local impact of new legislation on local government is understood, amalgamation of some councils, shared services, shared purchasing, some professional appointments on councils, and a mentoring and a pay structure that attracts and retains elected members and encourages diversity.

It is clear, however, from their interim report and the five key shifts that the Panel is looking beyond fixed structures and roles, and is looking to design a new system built on relationships that is agile and sustainable. Their thinking is much broader than amalgamation, shared services or getting involved in new activities (e.g., housing, education); rather they are thinking about an integrated system that best delivers to the community and one in which there is true collaboration between agencies responsible for different aspects of the system.

Engagement with the Panel

On 24 March 2022, senior staff and elected members will have the opportunity to engage with members from the Panel. The Panel wish to hear views on the interim report and the five key shifts they believe are required. This is an opportunity for Central Otago District Council to have a strong constructive voice and influence the draft report due in September 2023. Following presentation of this paper at the Council meeting on 9 March, further material will be provided to facilitate a discussion on the five priority questions and shifts to prepare for the discussion with the Panel on 24 March 2022.

3. Attachments

Appendix 1 - Te Arotake - Future for Local Government Interim Report.pdf [↓](#)

Report author:



Saskia Righarts
Chief Advisor
25/02/2022

Reviewed and authorised by:



Sanchia Jacobs
Chief Executive Officer
1/03/2022



Te Arotake i te Anamata
mō Ngā Kaunihera
Review into the Future for
Local Government

Interim report
September 2021

Ārewa ake te Kaupapa

Raising the platform



ISBN 978 0 473 59553 1

The Future for Local Government Review provides an opportunity to rethink local governance for the future.

It is an opportunity to look beyond fixed structures and roles, to design a system of local governance that is built on relationships; is agile, flexible and sustainable enough to meet future challenges, even those that are large and unpredictable; has the right mix of scale and community voice; harnesses the collective strength of government, iwi, business, communities and others; maximises common benefit and wellbeing; and creates the conditions in which communities can thrive into future generations.

Over the next 30 years, New Zealand will change a great deal.

The country will have a larger, more diverse population. Technology will change the way people live, work, move around, do business, and relate to each other. Climate change will require us to adapt and reshape our economy and lives. The Treaty of Waitangi partnership will move into a new phase with increasing focus on enduring, mutually beneficial relationships.

Much else is likely to change in ways that cannot yet be predicted.

All of these trends have implications for New Zealanders' quality of life, for the places and communities we live in, and for the ways in which those places and communities are governed.

Change can create challenge, and also opportunity. It invites us to ask: how might things be done better, in order to build trust in local democracy and improve New Zealanders' wellbeing and prosperity?

About this report

The title draws inspiration from Pacific traditions about the importance of communal gathering places, in particular marae ātea (ceremonial spaces) and ahurewa (ritual spaces) where important activities and discussions are undertaken.

‘Ārewa ake te Kaupapa’ can be literally translated as ‘raising the platform’.

‘Kaupapa’ is often used in Aotearoa to reflect a platform for, or topic of, discussion, though it also has associations with the body of a korowai (feather cloak). The raising of the kaupapa can reflect the purpose of the mahi (work).

In these ways, the title alludes both to the place-making and community building functions of local government, and to the place of this report as a foundation for future discussion.

The Future for Local Government Review is an independent Ministerial review established in April 2021 to consider how New Zealand's system of local democracy and governance will need to evolve over the next 30 years, in order to improve the wellbeing of New Zealanders, and actively embody the Treaty partnership.

This interim report sets out the broad direction and priority questions for the review, in order to support engagement about the future of local governance and democracy. This work will lead to a further report with draft recommendations in 2022.

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Introduction

The Future for Local Government Review was established in April 2021 by the Minister of Local Government. Its overall purpose is to consider how New Zealand's system of local democracy and governance will need to evolve over the next 30 years in order to improve the wellbeing of New Zealanders, and actively embody the Treaty partnership.

This report is the beginning of a conversation about how that might occur. Over the next 12 months there will be many opportunities for public input about what creates wellbeing for communities, and how local governance might operate to support wellbeing.

Why review local governance?

The system of local governance and democracy is under review for several reasons.

Local government responsibilities and demands have increased greatly since the 1989 reorganisation and the Local Government Act 2002, resulting in significant funding and capability challenges. Over the next 30 years those pressures will increase further as local authorities respond to complex issues such as the local impacts of climate change.

Planned resource management and three waters reforms also call into question the broader functions and roles of local government, while other reforms in health and education have implications for local governance and wellbeing.

The relationship between local government and Māori is being re-examined, as the country moves towards a new phase in the Treaty of Waitangi relationship.

Although most New Zealanders enjoy good quality of life, existing governance structures – including local and central government – are not delivering wellbeing for all. Many issues that are felt at a local level, such as poverty and inequity, and environmental degradation, can be expected to worsen if not addressed in a coordinated manner.

This review provides an opportunity to address all of these issues and ensure that the system of local governance is fit for the future. More broadly, it is an opportunity to consider how local democracy and governance might change in order to maximise wellbeing and prosperity for all communities.

Local government and local governance

Our terms of reference ask us to consider the future of local governance in New Zealand.

Local government, in the context of this review, refers to the local authority structures established by statute.

Local governance refers more broadly to the system by which communities are governed – in essence,

who makes decisions, how they are made, and who the decision-makers are accountable to.

In any place or community, local governance can involve many decision-makers including central government, local authorities, iwi, hapū and Māori organisations, business and community organisations, and others.

What are we reviewing?

This review is taking a broad look at New Zealand's system of local democracy and governance.

In that context, we are considering the functions, roles, and structures of local government; relationships between local government, central government, iwi, Māori, businesses, communities, and other organisations that contribute to local wellbeing; how the local governance system might authentically embody the Treaty partnership; whether current funding arrangements are sustainable, equitable, and maximise wellbeing; and what might need to change so that local government and its leaders most effectively reflect and respond to the communities they serve.

In accordance with our terms of reference, we are not reviewing the Government's planned resource management or three waters reforms, but we will consider the implications of those and other policy decisions for the local government sector.

Similarly, we will consider the implications of recent public sector reforms, Climate Change Commission advice, Productivity Commission recommendations, Waitangi Tribunal recommendations, and reports on local government elections and financing.

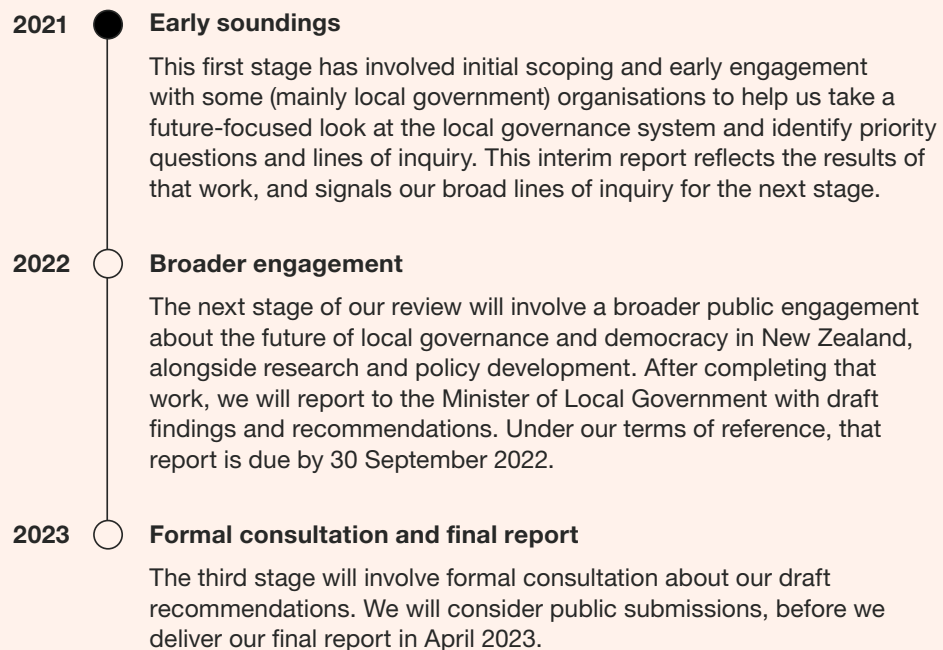
A three-stage review

The Future for Local Government Review is an independent, two-year Ministerial review.

The review panel comprises: Jim Palmer (chair), Penny Hulse, Gael Surgenor, Antoine Coffin, and Brendan Boyle. John Ombler served as a panel member from April to July 2021.

The review process is taking place in three stages, and will involve engagement with local and central government, iwi, the business sector, community organisations, young people, and the wider public. The three stages are as follows.

The review process



Why does this review matter?

Effective local governance is essential to New Zealanders' lives and wellbeing. Local authorities play a critical role in the country's system of democracy, providing for people's voices to be heard in the leadership of their communities and the delivery of local services and assets.

Local authorities also help create the environments we live in. Their activities determine the extent to which communities' basic needs such as clean air and water are met. They influence the places and homes we live in, the strength and cohesion of our communities, how we move from place to place, our health and safety, how prosperous we are, how we spend our time, the health of our democracy, the strength of Te Tiriti relationships, and our sense of shared identity.

The big issues facing New Zealand are all experienced at a local level. Inequity, climate change, employment and economic participation, housing, racism and discrimination, environmental harm, and challenges with physical and mental health and many other issues play out at local and sub-national levels, and solutions require local action.

Ineffective local governance can create or exacerbate challenges. Effective local governance can create the conditions in which communities prosper and thrive.

“Local government is one of the most important institutions our species has created for expanding human wellbeing.”

Professor Paul Dalziel¹

1

Future for Local Government Canterbury Mayoral Forum Workshop: May 2021

Priority issues

This review is an opportunity to rethink local governance, to find new approaches that can meet the challenges of the future and create conditions in which communities will prosper and thrive.

Successive reviews into aspects of local governance have found that some local authorities face significant financial and capability challenges; relationships and partnerships are not as strong as they could be; and the system as a whole is not set up to deliver the best outcomes for local communities.

Over the next 30 years these challenges are likely to grow and become more complex. The local governance system of the future will need to prepare for and respond to climate change, emerging technology, changing demographics and community expectations, earthquakes, floods, pandemics, social and economic inequities, and more.

This review is an invitation to look beyond existing structures

It is an opportunity to create a system in which the many organisations that contribute to local wellbeing can work together to more effectively address challenges and deliver shared goals and aspirations, now and into future generations.

It is an opportunity to consider how roles and responsibilities can best align with inherent strengths and capabilities, and to build a system that is agile and flexible, reflects local voices, embodies partnership under Te Tiriti o Waitangi, and delivers better lives for all of this country's diverse communities.

Planned reforms to resource management and three waters provide some indication of a possible future for local governance. But those reforms address only some of the issues facing communities, and provide only one possible direction for reform.

What we have heard so far

During this initial phase of the review we have met with representatives of local and central government, some iwi, business groups, central government representatives, experts in relevant disciplines, and others. These initial soundings have helped us to shape our priority issues and broad lines of inquiry. During this initial phase of engagement several themes have emerged.

With respect to the current system, we heard:

- ▶ The current system of local government is under pressure – some local authorities face significant funding and capacity issues, and all face onerous compliance requirements.
- ▶ The relationship between local and central government is characterised by misunderstanding and mistrust. It needs work to build trust, so both can maximise their contributions to local wellbeing.
- ▶ Current arrangements place too many consultation and engagement demands on iwi and Māori without improving Māori wellbeing.
- ▶ Current arrangements do not ensure that diverse communities are adequately represented or involved in decision-making. As a result, local authority decisions do not effectively represent all community interests.
- ▶ Current approaches to local governance are not fully meeting business sector needs, or effectively fostering innovation at a local level.

With respect to future systems of local governance, we heard:

- ▶ New and better systems of local governance are needed, in order to address challenges in the current system and maximise wellbeing.
- ▶ Any reforms should build on existing and inherent strengths, including local knowledge and the place-making role of local authorities.
- ▶ Local voice and community leadership will continue to be important, even if some functions are delivered at a larger scale.
- ▶ One size does not fit all – any new local authority structures should be tailored to meet the needs of diverse communities and circumstances.
- ▶ The system of local governance should foster innovation at a local level by businesses, community organisations and other partners.
- ▶ In a reshaped system of local governance, iwi and local authorities can be stronger partners – by working together at local and iwi rohe levels they can boost shared prosperity and wellbeing.
- ▶ New approaches to funding and financing mechanisms will be needed to ensure local authorities are viable and sustainable, and to improve equity.
- ▶ Changes to representation and electoral arrangements should be considered in order to strengthen local democracy, decision-making, and leadership.

Priority questions

In designing the most effective system of local governance for New Zealand's future, several key questions will need to be considered:

- 1** How should the system of local governance be reshaped so it can adapt to future challenges and enable communities to thrive?
- 2** What are the future functions, roles and essential features of New Zealand's system of local government?
- 3** How might a system of local governance embody authentic partnership under Te Tiriti o Waitangi, creating conditions for shared prosperity and wellbeing?
- 4** What needs to change so local government and its leaders can best reflect and respond to the communities they serve?
- 5** What should change in local governance funding and financing to ensure viability and sustainability, fairness and equity, and maximum wellbeing?

In coming months, we will engage with communities and organisations around the country about these questions as we consider how the future system of local governance might most effectively create conditions that maximise wellbeing and prosperity.

Local government at a glance

New Zealand has 78 local authorities who are responsible for democratic local decision-making and community wellbeing.

These local authorities vary widely in territory, population and capacity – from large urban authorities, such as Auckland Council, to district councils serving small town or rural populations.

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Regional Councils

Regional councils are primarily focused on the physical and natural environments within their boundaries. They have power to make by-laws over regional forests, parks, reserves, recreation grounds, and water supply, and have statutory responsibilities for environmental regulation, resource management planning, land and maritime transport, regional biosecurity, and other environmental activities. Regional councils can take on other functions, but only with the agreement of the territorial authorities in their region.

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Territorial Local Authorities (not including unitary authorities)

Territorial local authorities include district and city councils which have broad functions relating to local wellbeing. They own and manage local infrastructure such as roads, drinking water, wastewater, and stormwater networks, local parks, libraries, and sport and community facilities. Typically, they also undertake economic and community development functions, run community events and programmes, and support community organisations.

They have significant regulatory functions relating to land use, building, food safety, liquor control, and other matters, and they have power to make by-laws over matters of public health and safety, public nuisance, and offensive behaviour.

In some cases, investments and infrastructure assets are managed through council-controlled organisations. Such structures seek to create separation between the political bodies and entities dedicated to furthering their shareholders' objectives and investment returns.

6

Unitary Authorities (including Auckland Council)

New Zealand's six unitary authorities are responsible for both regional council and territorial authority functions. The unitary authorities are Auckland, Gisborne, Marlborough, Nelson, Tasman, and Chatham Islands.

Auckland Council is Australasia's largest local authority, with a population exceeding 1.7 million (about one third of New Zealand's population).

Auckland has 21 local boards, several of which serve populations that exceed 100,000. The Independent Māori Statutory Board assists the Auckland Council by promoting issues of significance to mana whenua and mataawaka, and monitoring the Council's compliance with statutory provisions referring to the Treaty of Waitangi.²

110

Community Boards

Many of New Zealand's territorial authorities have community boards which represent the interests of particular communities and advocate on their behalf. They have been established for a range of reasons, and vary in size, functions, delegations, and geographical coverage.

\$11.8 billion

Annual Operating Spending (June 2020 Year)

The local government sector is large. Total expenditure represents about 4.8% of New Zealand's GDP, and total rates income represents about 2.6% of GDP.³

The sector has more than 1600 elected members and 25,000 full-time equivalent staff. Many others, such as iwi, contractors, volunteers, businesses and community organisations also contribute to local government activity.

² Auckland Council Act 2009, section 81

³ Statistics New Zealand (2021), Local Authority Statistics March 2021; Statistics NZ (2020), Gross Domestic Product June 2020

Local Authorities by PopulationStatistics NZ Sub-national Population Estimates
June 2020

Largest

Auckland**1.7m**

Median

Horowhenua**36,000**

Smallest

Chathams**760****Local Authorities by Land Area (km²)**

Statistics NZ Land Area by Territorial Authority 2020

Largest

Southland**29,600km²**

Median

Whāngārei**2,700km²**

Smallest

Kawerau**24km²**

Local authorities range greatly in size, land area, financial capacity, and by many other measures – from Auckland, serving a population of 1.7 million, with an annual operating budget of \$4.4 billion, to the Chatham Islands, serving a population of 760, with an annual operating budget of \$8 million.⁴

4

Operational expenditure: Auckland Council Annual Report 2019/20; Chatham Islands Council Annual Report 2019/20.

The context for change



New Zealand's current local government structures deliver significant value to their communities, but they are under pressure.

Even though wellbeing is a statutory purpose of local government, local authorities do not possess all of the levers they need to maximise wellbeing in their communities. They operate in a framework that does not encourage collaboration or innovation, or authentically embody Te Tiriti o Waitangi. Some local authorities are facing significant financial and capacity challenges.

Local authorities are striving to create communities that are thriving and prosperous, to protect the delicate balance of natural ecosystems, to build towns and cities that people love, to support social cohesion, to reflect identity and create belonging, to provide leadership and coordination, and to effectively manage community assets and services. If they are to fulfil these roles with maximum effect, now and into the future, change will be needed.

The wellbeing dimension

The future wellbeing of New Zealand communities depends at least in part on effective local governance. Under the Local Government Act 2002, one of the purposes of local government is to promote social, economic, environmental and cultural wellbeing in local communities.

This review is being conducted to determine how local authorities might need to evolve in order to deliver on that purpose over the next 30 years.

Under current local governance arrangements, local authorities make significant contributions to local wellbeing, but neither they nor central government on their own can address the most significant wellbeing issues facing local communities, or to address all of the challenges that might emerge in the future.

A more collaborative approach will be necessary in future to meet these challenges and create conditions in which communities can thrive over the next three decades.

Current local government contributions to wellbeing

Local authorities contribute to wellbeing in their communities in many ways, most visibly by creating and sustaining the environments in which people live, work, do business, and connect with each other.

The vast bulk of local government spending is focused on infrastructure, the environment, and facilities and services – including roading and transport services, drinking water and wastewater, waste management, planning and urban development, natural and ecological enhancement, and provision of parks, gardens, sports fields, and facilities such as libraries, and community and recreation centres.⁵

These facilities and services play critical roles in local wellbeing. They provide for basic needs; keep people healthy and safe; allow people to move around and connect with each other; enable work and business activity; support family, neighbourhood and community connections; and create environments in which people can exercise and relax. An attractive, well-functioning physical and natural environment can lift mood, reflect identity, create a sense of belonging, and attract skills, tourism and commerce.

5

Productivity Commission (2019), Local Government Funding and Financing, pp 32-33, 43-44

Some local authorities also support wellbeing in other ways – for example, through economic development and tourism promotion, housing and homelessness programmes, and community building activities or partnerships.

While local government creates an environment and conditions, much of what contributes to local wellbeing depends on the actions of others – including central government, businesses and industries, iwi and Māori organisations, non-government organisations, and communities.

To address challenges and create thriving communities, aligned and coordinated action will be needed.

What do we mean by ‘wellbeing’?

Although the Local Government Act provides that local authorities are responsible for social, economic, cultural and environmental wellbeing, none of these terms is defined.

There are many perspectives on what ‘wellbeing’ means, and many frameworks for understanding and measuring wellbeing. When we use the term, we intend it to be understood broadly, to include everything that makes a good life, not only for individuals, but also for their whānau and families, their neighbourhoods and communities, and for future generations.

This includes, among other things, living in a clean and healthy environment, having basic needs met, being physically safe and secure, experiencing connection with others and a sense of belonging, being able to participate and contribute, being

able to express yourself and your identity, experiencing yourself as valued and valuable, and having opportunities to prosper and live to your full potential.

In many cultures, these dimensions are understood in collective or communal terms, or through the lens of ancestral connections with the human, natural and spiritual worlds. For some, wellbeing will depend on ability to nurture and care for those connections – for example (in Te Ao Māori) by exercising kaitiakitanga, manaakitanga, and rangatiratanga.

All elements of wellbeing are interconnected – influencing one will have impacts on others, and influencing the wellbeing of one person will have impacts on their relatives and those they are connected to.

Current challenges to local wellbeing

By global standards New Zealand is an affluent nation with high wellbeing. Even after the impacts of Covid-19, many New Zealanders continue to live comfortable and relatively prosperous lives.

In global surveys, New Zealand and its cities consistently rank among the highest in the world for happiness and overall quality of life.⁶ And in surveys of New Zealand cities, the vast majority of residents see their city or local area as a great place to live, and have positive views of their overall quality of life and their family/whānau wellbeing.⁷

But that broad picture masks some major challenges and inequities in the economic, social, cultural, and environmental wellbeing of New Zealanders and New Zealand communities. Some examples follow, all of which involve wellbeing challenges that are felt at a local level and can be influenced at least to some degree by local governance.

6 New Zealand ranked 14th in the world in the 2020 United Nations' Human Development Index, and 9th in the 2021 World Happiness Report. In Mercer's annual Quality of Living Survey, Auckland and Wellington consistently rank among the world's most liveable cities.

7 Quality of Life in New Zealand's Largest Cities Survey 2020

Climate change

Impacts of climate change are already being felt in many New Zealand communities – through rising average temperatures, increasing frequency of severe storms and flooding in some parts of the country, and increasing incidence of droughts and wildfires in other places. These impacts reduce economic output and impose significant costs on local communities.

Environmental degradation

New Zealand faces significant environmental challenges. Many indigenous species are threatened, indigenous habitats are declining, and pollution of the environment is growing. Many of the country's lakes and rivers are polluted due to runoff from urban areas, farms, and forestry.⁸

Economic performance

New Zealand was once among the world's most prosperous nations. But since the 1960s, relative incomes have been declining, and average incomes are now below the OECD average. This is despite relatively high levels of employment and education.⁹

Poverty and Inequity

Wellbeing and prosperity are not shared equitably among New Zealand communities. Just over 129,000 children live in households that experience material hardship, which means they cannot afford basic needs.¹⁰ Māori are, on average, more likely to experience social and economic deprivation, as are people from New Zealand's Pacific communities.¹¹ There are also significant inequities across age, gender, family type, and region.¹²

Housing

New Zealand house prices have been rising steadily since the early 1990s. While property owners have grown wealthier, others have been shut out of home ownership while facing housing insecurity and steadily growing rental costs. Overcrowding is an increasing issue, and nearly 1% of New Zealanders are homeless or otherwise severely housing deprived.¹³ Rates of home ownership are now at their lowest level since the 1950s.¹⁴

8 Ministry for the Environment (2020), *Our Freshwater 2020*

9 OECD Better Life Index (2021): New Zealand

10 Statistics New Zealand (2021), *Child Poverty Statistics: Year ended 30 June 2020*

11 Statistics New Zealand (2021), *Child Poverty Statistics: Year ended 30 June 2020*; Te Puni Kōkiri (2019), *An Indigenous Approach to the Living Standards Framework*, pp 4, 33-36

12 New Zealand Treasury (2020), *Living standards Framework Dashboard: Multidimensional Wellbeing*

13 Statistics New Zealand (2021): *Housing in Aotearoa: 2020*, pp 12, 101-103

14 Ibid

Health

Most New Zealanders regard their health as relatively good, and life expectancy is above the OECD average.¹⁵ But 30% of adults are obese, and many New Zealanders face health challenges such as heart disease, diabetes, and cancer.¹⁶ There are significant inequalities in health outcomes (including longevity), and some people cannot afford basic health care.¹⁷

Mental Wellbeing

Many New Zealanders have experience of mental distress, ranging from everyday stresses and anxieties to acute episodes of depression and other severe mental wellbeing challenges. Experience of poor mental health is becoming significantly more common among young New Zealanders.¹⁸ Social connections, exercise, new experiences, and opportunities to give can all be significant factors in supporting mental wellbeing.¹⁹

Some of these issues have local causes, and all have local impacts on environmental, cultural, social and economic wellbeing. There is considerable variance from place to place, particularly for material deprivation.

New Zealand's local authorities have statutory responsibility for promoting wellbeing, but they don't control all of the policy and other settings necessary to address these issues. For example, with respect to housing, local authorities' planning and infrastructure decisions can influence supply of land but they have limited influence on demand factors such as population growth, changes in household composition, and incentives to invest in housing.²⁰

Similarly, local authorities can create environments that are attractive to skilled staff, businesses and investors, and tourism, but they cannot control the broader market and regulatory forces that determine national economic performance and prosperity. The environments created by local authorities can also support healthy lifestyles, social connections, and mental wellbeing, but local authorities have little involvement in other aspects of public or community health.

Effective responses to these issues will require coordinated or at least aligned action at national, sub-national, regional, and local or community levels, involving central and local government, and also iwi, the business community, community organisations, and others. Though there are exceptions, current responses to these issues do not typically take this 'ecosystem' approach, but rather focus on single issue responses at national or local level.

15 OECD Better Life Index (2021): New Zealand

16 Ministry of Health (2021), New Zealand Health Survey 2019/20

17 Ministry of Health (2019), Wai 2575 Māori Health Trends Report; Ministry of Health (2021), New Zealand Health Survey 2019/20

18 Government Inquiry into Mental Health and Addiction (2018), He Ara Oranga: Report of the Government Inquiry into Mental Health and Addiction; Richelle Menzies and others (2020), Youth Mental Health in Aotearoa New Zealand: Greater Urgency Required

19 Government Inquiry into Mental Health and Addiction (2018), He Ara Oranga: Report of the Government Inquiry into Mental Health and Addiction; Mental Health Foundation (2021), Five ways to mental wellbeing

20 Productivity Commission (2012), Housing Affordability Inquiry; Tax Working Group (2018), Future of Tax: interim Report; Welfare Expert Advisory Group (2019), Whakamana Tangata: Restoring Dignity to Social Security in New Zealand

Future trends and local wellbeing

Over the 30-year timeframe of this review, some future trends can be discerned, though long-term impacts on local wellbeing are not necessarily predictable.

Impacts of climate change mitigation and adaptation

Existing forecasts tell us that the impacts of climate change are likely to become more severe, with increased risk and severity of floods, droughts, wildfires and extreme weather events. On those forecasts, coastal inundation will create risks to tens of thousands of homes and buildings, as well as to roads, airports and rail networks. The economic, social, and cultural costs of adaptation are likely to be high.²¹

New Zealand communities also face a major economic and social transition as we implement mitigation measures and adapt to a low carbon future. The Climate Change Commission has laid out a pathway which includes (among other things) reducing emissions from transport, energy, building, agriculture and waste; strengthening market incentives; and enabling emissions reductions through changes to urban form and infrastructure.

The Commission has noted that there are potential long-term economic benefits from innovation, and nearer term health and environmental benefits from insulating homes, shifting transport modes and reducing air pollution. But the transition will also impose costs, particularly to people working in high emissions industries, and people living in places that are directly affected by climate change. People who experience material deprivation have less capacity to cope with environmental risks such as climate change and natural hazards.²²

But these forecasts do not factor in all potential impacts of or responses to climate change. Impacts could worsen or lessen depending on many factors including political and economic decisions at a global scale. Under more severe global scenarios, food and water scarcity could drive mass population movement with unpredictable but significant implications for countries like New Zealand.

Natural hazards and other shocks

Many parts of New Zealand are susceptible to hazards including earthquakes, floods, wildfires, and risks associated with volcanic eruption. These events can have severe and ongoing impacts including loss of life, impacts on property and livelihood, and ongoing stress. While the timing of such events is not necessarily predictable, the risks are known and can be prepared for.

Likewise, recent experiences have shown the risks and impacts on local wellbeing of pandemics and economic shocks arising from global events.

21 Ministry for the Environment (2018), Climate Change Projections for New Zealand, p 13

22 Massey University Environmental Health Intelligence New Zealand (2021), Socioeconomic deprivation profile

Impacts of demographic change

New Zealand's population is projected to grow to about 6.2 million by 2048, and to become increasingly diverse. Growth is projected across most regions, but is forecast to be highest in Auckland and Waikato – regions that already face significant pressures on infrastructure, housing, and their environments. Some regions with relatively high levels of socio-economic deprivation are forecast to grow, including parts of South Auckland.²³ Conversely, in some regions there is a possibility of population loss.²⁴

New Zealand's population is forecast to age significantly, particularly for New Zealanders of European descent. This has potential implications for housing and the built environment, health and disability services, economic performance, financing of national and local services, and overall wellbeing.²⁵

New Zealand's population is already very diverse with many cultures, languages, and countries of origin. In the next 30 years that diversity will increase. For example, by 2043, people from New Zealand's Asian communities are forecast to make up 26% of the population, Māori 21%, and Pacific communities 11%.²⁶ As the century progresses these more youthful populations will provide increasing shares of New Zealand's labour force and tax revenue. Supporting these communities to thrive therefore has major implications for New Zealand's long-term wellbeing. Conversely, without appropriate support, existing disparities might worsen.²⁷

160+

Number of ethnic or cultural identities among New Zealand people.

Statistics NZ Ethnic group summaries

Impacts of science and technology

Changes in science and technology will likely have significant impacts on future wellbeing – including where, how, and whether we work; how we travel; how energy is generated and used; how we communicate and connect with others; how we entertain ourselves; how we learn and earn; how people shop and do business; how we maintain health; how we feed ourselves; and much more.²⁸

- 23 Statistics New Zealand (2020), National population projections 2020(base)-2073; New Zealand Deprivation Index
- 24 Statistics New Zealand (2020), National population projections 2020(base)-2073
- 25 Treasury (2019), The economic and fiscal impacts of our ageing population; Natalie Jackson (2019), The implications of our ageing population;
- 26 Statistics New Zealand (2021), Population projected to become more ethnically diverse; Statistics New Zealand (2021), Subnational population projects 2018(base)-2048
- 27 Te Puni Kōkiri (2019), An Indigenous Approach to the Living Standards Framework, p 4
- 28 For discussions about technological change and how it might impact people's lives, see New Zealand Productivity

While some future trends are difficult to foresee, others are clearly discernible. There will very likely be much greater use of renewable energy, with potentially significant implications for energy networks. The vehicles of the future are not only likely to be fuelled from renewable sources but also self-driving, with implications for future design and delivery of transport networks.²⁹

The long-term trend is towards even greater digital connectivity and rapid advances in computing power – including further advancements in augmented and virtual reality, artificial intelligence, the internet of things, and brain-computer interface. These changes are likely to have significant impacts on many areas of life, including how we work, do business, shop, access services, and engage with one another.³⁰

What are the implications for local governance?

In order to maximise social, economic, environmental and cultural wellbeing now and into future generations, new approaches to local governance will be needed. Conventional approaches and techniques for policy-making are not responsive enough for an increasingly fast paced, complex environment where societal values are rapidly evolving and new challenges regularly arise.

Under the current system, local authorities hold few of the levers that drive wellbeing and prosperity in their communities. Many of those levers are held by central government, the business sector, iwi, or others. Future responses will require new approaches that bring together the many organisations that contribute to local wellbeing, to align and coordinate their responses to wellbeing issues.

Other reviews have already drawn this conclusion, in respect of particular issues. The Climate Change Commission placed particular emphasis on the need for partnerships between local and central government, iwi and Māori, the business community, communities and others, in order to manage the transition to a low carbon future and adapt to climate change impacts.³¹

Recent social policy reviews have emphasised the importance of coordination at a community level in responding to issues such as child poverty, health, mental health, welfare dependency, and crime. Consistently, these reviews have pointed out that social issues are interconnected, and have argued that responses should be led by communities.³²

The Productivity Commission has also referred to the need for a closer relationship between central and local government, involving agreed principles for the relationship and a 'genuine co-design approach'

Commission. (2020). Technological change and the future of work: Final report; OECD. (2019), OECD employment outlook 2019: The future of work; McGuinness Institute (2021). Mission Aotearoa: Mapping our future, Discussion Paper 2021/01

29 Ministry of Transport (2018). Public Transport 2045: A working paper on urban transport in the shared mobility era

30 McKinsey & Company (2021). The top trends in tech (www.mckinsey.com)

31 Climate Change Commission (2020), Ināia Tonu Nei, p 225

32 Welfare Expert Advisory Group (2019), Whakamana Tangata: Restoring Dignity to Social Security in New Zealand; Government Inquiry into Mental Health and Addiction (2018), He Ara Oranga: Report of the Government Inquiry into Mental Health and Addiction; Department of Prime Minister and Cabinet (2019), National Engagement on New Zealand's First Child Youth Wellbeing Strategy; Te Uepū Hāpai i te Ora Safe and Effective Justice Advisory Group (2020): Turuki! Turuki: Transforming our criminal justice system

when central government is developing regulations that local authorities will have to implement.³³

Recent public sector reforms have aimed at breaking down siloes and creating a unified public service which responds to social, economic, environmental and cultural challenges in an integrated way. As yet, those reforms have not taken account of the full potential of local government in developing co-ordinated responses to community wellbeing, though they are aiming to build a stronger central government presence and relationships at regional levels.³⁴

“Central government needs to work closely with local government to deliver low emission outcomes.”

Climate Change Commission³⁵

The need for agile, sustainable, and anticipatory approaches

Some of the issues that will influence future wellbeing in New Zealand communities can be foreseen and planned for. The Climate Change Commission has emphasised the importance of coordinated planning for the transition to a low carbon economy, and for adaptation measures including managed retreat from coastal areas.³⁶ Transition planning is also possible for future urban growth or decline, to take account of matters such as future housing and infrastructure needs, and workforce and skills requirements. It is important to prepare for earthquakes, floods, pandemics, eruptions, and economic shocks, even though it is not possible to know when and where they might strike, or how severe they might be.

As well as planning and preparing for foreseeable trends and events, a future system of local governance will need the agility and capacity to respond to what cannot be foreseen, drawing on the capabilities of local authorities, central government, and others as needed, and adapting as new challenges and issues arise. While major reforms are sometimes needed, a more agile and adaptive approach is preferable in an increasingly complex and fast-paced world. A future system of local governance will also need capacity to gather and effectively analyse wellbeing data at national and community levels, and to anticipate and share knowledge about future trends. The Living Standards Framework and He Ara Waiora provide ways of understanding and measuring wellbeing, as do other frameworks such as Te Whare Tapa Whā, Pacific Fonua and Fonofale models, and United Nations Sustainable Development Goals. The OECD’s anticipatory innovation governance model also provides one possible approach to understanding and responding to new trends as they are emerging.³⁷

33 Productivity Commission (2021), *Insights into Local Government*, p 29

34 Te Kawa Mataaho Public Sector Commission (2020), *Public Service Reforms*

35 Climate Change Commission (2020), *Ināia Tonu Nei*, p 226

36 Climate Change Commission (2020), *Ināia Tonu Nei*, p 226, 230-231

37 OECD (2021), *Anticipatory Innovation Governance: What it is, how it works, and why we need it more than ever before*

Challenges to local government

The current system of local government is under pressure. Even without planned reforms, the local government sector was facing significant pressures, which were raising questions about structures, roles, funding, and relationships.

Since the 1989 reorganisation, and since the Local Government Act 2002 was enacted, local government and the environment within which it operates has changed greatly. Local authorities have greater responsibilities. They must meet higher regulatory and community standards, and more complex engagement, decision-making and accountability requirements. They must respond to rapid evolution of technology. And they are also required to deal with increasingly complex social, cultural, economic, and environmental issues.

Some local authorities are experiencing significant funding and financing pressures. Many face capacity constraints, and many see their relationship with central government as strained or virtually non-existent at a national level. These pressures constrain local and central government in their ability to support thriving communities.

The main pressures on local government

The local-central government relationship

One of the most common themes in our early engagement has been that the local-central relationship needs work. This partly reflects statutory, structural and financing issues, which are discussed below, but it also reflects a culture of mistrust between central and local government.

At governance, management and staffing levels there is little cross-pollination between central and local government, and much mutual misunderstanding about respective roles.

The Productivity Commission has reported that central government “needs to substantially increase its understanding of the local government sector”, and that central government fails to acknowledge local authorities’ independence, frequently treating them as agents of central government who can be expected to unquestioningly implement national policies.³⁸

38 Productivity Commission (2021), *Insights into Local Government*, pp 14-15

Existing structures can contribute to the lack of mutual understanding. It is difficult for central government to effectively engage with 78 local authorities, and equally difficult for those authorities to engage with and respond to the 30 or more government agencies.

Varying capacity and capability

Local authorities vary a great deal in size and scale, from Auckland Council with an annual budget exceeding \$4.4 billion to small rural councils with a few dozen staff and budgets in the low millions.³⁹

Even for smaller local authorities, responsibilities include management of large infrastructure, financial management, governance, land use planning, environmental impact assessment, economic modelling, and engagement with diverse communities.

To carry out their roles, local authorities require not only financial capacity, but also the ability to attract and retain the necessary skills and competencies among elected members and staff. One common theme of recent reviews is that some local authorities (in particular those serving smaller populations) lack the capacity and capability to carry out all of these functions effectively, and can struggle to attract and retain the necessary staff.⁴⁰ We heard similar concerns in some of our early engagement. On occasions local authorities have attempted to address these issues by proposing amalgamation with neighbouring authorities, but these proposals have not won community support.

Financial pressures

Local authorities are under constant pressure to manage growing demand while maintaining rates at levels that are politically acceptable to their communities.⁴¹

Local authorities face varying demands. Some have rapidly growing populations or demand from tourism, while others are responsible for large geographic areas and have small and shrinking populations. Cost pressures also arise from community demands, age and quality of existing infrastructure, and threats from earthquakes and other hazards. Local authorities' ability to manage these pressures can be hampered by regular headlines about rates increases and negative perceptions about their financial management.⁴² This fails to reflect a reality that council spending has increased broadly in line with household incomes and has continued to mainly focus on services that are seen as the traditional domain of local government, such as transport, drinking water and wastewater, planning, and local facilities.⁴³

39 Auckland Council Annual Report 2019/20; Chatham Islands Council Annual Report 2019/20.

40 Resource Management Review Panel (2020), *New Directions for Resource Management in New Zealand*; Review of the Three Waters Infrastructure Services (2017), Initial key findings

41 Productivity Commission (2019), *Local Government Funding and Financing*; Review of the Three Waters Infrastructure Services (2017), Initial key findings

42 Local Government New Zealand (2015), *A Survey of New Zealanders' Perceptions of Local Government*

43 Productivity Commission (2019), *Local Government Funding and Financing*, pp 32-33, 42-43

The combination of cost pressures and community perceptions has meant that necessary infrastructure upgrades have not always been carried out, and that towns and cities have not developed new infrastructure to accommodate growth.⁴⁴ Delays in funding infrastructure can limit business activity, contribute to growth in house prices, and have other negative impacts.

The ‘unfunded mandate’

One source of cost pressures is the so-called ‘unfunded mandate’, in which central government imposes obligations or transfers responsibilities to local authorities without means to fund those activities.⁴⁵

This includes costs arising from new health or environmental standards, such as those requiring drinking water treatment or stormwater and wastewater network upgrades, or earthquake strengthening of buildings. It also includes pressures that arise when central government delegates regulatory enforcement responsibilities to local authorities without providing means for them to recover their costs.

Overlapping and conflicting responsibilities

Local authorities have responsibilities under numerous Acts of Parliament, all with differing objectives and processes. Alongside a general (but undefined) responsibility for social, economic, environmental and culture wellbeing, they are charged with managing land use planning, food safety, building, and much else.

Many of these Acts impose distinct consultation and engagement requirements, including the highly prescriptive requirements in the Local Government Act. Altogether, in the view of the Productivity Commission, the sector operates under “a complex web of legislation which is poorly integrated, hard to administer, and not delivering the intended outcomes”.⁴⁶

This statutory complexity is reflected in on-the-ground relationships. In order to advance wellbeing in their communities, local authorities deal with many government agencies, each with their own structures and objectives. Many agencies have regional structures which do not align with regional or local authority boundaries, or iwi rohe.

For some of their functions local authorities are autonomous and directly accountable to their communities; for others they have little or no discretion and are accountable to central government. More broadly, the Local Government Act provides for powers of Ministerial intervention in local government under some circumstances.

Some see this ‘dual accountability’ system as raising questions about local government autonomy, and about the constitutional relationship between local and central government.⁴⁷

44 Productivity Commission (2019), Local Government Funding and Financing, pp 41-42

45 Productivity Commission (2019), Local Government Funding and Financing, pp 6-7, 201; Local Government NZ (2020), Local Government Funding and Financing, pp 4-5; David Shand (2019), Local Government Role and Autonomy: some additional perspectives (The Policy Observatory, Auckland University of Technology), p 8

46 Productivity Commission (2019), Local Government Insights, p 13

47 For example, Local Government NZ (2017), LGNZ’s plan for a prosperous and vibrant New Zealand, p 34. Mike Reid (2018), Saving local democracy: an agenda for the new government, Auckland University of Technology, p 17

“Local government is not an ‘agent of central government’, and central government should stop approaching things in this way.”
Productivity Commission⁴⁸

Representation and engagement

Most New Zealanders neither vote in local elections nor take part in local authority decision-making. Participation in local elections has declined in the last two decades to just over 40%.⁴⁹ Elected councils are not fully representative of their communities, and do not always possess the range of experience needed to provide effective governance. Despite some improvements in recent elections, Māori remain under-represented.⁵⁰

Very few people take part in formal consultation processes, and those who do are skewed towards older people with property interests.⁵¹ In some areas, iwi and Māori have raised concerns about lack of involvement in decisions that affect their rights of tino rangatiratanga and kaitiakitanga. Current arrangements do not deliver on the full potential of the Treaty partnership.

Overall levels of public satisfaction are low: in one 2019 survey of five major cities, only 30% said they were confident in council decision-making, and only 31% believed the public had influence on council decisions.⁵²

While some local authorities go to considerable lengths to engage with their communities, the overall evidence is that local decision-making is not as democratic as it could be, that some sectors of the community cannot make their voices heard, and that decisions may not be as representative or effective as they could be.

Impacts of climate change on local authorities

Several emerging trends are likely to increase pressures on local authorities, and, in particular, to challenge their financial sustainability.

The Climate Change Commission has warned that cost pressures are likely to grow as local authorities respond to climate change. Demand on stormwater networks will increase, and rising sea levels will threaten buildings and infrastructure (such as roads and water networks) in low lying coastal areas. In its view, local authorities will need central government funding to manage this transition.⁵³

48 Productivity Commission (2019), Local Government Insights, p 29

49 Department of Internal Affairs, Local Authority Election Statistics 2019; Local Government New Zealand, Final voter turnout 2019; Jack Vowles (2021), Local Government's Māori Representation Gap

50 Vowles (2021), Local Government's Māori Representation Gap

51 Productivity Commission (2019), Local Government Funding and Financing, pp 93, 113, 118

52 Quality of Life Survey 2020

53 Climate Change Commission (2021), Ināia Tonu Nei, pp 230-231; Productivity Commission (2019), Local Government Funding and Financing, pp p 227

The Commission has also emphasised the importance of central and local government pursuing the same climate objectives – which requires a closer and more effective working relationship, statutory alignment, clarity around roles, and central government supporting local authorities and building capacity where needed.


Information and Communications Technology

The local government sector is also likely to face major challenges in managing future information technology requirements. Local authorities are complex organisations which manage multiple databases and information systems, and engage with their communities online in numerous ways.

In coming years there will be considerable demand on the sector to align systems, digitise records, manage increasingly complex cybersecurity issues, and develop systems that provide customers and residents the best and most seamless online services. This can be expected to impose significant costs and demands on local authorities, including those which already face staffing and capacity constraints.

Local government reforms since 1989

Since a major reorganisation in 1989, the local government sector has been through several further reforms which have included changes of purpose and introduction of numerous new consultation and financial requirements.

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- A vertical timeline with a central line and circles at each year mark. The text to the right of each circle describes the reform.
- 1989** Number of local authorities and special purpose boards reduced from 800+ to 87
 - 1992** Regional council responsibilities focused on environment and transport
 - 2002** Local Government Act introduces power of general competence, and local government charged with promoting social, environmental, economic and cultural wellbeing
 - 2010** Auckland Council and local boards established
 - 2012** Statutory purpose of local government amended to narrow the focus of local government activity
 - 2019** Statutory purpose of local government broadened to cover the four wellbeings.

What are the implications of proposed reforms?

The government has a significant reform agenda across several policy areas, including resource management, three waters, health, education and other sectors, all of which have significant local implications.

The resource management and three waters reforms have particular impacts on local government. The reviews that preceded the resource management and three waters reforms highlighted significant challenges facing the local government sector, including issues with capacity, capability, and misalignment.

The Resource Management Review Panel found that the current system is too complex, involving too many agencies which serve different constituencies and have conflicting responsibilities. It found that the current system fails to adequately provide for Māori interests or values, and does not provide incentives for good decision-making. It also found that some local authorities lack the capacity and capability to manage complex planning and compliance roles.⁵⁴

Similarly, a 2017 review of three waters found that many local authorities were struggling to meet regulatory responsibilities, with the result that 20% of New Zealand's drinking water supplies did not meet required standards. Some local authorities also lacked the capability and financial capacity to maintain and upgrade large water infrastructure assets, and made trade-offs between affordability, resilience, and public safety.⁵⁵

The question of scale

Both reviews sought to address these issues by transferring responsibilities from local authorities to sub-national bodies. The three waters reforms, if implemented as planned, will transfer management of water assets to multi-region bodies. A new layer of national regulatory oversight has already been established.

The resource management reforms propose to transfer planning and regulatory responsibilities to regional levels. The Resource Management Act Review Panel expressed a clear preference for local government "rationalisation along regional lines", which, in its view, would bring improved efficiency, economies from pooling of resources, and better coordination.⁵⁶

These reforms, if implemented as planned, will have significant implications for all local authorities, and could threaten the financial sustainability of some.

While these reforms propose to transfer functions to sub-national bodies, other reviews have emphasised the importance of local voice in responding to health and social issues. Reviews of mental health, welfare, crime reduction, and child and youth wellbeing have all called for power to be transferred to communities so they can tailor services to their needs.

54 Resource Management Review Panel (2020), p 6

55 Review of the Three Waters Infrastructure Services (2017), Initial key findings for discussion with the Minister of Local Government

56 Resource Management Review Panel (2020), p 6

Planned health reforms highlight the tensions that must be balanced in determining how to allocate services to national, sub-national or local levels. The reforms involve establishment of Health New Zealand and a new Māori health authority in place of regional health boards, with the aim of improving quality of care and national consistency. They also involve the establishment of a new national public health agency within Health NZ.

Yet the reforms also promise that communities, including iwi and Māori, will have greater roles in shaping and designing primary health services to meet their needs. Local authorities already have responsibilities for community engagement and planning, and already play important roles in community health through many of their roles – from provision of recreation facilities to regulation of alcohol sales. Their roles should be considered in the design of community health services.

Implementation of the planned reforms

Implementation of the resource management and three waters reforms will impose significant pressure on local authorities, and will have implications for many aspects of their operations including leadership and culture, financial viability, information systems, and much more.

It is vital that local authorities are supported through the transition period, to ensure, for example, that they have sufficient capability to manage the necessary changes and any new responsibilities.

It is also important that there is coordination between the various reform programmes, including this review. Coordination is needed to ensure that:

- ▶ reforms (especially in resource management) do not close down options before there has been adequate time for broad consideration about the future structures and functions of local government;
- ▶ reform programmes do not place unnecessary pressures on local authorities, or on other partners such as iwi which will be heavily involved in new three waters and resource management systems; and
- ▶ reforms leverage existing strengths from local government reform – for example, by building on existing contributions of local government to public health, and by creating opportunities for local government to support community-led design of local health services.

What are the implications for local governance?

Any redesigned system of local governance will need to address current and emerging pressures, and take account of the impacts of planned reforms. Addressing these pressures will mean:

- ▶ Taking steps to break down mistrust between local and central government, and instead building a culture based on mutual respect and collaboration, consistent with a spirit of unified public service.
- ▶ Designing the system to allocate local government functions and roles at the most appropriate scale, whether that is community, town or city, sub-national, or national levels, while providing flexibility and supporting collaborative approaches, and acknowledging that local authorities may still vary in scale.
- ▶ Ensuring the statutory and policy framework clearly defines functions, roles and expected wellbeing impacts; aligns objectives; simplifies processes and responsibilities; and provides clear direction and accountability for all agencies involved in local governance and service delivery.
- ▶ Improving alignment of boundaries for agencies involved in sub-national or local governance, including central and local government, and iwi rohe.
- ▶ Ensuring that all local authorities have sufficient capability and financial capacity to carry out the roles and functions allocated to them. This might involve central government providing some services to support effective local governance. It might also involve funding or other support for local authorities to address major challenges such as climate change, or to implement national policy priorities.
- ▶ Seeking representation and engagement arrangements that more effectively reflect all interests and communities including iwi/Māori, provide voice for those whose interests are currently under-represented, and support effective governance and decision-making.
- ▶ Exploring new approaches to local democracy that have potential to build public trust and confidence, and support all communities to be involved in decision-making and have their interests represented.

Te Tiriti o Waitangi at a local level

How can New Zealand's system of local governance most effectively embody the Te Tiriti o Waitangi partnership? One of the purposes of this review is to identify ways in which local government can actively embody Te Tiriti o Waitangi / the Treaty of Waitangi partnership over the next 30 years.

The partnership is likely to evolve a great deal in that time, as New Zealand's population changes, the country moves beyond settlement of historical grievances, and iwi become increasingly influential over wellbeing and economic development within their rohe.

In a fully functioning Treaty relationship, local government and iwi are natural partners: both are intimately concerned with wellbeing of people and places, and both have intergenerational responsibilities. With new approaches, they can become powerful allies in creating conditions for mutual benefit and shared prosperity that endure into the future.

The Treaty partnership

On one level, Te Tiriti o Waitangi was an agreement to share authority in Aotearoa. It recognised the existing rights of iwi and hapū to manage their own affairs, including full authority over environmental, social, cultural, and economic relationships. And it recognised the Crown's right to govern for the benefit of all New Zealanders.⁵⁷

On other levels, Te Tiriti was about relationships, and about expectations of prosperity. It was an agreement to establish new relationships, or deepen existing ones, in ways that would create conditions for commerce, trade, and sharing of knowledge and ideas, to the benefit of Māori and non-Māori alike.⁵⁸

Through much of New Zealand's history, the Treaty relationship has not lived up to that original promise. Instead, the government progressively asserted authority over Māori communities, undermining their systems and institutions of self-government, transferring land and other resources out of Māori hands, denying Māori economic opportunities, and leaving a legacy of entrenched inequality.⁵⁹

57 Waitangi Tribunal (2011), *Ko Aotearoa Tēnei* (2011), Te Taumata Tuarua, vol 1, pp xxiv-xxv, 17; Waitangi Tribunal (2018), *Te Mana Whatu Ahuru*, Part I, p 181; Waitangi Tribunal, *He Maunga Rongo* (2008), vol 1, pp 166, 173

58 Waitangi Tribunal (2018), *Te Mana Whatu Ahuru*, part 1, pp 180-181, 182-183

59 Waitangi Tribunal, *Te Mana Whatu Ahuru* (2018), Part I, pp 190-191; Waitangi Tribunal, *Te Urewera* (2017), vol 1, p 140; Belich, *Making Peoples: A History of the New Zealanders*, pp 277-278; John Williams, *Politics of the*

Local authorities are a significant part of this colonial story. As the non-Māori population grew and expanded after 1840, local councils and boards followed. Many of their responsibilities overlapped with Māori rights and responsibilities in relation to land, rivers, harbours, fisheries and other parts of the environment.

These early local authorities were dominated by non-Māori, and typically showed little interest in Māori rights or views. Alongside the activities of land court and land purchase agents, rating and local taxes became a means of dispossessing hapū of their lands and economic base.⁶⁰ The Waitangi Tribunal has found that the Crown's devolution of powers to local authorities without appropriate safeguards harmed Māori communities and was in breach of rights under Te Tiriti.⁶¹

For long periods in New Zealand's history Māori communities have sought to maintain self-governing institutions at hapū, iwi and national levels, even as local authorities and government institutions were exerting authority. In the early and mid-20th century, the government recognised Māori Councils with rights of local self-government including by-law making powers.⁶² Those councils continue to operate today, alongside iwi authorities and other Māori organisations.

Much has changed in the last 50 years, including establishment of the Waitangi Tribunal, incorporation of Treaty principles into numerous statutes, settlement of most historical claims, and increased political representation.

Māori-owned businesses form a major and rapidly growing part of New Zealand's economy, producing an estimated \$17 billion in GDP in 2018. Much of this business activity is generated by self-employed Māori businesspeople or Māori-owned small and medium enterprises.⁶³

Māori labour force participation is also increasing at a far faster rate than the rest of the population, in part reflecting a much younger demographic profile.⁶⁴

Many iwi operate major business operations which provide employment in their rohe and also support initiatives in education, training, housing, the environment, marae development, and much more.⁶⁵

Changes to the political system since the 1990s have resulted in significant increases in Māori representation and influence, particularly at a national level.

Nonetheless, at national and local levels, the partnership remains well short of what was originally agreed, both in terms of Māori rights and in terms of expectations of mutual benefit, equity, and shared prosperity.

New Zealand Maori 1891-1909

60 Waitangi Tribunal, Te Mana Whatu Ahuru (2019), Part IV, chapter 19.1; Waitangi Tribunal, The Wairarapa ki Tararua Report, p 888; Waitangi Tribunal (2008), He Maunga Rongo, p 1405

61 Ibid

62 These events are described in several Waitangi Tribunal reports; in Aroha Harris and others (2015), Tangata Whenua: A History; Vincent O'Malley (1998), Agents of Autonomy; and John A Williams (1968), Politics of the New Zealand Maori. Twentieth century laws providing for some degree of local self government by Māori communities include the Maori Councils Act 1900; Maori Social and Economic Advancement Act 1945; and Maori Community Development Act 1962

63 BERL (2018), Te Ōhanga Māori 2018: The Māori Economy 2018, pp 14-15, 17

64 Ibid, pp 13, 21

65 For example, see Waikato Tainui Annual Report 2019/20

For example, Māori continue to experience considerably higher levels of social and economic deprivation than non-Māori;⁶⁶ and to experience far greater levels of racism and discrimination.⁶⁷

Te Taiao (the natural environment), for which hapū throughout New Zealand have kaitiaki responsibilities, is also in a poor state. Many species are endangered, rivers and waterways are polluted, and greenhouse gas emissions have risen steadily in recent decades.⁶⁸

Local government and Māori

At a local government level, the Treaty relationship still falls short of meeting Māori aspirations and expectations. Current statutory and institutional arrangements do not provide for adequate Māori representation or input into decision-making, or for sufficient protection of Māori rights, interests, and wellbeing.⁶⁹

Māori representation

Over the course of New Zealand's history, local authority representation and decision-making has been dominated by non-Māori voices. Despite recent improvements, there is evidence that Māori remain under-represented on a population basis.⁷⁰

Since 2001, local authorities have had the power to establish Māori wards or constituencies, but most attempts to do so have been overturned. A law change in 2021 leaves decisions about wards and constituencies in the hands of local authorities.

As a result, more than 30 local authorities are now planning to introduce Māori wards to increase representation and ensure a Māori voice in local decision-making. The Waitangi Tribunal has recommended that all local authorities have provision for Māori representation.⁷¹

Tino rangatiratanga and local authority decision-making

Te Tiriti provides for hapū, iwi and Māori to exercise tino rangatiratanga (full authority) in relation to their own affairs.⁷² It encompasses rights to manage relationships in accordance with tikanga (Māori law and norms), and therefore in accordance with values such as manaakitanga (care for people), and kaitiakitanga (care for the natural and physical worlds).⁷³

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- 66 Te Puni Kōkiri (2019), *An Indigenous Approach to the Living Standards Framework*; Te Uepū Safe and Effective Justice Advisory Panel, *Turukī! Turukī! Transforming New Zealand's Criminal Justice System*
- 67 Cheryl Smith, Rāwiri Tinirau and others (2021), *Whakatika: A Survey of Māori Experiences of Racism*; Jagdish Thakur (2021), *Aotearoa-New Zealand Public Responses to Covid-19*, Massey University; Human Rights Commission/Nielsen Research (2021), *Te Kaikiri me te Whakatoihara i Aotearoa i te Urutā Covid-19: Experiences of Racism and Xenophobia in New Zealand during Covid-19*
- 68 Te Puni Kōkiri (2019), *An Indigenous Approach to the Living Standards Framework*
- 69 Waitangi Tribunal (2008), *He Maunga Rongo*, pp 1575, 1591; Waitangi Tribunal (2018), *Te Mana Whatu Ahuru*, part IV, chapter 19.1; Waitangi Tribunal (2010) *The Wairarapa ki Tararua Report*, pp 897, 1062
- 70 Jack Vowles (2021), *Local Government's Māori Representation Gap*
- 71 Waitangi Tribunal (2010) *The Wairarapa ki Tararua Report*, chapter 15.11.2
- 72 Waitangi Tribunal (2018), *Te Mana Whatu Ahuru*, part I, pp 155-156, 187-189
- 73 Waitangi Tribunal (2018), *Te Mana Whatu Ahuru*, part I, pp 34-39, 156-158; Waitangi Tribunal, *Ko Aotearoa Tēnei* (2011), *Te Taumata Tuarua*, pp 22-23

Current statutory provisions applying to local government – including the Local Government Act, Resource Management Act, the Land Transport Management Act and other statutes – do not provide for the exercise of tino rangatiratanga or application of tikanga to local decision-making. Rather, most provide for local authorities to consult and engage with Māori while balancing tino rangatiratanga alongside other interests.⁷⁴

Co-governance arrangements have emerged in recent decades, but usually in the context of Tiriti settlements, and then in relation to specific geographical features such as the Whanganui and Waikato Rivers.

At times, local authorities and iwi have adopted other mechanisms for iwi input into decision-making, including relationship agreements, and iwi representation on committees. Again, these have often applied to resource management, though there are some examples of broader council-iwi partnerships to create regional plans and pursue wellbeing initiatives.

In our early engagement with iwi, we heard that local government currently does things that iwi and Māori could do. Current arrangements limited Māori autonomy, which also limited the ability of iwi and Māori to take steps that would secure wellbeing for future generations.

Planned reforms to resource management and three waters create much stronger statutory obligations to give effect to Te Tiriti, along with provisions for joint decision-making and statutory protection for Te Mana o te Wai (the health and mauri of fresh water) and Te Oranga o te Taiao (the health of the natural environment). If implemented as currently planned, these reforms will apply specifically to water and resource management, rather than the whole local government system.

Consultation demands on iwi and Māori

In practice, consultation and engagement obligations can impose significant burdens on iwi without necessarily leading to better outcomes for Māori, or effectively responding to Māori concerns. In our early engagement we heard that the government and local government sectors needed to be more ‘joined up’ in their relationships with iwi and Māori.

The Waitangi Tribunal has recommended that the government should fund capacity building among iwi and Māori to ensure they are able to participate in council decision-making. It has also recommended “concentration of functions in fewer local authorities, so the burden of Māori having to form effective relationships with many different bodies is lessened”.⁷⁵

While the planned reforms to resource management and three waters appear to strengthen Treaty rights, they will also increase the demand on iwi and Māori communities.

74 Waitangi Tribunal (2008), He Maunga Rongo, pp 1575, 1591; Waitangi Tribunal (2010) The Wairarapa ki Tararua Report, pp 897, 1062

75 Waitangi Tribunal (2010) The Wairarapa ki Tararua Report, pp 1062-1063

“Current generations are only able to plant seeds for future generations.”

Quote from iwi engagement

Relationships and cultural competence

Iwi representatives and Māori have told us that some local authorities are unable to form effective partnerships, because councillors and staff lack the necessary cultural competence, or lack understanding of Te Tiriti and New Zealand’s history.

We also heard that local governance structures can create barriers to long-term relationships. The nature of political cycles can mean that relationships form but are not sustained across time, and that policies or agreements are not always followed through to implementation.

The place of local government in Te Tiriti partnerships

Under current laws, local government is not regarded as a partner in the Treaty relationship.⁷⁶ Yet local authorities are creatures of statute, and, in many respects, they act on behalf of central government. During our early engagement, some iwi representatives told us that they see central and local government as “one and the same”, especially when they are carrying out delegated functions.

The Waitangi Tribunal has found that any statute that devolves powers or functions to local authorities must impose clear Treaty obligations and ensure that those obligations are met.⁷⁷

What are the implications for local governance?

Any future local governance arrangements will need to give authentic expression to the Te Tiriti relationship at a local level, and also support iwi and Māori aspirations for the wellbeing and prosperity of their people, and the health of the natural environment. Among other things, this could mean:

- ▶ Considering how the statutory framework for local governance might recognise and give effect to tino rangatiratanga, and incorporate Te Ao Māori values and principles.⁷⁸
- ▶ Clarifying the place of local government in the Te Tiriti partnership.
- ▶ Considering structures and mechanisms for partnership and shared decision-making over matters that are significant to Treaty rights and iwi and Māori wellbeing.
- ▶ Creating opportunities for local authorities and iwi / Māori to collaborate in order to advance wellbeing in their communities.
- ▶ Providing for community-led and ‘by Māori for Māori’ approaches to address social and economic development.

76 Local Government Act 1977, section 4; Waitangi Tribunal (2010) The Wairarapa ki Tararua Report, p 891

77 Waitangi Tribunal (2011) Ko Aotearoa Tēnei, Te Taumata Tuatahi, p 110

78 Waitangi Tribunal (2018), Te Mana Whatu Ahuru, part IV, chapters 21.5.4, 21.7

- ▶ Ensuring that iwi and Māori have sufficient representation in any local governance structures to protect their rights and advance their aspirations.
- ▶ Taking steps to increase the capacity of iwi and Māori to share in local authority decision-making.
- ▶ Recognising that one size does not fit all – iwi, hapū, Māori organisations and rūpū (groups) vary in size, capacity, territories, and interests and aspirations.
- ▶ Taking account of iwi and Māori rights and interests when determining local authority structures and boundaries.
- ▶ Training and upskilling local authority elected members and staff to ensure that local authorities provide a culturally safe and respectful environment for Māori.⁷⁹

79 Waitangi Tribunal (2010), The Wairarapa ki Tararua Report, pp 1062-1063

Where to from here?



The Future for Local Government Review provides an opportunity to rethink local governance for the future.

It is an opportunity to look beyond fixed structures and roles, to design a system of local governance that is built on relationships; is agile, flexible and sustainable enough to meet future challenges, even those that are large and unpredictable; has the right mix of scale and community voice; harnesses the collective strength of government, iwi, business, communities and others; maximises common benefit and wellbeing; and creates the conditions in which communities can thrive into future generations.

Rethinking local governance

How might a future system of local governance more effectively contribute to community wellbeing? Many organisations contribute to local governance and wellbeing.

Local authorities create the spaces in which people live their lives. They shape the conditions in which people live, work, relax, play, and do business, and their services determine whether local environments are healthy, safe, easy to navigate, and attractive; and whether they create conditions in which people and communities can thrive.

Local authorities also represent their communities and reflect local voices. Because of their place-based focus, they can ‘see across’ issues that affect their communities and locations.

Businesses and industry provide employment and incomes, and access to goods and services including food, clothing, homes, and utilities. Their activities are of fundamental importance to wellbeing in their communities, and of particular importance to the wellbeing of their employees.

Business activity also plays a central role in creating the environment and atmosphere in town and city centres. Businesses build new communities and homes.

Iwi, hapū and Māori play vital and growing roles in advancing wellbeing within their rohe. Some iwi are major employers, and play critical roles in supporting education and training, housing, environmental restoration, and other activities that support wellbeing.

Some are leaders or partners in the governance and management of rivers, waterways, and other environmental features. Iwi, hapū and Māori bring knowledge, perspectives and values that support care for people and places, and healthy balance in all relationships.

Community organisations play many roles in their communities – connecting people for shared activities such as sport and recreation or artistic expression, providing vital support services during times of need, uniting communities to address common causes, and creating opportunities to contribute and experience a sense of meaning and purpose.

Family, whānau, friends and relatives, and neighbours all play critical roles in personal, social and cultural wellbeing.

Central government activities are of critical importance to local communities – providing schooling, health care, transport, income support, policing, and much more.

Communities thrive when all of these organisations play their roles to maximum effect. Current and future challenges – climate change, housing, mental health, or responses to technological change – cannot be addressed by individual agencies, but only through new and collaborative approaches.

Any future system of local governance will need to move beyond existing structures and siloes, and consider governance as a shared endeavour in which many players contribute and deserve a voice.

This will require new, more flexible ways of organising, and new ways of relating, in order to build trust, and act in common cause.

New approaches to collaboration

Our early soundings, and other research, suggests there is considerable interest in the local government sector for pursuing new and collaborative approaches in order to maximise wellbeing.

We have heard that local leaders want to play greater roles in dealing with pressing issues such as climate change and social deprivation in their communities, by building more effective partnerships in which central and local government, iwi, businesses, community groups and residents all collaborate to identify priorities and implement solutions.

International research suggests that collaborative approaches can be more effective than conventional responses to complex and rapidly evolving policy issues. ‘Mission-led’ approaches, for example, can allow communities (with sufficient funding and support) to find innovative and effective solutions that central government agencies would not have considered.⁸⁰

Building on these approaches, the Organisation for Economic Cooperation and Development has championed ‘anticipatory innovation governance’, which encourages continuous local adaptation and experimentation as a means of addressing complex policy problems as they are emerging, and, in particular, as a means of addressing issues that are too complex or evolve too quickly for orthodox policy responses.⁸¹

Research also suggests that collaborative approaches are most effective when they are supported by ‘anchor’ or ‘backbone’ partners who bring others together and guide action. Other key enablers include influential leaders and champions, adequate and sustainable funding sources, and consensus on urgency for change and direction of travel.⁸²

80 Mariana Mazzucatto and Georgia Gould (2021), Mission-Driven Localities (Project Syndicate)

81 OECD (2021), Anticipatory Innovation Governance: What it is, how it works, and why we need it more than ever before

82 Government Inquiry into Mental Health and Addiction (2018), He Ara Oranga: Report of the Government Inquiry into Mental Health and Addiction, p 120

Within the right framework and sufficient support, local authorities can be well placed to play cornerstone or anchor partner roles, because of their broad view across places and communities. Similarly, iwi and Māori, or community organisations, might choose to play such roles.

Collaborative approaches are already emerging in New Zealand, even in a local governance environment that is not conducive to supporting it. Local authorities, iwi, community organisations, central government and businesses are finding ways to work together, share decision-making, and try new approaches to resolve challenging issues.

Some examples include:

- ▶ Iwi and community leadership of integrated planning approaches which bring whole communities together to determine future goals and priorities – for example, Te Tauihu Intergenerational Strategy and the Waikato Wellbeing Project
- ▶ Pacific Skills Shift, a partnership between MBIE, Auckland Council (UpTempo), Auckland Unlimited, and Pacific non-government organisation The Cause Collective supporting Pacific people to gain job skills and micro credentials to help them move into higher quality and more sustainable employment
- ▶ Social procurement that leverages local authorities' purchasing power for positive social and economic outcomes, for example, through the supplier diversity intermediary Amotai which supports fair inclusion of Māori and Pacific-owned businesses in public sector supply chains
- ▶ Integrated approaches that take advantage of place-based redevelopment projects to also advance economic development, civic innovation and social connectedness
- ▶ Iwi led wellbeing initiatives that bring together local authorities, business, and communities to tackle pressing social issues such as housing deprivation and crime – for example, the Ruapehu Whānau Wellbeing Initiative
- ▶ Collaborative business/council/government projects to create jobs in rural areas
- ▶ Co-design and participatory democracy approaches to development of council strategies, policies and programmes.

These collaborative approaches have typically relied on highly motivated local leadership, and on willing support partners – hence the involvement of iwi in many projects. While such 'green shoots' initiatives have emerged in New Zealand, not all are sustainable in the current operating environment. Leadership, shared vision, culture, relationships, and sustainable funding are all likely to be important ingredients in a more adaptive and collaborative system of local governance.⁸³

83 Government Inquiry into Mental Health and Addiction (2018), He Ara Oranga: Report of the Government Inquiry into Mental Health and Addiction, p 120

The future for local governance

This review is an opportunity to step outside existing structures and systems, and consider what wellbeing might look like for New Zealand communities in the future, and how that best might be delivered.

It is an opportunity to look beyond local government and consider local governance, encompassing all organisations with rights and responsibilities to guide their communities.

It is an opportunity for local and central government to build mutual understanding and trust, and find new ways to align objectives and collaborate on the basis of shared commitment to public service.

It is an opportunity to consider how New Zealand's business sector can innovate together with local government to contribute to local wellbeing.

It is an opportunity for New Zealand's system of local governance to embody Treaty partnership and draw on the strengths of all cultures to find uniquely New Zealand ways of working together and making decisions that advance the wellbeing of present and future generations.

It is an opportunity for communities to lead in creating solutions that meet their needs.

Our early engagement suggests a strong interest in new approaches, along with a commonly held view that change should build on existing and inherent strengths, and enhance connections between communities and governance.

There is common agreement that local authorities have a vital and continuing role to play in creating the conditions in which communities can thrive. But that role is likely to change. Planned reforms have raised questions about local authority functions and structures, and have therefore created an opportunity to innovate.

We have an open mind about future local authority functions, structures, and boundaries. We do, however, see local governance as an ecosystem with many contributors and moving parts, which is likely to be most effective when there is collaboration for common purpose.

Any redesigned system is likely to have certain key features:

- ▶ It will be built on open and respectful relationships.
- ▶ It will be aligned – the organisations involved in creating local wellbeing will have shared missions and will operate in an environment that supports collaboration.
- ▶ It will be effective and sustainable – the organisations involved will have sufficient funding, capability, and support to carry out their missions.
- ▶ Functions and roles will be allocated at the right scale, reflecting inherent strengths and capabilities, taking account of the subsidiarity principle, and acknowledging that one size does not fit all.
- ▶ It will be flexible and agile, capable of scaling up or down and transferring functions as new challenges emerge.
- ▶ It will build on Te Ao Māori and mātauranga Māori, and embody genuine Treaty partnership based on shared wellbeing for future generations.

Ārewa ake te Kaupapa

Where to from here?

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- ▶ It will be inclusive – providing for diverse voices to be heard, and all with interests in local wellbeing to participate in decision-making.
- ▶ It will be fair – taking account of all needs and interests, delivering benefits for whole communities, and protecting the interests of future generations.
- ▶ It will be transparent and accountable – decision-makers will be answerable to their communities.

Over the next year we will be seeking the views of communities, iwi, business, local authorities, government agencies and others on how such a system might be designed.

Priority questions

What are the broad themes that will guide our engagement and work on the future for local governance and democracy? Over the next year we will be engaging with New Zealand communities and organisations over the future of local governance and democracy.

This will include engagement with the local government sector, business and industry, iwi and Māori, youth, communities, and central government.

The following broad themes reflect our terms of reference, and will provide a foundation for our engagement and future work.

In broad terms – and consistent with our terms of reference – we expect to consider what the future system of local governance might look like, and then to consider related questions about functions, representation arrangements, funding, and so on.

We intend these priority questions to open conversations about the future system of local governance, and how it might most effectively create the conditions in which New Zealand communities can thrive even while addressing the significant changes and challenges that are likely to arise in future.

We are open to hearing about other possible lines of inquiry or emphasis as we continue our engagement.

1

How should the system of local governance be reshaped so it can adapt to future challenges and enable communities to thrive?

The future wellbeing of New Zealand communities will depend on the actions of many people and organisations – including individuals and their whānau, businesses, iwi and Māori organisations, community organisations, local and central government, and many others.

In line with numerous other recent reviews, we see greater coordination, alignment and collaboration between these various players as essential in order to advance common goals such as shared prosperity, environmental health, and resilience to future shocks and challenges.

We also see considerable potential for that coordination and alignment to occur through community-led and place-based approaches. Current approaches are all too often disjointed and misaligned, and fail to take full advantage of strengths of the various players involved, including local authorities, iwi and Māori organisations, businesses,

and community groups. New approaches will be necessary to meet the complex challenges that are likely to arise in future.

During the next phase of our review, we will be considering what might be required to create a system of local governance that is fit for the future, and can adapt to future challenges and create conditions in which communities and businesses can thrive.

We expect this to have implications for every aspect of the local governance system. We will be asking, for example, what might be needed to create a system in which all players can effectively work together towards common goals, and how the system might genuinely embody the Treaty partnership. We will also be asking what the answers to these questions might mean for local governance structures; functions and roles; funding and financing mechanisms; lines of accountability; mechanisms for community representation and involvement in decision-making; and planning and decision-making processes.

Just as importantly, we expect to explore questions about culture and leadership, and how relationships are fostered. For example, what conditions might be needed to build trust and mutual understanding between the many organisations that contribute to local governance and wellbeing? And what conditions might be needed to create more effective working relationships between government and business, local and central government, local government and iwi/Māori, and local government and communities? In particular, what will be needed to rebuild trust between local and central government, and build more effective working relationships that contribute to common objectives and reflect a shared spirit of public service?

We are also interested in exploring other themes – for example, what might be needed to support agility, flexibility and responsiveness across the local governance system, so new challenges can be addressed in a coordinated and effective manner, and at appropriate scale; what conditions might best support innovation and purposeful experimentation so solutions can be tailored for local circumstances and then learnings shared across the whole system; and what roles might businesses, community organisations, local authorities and others play in supporting innovation.

In broader terms: what systemic changes are needed so local governance can best create conditions that maximise social, economic, cultural and environmental wellbeing?

2

What are the future functions, roles and essential features of New Zealand's system of local government?

Within a future system of local governance, local authorities will continue to play an important part in creating conditions for local wellbeing. But that does not mean existing local authority structures, functions, roles, and boundaries will necessarily be the best fit for the future.

In broad terms, as discussed above, this review will need to consider how local government might best complement and align with other organisations that contribute to community wellbeing. Within the local government system, we will also have to consider the best structures, and best allocation of functions and roles so that local authorities can maximise their contributions to community wellbeing and adapt to meet future challenges.

This will require determination of which current functions should be retained and which should not; what new functions and roles local government should take on (for example, in housing, health or other social service provision); whether any functions or roles would be better carried out by central government, iwi, or communities; or others; and how these matters might evolve over time.

It will also require consideration of the scale at which any functions might be carried out, the relationships between different functions, what scope there is for shared or collaborative approaches and for flexible approaches that can adapt as circumstances change, and how allowance might be made for the diversity of New Zealand's communities and local authority structures.

Existing reviews and reform programmes have variously prioritised economies of scale and scope, sub-national and regional coordination, national equity and standards, capacity and capability, rights under Te Tiriti o Waitangi, and community-led design and delivery as factors in determining the appropriate scale at which functions should sit.

Determining appropriate structures, and allocation of functions and roles, will require careful balancing of these and potentially other criteria, along with acknowledgement that New Zealand's communities are very diverse, and that one size will not fit all. It is important that existing reform programmes leave room for these matters to be appropriately considered across the local governance system as a whole.

In practice, most issues are likely to require a mix of national, sub-national and local or community action, and the challenge will therefore be to allocate responsibilities in ways that take advantage of inherent strengths, while also ensuring alignment and collaboration across the whole system.

One important element of a future system of local government will be the statutory framework, including the purpose and responsibilities of local government, accountability arrangements, and clarity about the relationship between central and local government.

Also important will be the roles of national organisations that support local governance (such as the Local Government Commission, the Local Government Financing Agency, and the Department of Internal Affairs); as well as the national or shared support services available to local government, for example, through information systems, financing mechanisms, training and advocacy, and innovation and learning.

3

How might a system of local governance embody authentic partnership under Te Tiriti o Waitangi, creating conditions for shared prosperity and wellbeing?

Te Tiriti o Waitangi can be viewed as an agreement to share authority in New Zealand, as a guarantee of Māori rights, and as an agreement to found a relationship based on expectations of shared benefit and prosperity. To embody partnership under Te Tiriti, a future system of local governance would need to respond to all three levels.

How the partnership might evolve necessarily depends on the aspirations of hapū, iwi and Māori, and on their future relationships with central government. It can also be expected to evolve over time, as the Māori population and economy grows.

Within the framework of a fully functioning Treaty relationship, we see local government and iwi as having potential to operate as natural partners. Both are intimately concerned with places and communities, both have potential to exercise significant influence on local wellbeing, and both – with new approaches – might therefore become powerful allies in creating conditions for mutual benefit and shared prosperity.

During the next year we will be engaging with iwi and Māori organisations, and seeking to understand how the partnership might evolve at a local level. We expect to hear about and consider many elements of the relationship including how tino rangatiratanga might be exercised at a local level over matters affecting the wellbeing of Māori communities and rohe (territories); how the responsibilities of iwi / Māori and local authorities might co-exist; what future partnership or co-governance arrangements might develop; how relationships between iwi / Māori and local authorities might most effectively be managed; how capacity might be built and resourced in iwi and Māori organisations to support effective engagement with local authorities; and how statutory processes for engagement and iwi / Māori involvement in decision-making might be aligned and be made more coherent so they do not create unnecessary burdens on iwi and Māori, or on local government.

We would also expect to hear about and consider matters such as how Māori communities and interests can most effectively be represented on local authorities and in local authority decision-making; how Māori rights, interests and values (such as manaakitanga and kaitiakitanga) can most effectively be protected in local authority decision-making; how Māori members might be effectively supported to fulfil their roles as elected representatives; and how all local authorities might ensure that they build sufficient cultural competence to provide culturally safe and respectful working environments for Māori members and staff.

Most broadly, we would expect to consider what scope there is for iwi / Māori and local authorities to work together in order to meet shared objectives for prosperity, environmental health, equity and equality, and social and cultural wellbeing.

4

What needs to change so local government and its leaders can best reflect and respond to the communities they serve?

Within a future system of local governance, we expect local authorities to continue to play an important role in leading and reflecting the views of their communities.

At this stage of our deliberation we have an open mind about future local authority structures, and about representation and governance arrangements. Scale, functions and roles might all be important considerations in determining those arrangements.

Whatever arrangements we ultimately recommend for local authorities, we expect leadership to play an important role. Leadership and coordination will be important in the long term, and during the transitional period in which resource management and three waters reforms are being implemented.

With respect to local democracy and governance, we expect to pursue four broad themes:

- ▶ how the system of local democracy can provide for more effective and meaningful community involvement in decision-making, given current low levels of trust, confidence and involvement;
- ▶ how the system can ensure that all communities and interests (including Māori, Pacific and Asian peoples, younger people, and renters) are more fairly and equitably represented in local authority decision-making and leadership;
- ▶ how the system can provide for effective leadership and governance, including stewardship over assets and finances; and
- ▶ how confidence and trust in the system can be rebuilt.

These broad themes are not particular to local governance in New Zealand, but rather are common to governance arrangements across the country and internationally.

Addressing these broad themes will require consideration of the implications of demographic change and diversity, and economic trends such as changing patterns of property ownership. It will also require consideration of the potential impacts of new technology on citizen participation and engagement, and potentially on the operation of future elections – bearing in mind that the available technologies are likely to change a great deal over 30 years.

We will consider whether there are potential benefits to be gained from new models of community engagement and participation, including active citizenship approaches, and participatory or deliberative models; And, if so, when and how those options might be effective, and what conditions would be required to make them effective.

We will give broad consideration to local authority electoral arrangements, including the recommendations made by Parliament's Justice Committee in its 2016 and 2019 reports concerning the local electoral system and the operation of local elections.

5

What should change in local governance funding and financing to ensure viability and sustainability, fairness and equity, and maximum wellbeing?

Local authorities vary considerably in financial strength. Many face financial pressures – some arising from growth, some from having small populations with high per capita asset costs, and some from central government decisions that impose additional costs without commensurate funding.

Any future system of local governance is likely to face greater tests – from climate change adaptation, future infrastructure and information technology requirements, and shocks such as disasters, pandemics, and global recessions.

Future local authorities will need to be designed and sized in a manner that ensures financial viability and sustainability, including sufficient capacity or support to absorb shocks and respond to local challenges, while also continuing to contribute to community-led governance and local well-being. They will also need to be adaptive, resilient, and wise stewards of community assets.

These factors will all contribute to our consideration of the future shape of the local governance system, including the appropriate functions and roles of local authorities at different scales.

Having addressed functions and roles, we will then be concerned with ensuring that local authorities have the right mix of funding and financing tools available to meet their responsibilities in the long term.

This will include principled consideration of the mechanisms available, including rating, user charges, taxes and other sources. It will also include consideration of funding and financing sources. This might include consideration of when local authorities' funding obligations should be shared across local government, or with other partners; and when central government co-funding of local government activity might be justified – as recommended by the Productivity and Climate Change Commissions for large challenges or shocks, and for local services with national benefits.

More broadly, the next phase of our review is likely to include high level consideration of the principled basis on which funding decisions are made, including appropriate balance of the beneficiary and exacerbator pays principles alongside others such as efficiency, transparency, equity, and impacts on local government autonomy.

We are interested in the place of equity in this mix, including inter-generational equity, and horizontal equity within and between communities including matters such as ability to pay. We are also interested in how benefits are determined and allocated; and in the incentives created by funding decisions and the resulting impacts on prosperity and wellbeing.

Future local authorities will continue to require appropriate mechanisms for financial planning and accountability. We see scope to consider whether transparency and accountability can be assured in more flexible and meaningful ways than at present.

Finally, we reiterate that we see local authorities as one part of a future system of local governance, alongside other partners such as iwi and Māori organisations, businesses, community organisations, and many others. There are broad questions to be answered about how central and local government funding might most effectively be used within that system to maximise overall prosperity and wellbeing. Other reviews have advocated for local communities to be resourced and supported to design and develop their own initiatives, especially for disadvantaged communities where current programmes and services are not achieving significant impact.

Our decision-making principles

The following principles will guide our responses to these priority questions and engagement.

How we will approach our work

We will seek to:

- ▶ Be bold, looking beyond traditional responses and instead address the systemic or root causes of issues with local governance.
- ▶ Build open, honest and respectful relationships.
- ▶ Base recommendations on high-quality analysis and insights, informed by evidence including the lived experiences of the people we engage with.
- ▶ Use strengths-based thinking, which acknowledges and builds on inherent strengths and capabilities, and considers appropriate scale and scope relative to these strengths.
- ▶ Be inclusive, providing for diverse voices to be heard.

Principles to shape the system change

We will pursue ideas that:

- ▶ Maximise positive impact at a system level.
- ▶ Draw on the strengths of the existing system of local government and democracy.
- ▶ Strengthen conditions to enable iwi/Māori and other partners to take action with local government.
- ▶ Build greater resilience, supporting local government to adapt to future challenges so they can create the conditions in which their communities can thrive.
- ▶ Are inclusive and equitable, delivering benefits for whole communities, and protecting the interests of future generations.
- ▶ Draw on Te Ao Māori and mātauranga Māori.
- ▶ Provide a clear, sustainable and affordable pathway.

Early opportunities

What early opportunities are there to build on existing strengths and address current challenges in a context of reform? During the coming year we will be engaging widely to seek input on New Zealand's future system of local governance.

We expect that to lead to broad recommendations for reform, applying to structures, functions, and many other elements of the system. It is important that this work takes place in a broad and coordinated manner that takes account of the whole local governance system.

Nonetheless, we see opportunities for immediate steps that can benefit the local governance system and local communities while paving the way for future reform. These include opportunities to build capacity and trust among partners in local governance, to strengthen innovation across the local governance system, and to leverage existing local government strengths.

We also see it as important that existing reform programmes take place in a coordinated and aligned manner that take account of potential implications for future local governance reforms.

Resource management reforms

Planned resource management reforms provide for the establishment of new regional governance and decision-making structures for spatial planning and natural and built environment planning. We acknowledge the need for central government to press ahead with resource management reforms, and see potential for significant benefits from spatial planning approaches that bring central government, local government, and iwi together and support collaborative action. However, we caution that any new structures should be transitional, since we believe that local government reform will see new structures recommended.

The transitional arrangements must be designed with appropriate political accountability and funding mechanisms in place for plan-making, approval, legal defence, and implementation and enforcement, a strong role for iwi and hapū in decision-making, along with sufficient space for diverse local community voices and views in decision-making processes.

It will take a number of years and considerable staff and planning resources to prepare a new regional plan that incorporates all existing regional and district plans. This will require technical staff expertise and considerable effort from the political representatives and iwi involved. Capacity is not currently present at either a regional or local level, nor with iwi. Collaboration and partnership will be required to deliver the

plans, and the structures adopted should build on the learnings from the operation of regional land transport committees and the emerging urban growth partnership models.

Until this review is completed and decisions made about future local governance structures, we consider that regional and unitary councils will be best placed to host their regions' Regional Spatial Committees (that includes representatives of territorial authorities, iwi and central government) and a Natural and Built Environment Committees. To fund the region's share of these processes, there will need to be agreement among the respective parties.

Health reforms

Central government cannot solve some of our key public health issues alone – for example, obesity, mental illness, pandemics, and misuse of substances. Greater coordination and collaboration will be required between central and local government, health providers and consumers, iwi and others.

The planned health sector reforms have a significant local component which provides an early opportunity for greater local government involvement, in order to provide for strong community voice and participation.

The reforms aim to achieve national consistency in health care and public health, while also ensuring that primary and community services are tailored to local needs. Locality networks (including health providers and consumers) and iwi-Māori partnership boards will have input into design and decision-making about local services.

Local authorities currently play significant roles in public health, through activities that support healthy lifestyles (such as recreation and sports facilities, parks and reserves, active transport networks, and land use and place-making functions); mitigate harm (for example, through regulation of alcohol, gambling, food safety, and hazardous substances); support social cohesion (for example, through provision of community facilities and programmes). Some local authorities already partner with central government on programmes to promote active communities.

Local authorities are therefore well placed to support community participation in design of and decision-making about locality networks, and more broadly to work with central government in shaping a public health system that leverages existing local authority contributions and takes account of community aspirations and needs. One option is to establish a joint central-local government steering committee which could have input into the design of public health services and locality networks.

Supporting digital capability and capacity

Independent local authority investment decisions have created an environment of dispersed information and communications technology (ICT) systems, with little or no regard to interoperability or sharing of applications or platforms. This is true of both the back office or enterprise systems as well as any customer-facing applications. We are concerned that the proliferation of systems and the lack of

interoperability is impacting effectiveness and efficiency, and might also be a barrier to future integration opportunities, both data and otherwise. The different timetables of local authority ICT investment mean that combined investment does not occur.

In coming years, local authority ICT systems are likely to require significant investment to support the transition to new three waters and resource management systems, ensure better data security, and meet growing community expectations. This is likely to include a need for significant digitisation of council information. In addition, effective responses to climate change will require councils to capture and share data at levels beyond current capacities. Current systems of data collection, storage, security and retrieval vary widely and in many cases are not fit to manage for future demands. This exposes local authorities, and the whole country, to significant risks and unnecessary costs.

Central government has recognised the benefits of joined-up investment in systems and capabilities for information-sharing, digital identity and security, and to establish stronger evidence bases for decision-making and prioritisation. Opportunities exist to extend this across the wider system to local government. Adopting shared systems approaches at national or sub-national levels could take advantage of scale, increase efficiency, align and strengthen systems, address digital inequities across the country, and meet future needs. Apart from the potential cost benefits, we see gains in effectiveness and in presenting a unified view both to, and for, the citizen.

We note that any system change must be matched by appropriate governance mechanisms and incentives for individual agencies to work collectively.

Future investment in enterprise systems should be made with regard to an accepted standard ICT architecture across local government so that over time there is alignment of systems - ideally a common architecture will enable maximum flexibility across local and central government and enable decisions about function and form to be independent of any ICT system constraints.

Central government is currently facing this issue as part of the health and vocational education reforms - there is an opportunity to learn from and potentially leverage off, any future investment decisions that seek to create a unified ICT environment for these sectors. Few existing local authorities have the funding and leverage to justify significant investment in new systems. Therefore, this should be explored in a partnership funding model between central and local government to find the 'investment sweet-spot' where both effectiveness and efficiency can be balanced. Similarly, there will be lessons to learn from Auckland Council's ICT rationalisation process on what is needed to achieve large scale, complex but vital system change.

In the short term, there should at the very least be an initial stocktake of existing systems and preparation of a roadmap for transition together with an appropriate business case. In addition, there is an opportunity for local government to work with the Government Chief Digital Officer (Department of Internal Affairs) to identify common opportunities and possible co-investment.

Supporting new and collaborative approaches to local wellbeing

Some local authorities are already experimenting with collaborative, community-led approaches to local wellbeing.

Working alongside iwi, community organisations, businesses, and others, they have (among other things) sought to address issues such as housing deprivation, sustainable employment, and supplier diversity, or to develop shared visions for future development. Collaborative approaches of this nature can uncover new, locally-led solutions to complex policy problems, which can then be shared across the local governance system.

Such approaches do not need to wait for major systemic, structural or legislative change. Rather, they can develop now. Effective and innovative leadership is a key ingredient, alongside clarity of vision, sustainable resourcing, and sufficient willingness and incentive to experiment.

We see potential to stimulate locally-led collaboration and innovation of this nature by leveraging a portion of the planned three waters transitional funding. Current criteria would need to be broadened for this purpose.

In addition to the potential for direct benefits and learnings from such projects, there is potential to build community and local governance capability to adapt as new challenges emerge; to build stronger relationships between local government, business, iwi and other partners to support innovation and wellbeing goals; and to develop a culture that enables and encourages innovation – all of which are likely to be important ingredients in an agile system of local governance that can meet the needs of future generations.

Iwi capability and capacity building

Iwi and hapū participation in local government processes, structures and functions is essential, yet current approaches place great strain on their ability to participate effectively at the level required.

There are numerous statutory provisions requiring local government engagement with tangata whenua (including iwi authorities) and Māori. These provisions differ from statute to statute, and operate in isolation from one another, creating engagement processes that are demanding and disjointed, even when for iwi the interconnections are clear.

Planned reforms (including resource management, three waters, and Māori wards) will further increase the roles of iwi and hapū in local authority representation, governance, decision-making and participation, adding to existing demands.

We see a need to address the capacity of iwi and Māori organisations to take part in these engagement processes. This will require dialogue between central government, local government, iwi and Māori, with a view to developing a national framework for capacity building. This framework could map out what would be required for iwi to exercise rangatiratanga in their relationships with local government, and options to enable and appropriately resource this, including capacity and capability building.

Issues to consider would include where a larger role for iwi might be desirable and how this can be supported, and where the right interface might be with central and local government.

Māori wards

At the 2022 local elections there will be a significant influx of councillors representing Māori wards. To ensure they are supported and can maximise their contributions, several steps would be helpful, both within councils and across the local government system.

At a council level, further training is needed to lift the cultural competence and knowledge of elected members and staff well beyond current levels, and to support a culturally safe, respectful and effective working environment for new elected members. A national support network could help to ensure that new councillors can share experiences and are effectively supported by their peers. National support may be needed so local authorities can build the competence and knowledge they need to work effectively with hapū, iwi and Māori organisations.

At present there is no single organisation with responsibility for providing that national support, or more broadly for overseeing local authorities' relationships with iwi and Māori or building bridges between local government and Māori.

While relationships will necessarily differ from place to place, we see potential for benefit from national support. Possible options include Te Maruata (the Māori Committee of Local Government NZ), Te Arawhiti – The Office for Crown-Māori Relations, or another provider.

Local government impact statements

A common view among local authorities is that central government regularly imposes costs or obligations on communities without adequate consideration of the impacts. More broadly, we have heard that the local-central relationships are characterised by mutual misunderstanding.

As one element of a more collaborative and trusting working relationship, central and local government could build on existing regulatory impact statements, by jointly developing local government impact statements that assess the impacts of government decisions on local authorities.

Joint development of these statements could:

- ▶ increase transparency about the impacts of new regulatory requirements, and about cumulative impacts;
- ▶ build trust and mutual understanding between central and local decision-makers;
- ▶ create potential for dialogue about how local government might contribute to solutions, and about innovative approaches that could achieve desired outcomes without imposing unfunded cost burdens on local authorities.

As part of our broader work programme, we will be considering how trust can be built between local and central government, and how the two sectors can work together more effectively and with greater alignment of purpose.

Our approach to engagement

We'll be actively seeking a diverse range of views as we develop our recommendations for the future of local governance and democracy. In the coming months we will be engaging widely about the future of local governance and democracy. We want to understand the issues, and hear a diverse range of perspectives that stretch our thinking about what is possible.

We want to hear about people's hopes for the future of their communities and how their local places can be enhanced to improve their wellbeing, as well as their ideas about how decisions should be made, how they can participate more easily in local democracy, and how local services are delivered.

We will be engaging with iwi and Māori, community leaders and groups, business people, young people and a wide range of other diverse communities in our cities, towns and rural areas, as well as those who are already part of the local government system.

Local governance and democracy affects everyone, so it's important to us that everyone can have a say.

Alongside our research and policy work, the voices and experiences we hear will inform us as we develop options and recommendations for our draft report to the Minister of Local Government in 2022.

Our commitment

We want to hear from a diverse range of voices. We will be open to what we hear. We're ready to be challenged and to engage in hard conversations.

We'll use innovative approaches to ensure that our engagement processes are accessible, actively seek out new or less frequently heard voices, and do not impose undue pressure on diverse communities, including iwi and Māori.

Our engagement programme

Our engagement programme will include online and in-person workshops and wānanga, webinars, online surveys and crowd sourcing opportunities, stakeholder conversations, and local government meetings, so that we encourage widespread participation.

- ▶ September 2021 to April 2022 will be a time for broad exploratory kōrero about our priority questions through wānanga, workshops and online, with a range of groups and communities.
- ▶ In early 2022 we'll release an online tool to help people share ideas and views.
- ▶ In March/April 2022 we will also connect with local authorities to share our thoughts and get feedback on key ideas and opportunities.
- ▶ From April to August 2022 we will be focused on testing and refining key ideas and approaches for the future for local governance and democracy.

Our programme will evolve over the year. We'll need to be flexible and try to use digital channels, work with existing networks and draw on the innovative engagement approaches of others, as we manage the challenges of changing Covid-19 Alert Levels.

After this initial phase of engagement we will be preparing a draft report for the Minister of Local Government, containing options and recommendations. The draft report is currently due by 30 September 2022. We will then undertake formal consultation and receive submissions before completing our final report to the Minister in April 2023.

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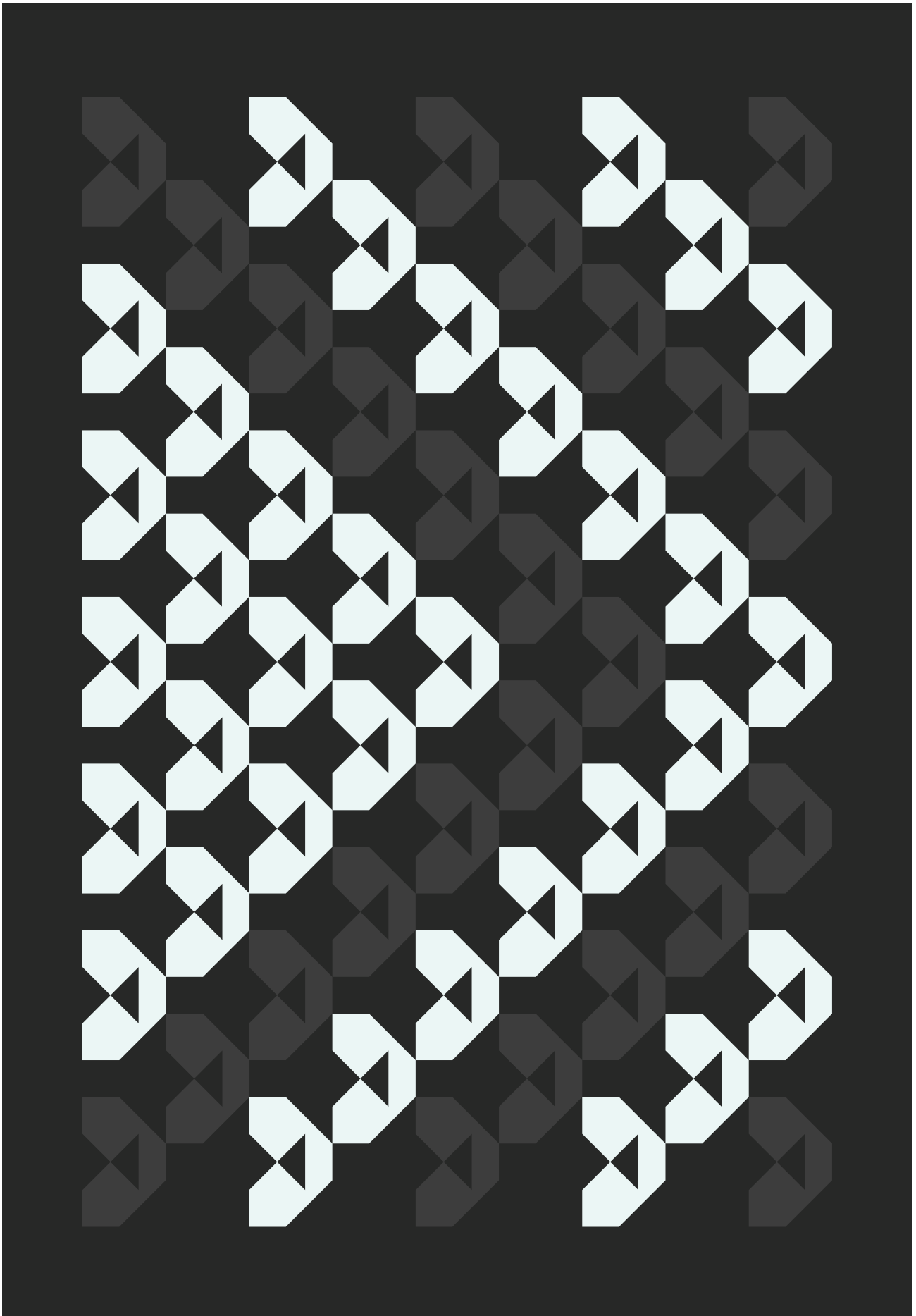
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22.2.8 COUNCIL'S ROLE IN AFFORDABLE HOUSING: POLICY DIRECTION

Doc ID: 540804

1. Purpose of Report

To agree on the policy direction for Council's role in affordable housing.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes the updated information on progressive home ownership (secure homes) and urban design innovation (promoting different housing typologies)
- C. Notes that both the progressive home ownership (secure homes) and urban design innovation (promoting different housing typologies) models will likely promote affordable housing in Central Otago.
- D. Agrees that council led developments should consider including provision for different housing typologies using the urban design innovation model, subject to market conditions.
- E. Directs staff to produce a policy document that reflects this position.
- F. Notes that the progressive home ownership model (secure homes) is not financially viable based on the current requirements of the Central Otago Affordable Housing Trust.
- G. Directs staff to apply for external funding to further explore opportunities to deliver affordable housing (such as the progressive home ownership model – secure homes).
- H. Directs staff to work with sector partners in the region to build a full picture of the housing model for Central Otago and look for opportunities to collaborate to achieve better housing outcomes for the district.

2. Background

In identifying council's role in housing, key stakeholders developed a comprehensive list of options as part of an investment logic mapping exercise in early 2020. These options included:

- Status quo
- District Plan Review - promoting infill and greater density
- Incentivise development (use of development contributions)
- Urban design innovation – increased density (promotion of different housing typologies in developments)
- Delivering affordable housing
- Progressive home ownership models (including, rent to buy, shared ownership and secure homes)
- Advocacy
- Elderly persons housing
- Transitional housing (short-term rentals)
- Abbeyfield developments
- Retirement villages
- Social housing

The outcomes of the investment logic mapping exercise were discussed with Council in March 2020. Council gave direction to investigate the following:

- District Plan Review – promoting infill and greater density
- Incentivise development (use of development contributions)
- Urban design innovation – increased density (promotion of different housing typologies in developments)
- Progressive home ownership models (including, rent to buy, shared ownership and secure homes)

At this workshop Council indicated a preference to keep the status quo for elderly persons housing (including retaining the current criteria). Council also indicated that there was not an appetite to investigate the other more socially focussed options (e.g. Abbeyfields and social housing) as these are catered for and best delivered by the social sector (i.e. Kāinga Ora).

While there was a delay agreed by Council in this project as a result of the dire economic outlook and predicted impact on the housing market of COVID-19 (which did not eventuate), the four focus areas have all been progressed since late 2020.

District Plan Review – promoting infill and greater density. This workstream has been picked up via District Plan Review work underway. Council signed off the District Plan Review work programme in March 2021. Included in this programme is development of spatial plans, which will ensure the anticipated growth is understood and land is appropriately zoned to accommodate the expected growth. Progress on the workstreams related to the housing work programme will be reported as part of this work.

Incentivise development (use of development contributions). This workstream was investigated as part of developing the Development Contributions Policy for the Long-term Plan 2021-31. On the advice received that the administrative burden would likely outweigh the benefits and that there are more effective ways to influence affordability, Council decided not to progress this option. The Development Contributions Policy was approved by Council on 30 June 2021.

Urban design innovation – increased density (promoting different housing typologies in developments). At the Council meeting in February 2021, Council received a report containing information on using urban design innovation as a mechanism to introduce more affordable housing options into the market. This information was based on the work done on the next stage of the Gair Avenue Development in Cromwell.

Progressive home ownership models (secure homes). At the same meeting in February 2021, Council heard from the Queenstown Lakes Community Affordable Housing Trust on their 'secure homes' model. At this meeting Council directed staff to work with the Central Otago Affordable Housing Trust to provide further advice on provision of an affordable homes model (such as the secure homes model) in Central Otago.

3. Discussion

Since February 2021 Council has had two workshops on housing. In March, Council was provided with further information on the operation of a 'secure home' model in Central Otago. In May Council received further advice on the urban design innovation – increased density option. A paper was due to be presented to the August 2021 Council meeting, but an opportunity to apply for funding to facilitate affordable housing arose via the Infrastructure Acceleration Fund. The paper was deferred until the outcome of the application was known, and in late 2021 staff were advised that the application would not proceed through stage 2 due to a technical requirement that the developer fund the internal horizontal infrastructure.

External funding was sought in this application to provide an avenue for the Central Otago Affordable Housing Trust to be established with minimal financial impact on the ratepayer.

This paper now brings together the remaining advice and suggests a policy position be developed.

Progressive home ownership models ('secure homes')

In March 2021, Council discussed some key considerations in provision of such a model in Central Otago and noted the context in this district is significantly different from Queenstown Lakes. The key considerations are summarised below:

Land and funding availability

To date the Queenstown Lakes Community Housing Trust has received \$30.9m worth of funding. This is comprised of \$4.8m in Crown grants (15.5%), \$24.4m from developers (79%) and \$1.7m from Queenstown Lakes District Council (5.5%). For Central Otago there is no current mechanism to require developers to contribute to such a model. The successful Queenstown Lakes model has relied primarily on external funding, and council contributions has comprised very little of the total funding needed. Based on the Queenstown Lakes model of 5% of land (or cash equivalent) this would equate to approximately 8 homes between Gair Avenue and the Pines. The only residential zoned council land being developed is Gair Avenue in Cromwell and the Pines in Alexandra.

The Central Otago Affordable Housing Trust have indicated that in order to make it financially viable that 1/3 (1.5 hectares) of the next stage of Gair Avenue would be required to be gifted to the Trust. They require this amount of land to leverage funding to secure loans to build the houses. There is significant financial value in this land and the Cromwell Community Board is relying on land sales to help fund the Cromwell Masterplan programme of work.

The approximate bare land value of a 1/3 of Gair Avenue is \$12,500,000. The value of the land will increase when horizontal infrastructure is put in. In addition to the value of the land, there would be other real costs council would face in the gifting of a parcel of land including consents, subdivision costs and horizontal infrastructure costs. None of these costs are currently budgeted for and would likely have a rates impact.

Inclusionary zoning

Historically the Queenstown Lakes Community Housing Trust has relied on government provisions (such as being deemed a special housing area) to require contributions from developers. Developers have also provided land through the resource consenting process. Developers' contributions comprise the greatest proportion of funding and/or land provided as detailed above. This contribution from developers has enabled the model to work. The mechanism to require Central Otago developers to provide a portion of land (or the cash equivalent) would be through inclusionary zoning provisions. No council to date in New Zealand has successfully implemented such provisions under the Resource Management Act 1991. Based on experiences of other councils, this process will require significant resource, will take an estimated minimum of two years' time and will be costly. There is also significant risk of litigation from developers.

Problem definition, wage profile and criteria

To date Council has commissioned three market stocktakes that reveal Central Otago is on a 'cusp' of an affordability issue. That work has not resolved what problem a 'secure homes' model would be trying to solve and for whom. To understand this a needs analysis should be undertaken (currently unfunded in budgets), that includes key data such as a detailed wage profile and data on where the greatest need is (e.g., low wage workers, teachers,

construction workers, lower paid health care workers). Such an analysis would then enable criteria to be developed that addressed the need. Establishment of clear criteria would be essential to ensure equity and fairness of this model and ensure transparency in the community.

Trust structure, processes and costs

Further work would need to be undertaken to understand the best Trust structure to oversee such a model, and work through some key considerations such as what the relationship with council should be and what would happen if the Trust was to be wound up. The costs, including the opportunity costs that gifting land has on other projects, needs further investigation. This costs analysis would include how the Trust is going to be staffed and funded on an ongoing basis and the funding mechanism to build the homes should Council proceed with a secure homes model.

Urban design innovation – increased density (promotion of different housing typologies in developments)

At the May Council meeting, Council was presented with a concept for promotion of different housing typologies in Council land developments. This work has its genesis in the Cromwell Masterplan programme of work. The Cromwell Masterplan work revealed that smaller and denser housing typologies are viable in the Cromwell market. Such housing developments should naturally be at a lower price point than larger homes and therefore more affordable (assuming standard construction and design). The challenge in provision of such housing to date is that it is largely untested in the market, though there has been some recent uptake. The concept is that Council leads the way, assumes the risk and develops council owned land promoting various typologies to suit the market, including more affordable options which incorporates good urban design elements (e.g. access to greenspaces, appropriate parking).

Housing types and price points

Under this proposal council land development could include a mix of four housing typologies, and the development would be staged so that plans can be amended if the market does not react as expected (ie, there is low uptake on the more affordable typologies or one of the more affordable typologies is unsuited to the area).

Detached housing – this is the typical development that currently occurs across in Central Otago. These are stand-alone dwellings that are either single or double storeyed. For a 400-450m² lot size and a house size of 200m² the total cost for the land and build is approximately \$880,000 (\$280,000 for the land and \$600,000 for the house).

Semi-detached housing – these are either single or double storey dwellings that are on smaller sections (250-330m² lot size) with an adjoining wall to a neighbouring property. For a 250m² lot size and a house size of 130m² the total cost is approximately \$593,250 (\$183,750 for the land and \$409,500 for the house).

Terraced housing – these are houses that are two to three storeys on a smaller lot size than semi-detached sections (180m² lot size) with adjoining wall(s) with neighbouring properties (100m² house size). The total cost is approximately \$463,050 (\$132,300 for the land and \$330,750 for the house).

Low rise apartments – these are two+ storeys approximately 80m² on small lot sizes (60-90m²) with shared walls, and common car parking spaces and storage areas. The total cost is approximately \$351,330 (\$73,500 for the land and \$277,830 for the house).

These above values are estimates only, and primarily due to COVID-19 construction costs are increasing at a rapid rate. Regardless of this increase, the relative difference between these difference typologies will remain (i.e., the cost of a detached house will likely remain at

over three times the cost of an apartment). With a development utilising these different typologies Council would also need to consider whether to sell at cost or for a profit.

Summary

Ideas on how to deliver the urban design innovation workstream has been well developed with high-level concept plans drafted for the next stage of the Gair Avenue development. This model potentially serves as a blueprint on provision of affordable housing typologies for council-owned land developments. A policy that council-led developments should consider including provision for more affordable housing typologies would facilitate the provision of more affordable homes in the region.

In regard to progressive home ownership models, notwithstanding some of the issues to be worked through (primarily financial), the affordable homes model has been demonstrated to have had some success in Queenstown Lakes and there is merit in this model. However, there is a significant financial hurdle to overcome. If council were to secure external funding this may make the secure homes model more viable in this region (with the remaining issues such as a needs assessment and working through the Trust structure not significant barriers to successfully progressing with the model). While council was unsuccessful in obtaining infrastructure acceleration funding, there was interest in the merits of the application and staff conversations continue to try and obtain external funding.

Housing levers across the district

In 2019 when Council agreed to progress housing work the specific focus of this work was on council's role in housing. As part of the early investment logic mapping work, this work was framed around council's levers and areas of current influence. Participants in this workshop included social services, members of the building industry, other funders and housing experts. While this work has not been conducted in a vacuum, there has not been significant interaction with other agencies following on from a 2020 Southern District Health Board organised housing workshop. In this workshop there was an expectation on council to invest in various initiatives and be a significant agency to help in financially 'solving' the issue.

In order to effectively lead a conversation with the community when these expectations exist among some, council's position first needed working through and agreed. Pending Council direction and agreement of this policy at a future meeting, the proposed next step is to re-engage with key agencies and take a leadership position in working through what the full model looks like for the district. These conversations may lead to opportunities where partner agencies may be able to work together on solutions or otherwise facilitate more affordable housing for the district (eg advocacy). It may also be as part of this work there are other opportunities for council involvement that were not apparent in 2019 and explored as part of the investment logic mapping work. Such an approach in working on integrated solutions between local and central government and other key partners (e.g., iwi) should deliver better outcomes for the community. This approach is also consistent with the direction in the interim report released by Review in the Future for Local Government Panel.

4. Financial Considerations

Dependant on Council direction, there may be costs which will be further explored and reported back.

5. Options

Option 1 – (Recommended)

To agree that a policy be developed that states Council led developments should consider including provision for more affordable housing typologies through urban design innovation (promotion of different housing typologies) and agree external funding options are pursued to further investigate the viability of a progressive home ownership model (secure homes).

Advantages:

- Meets community expectations.
- Enables the programme of work to proceed.
- The work for the urban design innovation option has been well developed through the Cromwell Masterplan work programme and is ready to be implemented.
- Will provide affordable housing options to a number of people in the community.
- The sale of the land will result in a profit to Council and can be used to fund other projects.
- Enables external funding options to be pursued to further the investigation on the viability of a secure homes model in Central Otago.

Disadvantages:

- Does not meet the original request/expectations of the Central Otago Affordable Housing Trust.
- There may be little market uptake (noting though there are mitigations in place if this were to occur).
- Pricing will be subject to market forces and will be on-sold at market rates

Option 2

Agree that a policy be developed that states Council led developments should consider including provision for more affordable housing typologies through urban design innovation (promotion of different housing typologies).

Advantages:

- Meets community expectations.
- Enables the programme of work to proceed.
- The work for the urban design innovation option has been well developed through the Cromwell Masterplan work programme and is ready to be implemented.
- Will provide affordable housing options to a number of people in the community.
- The sale of the land will result in a profit to Council and can be used to fund other projects.
- Enables external funding options to be pursued to further the investigation on the viability of a secure homes model in Central Otago.

Disadvantages:

- Does not meet the original request/expectations of the Central Otago Affordable Housing Trust.
- Houses that are developed will be bought and sold on the open market.

Option 3

To agree that a policy be developed that states council led developments should consider including provision for affordable housing and that this is achieved through implementing a secure homes model.

Advantages:

- Meets expectations of the community and the Central Otago Affordable Housing Trust.
- Will provide affordable housing to people in the community.
- Houses are retained by the Trust on sale and are not subject to market forces.
- Enables the work programme to proceed.

Disadvantages:

- There is work still to undertake and be considered before implementation (e.g. needs analysis, criteria development, inclusionary zoning work).
- The land requested is considerable to make the model viable and will come at considerable cost (or opportunity costs in other projects delayed or taken off the work programme).
- The work still to be undertaken is likely to be costly and take some time.
- The outcome is uncertain, especially in regard to the work required on inclusionary zoning and the risk of legal challenge is high.
- There will be likely ongoing operational costs for the ratepayer and opportunity costs for the gifted land (such as projects not able to proceed or increases to rates to fund these projects).

Option 4

Do not agree that council led developments should consider including provision for affordable housing using either the urban design innovation or progressive home models.

Advantages:

- None identified

Disadvantages:

- The community are likely to be dissatisfied.
- Council's role in affordable housing will be limited to the district plan review work.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social and economic wellbeing of communities, in the present and for the future by the provision of affordable housing options in Central Otago.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes this decision is consistent with all other council plans and policies.
Considerations as to sustainability, the environment and climate change impacts	There are no direct considerations as to sustainability as a consequence of this paper.

Risks Analysis	None identified (with the recommended option).
Significance, Consultation and Engagement (internal and external)	No consultation is required as a consequence of this paper. The final strategy/policy on housing is likely to require public consultation.

7. Next Steps

Dependent on Council direction staff will progress the development of the policy document for presentation to Council and inform the community boards who have developments currently underway.

8. Attachments

Nil

Report author:



Saskia Righarts
Chief Advisor
24/02/2022

Reviewed and authorised by:



Sanchia Jacobs
Chief Executive Officer
28/02/2022

22.2.9 WILLIAM FRASER OFFICE RENOVATION PROJECT (STAGE SIX)

Doc ID: 560233

1. Purpose of Report

To consider additional funding of the William Fraser Office Renovation Project (stage six) to upgrade the main bathroom facilities of the building.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves additional funding of \$177,000 towards the William Fraser Office Renovation Project (stage six) to upgrade the main bathroom facilities. This additional funding is to be drawn from District Reserves.

2. Background

The William Fraser Office Renovation Project (the project) was first budgeted for in 2014/15. The project aimed to address the need for additional desk space for increasing staff numbers and to provide a better work environment for staff and visitors.

The project was divided up into the following stages to enable the project to progress while staff occupied the building.

Stage	Area	Completed	Report to Council
1	Tourism Central Otago, communications, and reception	March 2019	20 March 2019
2	Planning and regulatory, and corporate services	May 2019	26 June 2019
3	Infrastructure	August 2019	25 September 2019
4	Governance	October 2019	11 March 2020
5	Staffroom	October 2020	3 February 2021
6	Main bathrooms, adjacent hallway, and emergency management office.	In progress	

The previous reports to Council are attached in **appendix 1**.

At the end of stage five, the total cost of the construction was \$1,088,359.

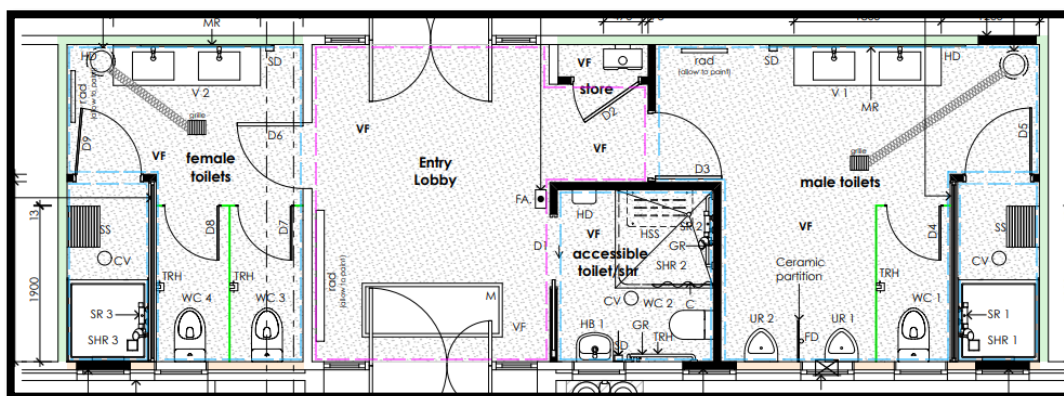
Stage six consists of the main bathrooms, adjacent hallway, and the office currently occupied emergency management. The hallway includes structural bracing elements required to obtain the code of compliance. The building consent is currently due to expire on 30 June 2022.

A budget of \$250,000 was approved for year one of the Long-term Plan 2021/31 for stage six.

The budget was made up of:

Area	Cost Estimate	Date of cost estimate
Bathrooms	\$180,000	2019
Adjacent hallway, and emergency management office.	\$30,000	2020
Contingency (approximately 20%)	\$40,000	2020
Total	\$250,000	

This budget was based upon the following concept design of a separate women's and men's toilet block with a shower in each, and a separate accessible toilet and shower room.



3. Discussion

There has been a significant shift in construction costs due to the COVID-19 pandemic. There has also been a shift in bathroom design towards inclusive unisex as opposed to single-sex toilet designs. These points have led to three options for this project being contemplated – a review of each of the single-sex, unisex and minimal upgrade options.

Single-sex toilet design

A review of the single-sex toilet design above has been made. To provide more flexibility the urinals have been replaced with toilets in cubicles. This enables the bathrooms to switch between men's and ladies depending upon staffing levels. Current staffing is predominantly female within the building therefore the ladies would occupy the bathroom with the three toilet cubicles.

The updated cost estimate of the single-sex toilet design follows:

Area	Cost Estimate
Costs to date for design and quantity survey costs.	\$12,450
Bathroom's construction cost estimate.	\$252,000
Adjacent hallway, and emergency management office.	\$30,000
Contingency (approximately 20%)**	\$50,550
TOTAL	\$345,000

** Due to the COVID-19 pandemic, the cost fluctuations for material and labour are unpredictable. Therefore, a high contingency remains applied to all project options

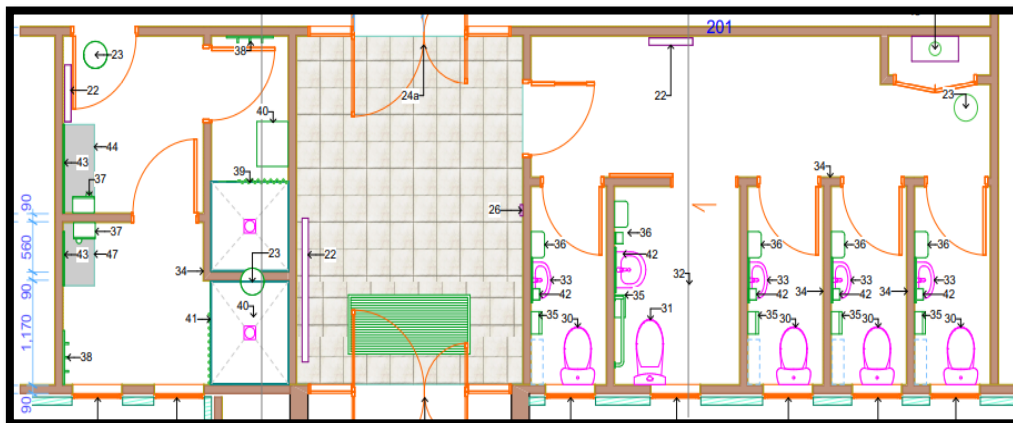
Unisex toilet design

Unisex toilets are becoming commonplace in commercial and central and local government buildings.

The advantages of a unisex bathroom design include:

- Greater flexibility to cater for fluctuations in the female vs male staff numbers.
- Unisex toilets allow for the greater inclusion of staff or visitors who identify as non-binary or transgender.
- Under the Human Rights Act 1993 it is unlawful to discriminate against anyone in New Zealand because of their sexual orientation or sex/gender identity.
- This is also consistent with Council's Equal Employment Opportunity (EEO), Discrimination, harassment and Bullying Policy 2021, and the Health, Safety, and Well-being Policy 2020.
- Floor-to-ceiling cubicles are a compliance requirement in a unisex toilet. Floor-to-ceiling cubicles will add privacy, which makes for a more comfortable user experience.

The resulting redesign and cost estimate follows:



Item	Cost Estimate
Costs to date for design and quantity survey costs.	\$12,450
Bathroom's construction cost estimate.	\$308,000
Update to engineering design	\$5,000
Adjacent hallway, and emergency management office.	\$30,000
Contingency (approximately 20%) **	\$71,550
Total	\$427,000

Additional budget of \$82,000 is required to achieve a unisex toilet configuration compared with the updated cost of the single-sex configuration above.

Minimal upgrade to meet building consent requirements only

The minimal requirements of upgrade to the bathroom area to achieve code of compliance for the project are:

- The door entry from the hallway to the bathroom is upgraded to one which provides wider access.
- The two accessible toilets are upgraded to include higher toilet pans, basins within the cubicles, and replacement railings.

The cost estimate which includes repainting the bathrooms follows:

Area	Cost Estimate
Costs to date for design and quantity survey costs.	\$12,450
Bathroom construction.	\$51,000
Adjacent hallway, and emergency management office.	\$30,000
Contingency (approximately 20%)**	\$18,550
TOTAL	\$112,000

4. Financial Considerations

It is proposed any additional budget is to be taken from District Reserves which is forecast be to in deficit of (\$2,482,135) by the end of June 2022 due to work programme commitments made under the 2021-31 Long-term Plan. This amount excludes the proposal contained in this paper.

The William Fraser Building Investment Account is currently \$328,784 in deficit. All increases in deficit incur interest, the total General Reserve is forecast to be fully in deficit by the end of 2021/22.

A FIN 105 Capex Increase Justification Form in relation to this additional budget for the preferred option is attached. **See Appendix 2.**

5. Options

Option 1

To approve additional funding of \$95,000 to achieve a single-sex toilet design. The additional funding will be taken from District Reserves, which is forecast be to in deficit of (\$2,482,135) by the end of June 2022. This effect of this will be a deficit of (\$2,577,135).

Advantages:

- Some flexibility to cater for fluctuations in the female versus male staff numbers.
- Less additional funding is required compared to Option 1.
- Two additional showers are achieved.

Disadvantages:

- A single-sex toilet design does not ensure all members of staff and visitors are catered for now and into the future.
- There will be some additional impact on future years for ratepayers in funding depreciation as the district reserves account is already in deficit.

Option 2 – (Recommended)

To approve additional funding of \$177,000. The additional funding will be taken from District Reserves, is forecast be to in deficit of (\$2,482,135) by the end of June 2022. This effect of this will be a deficit of (\$2,659,135).

Advantages:

- Greatest flexibility to cater for fluctuations in the female versus male staff numbers.
- Allows for the greater inclusion of staff or visitors who identify as non-binary or transgender.
- Floor-to-ceiling cubicles will add privacy, which makes for a more comfortable user experience.
- One additional shower is achieved.

Disadvantages:

- Additional costs on ratepayers compared to other options
- Additional costs increase the depreciation rate, which is used to reinstate the reserve balances over the life of the asset.

Options 3

To not approve additional funding. Upgrade to a minimal level to meet building consent conditions only.

Advantages:

- No additional costs due to increased deficits and therefore interest costs.
- No risk of extending the Council's external debt requirements.
- No increase in depreciation costs.
- Allows for completion of the building consent.

Disadvantages:

- A minimal upgrade will leave the bathrooms dated and therefore another renovation will be required in the future.
- No additional showers for staff are achieved.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by and on behalf of communities, and promotes the social wellbeing of communities in the present and in the future,
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	by future-proofing the redevelopment of the Alexandra Service Centre (William Fraser Building) to cater for fluctuations in female versus male staff numbers, and provide a facilitates that is welcoming to transgender and non-binary staff and visitors.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this decision is consistent with the following Council Policies: - Equal Employment Opportunity (EEO), Discrimination, Harassment and Bullying Policy 2021. - Health, Safety and Well-being Policy 2020.
Considerations as to sustainability, the environment and climate change impacts	This decision does not impact the sustainability, environmental, and climate change of the district.
Risks Analysis	<p>The health and safety requirements of construction will be managed by the contractor.</p> <p>There is currently one unisex toilet within the building. There is a risk in not accepting the recommendation of this report to create more unisex toilets that future dynamics of the workforce and staff are not well catered for and future changes to the toilet block will be required.</p> <p>Construction costs are currently very hard to predict. The quantity surveyor used in the preparation of this report commented "<i>please note that currently the market is extremely volatile, and variances should be expected.</i>". While a high contingency has been allowed for, there is a risk that once this project has gone to market for tender that costs will be higher than the quantity surveyor has allowed for.</p>
Significance, Consultation and Engagement (internal and external)	None of the thresholds/criteria in Significance and Engagement Policy have been met or exceeded by the proposal and so the proposal is not considered significant.

7. Next Steps

- The additional budget is approved.
- Progress concept design to detailed design ready for building consent.
- Tender work.
- Construction.
- Code of Compliance obtained.
- Project completed.

8. Attachments

Appendix 1 - Prior reports to Council. [↓](#)

Appendix 2 - FIN 105 form [↓](#)

Report author:

Reviewed and authorised by:



Christina Martin
Property and Facilities Officer (Vincent and Teviot Valley)



Louise van der Voort
Executive Manager - Planning and Environment

13/01/2022

14/01/2022



**Waste and Property Infrastructure Committee
20 March 2019**

Report for Information

William Fraser Office Renovation – Project Update (PRJ 04 2002 01)

Purpose of Report

To provide Council with a project update for the William Fraser Office Renovation Project.

Recommendations

A. **Recommended** that the report be received.

Background

At its meeting on 11 April 2018, Council's Waste and Property Infrastructure Committee received a report providing detail of the background to the William Fraser Office Renovation Project. **See Appendix 1** for the previous report. Please note this report is no longer confidential, as the contract has been awarded to Breen Construction.

The budget for the project was estimated to be as below:

Tender	\$638,000
Blinds	\$ 14,000
Moving Costs (est)	\$ 10,000
Toilet Joinery (est)	\$ 3,000
Building Consent	\$ 3,535
*Contingency 10%	\$ 66,854
Total Project Cost	\$735,389

**Given there were no specifications or plans by an architect, a healthy contingency of 10% (\$66,854) was included. That amount is equivalent to the estimated architectural fee saved.*

The following changes have been made to the project plans since the last report was tabled:

- The floor layout has been updated. **See Appendix 2.**
- A separately budgeted project for the relocation of the Council's files to the ex-rural fire building and creation of a meeting room has been included.
- A separately budgeted project for the removal of the ex-Otago Regional Council entrance has been included.
- Due to building code requirements, an upgrade to a Type 4 fire alarm and emergency lighting changes is required.

Report author: Property and Facilities Officer - Vincent and Teviot Valley

The updated total budget for the building renovation project became \$799,372, which included a contingency of \$58,334.

Programme Update

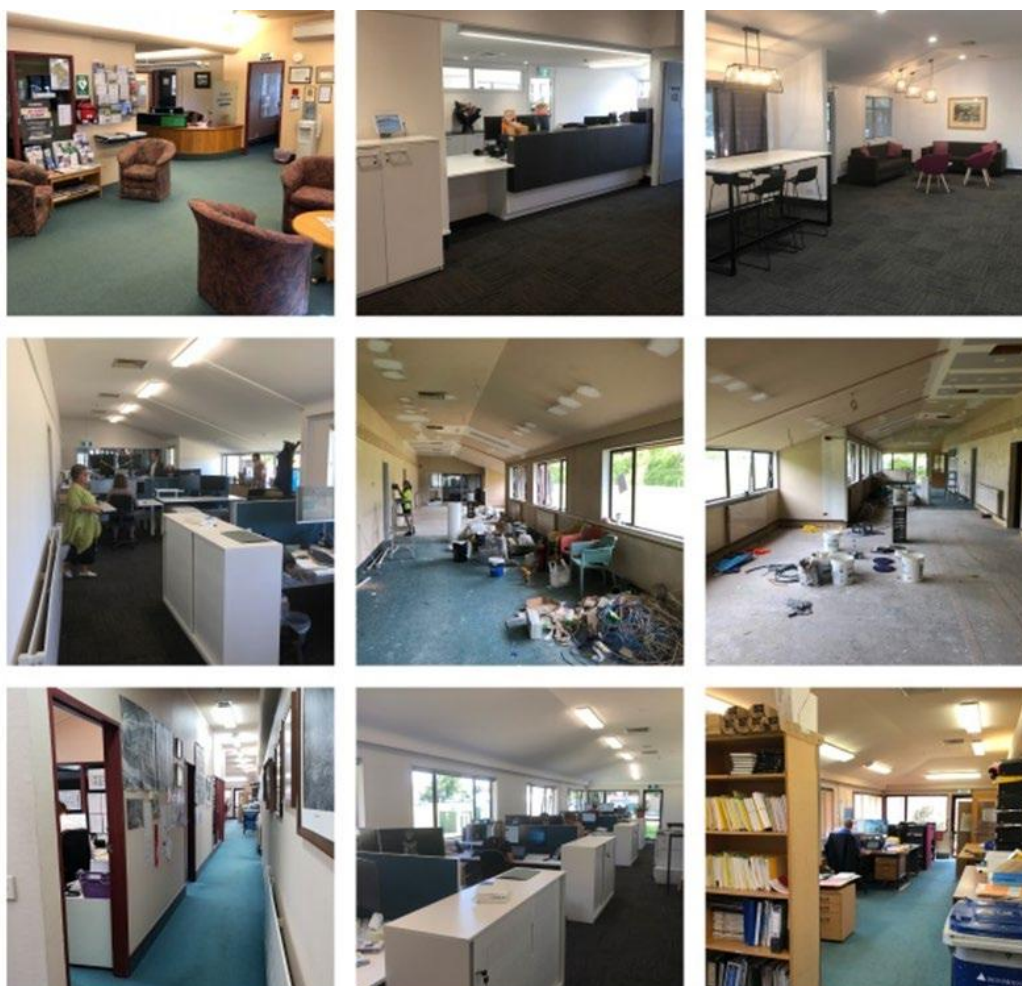
See Appendix 3 for a plan showing construction stages.

Stage One renovation included:

- Relocating council files to the ex-rural fire building
- Reception
- Public meeting rooms,
- Tourism and Communication teams' workspaces.

Construction started on 21 September 2018 and was completed on 1 February 2019.

Before and after photos:



Report author: Property and Facilities Officer - Vincent and Teviot Valley

Feedback from staff and the public is positive. The Facebook update that included a panoramic photo has had 83 “likes” to date.

Stage Two encompasses renovation of the Planning and Regulatory Services and the Corporate Services areas. Construction commenced on 11 February and is due to be completed by the end of April – mid-May.

Construction Update

The William Fraser Building is over 30 years old and due to the building's age, there is an element of the unknown in terms of the structure of the building. This was found to be true during the construction of Stage One where there were many challenges for all trades involved i.e. the structural engineering plans required significant amendments after demolition. The structural engineer assumed the cross bracing to the ceiling could be done within the ceiling without removing the existing ceiling linings. As this was identified during demolition to not be possible, a new design was required. The additional work included ply bracing to the ceiling and new GIB ceiling linings.

The new structural design resulted in a delay at the commencement of this stage and significant costs. A review of the structural engineer's design process is currently being undertaken in order to understand why this occurred.

Project cost update:

At the end of Stage One, the total project cost to date is \$264,923. The contingency budget of \$58,335 is overspent by \$40,948.

There are still some provisional sum items that are yet to be started which may or may not end up under or over their budgeted amount.

The most challenging stages in terms of roof structure are Stages One and Two. Council will be able to update the project forecast with more certainty once Stage Two has progressed further.

Attachments

- Appendix 1 11 April 2018 William Fraser Office Reconfiguration Report.
- Appendix 2 Updated floor plan
- Appendix 3 Construction stages plan

Report author:

Reviewed and authorised by:



Christina Martin
Property and Facility Officer
Vincent and Teviot Valley
20/02/2019

Louise van der Voort
Executive Manager - Planning and Environment

22/02/2019

Report author: Property and Facilities Officer - Vincent and Teviot Valley

CENTRAL OTAGO DISTRICT COUNCIL**CONFIDENTIAL**

MEMO TO: Property and Facilities Officer – Vincent and Teviot Valley

COPY TO: Executive Manager – Corporate Services
Management Accountant

FROM: Governance Manager

DATE: 18 April 2018

SUBJECT: William Fraser Office Reconfiguration (PRJ 04-2016-07)

The Waste and Property Infrastructure Committee at its meeting held on 11 April 2018, considered your report relating to William Fraser Office Reconfiguration.

I confirm that the Committee resolved as follows:

18.3.7

A. *RESOLVED that the report be received and the level of significance accepted.*

Topliss / McPherson

B. *APPROVED an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.*

McPherson / Topliss

C. *AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to this resolution.*

McPherson / Topliss

D. *AGREED the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.*

McPherson / Topliss

Please action accordingly.

Sandra Hewerdine
Governance Manager



**Waste and Property Infrastructure Committee
11 April 2018**

Report for Decision

CONFIDENTIAL

William Fraser Office Reconfiguration (PRJ 04-2016-07)

Public Excluded

The public should be excluded from the meeting for this item pursuant to Sections 7(2)(b)(i) and 7(2)(i) of the Local Government Official Information and Meetings Act 1987 as the report contains commercially sensitive details that, if released, could disadvantage the Council in negotiations with contractors. In addition, the tender prices being made public could prejudice the commercial position of contractors who tendered.

Purpose of Report

To consider approving an overspend of \$114,000 to complete funding for the refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
- B. **Approve** an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.
- C. **Authorise** the Chief Executive Officer to do all that is necessary to give effect to this resolution.
- D. **Agree** the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.

Background

A project was budgeted for in 2014/15 for internal improvements to the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra (also known as the William Fraser Building).

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

The original buildings were a mix of different uses and organisations prior to Council. Those included the Ministry of Works, police station, medical centre, National Institute of Water and Atmospheric Research Institute (NIWA), and a museum.

Council acquired the buildings just after the 1989 local government amalgamations. The buildings became surplus to Government at the end of the Clyde power scheme project.

Since the Council acquired the building Council staff have grown as a result of:

- Increased resources required to service growing communities
- Additional local authority responsibilities and process requirements
- Increased accountability and consultation requirements
- Increased infrastructure and asset management requirements
- An increase in capital infrastructure projects driven by increased compliance, growth and renewal. Over the next 3 to 15 years resources to achieve those projects are needed.
- Reduction in use of external resources and increase in-house resourcing, which has reduced cost.
- A number of organisational restructures over 10 years has resulted in some functions moving to different direct report lines. The office layout does not reflect those changes. This situation is not ideal for management purposes.

In the current layout, staff areas are very compressed. At least three positions are either not able to be accommodated, or the staff members are having to be located in another town away from their team. This is putting pressure on other offices such as the Cromwell Service Centre.

A refurbishment of the finance area was completed in 2012/13.

Chambers was refurbished in 2015/16.

Discussion

A concept plan for the balance of the building was approved by the Chief Executive Officer in 2017. See **Appendix 1** for current layout. See **Appendix 2** for proposed layout.

The design outcome aims are:

- To have the Community Services business unit (previously located at the entrance of the Kelman Street building) located with other Council business units.
- To have all business units located near their Executive Leader, for more cohesive teams
- Reduce security and privacy risks by creating a public wing. The current plan has public walking through operational staff areas to chambers and meeting rooms.
- Increase the number of meetings rooms
- Provide a more appropriate public face
- Create a modern open reception area that is secure
- Provide a safer work environment in the reception area by providing a way for staff to withdraw from the front office if they are feeling threatened
- Reduce the fragmented building layout by opening up office layouts
- Expand the staffroom, to accommodate increased staff numbers

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

- Renovate the dated main bathrooms
- Provide/retain a toilet near reception
- Generally update the tired 1989 office environment
- Leases to remain in place. Income to not be affected
- To minimise project costs, the aim was to try to achieve a layout that delivered all the outcomes while staying within the current building envelope.

As part of scoping, Executive Team with staff visited a number of innovative office spaces in Dunedin.

Council staff worked with an office design and supply firm to determine the proposed layout. This meant that staff have been able to develop specifications without the need to involve architects.

Structural engineer advice and input into the specifications were obtained where necessary.

Given there was no specifications or plans by an architect, a healthy contingency of 10% (\$66,854 has been included). That amount is equivalent to the estimated architectural fee saved.

Tenders

Council invited four SiteWise prequalified building contractors, with suitable commercial building project experience, to tender for the project.

The tender opened on 21 December 2017 and closed on 12 February 2018.

Three companies tendered, with the resulting preferred contractor cost being \$637,000.

Project cost

Tender	\$638,000
Blinds	\$ 14,000
Moving Costs (est)	\$ 10,000
Toilet Joinery (est)	\$ 3,000
Building Consent	\$ 3,535
Contingency 10%	\$ 66,854
Total Project Cost	\$735,389

Approved funding	\$621,632
Budget shortfall	-\$113,757

Financial

The approved funding available for this project as a result of carry overs for refit from 2016/17 and planned renewal such as “sectional carpet replacement” and other work provided for in 2017/18, etc totals \$621,632.

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

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The proposal is to increase the financial authority for capital expenditure by another \$114,000 to meet the full project cost.

The refit work is renewal and therefore the appropriate funding source is accumulated depreciation. There is considered to be adequate accumulated depreciation to fund the additional expenditure.

Accumulated depreciation workings:

The accumulated depreciation in the William Fraser Building investment account as at 1 July 2018 is estimated to be \$568,957. Therefore approval of funding for the budget shortfall would result in a deficit in the investment account of \$52,675.

However annual accumulated depreciation over future years will result in the investment account being back in black again by 30 June 2022. Until then the deficit in the investment account will require funding from the Council's general reserves.

Additionally, based on the 2017 property revaluation, the annual depreciation going forward for internal fit-out for a 21 year life is \$48,825/year. Therefore in 15 years, accumulated depreciation balance in the investment account will equal the cost of this proposed refit. It is unlikely by the end of that period another such extensive refit will be required. So this project is able to be adequately funded from accumulated depreciation.

Options Considered

Option 1

The committee approve an overspend of \$114,000 to complete funding for the refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.

Advantages:

- A modern, effective office environment will be achieved for the future.
- The refit will alleviate current staff congestion and fragmentation while providing for future growth.
- Additional meeting rooms will be created so an improved customer service can be provided.
- Staff security and safety will be increased to an acceptable level expected for Central and Local Government agencies.
- The new layout will provide additional space to meet demand from future growth.
- The new layout provides for staff room to be expanded into the conference room in recognition of the increase staff numbers over the past years.
- Improve staff morale. Some parts of the building have not been renovated for 20 to 30 years.
- LED lighting is included to reduce electricity costs.
- Accumulated depreciation is available within an appropriate period to fund the project.

Disadvantages:

- The buildings investment account will be in deficit until year 2022/23.

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

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Option 2

Revise the project to reduce costs by \$114,000 to meet the budget.

Advantages:

- The building's investment account will not be in deficit.

Disadvantages:

- Many of the aims of the concept design will not be able to be realised if the project is reduced.
- The financial business case supports spending the funds on this project.
- The project not proceeding will have an impact on staff morale and performance as the current layout is a less than ideal working environment.
- In all areas except one department (Governance) are at maximum capacity for desk space.
- A poor office environment is one factor that can have an impact on staff retention.

Risk Analysis

The interior is dated, departments have no capacity for future growth, and teams are spread throughout the building away from their business unit and Executive Manager.

The risk in trying to reduce the cost of the project to fit within the budget would lead to the aims of the project not being met.

Delaying the refit will result in increased costs in the future as building costs rise.

Also as more tenders are issued but don't proceed, Council's reputation with tenderers for issuing tenders can be affected. There could be a reluctance to tender for Council work or a premium added for risk. This is more likely in a strong construction market.

Local Government Act 2002 Purpose Provisions

10 Purpose of local government

- (1) The purpose of local government is—
- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
 - (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

11A Core services to be considered in performing role

In performing its role, a local authority must have particular regard to the contribution that the following core services make to its communities:

- (a) network infrastructure;
- (b) public transport services;
- (c) solid waste collection and disposal;
- (d) the avoidance or mitigation of natural hazards;
- (e) libraries, museums, reserves, and other recreational facilities and community amenities.

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

Central Otago District Council's offices located at 1 Dunorling Street, Alexandra are the main offices of the Central Otago District Council. The office renovation project will provide for a modern office environment to ensure staff can provide services to the community effectively and efficiently into the future.

Council Policies / Plans / Procedures

- Long Term Plan 2015/25
- Draft Long Term Plan 2018/28

Funding for the project was included in both Long Term Plans. However, the budget set was without the benefit of any design. Now that the design process is complete a more accurate funding requirement is known.

ProposalOption 1

The Committee approve an overspend of \$114,000 to complete funding for the refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.

Implementation Plan

April 2018	CEO formally award contract.
May 2018	Estimated month construction will start.
December 2019	Estimated month construction will be complete

The construction period is 8 months. The refit needs to be staged with each stage being fully complete before the next can commence. This has been programmed to minimise disruption to Council operations.

Consultation and Engagement

Depreciation accumulated is for the specific purpose of funding renewal. This project is fully renewal. Therefore, it meets the purpose of accumulating depreciation funding.

Therefore, the matter is not considered significant in terms of Council significance policy and is, in fact, a normal process of asset renewal.

Communication

No media statement is required.

Attachments

Appendix 1	Current office layout.
Appendix 2	Proposed office layout.
Appendix 3	Capital expenditure project justification form FIN 103.

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

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Report Author:



Christina Martin
Property and Facilities Officer
Vincent and Teviot Valley

26/03/2018

Reviewed and Authorised by:



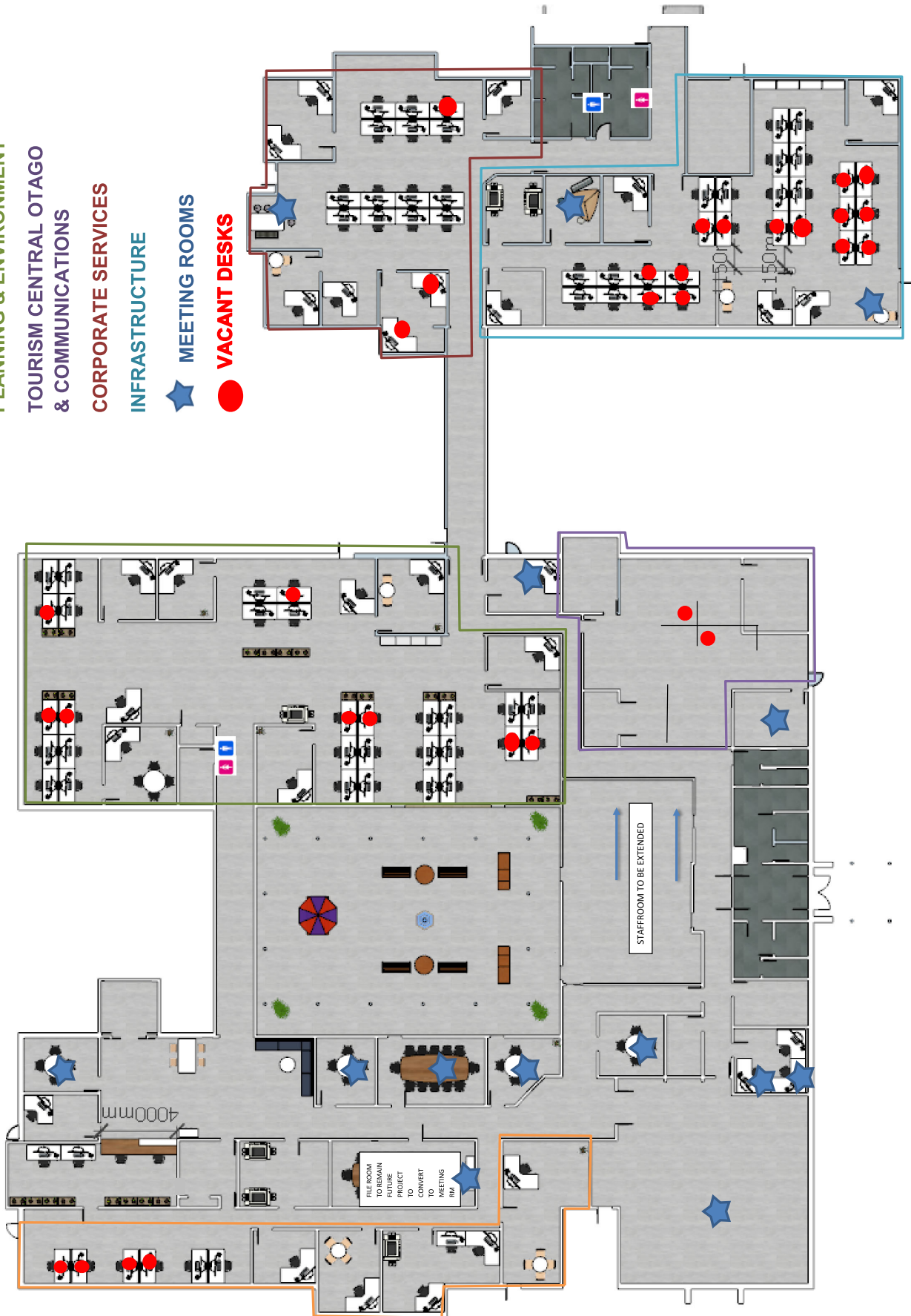
Louise Van der Voort
Executive Manager - Planning and
Environment

27/03/2018

Report Author: Property and Facilities Officer – Vincent and Teviot Valley

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PLANNING & ENVIRONMENT**TOURISM CENTRAL OTAGO
& COMMUNICATIONS****CORPORATE SERVICES****INFRASTRUCTURE****MEETING ROOMS****VACANT DESKS**



CAPITAL EXPENDITURE PROJECT JUSTIFICATION

Cost Centre:

Code:

Year:

Value: \$114,000

Life: 20

Project Details:

Refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra.

Reason:

Renewal due. Report to the Property and Waste Committee on 11 April 2018 sets out the full details.

Ranking:

Ranking

Urgent	1	For the health and safety of the community or staff. Legislative reasons.
Important	2	To maintain the service Council provides. If not done, will lead to <i>Urgent</i> .
Planned	3	As per AMPs but not necessarily <i>Important</i> at this stage
Improvement	4	Would be an improvement BUT not necessary to the operation of existing asset
Nice	5	Look, feel good, make life a bit easier

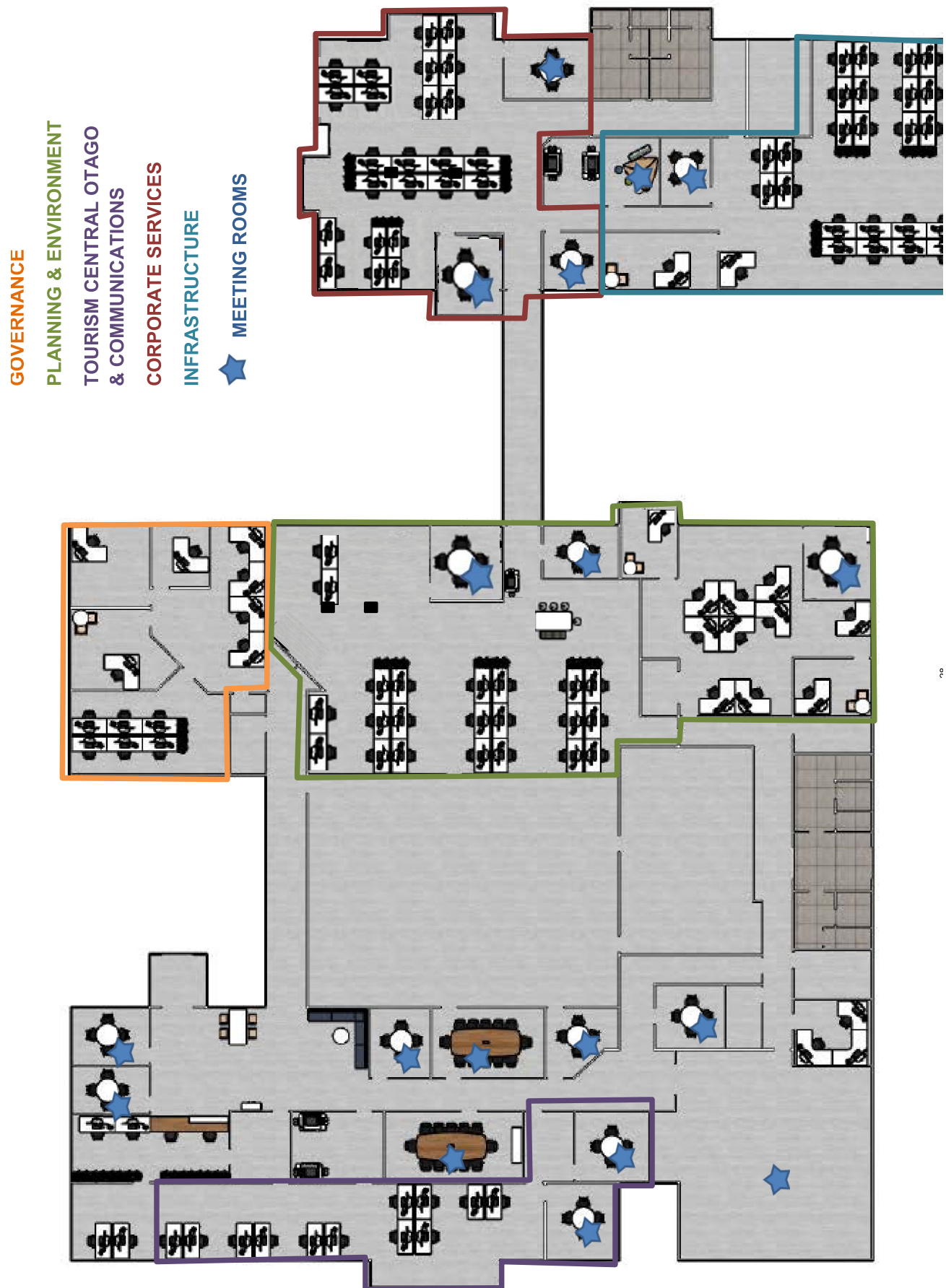
FUNDING:		
	Cost	Detail
New Capital (loan)		
Renewal (depreciation)	100%	Refit is within the confines of the current building
Growth (capital contributions)		

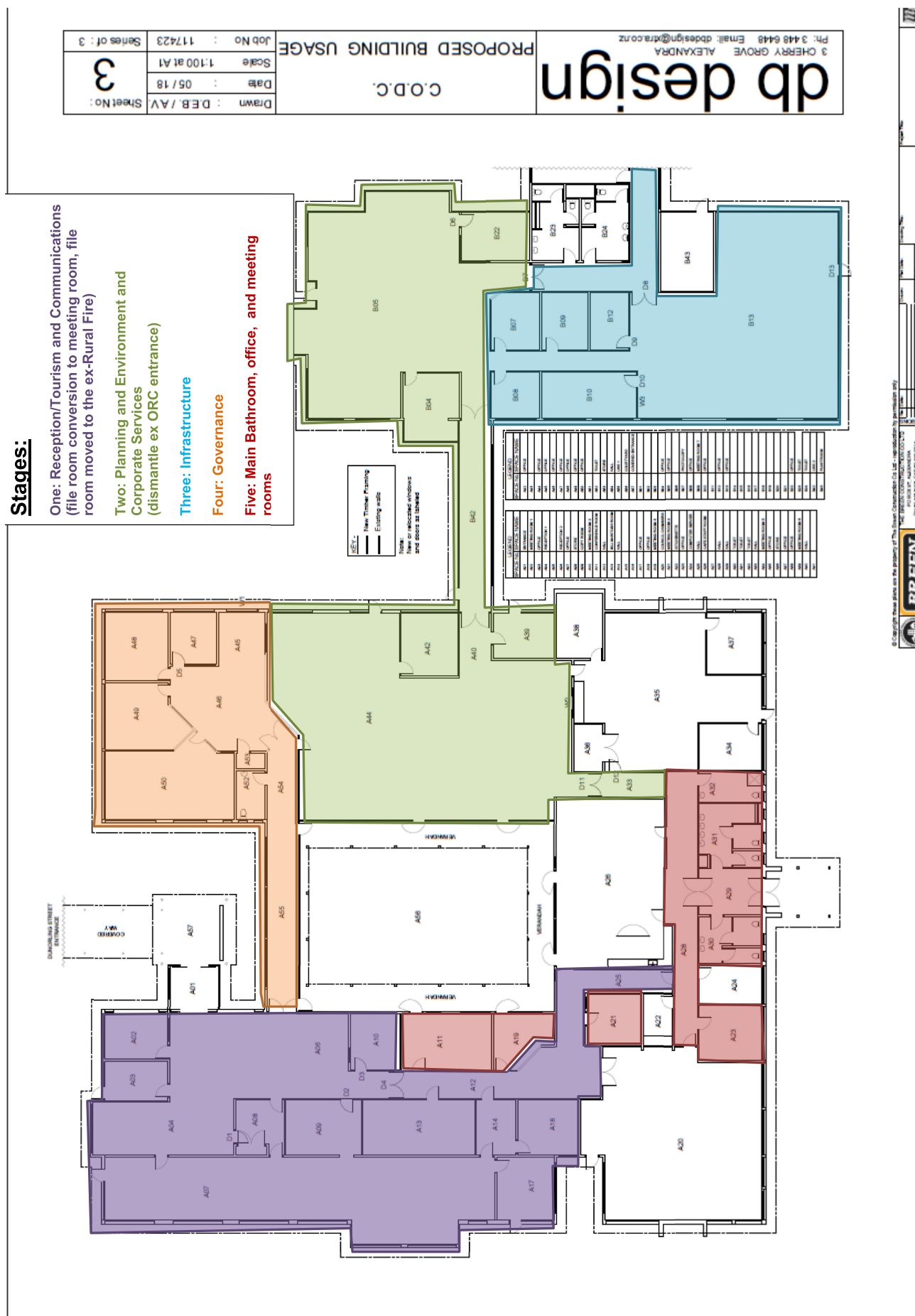
Ongoing Costs:

Depreciation	\$5,700
Interest	
Other	

Approved: Yes No (delete one)

Other Information:







**Waste and Property Infrastructure Committee
26 June 2019**

Report for Decision

William Fraser Office Renovation – Project Update (PRJ 04 2016 07)

Purpose of Report

To provide the committee with an update on the William Fraser Office Renovation Project, and to consider additional funding required for completion.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
 - B. **Approve** an overspend of \$321,822 for the William Fraser Office Reconfiguration Project. To be funded by the William Fraser Investment Account.
 - C. **Approve** an overspend of the District Furniture Budget of \$35,000 associated with the William Fraser Office Reconfiguration Project. To be funded by the District's General Reserves.
-

Background

The William Fraser Office Renovation Project was first budgeted for in 2014/15. The project's aim was to address the need for additional desk space for increasing staff numbers, and to provide a better work environment for staff and visitors.

The Waste and Property Infrastructure Committee received a report on 11 April 2018 setting out the tenders. A request for additional funding was approved. The estimated project cost at that point was \$735,389.

18.3.7

- A. **RESOLVED** that the report be received and the level of significance accepted.

Topliss / McPherson

Report author: Property and Facilities Officer – Vincent

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- B. APPROVED an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.

McPherson / Topliss

- C. AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to this resolution.

McPherson / Topliss

- D. AGREED the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.

McPherson / Topliss

After the completion of the first of this five stage project, a report for information was provided to the Waste and Property Committee on 20 March 2019.

A verbal update of projection costs was given at this time. At this point it looked to be highly likely that additional funding would be required to complete the project.

An increase in project costs at the end of stage one was because:

- The building code required a type 4 fire alarm and changes to the emergency lighting plan.
- Unforeseen changes to the structural engineering designs for the building after demolition of internal walls to date. It was also highly likely this will be the situation when stage two is commenced.

The Committee instructed a report for decision to be tabled once a more robust end projection estimate would be made at the completion of stage two. This is basis for which this report has been written.

Programme Update

Stage two: Planning and Regulatory, and Corporate Services areas are now complete.

Stage two included the:

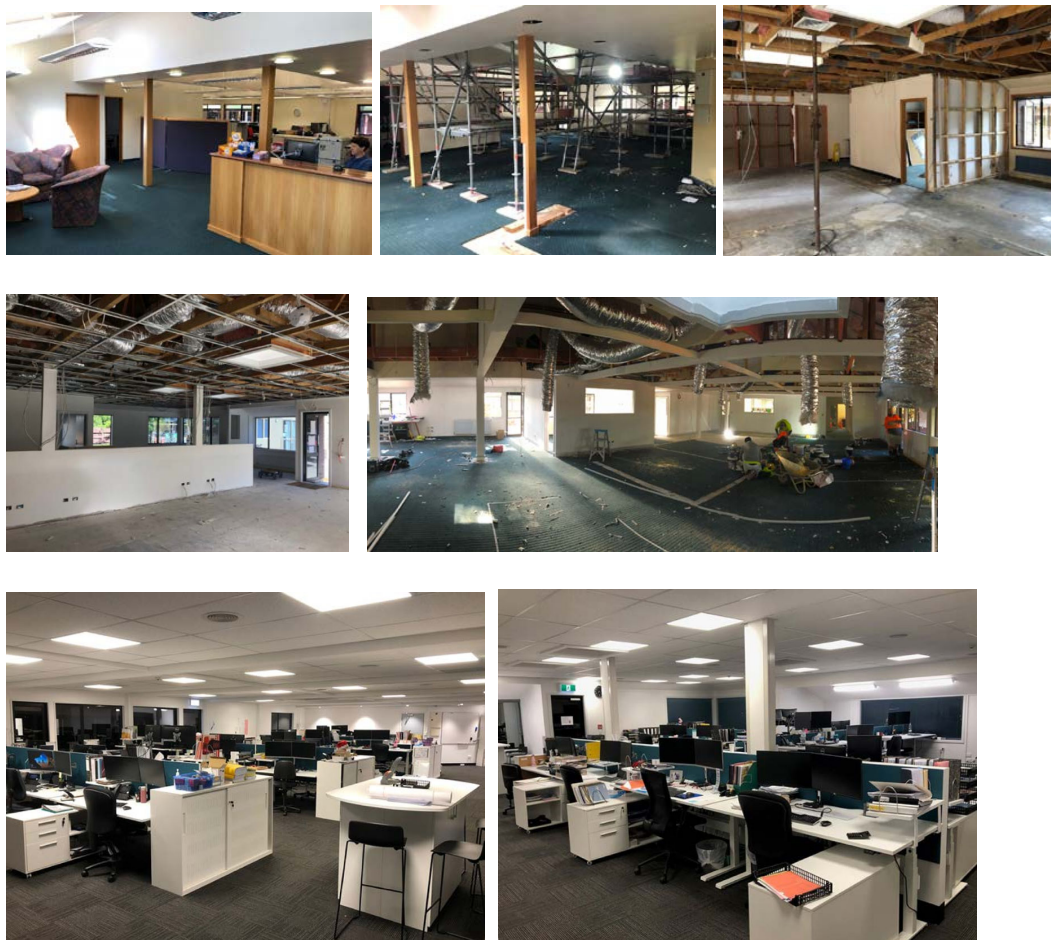
- Planning and Regulatory area
- Corporate Services area
- Removal of the ex-Otago Regional Council (ORC) entranceway (additional to contract)
- Property and Parks moved into the previously renovated Finance area without any layout changes.

Stage three: Infrastructure is now underway.

Report author: Property and Facilities Officer – Vincent

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Before and after photos:



Financial Update

William Fraser Renovation Project Budget 2018/19

The original approved project budget was \$735,386.

This budget was made up of:

\$621,632	An accumulation of carry overs for refit from 2016/17, planned renewal such as “sectional carpet replacement” and other works from 2017/18.
\$114,00	Additional funding approved on 20 March 2019 by resolution 18.3.7 (set out above)

Since the original project budget was set, and the construction contract was signed, a number of additional works budgeted for in the Annual Plan 2018/19 was added to the project.

These programmed work included:

- Removal of the ex-Otago Regional Council walkway
- Creation of a new file room and offices in the ex-Rural Fire building.
- Creation of a meeting room where the old file room was.

Report author: Property and Facilities Officer – Vincent

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The budget for these work totalled \$25,439 therefore the total project budget became \$760,825.

At the completion of stage two the updated estimated projection is \$1,082,647. This increase to construction costs are made up of 20 items ranging from \$1,489 to \$142,759, and a greater allowance of contingency for the remaining stages.

To summarise at the end of stage two the significant increases to construction costs are due to:

- The building code required an upgrade to a type 4 fire alarm and increased emergency lighting throughout the building.
- Unforeseen changes to the structural engineering designs after demolition of internal walls.
- Replacement of poor wiring found upon demolition, and additional power and data points installed due to layout changes.
- Unforeseen upgrade to the buildings switchboards as they are at capacity and coming to the end of their life.

Of these construction costs, the most significant cost increase was a result of the structural changes required after demolition. The following explanation is provided to the committee to assist their understanding:

The William Fraser Building is over 30 years old. Due to the building's age there is an element of the unknown in terms of the structure of the building compared to the as-built plans. This was found to be true during the construction of the two most demolition intensive stages of this project, being stages one and two.

In these stages it was found that after demolition the engineer was required to make alterations to the structural design plans. For example in stage one, cross bracing in ceiling spaces have been replaced by additional bracing to the walls. This change from the original plan significantly increased costs to the structural engineering, carpentry, and painting components of the project.

While we are still progressing well in terms of our programme timeframes, these changes have impacted significantly on the total estimated project cost.

Districts Furniture and Fittings Budget 2019/20

A projection has been carried out for the purchase of office furniture for this project. This has resulted in a required overspend approval in the 2019/20 year of \$35,000.

The increase in the furniture budget is due to more furniture being required due to an increase in staff numbers.

Financial summary

Additional funding is required as follows:

1. Additional building budget of \$321,822.
2. Additional furniture and fittings budget for the William Fraser Project of \$35,000.

Report author: Property and Facilities Officer – Vincent

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Discussion

Financial Implications

The William Fraser Investment Account was \$649,749 at 1 July 2018. Excluding landscaping renewal for 2018/19 the balance of the investment account is estimated to be \$612,749.

After the capital renewals the investment account is estimated to be in deficit by \$469,898.

This year's annual depreciated credited to this investment account is \$43,483. Each year's depreciation is influenced by asset revaluation and any additional capital spend. On the basis of the current depreciation it is estimated the investment account will return to positive in approximately 11 years if this overspend proposed in this report is approved.

See **Appendix 1** for the William Fraser building budget FIN103 form.

The \$35,000 overspend of the districts furniture and fitting budget would be funded from the District General Reserves.

See **Appendix 2** for the districts furniture and fittings budget FIN103 form.

Options Considered

Option 1

To approve an overspend of \$321,822 for the William Fraser Office Reconfiguration Project. To be funded from the William Fraser Investment Account.

and

To approve an overspend of the district furniture budget of \$35,000 associated with the William Fraser Office Reconfiguration Project. To be funded by the District's General Reserves. (Recommended)

Advantages:

- The project can proceed to completion.

Disadvantages:

- The William Fraser Investment Account will be in deficit until depreciation rated for accumulates.
- The District General Reserves will be reduced as the investment account will need to borrow from it.

Option 2

To approve additional budget that is less than proposed by Option 1.

Advantages:

- Decrease to the number of years the William Fraser Investment Account will be in deficit for.
- Decrease the impact on the District General Reserves.

Report author: Property and Facilities Officer – Vincent

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Disadvantages:

- A reduction of funding will necessitate removal of work from the existing contract. It is proposed that the staffroom renovation project, to update and increase the staffroom size is also added onto this project.

The 2018/19 Annual Plan provided \$40,000 for construction, and \$8,000 for furniture for this project. It is highly likely upon the review of the William Fraser Renovation Project to reduce costs and complete the project this funding would need to be redirected to allow for completion of even a reduced work programme.

Option 3

To not approve funding.

Advantages:

- No further impact on the William Fraser Investment Account, and District General Reserves.

Disadvantages:

- A significant reduction in the scope of the remaining stages.

Risk Analysis

Health and safety practises are being managed under the construction contract.

Local Government Act 2002 Purpose Provisions

Section 10 Purpose of local government

(1) The purpose of local government is:

- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

The Central Otago District Council's offices located in the William Fraser Building, 1 Dunorling Street, Alexandra, are the main offices of the Central Otago District Council. The office renovation project provides for a modern office environment to ensure staff can provide services to the community effectively and efficiently into the future.

Council Policies / Plans / Procedures

- Long Term Plan 2018/28
- Annual Plan 2018/19
- Annual Plan 2019/20

Proposal**Option 1**

To approve an overspend of \$321,822 for the William Fraser Office Reconfiguration Project.
To be funded by the William Fraser Investment Account.

Report author: Property and Facilities Officer – Vincent

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To approve an overspend of the district furniture budget of \$35,000 associated with the William Fraser Office Reconfiguration Project. To be funded by the District's General Reserves.

This option has been selected as it will allow for the completion of the renovation project.

Implementation Plan

- Finance team to implement FIN103 forms.
- Report back to the committee at the completion of each of the remaining stages.

Consultation and Engagement

In this case, none of the thresholds/criteria of the Significance and Engagement Policy are considered to be exceeded/met and so the proposal is not considered significant.

Communication

No media statement is required.

Attachments**Appendix 1**

William Fraser Building Budget FIN103 form.

Appendix 2

District Furniture and Fittings Budget FIN103 form.

Report author:

Reviewed and authorised by:



Christina Martin
Property and Facilities Officer
Vincent and Teviot Valley
5/06/2019

Louise van der Voort
Executive Manager - Planning and Environment
12/06/2019

Report author: Property and Facilities Officer – Vincent

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CAPITAL EXPENDITURE PROJECT REQUEST FORM



(To be completed for all individual expenditures/projects >\$25,000 in accordance with the [Revenue and Financing Policy](#))

1. Project Details*

Date form submitted 26 June 2019

Project Name	William Fraser Renovation Project		
Life (years)	Varied	Project Location	Alexandra
Project Start Date	Started	Project End Date	2019/20

Manager Responsible	Christina Martin	Department	Property
Cost Centre	1311	General Ledger code	Varied

2. Project Description/Justification

Include a detailed description of the project and justification. Attach additional documentation as necessary.

See attached schedule.

3. Project Cost Estimate (Attach a detailed breakdown of costs)

Included in Financial Year	YES	NO	Amount \$	321,822
Budget				

4. Timing of project costs

FY	2018/19	Amount \$	90,000
FY	2019/20	Amount \$	231,822
		TOTAL PROJECT COSTS \$	321,822

5. Project Funding Sources

If the project is going to be funded/partially funded by a specific grant/loan account rather than the capital budget pool, please specify the account number and amount of funding below.

Funding Source Name	William Fraser Investment Account (GL 1311 5200)	Amount \$	321,822
		TOTAL	321,822

6. Annual Operating Cost Impact

Provide cost estimates relating to the annual impact of this project on the operating budget. For example, estimate increased maintenance or energy costs associated with new facilities. If this project is related to a new or expanded program, provide cost data, including costs for increased staff. Estimate the annual savings to the operating budget such as reduced energy costs associated with an energy conservation project or reduced staff associated with an IT project. Also estimate the increased revenue to be generated, if any.

1. Increase in depreciation until next revaluation.
2. Interest cost given the investment account will be in deficit.

7. Authorisation (Indicates spending on project can begin)

Finance Manager	Jotham Kasibante	Signature	
CFO		Signature	
Council / Community Board Chair (> \$xxx,000)		Signature	

Finance Use Only

Date received		Amount \$		Approved in Activity	
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William Fraser Project - workings for FIN 103 Form

Project Component	2018/19 Total Revised Budget	May 2018/19 Full Year Actuals	2018/19 Total- Forecast - Projection	Under/over original estimate/cost	Notes
PJ18757 - WF V05: Heating (Provisional)	10,000	12,217	15,000	5,000	Revised increase to provision sum estimate.
PJ18758 - WF V15: Hardware doors (Provisional)	2,500	2,217	3,000	500	Revised increase to provision sum estimate.
PJ18759 - WF V16: Ceiling Grid Repairs (Provisional)	6,000	8,827	17,000	11,000	Revised estimate increased costs. Stage 2 required ceiling replacement not repairs, and updated estimate has allow for up to \$8,00 for replacement to Stage 3 ceiling grid if required.
PJ18760 - WF V17: Gib Ceiling and wall repairs (Provisional)	5,000	5,612	7,000	2,000	Revised increase to provision sum estimate.
PJ18761 - WF V18: Isolation of fire alarm (Provisional)	6,000	0	0	(6,000)	Aotea allowed for this in the Fire Alarm and Emergency Lighting Upgrade PJ18756
PJ18762 - WF: Removal of fixed furniture (Provisional)	1,650	0	0	(1,650)	Revised estimate made without this provisional sum being required.
PJ18763 - WF: Working after hours (Provisional)	2,400	0	0	(2,400)	Revised estimate made without this provisional sum being required.
PJ18764 - WF: Blinds	8,500	5,532	7,338	(1,162)	Savings from quote due to change to ceiling in stage two so blinds are not required on two skylights.
PJ18765 - WF: Structural Engineer Inspection	7,900	12,366	30,000	22,100	Required structural redesign after demolition of walls. \$9,200 invoice in dispute included.
PJ18796 - WF Refurbishment: Building Consent	3,535	4,215	4,215	680	Updated actual cost of building consent fee
PJ18773 - WF Refurbishment: Contingency Concrete	0	7,422	7,422	7,422	Actual costs after stage one and two.
PJ18774 - WF Refurbishment: Contingency Carpentry	3,252	142,759	178,327	175,075	Actual construction costs after stage one and to is \$142,759 Additional estimated contingency for remaining stages estimated at \$35,569. See workings below.
PJ18775 - WF Refurbishment: Contingency Internal Doors	0	991	991	991	Actual costs after stage one and two.
PJ18776 - WF Refurbishment: Contingency Plumbing and Gas fitting	0	6,582	6,582	6,582	Actual costs after stage one and two.
PJ18777 - WF Refurbishment: Contingency Electrical	0	31,236	42,479	42,479	Actual additional costs after stage one and two is \$31,236 Upgrade to the switchboard required \$11,243.
PJ18779 - WF Refurbishment: Contingency Floor Coverings	0	2,101	2,101	2,101	Actual costs after stage one and two.
PJ18780 - WF Refurbishment: Contingency Painting	0	27,677	27,677	27,677	Actual costs after stage one and two.
PJ18781 - WF Refurbishment: Contingency Fire Alarm	0	1,489	1,489	1,489	Actual costs after stage one and two.
PJ18782 - WF Refurbishment: Contingency HVAC	0	10,667	26,167	26,167	Actual costs after stage one and two. Plus Stage 3: HVAC upgrade quoted at \$15,500
PJ18784 - WF Refurbishment: Contingency Structural Engineer	0	1,770	1,770	1,770	Actual costs after stage one and two.
TOTAL				321,822	

Note: % used reflects risk of stage changes

Stage 3 - updated contingency 10%

Stage 4 - updated contingency 5%

Stage 5 - updated contingency 25%

TOTAL

To be added to PJ18774 - WF Refurbishment: Contingency Carpentry above.

FIN 103
Revised 2019

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Waste and Property Infrastructure Committee

25 September 2019

Report for Decision

William Fraser Office Renovation – Project Update (PRJ 04 2016 07)

Purpose of Report

To provide Council's Waste and Property Infrastructure Committee with an update on the William Fraser Office Renovation Project, and consider approval to rename the Council Chambers as the Ngā Hau e Whā meeting room.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
 - B. **Recommended** the financial update of the William Fraser Office Renovation Project at the end of stage three be noted.
 - C. **Approve** the Council Chambers being renamed as the Ngā Hau e Whā meeting room.
-

Background

The William Fraser Office Renovation Project was first budgeted for in 2014-15. The project's aim was to address the need for additional desk space for increasing staff numbers and to provide a better work environment for staff and visitors.

The Waste and Property Infrastructure Committee (the Committee) received a report on 11 April 2018 setting out the tenders. A request for additional funding was approved and the estimated project cost at that point was \$735,389.

18.3.7

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.

McPherson / Topliss

- C. AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to this resolution.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

- D. **AGREED** the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.*

A report for information was provided to the Committee on 20 March 2019, after the completion of Stage One: the Tourism Central Otago, Communications and Reception area.

A verbal update of projection costs was given at this time and it looked highly likely that additional funding would be required to complete the project.

The Committee instructed a report for the decision to be tabled once a more robust end projection estimate could be made at the completion of Stage Two.

Stage Two: the Planning and Regulatory, and Corporate Services areas were completed in May 2019. A report with an updated projection of costs and a request for additional funding was tabled at the Committee's meeting on 26 June 2019.

At the end of Stage Two there were significant increases to construction costs which were due to the following reasons:

- To meet the building code requirements, an upgrade to a type 4 fire alarm and increased emergency lighting throughout the building was required.
- There were unforeseen changes to the structural engineering designs after the demolition of internal walls.
- Replacement of poor wiring that was discovered during demolition was required, and additional power and data points were installed due to layout changes.
- An unforeseen upgrade to the building's switchboards was necessary as they were at capacity and coming to the end of their life.

Of the construction costs, the most significant increase was the structural changes required after demolition.

After a tour of the renovated area, the Committee resolved:

19.5.5

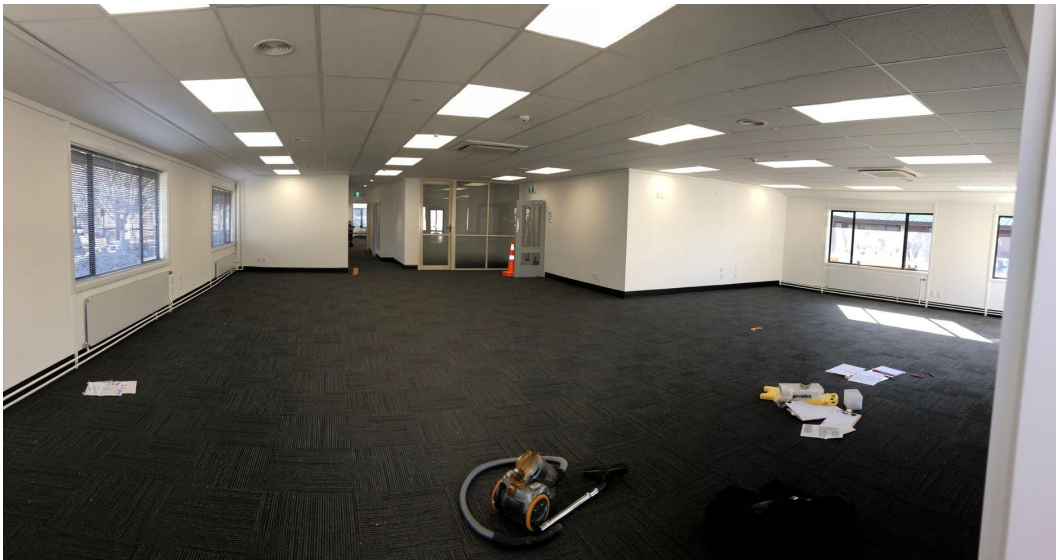
- A. **RESOLVED** that the report be received and the level of significance accepted.*
- B. **APPROVED** an overspend of \$321,822 for the William Fraser office reconfiguration project. To be funded by the William Fraser investment account.*
- C. **APPROVED** an overspend of the district furniture budget of \$35,000 associated with the William Fraser office reconfiguration project. To be funded by the District's general reserves.*

Programme Update

Stage Three: the Infrastructure area is now complete.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

Before and after photos:



Report author: Property and Facilities Officer – Vincent and Teviot Valley

Financial Update

The construction budget for the William Fraser Renovation Project is \$1,082,647. At the end of Stage Three, the total actual cost is \$808,513.

The costs are \$5,000 over Stage Three's budget due to additional costs in this stage, being:

- The cost to refurbish the existing suspended ceiling was higher than anticipated.
- An additional double door was installed in the hallway between council's staff toilets and other tenants. This door provides additional security to council staff while allowing the use of the toilets without having to use swipe cards to access their office area.
- New LED lighting, carpet, and painting was extended into part of the hallway outside Stage Three to create a uniform finish for the length of the hallway towards the Kelman Street entrance.

This \$5,000 overspend for stage three is not likely to result in an overall overspend of the budget, as a contingency of \$30,000 has been put in place for the remaining two stages.

- Stage Four: the Governance area
- Stage Five: the Main Toilets and Staffroom

Stage Four is due for completion at the end of October at which time another report to the Committee will be provided.

Te Reo Meeting Room Naming

At the end of each stage, the completed meeting rooms were given Te Reo names. The names were decided upon through a Hui with staff moving into the new office space and local Māori advisors. Each name chosen reflected the work that their teams do within the community.



Stage One: the Tourism Central Otago and Communications and Reception areas

Name	Translation	Reason for the Rooms' Name
Te Ruru	A place of shelter	When Māori came to Central Otago for hunting and gathering they often slept in rock shelters overnight. With the adjacent room named for Haehaeata Leaning Rock, this fits with the theme and relates to Council's role of being of service to its community. This small room provides a safe place to pop in for a chat.
Haehaeata	First to see the light	This prominent local landmark is the first to see the light and welcome in the new day. Our team on reception are

Report author: Property and Facilities Officer – Vincent and Teviot Valley

		the first friendly faces to greet customers. They chose the name for this welcoming space.
Whare Tūhono	A place to come together	This large meeting room in the centre of the building is an excellent teaching and learning space for medium sized groups. The room's name reflects concepts and values important to the customer service, library and community development staff who named it – Our People: engaging, connecting and learning.
Pūrotu	Clear, transparent	This smaller room is behind the former reception. It looks out into the courtyard and is filled with natural light. We want to acknowledge that our spaces are a safe, supportive place to meet, share ideas and be ourselves.
Mata-au		This room is full of light and faces out to the powerful life giving river that journeys through the heart of Central Otago as it makes its way toward the sea. The river could best be described as the original 'touring route'. It was the pathway for Māori as they journeyed into the interior and toward the west coast. There is a true connection with the river's journey through our landscape with its swirls, eddies and energy reflecting the ebbs and flows of this dynamic landscape and community.
Manuherekia		This room is about connections. It connects us with our past and this region. It reflects the story of a journey through Central Otago via the Mānīatoto and the creativity of identifying and marking a safe crossing. The junction of the two rivers Manuherekia and the Mata-au shows that by joining together we become stronger as one. It also is the place where people choose in which directions they will journey and explore.
Tiro Whānui	Broad horizons, the big picture	We live in a place famous for and proud of our big blue skies. We want our surroundings to inspire our blue sky thinking. Let our meeting spaces be places where we come with open minds and make plans and decisions for our district and its people that keep in mind the big picture.
Te Awatea	The first light of the day	This is a new beginning for this room. Each day the sun rises on a new dawn. Mindful that things have gone before, our focus should be on ideas, solutions and outcomes for the future. This room is a place for the dawning of new ideas and forging new relationships.
Bill McIntosh		The meeting room which is now part of the Infrastructure area was named Bill McIntosh after the first Mayor of the Central Otago District Council. Out of respect for his

Report author: Property and Facilities Officer – Vincent and Teviot Valley

		contribution to Central Otago, a meeting room near reception has been named in his honour.
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Stage Two: the Planning and Environment, and Corporate Services areas

Name	Translation	Reason for the Rooms' Name
Pātītī	Tussock	<p>This plant is iconic to Central Otago. Pātītī is known for its hardiness in a harsh landscape, an explosion of vibrancy and energy, its flexibility and adaptability to make the best out of its environment.</p> <p>The Planning team chose this name because of its purpose to be overarching and see the big picture across the landscape while also helping people's dreams grow and flourish.</p>
Harakeke	Flax	<p>Harakeke is known for its strength and resilience. Its versatility gives it an essential and celebrated role in Te Ao Māori. Fibres from scraping the leaves can be made into ropes, nets for fishing, clothing and mats and its leaves can be woven into baskets, used for building construction and to bind broken bones.</p> <p>The Regulatory Services team guides and educates people through a journey and the processes involved – processes that aim to create a healthy and safe community. To symbolise this the team chose a special native plant for the name of this room.</p>
Aronui	Looking at the big picture	<p>Aronui comes from the verb aro, meaning to face towards or take notice of. Nui means large or great. So Aronui refers to looking at a big view or the big picture. It is also a local place name for Aronui Road and Aronui Dam which provide big views from Bridge Hill.</p> <p>The Property and Parks teams manage Council's land, buildings and wide open spaces which means involvement with all aspects of Council and its services. Aronui was chosen because of the local connection and because a big picture view that is needed to provide beautiful and useful places and spaces for the community.</p>
Hāngai te Pono	Building integrity	<p>This room, named by members of the Finance team, was chosen to reflect the team's purpose, vision and philosophy.</p> <p>Supporting and enabling the wider organisation and external customers is a core part of prudential financial</p>

Report author: Property and Facilities Officer – Vincent and Teviot Valley

		management. Providing guidance and helping bridge the gap is key to ensuring integrity is built and maintained.
Kaitiaki Pūtea	Guardian of the purse strings	Councils are guardians of the ratepayer purse and have an overarching responsibility to prudently manage finances on behalf of the communities they serve. This room was named by the Finance team to reflect their important work in guarding and effectively managing the ratepayer dollar.
Te Ruma Haututu	The room of creative thinking and innovation through mischief.	Being entrepreneurial in approach means constantly searching out new ideas to empower our people. The Information Services team named this room as they believe that by allowing ourselves to be mischievous, to creatively explore our future, we encourage innovation, experimentation and change.

Stage Three: the Infrastructure area

Name	Translation	Reason for the rooms name
Taniwha	Water guardian	<p>This room symbolises our guardianship for the environment. In particular, the water that provides for our community and sustains life.</p> <p>The Taniwha is the protective kaitiaki or guardian of our rivers, lakes and streams. The Taniwha is a highly respected and powerful creature. We all need to consider the impact we may have on our environment.</p> <p>The Taniwha reminds us to use water wisely and be responsible for what goes down our drains and into the waterways to preserve and protect this resource now and for future generations.</p>
Te Ao Mārama	Transparent, clarity	<p>Māori believed that in nature everything was linked together. Birds, fish, people, the gentle breeze and even the sun were all part of one big family.</p> <p>The Infrastructure team is also one big family that works together to enhance and keep the community moving forward. From the roads we travel on, to the pipes running below our feet, to the street lights that shine into the night like stars.</p> <p>This is how the team came to the name Te Ao Mārama. This meeting room is physically light and bright and its name represents being light, clear and easy to</p>

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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		understand, and relates to the physical world itself. The infrastructure team aspires to bring these attributes to our work to help our community and environment thrive and move forward into a bright future.
Te Hīkoi	The Journey	<p>Our roads allow us to connect as one community. We use them to travel on journeys that allow us to grow, not only as individuals, but as a community as well.</p> <p>A journey can start with an idea, a project, a goal, new development or learning something new. No matter what the journey, we grow and learn along the way, and work together to arrive at our final destination or outcome.</p>

During this process, staff consistently requested that a Māori name for the Council Chambers be considered as well. One name has repeatedly come up and has been endorsed by the advisors and staff alike. Staff propose that Council Chambers be renamed to the Ngā Hau e Whā meeting room.

Directly translated, the name means ‘the four winds’, and reflects not only a central meeting place where the four winds come together, but also appropriately fits the Central Otago District which is comprised of the four wards. Councillors from these four wards come together in the Council Chamber to represent their areas and make decisions for the whole district together.

Whilst the decision does not expressly require Council approval, staff felt it is important that elected members are brought on the journey and seek their endorsement for the name.

Local Government Act 2002 Purpose Provisions

The Central Otago District Council’s offices located in the William Fraser Building, 1 Dunorling Street, Alexandra, are the main offices of the Council. The office renovation project provides for a modern office environment to ensure staff can provide services to the community effectively and efficiently into the future.

There are a number of provisions in the Local Government Act 2002 that relate specifically to Māori.

Section 4 states:

“In order to recognise and respect the Crown’s responsibility to take appropriate account of the principles of the Treaty of Waitangi, and to maintain and improve opportunities for Māori to contribute to local government decision-making processes, Parts 2 and 6 provide principles and requirements for councils that are intended to facilitate participation by Māori in local government decision-making processes.”

Section 10 states:

(1) The purpose of local government is—

(a) to enable democratic local decision-making and action by, and on behalf of, communities; and

(b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

By staff and Councillors taking time to select appropriate Te Reo names for the Alexandra Service Centre meeting rooms, demonstrates the Central Otago District Council's commitment to promoting their communities cultural well-being through providing meeting rooms that help welcome and encourage participation by Māori.

Options Considered

Option 1 - (recommended)

To approve the Council Chambers being renamed Ngā Hau e Whā.

Advantages:

- Demonstrates Central Otago Council's commitment to meet obligations under the Treaty of Waitangi, and sections 4 and parts 2 and 6 of the Local Government Act 2002.
- The meaning of this name reinforces and reminds users of the inclusive nature of Council meetings which are held in this important meeting room.

Disadvantages:

- None

Option 2

To decline the proposal to rename the Council Chambers Ngā hau e Whā.

Advantages:

- None.

Disadvantages:

- This opportunity to demonstrate Central Otago District Council's commitment to meet obligations under the Treaty of Waitangi, and sections 4 and parts 2 and 6 of the Local Government Act 2002 is missed.

Risk Analysis

Health and safety practises are being managed under the construction contract.

Financial Implications

None.

Council Policies / Plans / Procedures

None.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

Proposal

To adopt Option 1, being to rename the Council Chambers Ngā Hau e Whā.

Providing an alternative Te Reo name for the Council Chambers provides both a visual and spoken statement of the Council's commitment to meet its obligations under the Treaty of Waitangi and section 4 and parts 2 and 6 the Local Government Act 2002.

Implementation Plan

- Committee's resolved to adopt name.
- Implementation of new dual name meeting room signage.
- Further reports back to the Committee at the completion of construction of each of the remaining stages.

Consultation and Engagement

In this case, none of the thresholds/criteria of the Significance and Engagement Policy are exceeded/met so the proposal is not considered significant.

Communication

No media statement is required.

Report author:



Christina Martin
Property and Facilities Officer
Vincent and Teviot Valley
2/09/2019

Reviewed and authorised by:



Louise van der Voort
Executive Manager - Planning and Environment

10/09/2019

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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**Council
11 March 2020**

Report for Information

William Fraser Office Renovation – Project Update (Doc ID 435608)

1. Purpose of Report

To provide an update on the William Fraser Office Renovation Project.

Recommendations

That the Council

- A. **Receives** the report.
-

2. Background

The William Fraser Office Renovation Project was first budgeted for in 2014-15. The project's aim was to address the need for additional desk space for increasing staff numbers and to provide a better work environment for staff and visitors.

The Waste and Property Infrastructure Committee (the Committee) received a report on 11 April 2018 setting out the tenders. A request for additional funding of \$114,000 was approved. The estimated project cost at that point was \$735,389.

18.3.7

- A. RESOLVED that the report be received, and the level of significance accepted.
- B. APPROVED an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.

McPherson / Topliss

- C. AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to this resolution.
- D. AGREED the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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Stage One: The Tourism Central Otago, Communications and Reception area were completed in March 2019. A report for information was provided to the Committee on 20 March 2019.

A verbal update of projection costs was given at this time and it looked highly likely that additional funding would be required to complete the project.

The Committee instructed a report for the decision to be tabled once a more robust estimate could be made at the completion of Stage Two.

Stage Two: The Planning and Regulatory, and Corporate Services areas were completed in May 2019. A report with an updated projection of costs and a request for additional funding was tabled at the Committee's meeting on 26 June 2019.

At the end of Stage Two there were significant increases to construction costs which were due to the following reasons:

- To meet the building code requirements, an upgrade to a type 4 fire alarm and increased emergency lighting throughout the building was required.
- There were unforeseen changes to the structural engineering designs after the demolition of internal walls.
- Replacement of poor wiring that was discovered during demolition was required, and additional power and data points were installed due to layout changes.
- An unforeseen upgrade to the building's switchboards was necessary as they were at capacity and coming to the end of their life.

Of the construction costs, the most significant increase was the structural changes required after demolition.

After a tour of the renovated area, the Committee resolved:

19.5.5

- A. *RESOLVED that the report be received, and the level of significance accepted.*
- B. *APPROVED an overspend of \$321,822 for the William Fraser office reconfiguration project. To be funded by the William Fraser investment account.*
- C. *APPROVED an overspend of the district furniture budget of \$35,000 associated with the William Fraser office reconfiguration project. To be funded by the District's general reserves.*

Stage Three: Infrastructure, was completed in August 2019. A report to update the Committee was tabled at the Committee's meeting on 26 June 2019.

The costs were \$5,000 over Stage Three's budget due to the following reasons:

- The cost to refurbish the existing suspended ceiling was higher than anticipated.
- An additional double door was installed in the hallway between the Council's staff toilets and other tenants. This door provides additional security to Council staff while allowing the use of the toilets without having to use swipe cards to access their office area.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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- New LED lighting, carpet, and the painting were extended into part of the hallway outside Stage Three to create a uniform finish for the length of the hallway towards the Kelman Street entrance.

Council resolved:

9.7.4

- RESOLVED that the report be received, and the level of significance accepted.*
- RESOLVED the financial update of the William Fraser Office Renovation Project at the end of stage three be noted.*
- APPROVED the Council Chambers being renamed as the Ngā Hau e Whā meeting room.*

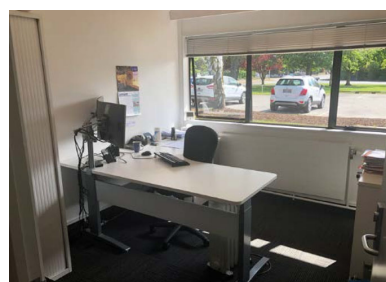
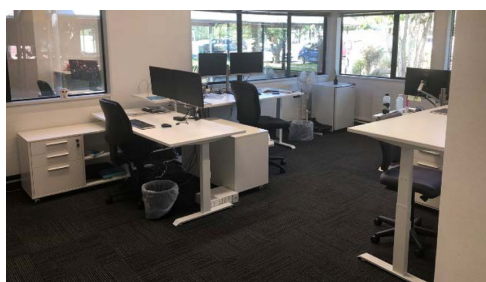
Program Update

Stage Four: The Governance area was completed in October.

Before and after photos:



Report author: Property and Facilities Officer – Vincent and Teviot Valley



The next stage is the staffroom, hall, and adjacent bathroom.

Financial Update

The construction budget for the William Fraser Renovation Project is \$1,122,648 (including the \$40,000 budget to renovate the staffroom). At the end of Stage Four, the total actual cost is \$966,552.

The costs are \$4,000 over Stage Four's budget due to additional costs in this stage, being:

- Extra soundproofing to the office adjacent the toilet
- Additional work to create a bulkhead after a wall was removed.

Stage Five: Bathroom and staffroom.

Before the commencement of this stage a variation price request was issued. The next stage which consisted of a basic renovation (i.e painting, new carpet, new lighting, new fittings in the bathroom but reuse of the kitchen cabinet) came in at \$51,000 over budget.

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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The main contributor to the higher than anticipated costs is associated with structural improvements required.

Two options were considered by the Executive Team as a way forward:

- A. Continue with both the bathroom and staffroom renovation but make cuts to meet budget
- B. Remove the bathroom renovation from the project and reprogrammed this as part of the next Long Term Plan

Option B was decided upon as it gave the best outcomes for both staff and the investment made into building improvements that will last for many years to come.

Improved outcomes from the staffroom included replacement of the aging kitchen cabinetry and improved design to help eliminate congestion at high use times.

Improved outcomes from the bathroom renovation are to include a more efficient layout utilizing unisex toilet rooms rather than separate men's and women's toilets, along with incorporating more showers. This idea is also being adopted by other government agencies.

Progress is now underway to reevaluate the staffroom scope of work, and costs to bring them within budget. It is estimated construction will begin in March/April this year, and the bathroom renovation will be included in the next draft Long Term Plan for public consultation.

A further report to Council will be made at the conclusion of Stage Five.

Attachments

None

Report author:



Christina Martin
Property and Facilities Officer
Vincent and Teviot Valley
17/01/2020

Reviewed and authorised by:



Louise van der Voort
Executive Manager - Planning and Environment
17/01/2020

Report author: Property and Facilities Officer – Vincent and Teviot Valley

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3 February 2021



21.1.11 WILLIAM FRASER OFFICE RENOVATION - PROJECT UPDATE

Doc ID: 520303

1. Purpose

To consider an update on the William Fraser Office Renovation Project.

Recommendations

That the report be received.

2. Discussion

Background

The William Fraser Office Renovation Project was first budgeted for in 2014-15. The project's aim was to address the need for additional desk space for increasing staff numbers and to provide a better work environment for staff and visitors.

The Waste and Property Infrastructure Committee (the Committee) received a report on 11 April 2018 setting out the tenders. A request for additional funding of \$114,000 was approved. The estimated project cost at that point was \$735,389.

18.3.7

- A. *RESOLVED that the report be received, and the level of significance accepted.*
- B. *APPROVED an overspend of \$114,000 to complete funding for refit of the Central Otago District Council's offices located at 1 Dunorling Street, Alexandra to be funded from accumulated depreciation.*
- C. *AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to this resolution.*
- D. *AGREED the report and minutes be publicly available from the date of the resolution but with the financial details being withheld until a contract is awarded or the project cancelled.*

Stage One: The Tourism Central Otago, Communications and Reception area were completed in March 2019. A report for information was provided to the Committee on 20 March 2019.

A verbal update of projection costs was given at this time and it looked highly likely that additional funding would be required to complete the project.

The Committee instructed a report for the decision to be tabled once a more robust estimate could be made at the completion of stage two.

Ordinary Council meeting Agenda

3 February 2021

Stage Two: The Planning and Regulatory, and Corporate Services areas were completed in May 2019. A report with an updated projection of costs and a request for additional funding was tabled at the Committee's meeting on 26 June 2019.

At the end of stage two there were significant increases to construction costs which were due to the following reasons:

- To meet the building code requirements, an upgrade to a type 4 fire alarm and increased emergency lighting throughout the building was required
- There were unforeseen changes to the structural engineering designs after the demolition of internal walls
- Replacement of poor wiring that was discovered during demolition was required, and additional power and data points were installed due to layout change
- An unforeseen upgrade to the building's switchboards was necessary as they were at capacity and coming to the end of their life

Of the construction costs, the most significant increase was the structural changes required after demolition.

After a tour of the renovated area, the Committee resolved:

19.5.5

- A. *RESOLVED that the report be received, and the level of significance accepted.*
- B. *APPROVED an overspend of \$321,822 for the William Fraser office reconfiguration project. To be funded by the William Fraser investment account.*
- C. *APPROVED an overspend of the district furniture budget of \$35,000 associated with the William Fraser office reconfiguration project. To be funded by the District's general reserves.*

Stage Three: Infrastructure, was completed in August 2019. A report to update the Committee was tabled at the Committee's meeting on 26 June 2019.

The costs were \$5,000 over stage three's budget due to the following reasons:

- The cost to refurbish the existing suspended ceiling was higher than anticipated.
- An additional double door was installed in the hallway between the Council's staff toilets and other tenants. This door provides additional security to Council staff while allowing the use of the toilets without having to use swipe cards to access their office area.
- New LED lighting, carpet, and the painting were extended into part of the hallway outside stage three to create a uniform finish for the length of the hallway towards the Kelman Street entrance.

Council resolved:

9.7.4

- A. *RESOLVED that the report be received, and the level of significance accepted.*
- B. *RESOLVED the financial update of the William Fraser Office Renovation Project at the end of stage three be noted.*

Ordinary Council meeting Agenda

3 February 2021

- C. *APPROVED the Council Chambers being renamed as the Ngā Hau e Whā meeting room.*

Stage Four: The Governance area was completed in October 2019. A report to update Council was tabled on 11 March 2020.

The construction budget for the William Fraser Renovation Project is \$1,122,648 (including the \$40,000 budget to renovate the staffroom). At the end of stage four, the total actual cost is \$966,552.

The costs are \$4,000 over stage four's budget due to additional costs in this stage, being:

- Extra soundproofing to the office adjacent the toilet
- Additional work to create a bulkhead after a wall was removed.

Removal of the bathroom from Stage Five:

The next stage of the renovation was to include the staffroom and adjacent toilets. Before the commencement of this stage a variation price request was issued. The next stage which consisted of a basic renovation (i.e painting, new carpet, new lighting, new fittings in the bathroom but reuse of the kitchen cabinet) came in at \$51,000 over budget.

The main contributor to the higher than anticipated costs is associated with structural improvements required.

Two options were considered by the Executive Team as a way forward:

- A. Continue with both the bathroom and staffroom renovation but make cuts to meet budget
- B. Remove the bathroom renovation from the project and reprogrammed this as part of the next Long Term Plan

Option B was decided upon as it gave the best outcomes for both staff and the investment made into building improvements that will last for many years to come.

Program Update

Stage Five: The staffroom was completed in October 2020.

Before and after photos:



Ordinary Council meeting Agenda

3 February 2021



At the end of stage five, the total actual building cost of this project is within budget at \$1,088,359.

A budget of \$250,000 is included in year one of the draft Long Term Plan 2021/31 to renovate the bathroom, and adjacent hallway. The hallway renovation also includes structural bracing elements required to obtain the code of compliance. The building consent is currently due to expire on 30 June 2022.

3. Attachments

Nil

Ordinary Council meeting Agenda

3 February 2021

Report author:

Reviewed and authorised by:



Christina Martin
Property and Facilities Officer (Vincent
and Teviot Valley)
12/01/2021

Louise van der Voort
Executive Manager - Planning and
Environment
22/01/2021



CAPEX INCREASED EXPENDITURE JUSTIFICATION FORM

(To be completed for all individual expenditures/projects in accordance with the [Revenue and Financing Policy](#))

** Fields must be completed*

Date form submitted*	15 February 2022		
Cost Centre Manager*	Christina Martin	Department*	Property
Project / General Ledger name*	PJ21067 William Fraser Building – Main bathroom and hall renovation		
Cost Centre*	1311	General Ledger code*	7531
Project life (years)	80	Project location	Alexandra
Project start date	July 2021	Project end date	June 2022
Council / Community Board approval?		Date of approval	

1. Justification for CAPEX increase:

A budget of \$250,000 was approved for year one of the Long-term Plan 2021/31 for stage six of the William Fraser Building Renovation Project. Stage six is the last stage of the overall project to address the need for additional desk space for increasing staff numbers and to provide a better work environment for staff and visitors.

Stage six consists of the main bathrooms, adjacent hallway, and the emergency management office.

The original budget was based upon the concept of a separate women's and men's toilet block with a shower in each, and a separate accessible toilet and shower room.

A shift to unisex toilets is now preferred and the updated cost estimate based upon the concept design is \$427,000. To achieve this an additional budget of \$177,000 is required.

It is proposed the additional budget be funded from William Fraser Reserve Account (1311). This reserve is currently sitting at (\$328,784) deficit, and rolls into the General Reserves fund which is also in deficit. Depreciation of the unisex toilet will repay these reserves over time.

Reference report to Council 26 January 2022. Central Doc ID 560233.



2. Projected costs (Attach a detailed breakdown of costs)*

Included in Financial Year Budget?*	YES	x	NO	Amount \$	
				Current budget	Amount \$ 250,000
				Estimated CAPEX increase?	Amount \$ 177,000
				TOTAL \$	427,000

3. Timing of project costs?

FY*	2021/22	Amount *\$	427,000
FY		Amount \$	
FY		Amount \$	
FY		Amount \$	
FY		Amount \$	
	TOTAL PROJECT COSTS*	\$	427,000

4. Funding Sources

If the project is going to be funded/partially funded by a specific grant/loan account rather than the capital budget pool, please specify the account number and amount of funding below.

Funding Source Name*	Amount \$*
----------------------	------------

OR

Funding Cost Centre Name	GL Code	Amount \$
Funding Cost Centre Name	GL Code	Amount \$
	TOTAL	

Additional information if needed

Currently (\$328,784) in deficit and will extend to (\$505,784) Meaning all increases also incur interest, and our total General Reserve forecast to be fully in deficit by the end of 2021/22, being year one of the LTP, prior to this additional request.

5. Authorisation (Indicates spending on project can begin)

Finance Manager	Ann McDowall	Signature	
Executive Manager – Corporate Services	Leanne Macdonald	Signature	

22.2.10 APPLICATION TO LEASE SITE AT THE CROMWELL WASTEWATER TREATMENT PLANT

Doc ID: 566333

1. Purpose of Report

To consider granting a lease to Climate Solutions Aotearoa Limited over part of Section 1 Survey Office Plan 20776 being part of the Cromwell Wastewater Treatment Plant land.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees to grant Climate Solutions Aotearoa Limited a lease over approximately one hectare of the Cromwell Wastewater Treatment Plant land, being part of Section 1 Survey Office Plan 20776 (as shown in figure 1), for the purpose of establishing and operating an E-waste collection and material recovery business, on the following terms and conditions:
 - Initial term: Five (5) Years
 - Renewals: Three (3) Rights of Renewal of Five (5) Years each
 - Rental: Market Rental (at valuation by independent valuer)
 - Rent Reviews: On first renewal and two yearly thereafter
 - Rent Review Methodology: Market Rental (at valuation by independent valuer)
 - Area: Approximately 1 hectare

Subject to the Climate Solutions Aotearoa:

- Obtaining all consents and permits associated with the operation of the business.
 - Erecting security (deer) fencing along the northern and eastern (internal) boundaries.
 - Installing security (deer) gates to provide for access from Richards Beach Road and for exit via the unnamed road to the south of the lease area.
 - Paying all costs associated with preparing the lease area for their purposes.
 - Paying all costs associated with connecting the services and to utility networks.
 - Not impacting on the day to day operation of the wastewater treatment plant.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

2. Background

Climate Solutions Aotearoa Limited (the Company) is a newly registered company. The Company has developed a strategic plan for the purpose of operating in the E-waste (environmental waste) collection and material recovery industry.

The strategic plan identifies the Company's core values as:

- Sustainability through ethical and environmental practices.
- Innovation through research and development in the renewable waste sector.
- Education by way of enhancing knowledge and skills.
- Integrity through honesty, decency, and trustworthiness.
- Diversity with respect for everyone.

The Company's core purpose is identified in the plan as being:

"Improving soil & microbial activity utilising organic waste materials – to establish climate positive solutions".

The Company's 10 year goal is to create a multimillion dollar business producing worms, castings, and juice and by providing services such as education and consultation. The Company's target market includes farmers, businesses, private individuals, retail, and councils.

Priorities at this point include finding and developing a site, obtaining the various consents and permits required to operate the business, and building brand awareness.

To operate effectively in the long term the Company require an industrial site of approximately one hectare.

A suitable site has been identified inside council's wastewater treatment plant compound on Richard's Beach Road. An overview of the site is shown below in figure 1.



Figure 1 – Overview of proposed lease area on Section 1 SO 20776

3. Discussion

Site

The wastewater treatment plant is contained within Record of Title 127486. The land is described as Section 1 Survey Office Plan 20776 (Section 1) having a total area of 13.4505 hectares. The land is held in a fee simple title for the purpose of sewage treatment works.

The proposed site is on the south western corner of the treatment plant land. It is outside the operational area of the treatment plant and will not affect the day to day running of the wastewater treatment plant.

The site satisfies the criteria outlined in Company's strategic business plan as it:

- is the required size (and there may be an opportunity to increase it in the future),
- is a secure, flat parcel of land,
- provides for heavy vehicle access,
- has services at the boundary.

An additional benefit of the proposed site is its proximity to the Otago Polytechnic's horticultural operation on Bannockburn Road. The Company plans to work closely with the Polytech to educate them on the benefits of their processes.

Zoning, Permits, and Consents

Section 1 is identified on District Plan map 44 as designation 198. Designation 198 is described in Schedule 19.2 Part B as being "Sewage Treatment and Building Line Restriction". The underlying zoning is rural resource area.

The building line restriction prohibits the construction of residential buildings within 150 metres of any oxidation pond or sewerage treatment facility.

As the proposed activity is a commercial venture, it does not breach the building line restriction.

The applicant is required to comply with the zoning and other provisions outlined in the District Plan. They are also responsible for obtaining all necessary permits and consents required to operate the venture at their own cost.

The Company's Infrastructure

In addition to composting and worm farming infrastructure the Company also plan to have or construct the following on the site:

- Two 20,000 litre water tanks.
- A solar operated water pump.
- A shed/s to contain all equipment including a tractor.
- A small kiosk for retail sales of worm castings, worm juice, vegetables.
- Greenhouse(s) and/or tunnel(s) for growing vegetables.

Operational Benefits

There are many sustainability and environmental benefits associated with the Company's operation. Aside from aligning with Council's own waste management objectives, other benefits could/will include:

- Location – the site has separation from the township but is close to the Polytechnic.
- Education opportunities.
- Employment opportunities.
- An opportunity for Council to provide support to a new business entity.

Terms and Conditions

It is proposed that the lease be granted on the following terms:

Initial term:	Five (5) Years
Renewals:	Three (3) Rights of Renewal of Five (5) Years each
Rental:	Market Rental (at valuation by independent valuer)
Rent Reviews:	On first renewal and two yearly thereafter
Rent Review Methodology:	Market Rental (at valuation by independent valuer)
Area:	Approximately 1 hectare

It is further proposed that the lease be granted subject to the Company:

- Obtaining all consents and permits associated with the operation of the business.
- Erecting security (deer) fencing along the northern and eastern (internal) boundaries.
- Installing security (deer) gates to provide for access from Richards Beach Road and for exit via the unnamed road to the south of the lease area.
- Paying all costs associated with preparing the lease area for their purposes.
- Paying all costs associated with connecting the services and to utility networks.
- Not impacting on the day to day operation of the wastewater treatment plant.

4. Financial Considerations

The Company will be required to pay all costs associated with the establishment and the on-going operation of the business.

A desktop rental valuation has been requested from Quotable Value at a cost of \$600 including GST. This is a standard fee associated with commercial leases. The fee has been paid for from the wastewater operational costs budgets.

The income generated (rent) will be credited to the wastewater operations account. It will be used to offset operational costs associated with the wastewater treatment plant.

5. OptionsOption 1 – (Recommended)

To agree to grant Climate Solutions Aotearoa Limited a lease over approximately one hectare of the Cromwell Wastewater Treatment Plant land, being part of Section 1 Survey Office Plan 20776 (as shown in figure 1), for the purpose of establishing and operating an E-waste collection and material recovery business, on the following terms and conditions:

- Initial term: Five (5) Years
- Renewals: Three (3) Rights of Renewal of Five (5) Years each
- Rental: Market Rental (at valuation by independent valuer)
- Rent Reviews: On first renewal and two yearly thereafter
- Rent Review Methodology: Market Rental (at valuation by independent valuer)
- Area: Approximately 1 hectare

Subject to Climate Solutions Aotearoa:

- Obtaining all consents and permits associated with the operation of the business.
- Erecting security (deer) fencing along the northern and eastern (internal) boundaries.
- Installing security (deer) gates to provide for access from Richards Beach Road and for exit via the unnamed road to the south of the lease area.

- Paying all costs associated with preparing the lease area for their purposes.
- Paying all costs associated with connecting the services and to utility networks.
- Not impacting on the day to day operation of the wastewater treatment plant.

Advantages:

- Meets the requirements outlined in the Company's strategic business plan.
- Access to the site can be granted immediately.
- The Company's business activity aligns with Council's waste management objectives.
- The lease area is in the immediate vicinity of the Otago Polytechnic's horticultural operation.
- Provides for separation from residential areas.
- The operation is consistent with and will not impact on the operation of the wastewater treatment plant.
- Income will be generated from the site.

Disadvantages:

- None, as the site is outside the operational area of the wastewater treatment plant.

Option 2

To not agree to grant a lease to Climate Solutions Aotearoa.

Advantages:

- The Cromwell wastewater site would remain dedicated to its current purpose.

Disadvantages:

- An opportunity to support a new business which aligns with Council's waste management objectives would be lost.
- Income will not be generated from the site.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, economic, and environmental wellbeing of communities, in the present and for the future by assisting with the establishment of a business operation which aligns with Council's own waste management objectives.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The lessee will be responsible for obtaining all consents and permits associated with the establishment and on-going operation of the business.
Considerations as to sustainability, the environment and climate change impacts	The proposed operation has many potential benefits relating to sustainability, the environment and climate change as it will manage waste which may otherwise have ended up in landfills.
Risks Analysis	There are no risks to Council are associated with the recommended option.

Significance, Consultation and Engagement (internal and external)	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.
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7. Next Steps

1. Lease drafted and executed: March 2022
2. Construction to commence: Immediately thereafter

8. Attachments

Nil

Report author:

Reviewed and authorised by:



Linda Stronach
Team Leader - Statutory Property Officer
24/02/2022

Louise van der Voort
Executive Manager - Planning and Environment
24/02/2022

22.2.11 FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2021

Doc ID: 567902

1. Purpose

To consider the financial performance for the period ending 31 December 2021.

Recommendations

That the report be received.

2. Discussion

The presentation of the financials includes two variance analysis reports against both the financial statement and against the activities. This ensures Council can sight the variances against the ledger, and against the activities at a surplus/(deficit) value. The reason for the second variance analysis is to demonstrate the overall relationship between the income and expenditure at an activity level.

The third report details the expenditure of the capital works programme across activities. This helps track key capital projects across the year and ensures the progress of these projects remains transparent to Council.

The fourth report is the Statement of Financial Position, this is new to this report. This shows the movements in assets, liabilities, and equity. It allows the Council to measure the year-to-date movements by comparing prior year actuals and budget, along with the current year annual plan and revised budgets.

The fifth and sixth reports detail the internal and external loans balances. The internal loans report forecasts the balance as at 30 June 2022, whereas the external loans show the year-to-date current balances due to payments throughout the year.

Finally, there is a report on the interim performance measures as at 31 December 2021. These are the performance measures that are listed in the 2021-31 Long-term Plan. The aim is to report on them at the six-month and nine-month time-frames so Council can track progress ahead of the end of year reporting in the annual report.

I. Statement of Financial Performance for the period ending 31 December 2021

2021/22		6 MONTHS ENDING 31 DECEMBER 2021				2021/22
Annual Plan		YTD	YTD	YTD		Revised Budget
\$000		Actual	Revised Budget	Variance		\$000
		\$000	\$000	\$000		
	Income					
33,270	Rates	17,141	17,093	48	●	33,270
7,248	Govt Grants & Subsidies	7,911	8,710	(799)	●	16,217
7,323	User Fees & Other	3,112	3,690	(578)	●	7,866
17,286	Land Sales	-	4,750	(4,750)	●	14,650
2,155	Regulatory Fees	1,585	1,175	410	●	2,155
2,104	Development Contributions	1,063	1,052	11	●	2,104
388	Interest & Dividends	45	194	(149)	●	388
-	Reserves Contributions	171	-	171	●	-
55	Other Capital Contributions	91	2	89	●	55
69,829	Total Income	31,119	36,666	(5,547)	●	76,705
	Expenditure					
13,565	Staff	6,362	6,743	381	●	13,529
587	Members Remuneration	260	294	34	●	587
8,904	Contracts	4,441	5,292	851	●	9,724
2,902	Professional Fees	1,529	1,966	437	●	3,881
9,997	Depreciation	5,218	4,999	(219)	●	9,997
13,926	Costs of Sales	2	100	98	●	7,290
3,920	Refuse & Recycling Costs	1,550	1,718	168	●	3,920
1,723	Repairs & Maintenance	763	863	100	●	1,739
1,410	Electricity & Fuel	668	672	4	●	1,410
-	Loss on Sale of Asset	262	-	(262)	●	-
652	Grants	406	387	(19)	●	652
1,115	Technology Costs	503	562	59	●	1,099
303	Projects	473	603	130	●	1,206
639	Rates Expense	533	532	(1)	●	634
423	Insurance	448	423	(25)	●	423
2,037	Other Costs	759	1,016	257	●	2,041
62,103	Total Expenses	24,174	26,170	1,996	●	58,132
7,726	Operating Surplus / (Deficit)	6,945	10,496	(3,551)		18,573

This table has rounding (+/- 1)

The financials for December 2021 show an overall unfavourable variance of (\$3.551M). The main driver is land sales with an unfavourable variance of (\$4.75M). This is due to the Dunstan Park subdivision which revenue has been delayed pending the section titles being issued. Revenue has subsequently been received in January 2022.

Income of \$31.119M against the year-to-date budget of \$36.666M

Overall income has an unfavourable variance against the revised budget of (\$5.54M). This relates to the timing of land sale revenue for the Dunstan Park subdivision as mentioned above and a parcel of Three Waters land. The budgets for these activities were loaded before the land sales timing was known. Other factors include the timing of the roading Waka Kotahi and other grants.

The main variances are:

- Government grants and subsidies revenue has an unfavourable variance of (\$799k). The unfavourable variance is due to the timing of the Waka Kotahi New Zealand Transport Agency (Waka Kotahi) roading subsidy by (\$968k). Subsidies are claimed for both the operational and capital roading work programmes. This is offset by revenue of \$207k from Tourism Infrastructure Funding (TIF) for the new Clyde toilet and Miners Lane carparks. The budgets for these activities are included in 'user fees and other'. This will be re-aligned in the next revision of the budget. There is a favourable variance for Tourism Central Otago funding of \$166k, received from the Ministry of Business, Innovation and Employment.
- User fees and other has an unfavourable variance of (\$578k). Of this variance, (\$357k) is due to the grants budget being included in 'other income' rather than the correct place of 'grants and subsidies'. This budget includes the TIF funding for the new Clyde toilet and Miners Lane carparks. As mentioned above, this will be corrected in the next revision of the budget. Year-to-date revenue for this category is also down (\$25k) in swimming pool admissions and (\$132k) for water meter readings. Water meter readings is believed to be a timing issue which is expected to correct as the year progresses.
- Land sales have not occurred within the budgeted timeframe. Part of this relates to land that Council agreed to sell as part of the long-term planning process. All other land sales from subdivisions will come through later in the financial year, when sold. The Dunstan Park subdivision sales will start showing in the January 2022 financials.
- Regulatory fees has a favourable variance of \$410k. This variance continues to be driven by building consent revenue received, which year-to-date is \$371k.
- Interest and dividends revenue is unfavourable against budget by (\$149k). Interest rates received on term deposit investments are continuing to remain low, due to lower market interest rates.
- Reserves contributions has a favourable variance of \$171k. These contributions are dependent on developers' timeframes and therefore difficult to gauge when setting budgets.

Expenditure of \$24.174M against the year-to-date budget of \$26.17M

Expenditure has a favourable variance of \$1.99M. The main drivers behind the favourable variance are contracts, staff, professional fees, and other costs. Offsetting this favourable variance is the loss on sale of assets and depreciation.

The main variances are:

- Staff costs has a favourable variance of \$381k. This is due in part to the lag between staff movement and the replacement of new staff, plus the relevant recruitment costs. It also includes staff training, made up of conferences and planned attendance at workshops, travel and accommodation. Attendance and travel plans have been delayed due to the on-going impact of COVID-19.
- Contracts has a favourable variance of \$851k. Contract expenditure is determined by workflow and the time of the contract. The outcome of this is that the phased budgets will not necessarily align with actual expenditure, meaning some work appears favourable, and some contracts spend year-to-date appear (unfavourable). Planned maintenance \$164k; contracts

\$682k; physical works contract \$236k; and roading contracts (\$229k) are the key timing variances year-to-date. The contracts variance of \$682k is being driven by the timing of the Three Waters Stimulus operational improvements projects. Three Waters income and expenditure will be reflected in the February 2022 forecast.

- Professional fees has a favourable variance of \$437k. This is similar to contract expenditure where budget and actuals do not align throughout the year but typically align by the end of year. Major variances include: asset management plans and management costs (\$75k); engineers fees \$82k; management consultants \$312k; planning consultants \$82k and recoverable professional fees (\$130k). The asset management plans and management costs variance of (\$75k) relates to the waste services contract that is currently under review.
- Depreciation has an unfavourable variance of (\$219k), mainly due to a difference between the actual and budgeted wastewater depreciation. This variance is being investigated in more depth. It is likely due to the timing of project stages and carry forwards impacting on the budget systems automation for calculating the depreciation. Wastewater also reflects the updated valuations which occurred after the Long-term Plan was approved. This will be corrected in the Annual Plan 2022/23. Areas with major variances include: libraries (\$31k); information services (\$33k); parks reserves recreation \$226k; property \$38k; wastewater (\$293k); and waste management (\$42k).
- Refuse and recycling costs has a favourable variance of \$168k, due to the timing of waste and recycling processing costs. These will fluctuate against the budget from time to time.
- Repairs and maintenance has a favourable variance of \$100k, mainly due to the timing of various projects as well as building maintenance requirements.
- Loss on sale of asset has an unfavourable variance of (\$262k). This is due to the disposal of District Rural Fire building assets to Fire and Emergency New Zealand (FENZ) as part of Council resolution 21.2.6 dated March 2021. This includes the Omakau Fire Depot and the Tarras Fire Station.
- Projects has a favourable variance of \$130k, due to the phasing schedule of Tourism Central Otago projects.

Other costs breakdown is as below:

2021/22 Annual Plan \$000	Other Costs breakdown	YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000		2021/22 Revised Budget \$000
535	Administrative Costs	156	265	109	●	550
690	Office Expenses	270	341	71	●	666
234	Operating Expenses	109	126	17	●	234
327	Advertising	111	154	43	●	329
175	Valuation Services	86	88	2	●	175
76	Retail	27	42	15	●	87
2,037	Total Other Costs	759	1,016	257		2,041

This table has rounding (+/- 1)

- Other costs have been configured to include only need based costs which will fluctuate against budget from time to time. There are no large variances of note to report on at present.

II. Profit and Loss by Activity for the period ending 31 December 2021

ACTIVITY	INCOME			EXPENDITURE			SURPLUS/(DEFICIT)			
	Actuals \$000	Revised \$000	Variance \$000	Actuals \$000	Revised \$000	Variance \$000	Actuals \$000	Revised \$000	Variance \$000	
Infrastructure	1,063	1,052	11	(70)	-	70	1,133	1,052	81	●
Roading	4,568	5,543	(975)	4,528	4,464	(64)	40	1,079	(1,039)	●
Waste Management	2,420	2,513	(93)	2,618	2,576	(42)	(198)	(63)	(135)	●
Parks Reserves Recreation	3,756	3,763	(7)	3,229	3,656	427	527	107	420	●
Corporate Services	136	127	9	264	114	(150)	(128)	13	(141)	●
People and Culture	833	859	(26)	802	895	93	31	(36)	67	●
CEO	430	439	(9)	173	546	373	257	(107)	364	●
Property	2,240	6,309	(4,069)	2,176	2,382	206	64	3,927	(3,863)	●
Governance and Community E	3,432	3,207	225	2,409	2,716	307	1,023	491	532	●
Planning (Regulatory)	3,229	2,763	466	2,974	3,142	168	255	(379)	634	●
Three Waters	8,718	9,879	(1,161)	5,070	5,666	596	3,648	4,213	(565)	●
Total*	31,119	36,666	(5,547)	24,174	26,170	1,996	6,945	10,496	(3,551)	●

This table has rounding (+/- 1)

* The funding activity has been removed as this is not an operational activity.

- **Infrastructure** – income has a favourable variance of \$11k. Development contributions received are higher than budgeted. Contributions are linked with the timing of subdivision developments in Cromwell and Alexandra. Expenditure has a favourable variance of \$70k, giving an overall surplus of \$81k. This department is fully on-charged as an overhead. The \$70k credit reflects lower than expected overhead expenditure.
- **Roading** – income has an unfavourable variance of (\$975k). This is predominately due to the Waka Kotahi subsidy. This subsidy moves in conjunction with the subsidised roading operating and capital work programmes. Operating expenditure is on schedule with the budget, with a small unfavourable variance of (\$64k). The capital work programme is currently behind with a favourable variance of \$957k.
- **Waste Management** - income has an unfavourable variance of (\$93k). User fee revenue of \$558k is lower than budget, though remains on par with last years' actuals of \$542k. Expenditure has an unfavourable variance of (\$42k). Asset management costs have increased by (\$96k) due to the waste services tender that is being reviewed, along with additional traffic management that was needed early in the financial year. Depreciation has also increased year-to-date by (\$42k). This is offset by the timing of waste and recycling processing costs by \$171k.
- **Parks and Recreation** – income has an unfavourable variance of (\$7k). Swimming pool revenue is still trending lower than budget, this has not been helped by COVID-19 restrictions. This is offset by Ministry of Business Innovation and Employment (MBIE) responsible camping funding carried over from the prior year. Expenditure has a favourable variance of \$427k. A large portion of this is due to depreciation being \$226k lower than budget. The remaining favourable variance is due to the timing of workplans and staffing requirements with underspends in: contracts \$64k; other costs \$32k; grants \$25k; and staff costs \$55k.
- **Corporate Services** – income has a small favourable variance of \$9k. Expenditure has an unfavourable variance of (\$150k). This is mainly due to a (\$262k) loss of sale of assets from the disposal of District Rural Fire building assets to FENZ as part of Council resolution 21.2.6 dated March 2021. This includes the Omakau Fire Depot and the Tarras Fire Station. The loss

is offset by underspends in computer maintenance and support \$23k, professional fees \$34k and contracts \$31k.

- **People and Culture** – income has an unfavourable variance of (\$26k). Expenditure has a favourable variance of \$93k. Driving the favourable variance are underspends in human resources \$54k, health and safety \$25k and libraries \$44k. This is offset by an unfavourable variance in service centres of (\$28k). Staff budgets in the Long-term Plan were consolidated into fewer costs centre. As a result, the actuals are not aligned with the budgets. This is currently being reviewed and will be corrected for the forecasts.
- **CEO** – income has a minor unfavourable variance of (\$9k). Expenditure has a favourable variance of \$373k. This is mainly due to the timing and need for: consultants \$170k, staff costs \$108k and other costs \$31k. Also the Wilding Pines annual grant of \$20k has not been uplifted.
- **Property** – income has an unfavourable variance of (\$4.06M). This is due to the timing of the Dunstan Park subdivision sales that were budgeted to start in November. Sales are starting to come through in January 2021 and the forecast will update the budget timeline. Expenditure has a favourable variance of \$206k. This is made up of underspends in community buildings \$93k, commercial and other property \$75k, airports \$48k and elderly person housing \$41k.
- **Governance and Community Engagement** – income has a favourable variance of \$225k. This continues to be driven by the budget phasing of tourism grants, in particular Strategic Tourism Assets Protection Programme (STAPP), Tourism Communities Support and Recovery and Re-set plan (SRR) funding. Expenditure has a favourable variance of \$307k. This is due to underspends in promotions and tourism \$135k, governance \$37k, community development \$27k, visitor centres \$38k and regional identity \$67k. The promotions and tourism variance relates to the phasing schedule for the Tourism Central Otago projects.
- **Planning (Regulatory)** – has a favourable income variance of \$466k. This is mainly due to an increase in building permit revenue of \$371k. Expenditure has a favourable variance of \$168k. This is due to the timing and need of training and compliance costs \$50k, staff costs \$43k and contracts \$35k.
- **Three Waters** – income has an unfavourable variance of (\$1.16M). This is mainly due the timing of grants (\$245k), metered water sales (\$132k) and land sales of (\$750k). Expenditure has a favourable variance of \$596k. Driving this favourable variance is contracts by \$766k; cost of sales \$100k and professional fees \$94k. This is offset by higher than budgeted depreciation of (\$363k).

III. Capital Expenditure

Year-to-date, 21% of the total capital spend against the full year's revised capital budget, has been expensed.

Due to supply chain and resource issues related to COVID-19, the capital works programme is behind the revised annual plan schedule. Staff plan to have the second budget revision for this financial year to Council in April 2022, assuming there are no significant impacts from Omicron and its effect on staffing levels within Central Otago District Council.

2021/22 Annual Plan	CAPITAL EXPENDITURE	YTD Actual	YTD Revised Budget	YTD Variance		2021/22 Revised Budget	Progress to date against revised budget
\$000		\$000	\$000	\$000		\$000	
6,058	Council Property and Facilities	626	4,699	4,073	●	9,146	7%
382	Waste Management	336	913	577	●	913	37%
-	i-SITES	-	4	4	●	4	0%
50	Customer Services and Administration	14	31	17	●	62	23%
204	Vehicle Fleet	107	-	(107)	●	256	42%
248	Planning	-	35	35	●	348	0%
352	Information Services	129	455	326	●	1,386	9%
164	Libraries	57	93	36	●	512	11%
1,713	Parks and Recreation	505	1,685	1,180	●	3,755	13%
7,420	Roading	3,018	3,975	957	●	7,950	38%
14,243	Three Waters	8,751	19,568	10,817	●	38,726	23%
30,834	Grand Total	13,543	31,458	17,915		63,058	21%

Council Property and Facilities \$4.07M favourable against budget:

Cromwell Town Centre projects are driving the majority of this variance by \$3.4M. The work programme is currently in the design phase for the Cromwell Memorial Hall and Events Centre. Next steps include site survey and concept design workshops being held in January 2022. The new Clyde toilets are progressing with the Lodge Lane toilets in operation and Miners Lane toilets will be operational in August 2022 when the Clyde wastewater reticulation system is complete. Other areas behind budget include airports \$20k, council offices \$281k and elderly person housing \$150k.

Waste Management \$577k favourable against budget:

The glass crushing plant project is behind budget by \$47k. The transfer station reconfiguration projects are yet to start, contributing to \$398k of the underspend.

Vehicle Fleet (\$107k) unfavourable against budget:

Vehicle renewals and purchases are ahead of budget with 42% of the \$256k total revised budget being already spent. The timing will balance out by end-of-year.

Information Services \$326k favourable against budget:

Information Services projects are behind budget. Projects include Geographic Information Services \$82k, enhanced customer experience digital services \$19k, enterprise resource planning information services \$150k and financial performance improvement \$36k.

Parks and Recreation \$1.18M favourable against budget:

This favourable variance is driven by a mixture of the timing of project budgets and contractor's availability to perform the work. Projects include landscaping, signage and irrigation. The Cromwell pool replacement heat pump accounts for half of the capital budget variance. It has been ordered and is due for delivery in February 2022. The preliminary fitting work was to be carried out in December 2021.

Roading \$957k favourable against budget:

Roading projects are behind, this is mainly due to the timing of the capital programme which tend to ramp up over the summer construction season. Projects include footpath renewals \$70k, carpark renewals \$224k, structures renewals \$233k and sealed road renewals \$558k.

Three Waters is \$10.8M favourable against budget:

The favourable variance is due to the timing of construction projects. The main drivers include the Lake Dunstan water supply \$4.2M, water treatment plant and capacity upgrades \$2.6M, water supply renewals \$791k and water stimulus fund projects \$1.5M. The Clyde wastewater reticulation network construction is progressing well.

IV. Statement of Financial Position

The Statement of Financial Position (Balance Sheet) is a new report which will be included in the reports to both Council and to the Audit and Risk Committee. It is included to show the comparisons between actual and budget. Below the financial position is a table summarising the reserves and the cash balances. This gives assurance that there are available funds to meet the cash financial reserve balances typically included in Council's set of financial reports.

2020/21 Actual	2020/21 YTD December Actual	STATEMENT OF FINANCIAL POSITION	2021/22 YTD December Actual	2021/22 Revised Budget	2021/22 Annual Plan
\$000	\$000	for the period ended 31 December 2021	\$000	\$000	\$000
EQUITY					
392,456	382,902	Ratepayers equity	404,206	414,890	393,593
12,321	8,492	Surplus/(Deficit)	6,945	18,491	7,644
7,035	14,442	Council Reserves	7,603	4,258	4,178
487,465	483,494	Property revaluation reserve	487,393	496,629	496,629
(17)	(20)	Investment shares fair value revaluation reserve	(17)	(20)	(20)
80	80	Restricted reserves	80	80	80
899,340	889,390	Total equity	906,210	934,328	902,104
REPRESENTED BY:					
Current assets					
6,514	9,931	Cash and cash equivalents	4,802	19,896	19,896
10,000	11,000	Other financial assets	6,000	8,000	8,000
4,852	34	Receivables	483	3,171	3,171
-	-	Non Current assets held for sale	-	-	-
5,394	1,543	Inventories	6,613	1,509	1,509
-	-	Investment Bond	-	625	625
26,760	22,508	Total current assets	17,898	33,201	33,201
Less current liabilities					
256	295	Agency and deposits	509	273	273
13,254	3,401	Payables and deferred revenue	5,126	4,705	4,705
673	654	Employee entitlements	777	1,010	1,010
-	-	Borrowings and other financial liabilities	-	-	-

14,183	4,350	Total current liabilities	6,412	5,988	5,988
12,577	18,158	Working capital	11,486	27,213	27,213
Non-current assets					
111	109	Available for sale financial assets	111	109	109
282	317	Loans and receivables	254	333	333
26,030	21,739	Work in Progress	37,400	63,058	30,834
852,712	846,195	Property, plant and equipment	849,328	864,309	864,309
1,272	845	Intangible assets	1,275	2,271	2,271
431	355	Forestry assets	431	357	357
5,925	1,675	Investment property	5,925	1,683	1,683
886,763	871,235	Total non-current assets	894,724	932,120	899,896
Less non-current liabilities					
-	3	Provisions	-	5	5
-	-	Borrowings and other financial liabilities	-	25,000	25,000
-	3	Total non-current liabilities	-	25,005	25,005
899,340	889,390	Net assets (assets minus liabilities)	906,210	934,328	902,104

* year-to-date actual values are subject to change and are only indicative of the end of year totals.
This table has rounding (+/- 1)

V. Internal Loans

Forecast closing balance for 30 June 2022 is \$4.075M.

OWED BY	Original Loan	1 July 2021	30 June 2022 Forecast
		Opening Balance	Closing Balance
Public Toilets	670,000	491,239	468,048
Tarbert St Bldg	25,868	13,067	11,574
Alex Town Centre	94,420	49,759	44,545
Alex Town Centre	186,398	91,041	79,921
Alex Town Centre	290,600	155,412	139,137
Centennial Milkbar	47,821	21,284	18,192
Vincent Grants	95,000	19,000	9,500
Pioneer Store Naseby	21,589	10,949	9,609
Water	867,000	717,829	691,212
ANZ Bank Seismic Strengthening	180,000	149,030	143,504
Molyneux Pool	650,000	571,900	539,400
Maniototo Hospital	1,873,000	1,775,142	1,723,630
Alexandra Airport	218,000	204,485	197,216
Total	5,219,695	4,270,138	4,075,488

This table has rounding (+/- 1)

VI. External Loans

The total amount of external loans at the beginning of the financial year 2021-22 was \$189k. As at 31 December 2021, the outstanding balance was \$161k. Council has received \$27k in principal payments and \$4.9k in interest payments.

Owed By	Original Loan	1 July 2021 Actual Opening Balance	Principal	Interest	30 December 2021 Actual Closing Balance
Cromwell College	400,000	130,770	17,451	3,607	113,318
Maniototo Curling	160,000	35,662	6,790	821	28,872
Oturehua Water	46,471	22,623	2,853	548	19,770
	606,471	189,055	27,094	4,976	161,960

This table has rounding (+/- 1)

Reserve Funds table

- As at 30 June 2021 the Council has an audited closing reserve funds balance of \$7.035M. This reflects the whole district's reserves and factors in the district-wide reserves which are in deficit at (\$16.7M). Refer to Appendix 1.
- Taking the 2020-21 audited Annual Report closing balance and adding 2021-22 income and expenditure, carry forwards and resolutions, the whole district is projected to end the 2021-22 financial year with a closing deficit of (\$10.772M).

VII. Interim Performance Measures as at 31 December 2021

A summary of the individual interim performance measure results, as at 31 December 2021, are included below.

The details of the measures and explanations for why some targets are not predicting to be 100% complete is contained in the activity sections in the attached Appendix 2. Some of the results are identified through the annual survey scheduled for later in the financial year and this means that for the December results there is no percentage achieved. Also of note is that the results are very black and white, and there is no room to reflect the positive progress, or 'nearly there' results, hence the narrative in the comments field will provide the detail behind some of these results.

Activities	No. of measures	Achieved as at 31 Dec 2021	% Achieved	End of Year Forecast	% End of Year Forecast
Water	9	6	67%	8	89%
Wastewater	8	7	88%	6	75%
Stormwater	8	1	13%	8	100%
Roading	7	6	86%	6	86%
Environmental Services	4	1	25%	1	25%
Planning, Regulatory & Community Development	8	4	50%	6	75%
Pools, Parks & Cemeteries	6	2	33%	2	33%
Property & Community Facilities	6	4	67%	4	67%
Service Centres & Libraries	7	0	0%	3	43%
Regional Identity, Tourism & Economic Development	6	2	33%	4	67%
Governance & Corporate Services	4	3	75%	4	100%
	73	36	49%	52	71%

3. Attachments

Appendix 1 - Reserves 2021_22 .pdf [↓](#)

Appendix 2 - Performance Measures - Interim.pdf [↓](#)

Report author:

Reviewed and authorised by:



Ann McDowall
Finance Manager
21/12/2021



Leanne Macdonald
Executive Manager - Corporate Services
21/12/2021

CODC RESERVE FUNDS

AUDITED - 2020/21 Annual Report					2021/22 AP	2021/22 AP Closing	Approved By Council forecast includes carry forwards	2021/22 Revised Closing Balance
RESERVES BY RATE TYPE	Opening Balance	Transfers In	Transfers Out	Closing Balance	Net Transfers In and Out	AP Closing Balance	2021/22 Forecast	
	A	B	C	D = (A + B - C)	E	F = (D + E)	H	I = (F + G + H)
General Reserves	5,140,942	1,461,175	(5,790,676)	811,442	(3,256,179)	(2,444,737)	(37,397)	(2,482,135)
Uniform Annual General Charge Reserves	186,374	9,717	(22,829)	173,261	(43,347)	129,914	5,760	135,674
	5,327,316	1,470,892	(5,813,505)	984,703	(3,299,526)	(2,314,824)	(31,637)	(2,346,461)
TARGETED RESERVES								
Planning and Environment Rate	1,949,635	424,331	-	2,373,966	31,214	2,405,180	(540,946)	1,864,234
Economic Development Rate	-	-	-	-	-	-	(37,500)	(37,500)
Tracks and Waterways Charge	442,590	43,362	(9,107)	476,845	14,952	491,797	-	491,797
Tourism Rate	238,245	54,424	(41,898)	250,771	18,528	269,299	1,689	270,987
Waste Management and Collection Charge	(1,344,674)	7,738	(866,131)	(2,203,067)	(341,821)	(2,544,888)	(536,397)	(3,081,285)
District Library Charge	99,517	38,009	(71,831)	65,694	(161,236)	(95,542)	(435,662)	(531,203)
Molyneux Park Charge	(22,805)	-	(55,941)	(78,746)	(204,243)	(282,989)	(84,735)	(367,724)
District Works and Public Toilets Rate	4,079,979	664,517	(317,935)	4,426,561	(212,876)	4,213,685	(1,280,787)	2,932,898
District Water Supply	(12,273,932)	1,495,595	(783,526)	(11,561,863)	2,230,636	(9,331,227)	(9,504,589)	(18,835,816)
District Wastewater	(10,340,895)	1,714,354	(3,141,747)	(11,768,288)	2,317,851	(9,450,437)	(7,385,413)	(16,835,850)
	(17,172,340)	4,442,330	(5,288,116)	(18,018,126)	3,693,004	(14,325,122)	(19,804,339)	(34,129,461)
Specific Reserves	315,692	4,694	-	320,386	6,303	326,688	-	326,688
Other Reserves	518,608	20,004	(515,342)	23,270	(22,524)	746	(1,433,215)	(1,432,470)
	834,300	24,698	(515,342)	343,655	(16,221)	327,434	(1,433,215)	(1,105,781)
WARD TARGETED RATES								
Vincent Community Board Reserves								
Vincent Promotion Rate	-	-	-	-	-	-	-	-
Vincent Recreation and Culture Charge	(1,706,400)	320,321	-	(1,386,080)	(333,560)	(1,719,640)	(506,798)	(2,226,438)
Vincent Ward Services Rate	2,906,503	139,599	(542,563)	2,503,538	3,109,890	5,613,429	3,905,697	9,519,126
Vincent Ward Services Charge	1,133	15	(11,398)	(10,251)	(3,243)	(13,493)	(35,083)	(48,576)
Vincent Ward Specific Reserves	1,165,253	24,458	(2,823)	1,186,888	35,415	1,222,303	(11,702)	1,210,601
Vincent Ward Development Fund	455,132	54,842	(1,910)	508,064	9,080	517,144	-	517,144
Alex Town Centre Upgrade 1991	(60,558)	283	(49,540)	(109,815)	380	(109,435)	-	(109,435)
	2,761,062	539,516	(608,234)	2,692,345	2,817,962	5,510,307	3,352,114	8,862,420
Cromwell Community Board Reserves								
Cromwell Promotion Rate	-	-	-	-	-	-	-	-
Cromwell Recreation and Culture Charge	(785,036)	122,790	(19,707)	(681,953)	(159,891)	(841,844)	(1,524,313)	(2,366,157)
Cromwell Ward Services Rate	19,596,874	2,813,940	(4,268,599)	18,142,215	557,468	18,699,682	(1,806,196)	16,893,486
Cromwell Ward Services Charge	1,899	28	(402)	1,525	(7,550)	(6,024)	-	(6,024)
Cromwell Ward Specific Reserves	(296,409)	9,319	(42,404)	(329,494)	8,776	(320,718)	-	(320,718)
Cromwell Ward Development Fund	1,555,686	222,649	(7,640)	1,770,695	30,992	1,801,687	-	1,801,687
	20,073,014	3,168,727	(4,338,753)	18,902,988	429,795	19,332,783	(3,330,510)	16,002,273
Maniototo Community Board Reserves								
Maniototo Promotion Rate	-	-	-	-	-	-	-	-
Maniototo Recreation and Culture Charge	(995,980)	1,883,384	(48,250)	839,154	11,474	850,629	(26,544)	824,085
Maniototo Ward Services Rate	1,418,766	188,340	(1,880,899)	(273,793)	133,178	(140,615)	(3,100)	(143,715)
Maniototo Ward Services Charge	3,104	8,260	-	11,363	(8,459)	2,904	(10,000)	(7,096)
Maniototo Ward Specific Reserves	212,789	23,274	-	236,063	4,246	240,309	-	240,309
Maniototo Ward Development Fund	-	-	-	-	-	-	-	-
	638,679	2,103,258	(1,929,149)	812,788	140,439	953,227	(39,644)	913,584
Teviot Valley Community Board Reserves								
Teviot Valley Promotion	14,683	213	-	14,897	234	15,130	-	15,130
Teviot Valley Recreation and Culture	285,234	19,851	(1,447)	303,639	(232,588)	71,051	(87,052)	(16,001)
Teviot Ward Services Rate	900,620	37,447	(29,457)	908,610	35,264	943,874	(3,326)	940,548
Teviot Ward Services Charge	-	-	-	-	-	-	-	-
Teviot Ward Specific Reserves	1,557	116	(1,838)	(165)	13	(152)	-	(152)
Teviot Ward Development Fund	77,962	12,667	(903)	89,726	1,554	91,280	-	91,280
	1,280,057	70,293	(33,644)	1,316,706	(195,523)	1,121,183	(90,378)	1,030,805
Grand Total Surplus/(Deficit)	13,742,087	11,819,714	(18,526,743)	7,035,058	3,569,929	10,604,988	(21,377,610)	(10,772,622)

What you can expect from us - Water

Community outcome	Our objective level of service	DIA measure*	How we measure Success	Our Aim Years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy	Provide a fully accessible and reliable water network	✓	The percentage of real water loss from the network reticulation system (leaks, metering inaccuracies)	Target current annual real losses from the networked reticulation system ≤ 30% of water produced		38%	Yes	Data incomplete due to timing of meter readings. We expect the percentage to drop at the end of year when all metre read rounds are complete.
Sustainable Environment	Provide an efficient water network	✓	Fault response time to urgent callouts Attendance:	Target median time to get to site ≤ 1 hour		0.16	Yes	Number is calculated using median, subject to dramatic changes
			Resolution:	Target median time to resolve ≤ 4 hours		11.09	Yes	
		✓	Fault response time to non-urgent callouts Attendance:	Target median time to get to site ≤ 8 hours		3.6	Yes	
			Resolution:	Target median time to resolve ≤ 24 hours		21.15	Yes	
		✓	The average consumption of water per day per resident	To maintain water demand at <600 L/person/day		523.7	Yes	
Connected Community	Provide a safe and healthy water network	✓	Compliance with the NZ Drinking Water Standards	Part 4: Bacterial Compliance All schemes to comply		Compliance met	Yes	
				Part 5: Protozoal compliance Omakau to comply 2022 Naseby to comply 2022 Alexandra/Clyde (Lake Dunstan Water Supply) to comply 2023 Ranfurly to comply 2023 Cromwell/Pisa to comply 2023		Compliance not met Compliance not met Compliance not met Compliance not met Compliance not met	No No No No No	Significant upgrades are likely to be required all water treatment plants to achieve all Protozoal compliance requirements

* Department of Internal Affairs mandatory non-financial performance measure

What you can expect from us - Wastewater

Community outcome	Well-beings	Our objective level of service	DIA measure*	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy	Economic	Provide an efficient, accessible and reliable wastewater network.	✓	Total number of complaints for: <ul style="list-style-type: none">• Odour• Faults• Blockages• Responses to wastewater service requests	Total number of complaints ≤10 per 1,000 connections.		6.21	Yes	
Sustainable Environment	Environmental	Provide a safe and compliant wastewater network.	✓	Compliance with discharge consents	Abatement notices - 0		4	No	<ul style="list-style-type: none">- Alexandra Wastewater Treatment Plant (WWTP) Clarifier malfunction-Untreated wastewater discharged to river in October 2020. Council had until February 2022 to comply with the terms of notice. Latest monitoring results are now compliant and requested ORC the abatement notice is lifted.- Cromwell WWTP-Significant non-compliance for nitrogen levels recorded in the treated discharge.- Omakau WWTP-Significant non-compliance for consented volume limits and two occurrences of exceeding the baterial limits in the treated discharge.- Roxburgh WWTP-Significant non-compliance
					Infringement notices - 0		0	Yes	
					Enforcement Orders - 0		0	Yes	
					Convictions - 0		0	Yes	
				Fault response times Attendance: Resolution:	Target median time to get to site ≤1 hour		0.1	Yes	
					Target median time to resolve the problem ≤4 hours		1.92	Yes	
Connected Community	Social Environmental	Provide a safe and compliant wastewater network.	✓	Number of dry weather sewerage overflows from sewerage scheme.	Number of dry weather sewerage overflows ≤1 per 1,000 connections.		0.7	No	Unlikely to meet due to continued fat issues in Cromwell and ragging issues district wide

* Department of Internal Affairs mandatory non-financial performance measure.

What you can expect from us - Stormwater

Community outcome	Well-beings	Our objective level of DIA measure*	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Sustainable Environment	Environmental	Provide an efficient, full accessible and reliable stormwater network.	✓	Compliance with discharge consents	Abatement notices - 0	Nil	Yes	No results available in Q1 and Q2.
					Infringement notices - 0	Nil	Yes	No results available in Q1 and Q2.
					Enforcement orders - 0	Nil	Yes	No results available in Q1 and Q2.
					Convictions - 0	Nil	Yes	No results available in Q1 and Q2.
Connected Community	Social Environmental	Provide a safe and compliant stormwater network.	✓	Number of flooding events that occurred.	Nil	Nil	Yes	No results available in Q1 and Q2.
				Number of habitable floors affected in flooding events.	Target number of habitable floors affected ≤1 per 1,000 properties per flood event	Nil	Yes	No results available in Q1 and Q2.
				Response time to attend flood events.	Target median time to get to site ≤1 hour	Nil	Yes	No results available in Q1 and Q2.
				Number of complaints received about stormwater performance.	Total number of customer complaints ≤2 per 1,000 properties	0.6	Yes	

* Department of Internal Affairs mandatory non-financial performance measure.

What you can expect from us - Roding

Community outcome	Well-beings	Our objective level of service	DIA measure*	How we measure success	Our Aim Years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy	Economic	Provide an efficient roading network.		Average length of time to issue a consent for access to a road.	≤ 2 days		1.7 days	Yes	
			✓	The average quality of ride on the sealed road network, measured by smooth travel exposure.	Smooth Travel Exposure ≥90%		98%	Yes	
			✓	Percentage of sealed local road network that is resurfaced.	>3.9% of sealed road length resurfaced per annum		4%	Yes	
Sustainable Environment	Environmental		✓	Number of service requests from customers responded to within 10 days.	≥90%		91%	Yes	
Connected Community	Social Environmental	Provide a safe roading network.	✓	Change from previous year in number of fatalities and serious injury crashes on local roading network.	Stable or decreasing trend		Decreasing	Yes	
		Provide a fully accessible roading network.	✓	The percentage of footpaths that fall within the Council's level of service standard for the condition of footpaths.	>70%		70%	Yes	
				Customer satisfaction with condition of unsealed roads.	To maintain customer satisfaction at or above 70%			Not available at Q2	Unknown until residents opinion survey in Q4 Survey results to follow at end of financial year.

* Department of Internal Affairs mandatory non-financial performance measure.

What you can expect from us - Environmental Services

Community outcome	Well-beings	Our objective level of service	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Sustainable Environment	Environmental	Improving the Efficiency of Resource Use.	Total amount of waste to landfill per rateable property.	Incremental year-on-year reduction.		No result for December 2021 - new measure		New measure. Not comparable to previous year. Currently waste to landfill is tracking slightly higher than previous year. Operation of the glass crusher should offset the slight increase in the first 6 months of the year and result in less material being sent to landfill.
			Customer satisfaction with waste services measured through customer survey.	Incremental increase.		No result for December 2021		Target not likely to be achieved due to customer survey occurring each year in May.
Connected Community	Environmental Social	Provide compliant waste systems and facilities.	Compliance with resource consents for transfer stations, closed and operational landfills.	Incremental percentage improvements.		90%	Yes	
Sustainable Environment	Environmental	Carbon Footprint reduction.	Annual carbon footprint measurement using CEMARS process.	Incremental reduction or set annual reduction target.		No result for December 2021 - new measure		New measure. Not comparable to previous year. Council emissions inventory for 2020/21 has been calculated and is awaiting audit. Emissions have reduced in all activities except district waste to landfill. This slight increase is driven by an increase in recycling to landfill due to Covid lockdowns and contamination events.

What you can expect from us - Planning and Regulatory

Community outcome	Well-beings	Our objective level of service	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Planning								
Thriving Economy Sustainable Environment	Economic Environmental	To enable people to develop their land in an appropriate way through a streamlined and cost-effective consent process.	Customer satisfaction with resource consent process in customer survey.	Maintain customer satisfaction ≥75%.				Survey results to follow at end of financial year.
			Resource consents processed within statutory timeframes.	Resource consents processed within statutory timeframe ≥95%.		89%	No	88.75% achieved in first 6 months, largely due to significant shortage of processing planners in second half of 2021, and disruption due to staff turnover. Adtional external resources (consultants) have been contracted to assist and processing times have been improving. Statistically, the overall target of 95% for the year is very unlikely to be achieved.
Building Services								
Thriving Economy Connected Community	Economic Social Environmental	To maintain the ability to issue building consents.	Through maintaining the Building Consent Authority accreditation.	To maintain the Building Consent Authority accreditation.		Pass	Yes	IANZ have confirmed we are now every two years.
		To enable customers to build in an appropriate way through a timely consent process.	Percentage of building consents issued within the statutory timeframe.	To achieve ≥97% of building consents issued within the statutory timeframes.		95%	Yes	95% achieved in the first 6 months. Expect to increasase this to above 97% by end of financial year. 50% increase in the number of consents received.
		To provide customers with LIM reports and a timely service.	Percentage of LIMs issued within the statutory timeframe.	To achieve ≥99% of LIMs issued within the statutory timeframes.		100%	Yes	
Environmental Health								
Thriving Economy Connected Community	Economic Social Environmental	To assist food business operators to meet their obligation of selling safe and suitable food. This will be achieved through education and verifying and enforcing the requirements of the Food Act 2014.	Percentage of applications for the registration of food businesses completed within 10 working days.	≥90% of applications for the registration of food businesses are completed within 10 working days.		99%	Yes	
			Percentage of food business verifications carried out within the required Food Act 2014 performance-based verification frequency.	To achieve ≥90% of food business verifications being carried out within the required Food Act 2014 performance-based verification frequency.		86%	Yes	86% achieved as a result of COVID delays and a gap in resourcing during this period which has now been filled.
			Percentage of corrective action requests and improvement notices resulting from non-conformances/compliances are completed within the specified period.	To achieve ≥90% of corrective action requests and improvement notices resulting from non-conformances/compliances being completed within the specified period.		97%	Yes	

What you can expect from us - Pools, Parks and Cemeteries

Community outcome	Well-beings	Our objective level of service	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy Sustainable Environment	Social Environmental Economic	Parks and reserves are maintained and operated so that they look good and meet the needs of users.	Percentage of customer survey respondents satisfied with parks and reserves.	Maintain satisfaction with parks and reserves at above 85%.				Survey results to follow at end of financial year.
			Percentage of customer survey respondents satisfied with cemeteries and the burial process.	Maintain satisfaction with cemeteries and the burial process at above 90%.				Survey results to follow at end of financial year.
Connected Community	Social Environmental	Playgrounds in the district have equipment that is fun and educational.	Percentage of customer survey respondents satisfied with playgrounds.	Maintain satisfaction with playgrounds at above 85%.				Survey results to follow at end of financial year.
		Central Otago playgrounds are maintained to meet the NZ Playground Safety Standards.	Annual "Playground Safety Standards" audit.	To pass.		Pass	Yes	Survey results due in April 2022.
Thriving Economy Connected Community	Social Environmental	To provide aquatic facilities including a range of programmes that meet the needs of the majority of the community.	Percentage of customer survey respondents satisfied with pools and the programmes offered.	Maintain user satisfaction ≥ 90%				A new target, aimed at user satisfaction of pools and programmes offered. Survey results to follow at end of financial year.
		Aquatic facilities are managed to NZ Water Safety Council "Pool Safe" Standards.	Annual "Pool Safe" audit.	To pass.		Pass	Yes	Target met. Both Cromwell and Alexandra pools have passed the "Pool Safe" standard for 2022/23.

What you can expect from us - Property and Community Facilities

Community outcome	Well-being	Our objective level of service	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy Sustainable Environment	Economic Environmental Social	Community buildings are accessible and affordable to communities based on existing provision.	Percentage of customer survey respondents satisfied with community buildings.	>90% satisfied.		76%	No	Residents' Survey 2021 indicated a satisfaction result of 76% slightly down from 2020. Cromwell residents ranked community halls and stadiums as their highest priority in the survey. The new building to replace the old Cromwell Memorial hall is expected to be built and completed within the next 2 to 3 year.
			A charging policy is in place that demonstrates fees that reflect the level of benefit provided.	Fees and charges charging policy in place.		Yes	Yes	
Thriving Economy	Economic	Each building will be assessed at a frequency required to meet all Building Act and Code of Compliance requirements.	Compliance with building WOF requirements.	Full compliance.		Full compliance	Yes	
		Housing suitable for elderly is provided in the main townships until such time as the need can be met by other agencies.	Percentage of EPH tenancy survey respondents satisfied with their unit.	>90% satisfied.		July 2020 to June 2021 98% overall satisfaction	Yes	Survey results to follow at end of financial year.
		Free public toilets are available for the local community and visitors throughout the district at locations set out in the Public Toilet Strategy.	Percentage of customer survey respondents satisfied with public toilets.	>90% satisfied.		85%	No	74% of the Respondents in the Resident's Survey who had used a public toilet made no comment of improvements. This makes it difficult for council to improve on this measure without having an understanding of the low result.
		To meet all CAA requirements for uncertified Airports.	No complaints from Airport users or notifications from CAA of non-compliance.	Full compliance.		Full compliance	Yes	

What you can expect from us - Service Centres and Libraries

Community outcome	Well-beings	Our objective level of service	How we measure success	Our aim years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Thriving Economy Connected Community	Economic Social Cultural	To provide a quality library service through friendly, helpful and knowledgeable staff that enables residents and visitors to have valued library experiences.	Customer survey - Percentage of library users satisfied with the quality of library services	>90%			Yes	Survey results to follow at end of financial year.
Sustainable Environment	Economic Social	Satisfaction with contact regarding service requests.	Customer survey – the service was fast and efficient	>80%			No	Survey results to follow at end of financial year.
			Customer survey – the service was friendly and courteous	>90%			No	Survey results to follow at end of financial year.
			Customer survey – issues dealt with effectively	>75%			No	Survey results to follow at end of financial year.
Thriving Economy	Economic Social	Satisfaction with the initial contact with Council.	Customer survey – the service was fast and efficient	>90%			Yes	Survey results to follow at end of financial year.
			Customer survey – the service was friendly and courteous	>90%			Yes	Survey results to follow at end of financial year.
			Customer survey – issues dealt with effectively	>80%			No	Survey results to follow at end of financial year.

What you can expect from us - Regional Identity, Tourism and Economic Development

Community outcome	Well-beings	Our objective level of service	How we measure success	Our Aim Years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Communications and Engagement								
Connected Community	Social Cultural	Community feel they are informed about Council activities.	Percentage of respondents to customer survey who feel they are informed about Council activities.	>75%			Yes	Survey results to follow at end of financial year. Communications team tracking statistics in the meantime.
Connected Community	Social Cultural	Community believe they have adequate opportunities to have their say in Council activities.	Percentage of respondents to customer survey believe they have adequate opportunities to have their say in Council activities.	>75%			Yes	Survey results to follow at end of financial year. Communications team tracking statistics in the meantime.
Community Development								
Connected Community	Social Cultural Environmental Economic	Connect and support people involved in community-led development initiatives.	Council to facilitate a hui for local people involved in community-led development.	Two hui held per year		Community hui held on 8 August 2021 (hosted in the Teviot Valley)	Yes	
Economic Development								
Thriving Economy Connected Community Sustainable Environment	Economic Social Environmental Cultural	Council's economic development projects and activities are adding value relevant for Central Otago communities.	Percentage of respondents to customer survey who are satisfied with the type of economic development activity that Council is involved in.	75%				Survey results to follow at end of financial year. Communications team tracking statistics in the meantime.
Tourism								
Thriving Economy Connected Community Sustainable Environment	Economic Social Environmental Cultural	Council's tourism activity enhances the quality of life for Central Otago residents.	Percentage of respondents to customer survey who are satisfied that visitors to the district enrich the quality of life for residents.	75%				Survey results to follow at end of financial year. Communications team tracking statistics in the meantime.
Policy and Strategy								
Thriving Economy Connected Community Sustainable Environment	Economic Social Environmental Cultural	Council administered documents in the policy and strategy register are current and have been reviewed within specified timeframes.	Percentage of Council administered documents in the policy and strategy register are current and have been reviewed within specified timeframes.	>80%		80%	Yes	

What you can expect from us - Governance and Corporate Services

Community outcome	Well-being	Our objective level of service	How we measure Success	Our Aim Years 1-3	Traffic Lights	Year to date Forecast Results (Jul-Dec '21)	Will you meet your end of year Aim Yes/No	Explanation if you wont achieve your Aim
Governance								
Thriving Economy Sustainable Environment Connected Community	Cultural Social Environmental Economic	A community that is satisfied with the leadership, representation and decision-making by its elected members	Percentage of customer survey respondents satisfied that elected members are making a positive difference	> 75%		0	Yes	Unknown until residents opinion survey in Q4, but assume a positive result.
	Cultural Social Environmental Economic	Central Otago District Council democratic processes enable participation in Council's decision-making processes	The number of complaints regarding Council democratic processes upheld by the Ombudsman or Privacy Commissioner	Nil		Nil	Yes	At this stage all legislative requirements have been met and there have been no complaints regarding council's democratic processes.
Corporate Services								
Thriving Economy	Economic Social	Adoption of annual plans, long-term plans and amendments, and annual reports by Council within statutory timeframes	Percentage of annual reports and long-term and annual plans are adopted by Council within the specified legislative	100%		100%	Yes	Scheduled to adopt the 2022/23 Annual Plan before 30 June 2022.
Connected Community	Economic Social	To protect the privacy of individuals dealing with Council	Number of upheld complaints relating to breaches of privacy	Nil		Nil	Yes	Noting this result is an unknown, but anticipated to be nil breaches.

22.2.12 APPOINTMENTS TO EXTERNAL BODIES

Doc ID: 567871

1. Purpose of Report

To consider the Council's appointments to external organisations.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Agrees that the delegations register is updated to remove the Alexandra District Museum Inc. from the list of external appointments.
 - C. Work with the committees of Central Otago Wilding Conifer Control Group and the Maniototo Curling International to change its representative roles to liaison positions.
-

2. Background

Section 10 of the Local Government Act (the Act) sets out "*the purpose of local government is to enable democratic local decision-making and action by, and on behalf of, communities; and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.*"

At the beginning of each triennium, Council and each community board appoints members to external committees and organisations where the relationship has been formalised. These appointments vary from appointing the chairperson and trustees through to liaison positions.

This report follows on from a series of workshops held with Council and each board in 2021 and provides an opportunity to consider what appointments are made to external organisations, including the type of appointment.

A similar report has been presented, and approved by, each of the boards in the current meeting round.

Conflicts of Interest

The Office of the Auditor-General has provided good practice guidelines called "*Managing conflicts of interest: A guide for the public sector.*"

In this, the Office of the Auditor-General notes that there are different types of conflicts:

- Financial conflict of interest
- Non-financial conflicts of interest
- Conflicts of roles
- Pre-determination

The guide states that the public need to be confident that decisions of public entities (which includes Council and the community boards):

- are made impartially and for the right reasons; and

- are not influenced by personal interests or ulterior motives.

This means that the Council, and its members, need to identify and manage any conflicts of interest for each decision made.

Liaison vs Representative Positions

Liaison positions provide a formal contact from Council to external organisations. However, the function is that of liaison only. This means that the role does not have voting rights on the external organisation and although the role may attend some meetings of the external group, it is not a requirement to attend them all unless both parties consider it to be mutually beneficial. Liaison positions can generally participate in discussions and vote on topics relevant to the external organisation at council meetings without creating a conflict of interest, however members should monitor this and not participate in any item where they think a conflict may exist.

Representative positions are a formal member of the governing body of the external organisation. This means that the role should attend all meetings of the external body and has voting rights. It also means that the individual would have very limited opportunity to participate in discussions and voting relating to the external organisation at council meetings, without creating a conflict of interest.

Existing Appointments

At the beginning of the 2019-2022 triennium, the Council made the following appointments to external organisations:

- Otago Regional Transport Committee – one representative
- Central Otago Health Inc. – one representative
- Otago Museum Trust – a Clutha District Council's nominee
- Alexandra District Museum Inc. (Central Stories) – one representative
- Central Otago Wilding Conifer Control Group – one representative
- Maniototo Curling International – one representative

3. Discussion

The Council has relationships with a number of external organisations and special interest groups. Over time, the Council has formalised the relationship with some of these organisations through appointing liaison or representative positions to the external organisation.

Council is also required to appoint representatives to some organisations, such as the Otago Regional Transport Committee.

Given the potential for creating conflict of interests during decision making at Council meetings, it is recommended that appointments to external organisations are generally liaison positions, rather than formal representatives, unless there is good reason not to. This would allow the formal relationships to continue, while minimising the risk of creating a conflict.

During discussion at the workshop, it was noted that there was no longer a need to have a representative on the committee for the Alexandra District Museum Inc. and that it could be removed from the list.

It was also agreed that the Council would discuss their role with the Central Otago Wilding Conifer Control Group and the Maniototo Curling International to suggest that these appointments become liaison positions, rather than representatives.

4. Financial Considerations

There are no financial considerations arising from this report.

5. Options

Option 1 – (Recommended)

That the delegations register is updated to remove the Alexandra District Museum Inc. from the list of external appointments.

That the Council work with the committees of Central Otago Wilding Conifer Control Group and the Maniototo Curling International to change its representative roles to liaison positions.

Advantages:

- These changes would reduce the potential of creating conflicts of interest and would be more in line with the Office of the Auditor-General guidelines.
- Relationships with external organisations would be maintained in an appropriate manner.

Disadvantages:

- There is the potential for organisations to see the proposed changes as a “downgrading” of their relationship with the Council.

Option 2

Make no changes.

Advantages:

- Relationships would continue as they have in the past.

Disadvantages:

- Known conflicts of interest would continue to exist and require ongoing careful management.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by ensuring the Community Board fulfills its role set out in s52 of the Local Government Act. AND
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	This decision promotes the social/cultural/economic/environmental wellbeing of communities, in the present and for the future by forming appropriate relationships with organisations that work to enhance the wellbeing of the District.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The recommended option is consistent with all other Council plans and policies.
Considerations as to sustainability, the environment and climate change impacts	There are no implications created by the recommended option.
Risks Analysis	The recommended option aims to minimise the risk to Council of poorly managed conflicts of interest, whilst maintaining strong relationships with external organisations.
Significance, Consultation and Engagement (internal and external)	<p>The recommended option does not meet the threshold of the Significance and Engagement Policy.</p> <p>If the Board agrees with the recommended option, discussion with the affected external organisations will take place.</p>

7. Next Steps

Once a decision has been made, discussion will take place with the external organisations where changes are proposed. The list of appointments to external organisations will be updated for the new triennium.

8. Attachments

Nil

Report author:



Rebecca Williams
Governance Manager
10/02/2022

Reviewed and authorised by:



Sanchia Jacobs
Chief Executive Officer
22/02/2022

22.2.13 UPDATED 2022 MEETING SCHEDULE

Doc ID: 568089

1. Purpose of Report

To approve an updated schedule of meetings for 2022.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Adopts the updated 2022 meeting schedule.
-

2. Background

At its meeting held on the 3 November 2022, Council adopted the 2022 meeting schedule. Changes to the scheduled are being suggested for approval.

3. Discussion

When the 2022 meeting schedule was adopted, placeholders were included in case Annual Plan hearings were required. It has since been confirmed that these will not be required and have been removed.

In addition, the April Council meeting had been scheduled to take place on Wednesday 20 April. The 20th of April is the Wednesday between Easter weekend and Anzac weekend and it is suggested that the April Council meeting is postponed a week, until Wednesday 27 April to avoid this.

4. Financial Considerations

There are no financial considerations for this decision.

5. Options

Option 1 – (Recommended)

Adopt the amended 2022 meeting schedule.

Advantages:

- Elected members, the public and staff have certainty of dates for meetings in 2022.
- A week which may have a number of absences is avoided.

Disadvantages:

- None.

Option 2

Do not change the meeting schedule.

Advantages:

- The April Council meeting will continue as originally planned.

Disadvantages:

- The meeting schedule will include a number of meetings which are no longer taking place.
- There may be a number of absences for the April Council meeting.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by having a known schedule of meetings.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	This is a procedural decision and therefore has no impact on other plans and policies and is consistent with them.
Considerations as to sustainability, the environment and climate change impacts	There are no implications arising from this decision.
Risks Analysis	There are no risks arising from the recommended option.
Significance, Consultation and Engagement (internal and external)	The proposed meeting schedule was discussed with the Executive Team, Planning department and Corporate Services to ensure that the proposed dates accommodated different work plans.

7. Next Steps

Once the meeting schedule has been amended, it will be updated on the Central Otago District Council's website and meetings will be publicly notified according to the Local Government Act and the Local Government Official Information and Meetings Act 1987.

8. Attachments

Appendix 1 - Amended 2022 Meeting Schedule List [↓](#)

Appendix 2 - Amended 2022 Meeting Schedule Calendar [↓](#)

Report author:



Rebecca Williams
Governance Manager
14/02/2022

Reviewed and authorised by:



Sanchia Jacobs
Chief Executive Officer
1/03/2022

Meeting Schedule 2022

Month	Day	Date	Time	Meeting
January	Wednesday	26	10.30am	Council
February	Tuesday	1	2.00pm	Vincent Community Board
	Thursday	3	2.00pm	Teviot Valley Community Board
	Tuesday	8	9.30am	Hearings Panel
	Tuesday	15	2.00pm	Cromwell Community Board
	Thursday	17	2.00pm	Maniototo Community Board
	Friday	25	9.30am	Audit and Risk Committee
March	Tuesday	8	9.30am	Hearings Panel
	Wednesday	9	10.30am	Council
	Tuesday	22	10.00am	Creative Communities Assessment Committee
	Tuesday	22	2.00pm	Vincent Community Board
	Thursday	24	2.00pm	Teviot Valley Community Board
	Tuesday	29	2.00pm	Cromwell Community Board
	Thursday	31	2.00pm	Maniototo Community Board
April	Tuesday	12	9.30am	Hearings Panel
	Wednesday	27	10.30am	Council
May	Tuesday	3	2.00pm	Vincent Community Board
	Thursday	5	2.00pm	Teviot Valley Community Board
	Monday	9	2.00pm	Cromwell Community Board
	Tuesday	10	9.30am	Hearings Panel
	Thursday	12	2.00pm	Maniototo Community Board
June	Monday	1	10.30am	Council
	Friday	3	9.30am	Audit and Risk Committee
	Monday	13	2.00pm	Vincent Community Board
	Tuesday	14	9.30am	Hearings Panel
	Thursday	16	2.00pm	Teviot Valley Community Board
	Tuesday	21	2.00pm	Cromwell Community Board

	Thursday	23	2.00pm	Maniototo Community Board
July	Tuesday	12	9.30am	Hearings Panel
	Wednesday	13	10.30am	Council
	Tuesday	26	2.00pm	Vincent Community Board
	Thursday	28	2.00pm	Teviot Valley Community Board
August	Tuesday	2	2.00pm	Cromwell Community Board
	Thursday	4	2.00pm	Maniototo Community Board
	Tuesday	9	9.30am	Hearings Panel
	Wednesday	24	10.30am	Council
September	Tuesday	6	2.00pm	Vincent Community Board
	Thursday	8	2.00pm	Teviot Valley Community Board
	Monday	12	2.00pm	Cromwell Community Board
	Tuesday	13	9.30am	Hearings Panel
	Thursday	15	2.00pm	Maniototo Community Board
	Tuesday	20	10.00am	Creative Communities Assessment Committee
	Wednesday	28	10.30am	Council
	Friday	30	9.30am	Audit and Risk
October	Saturday	8		ELECTION DAY
	Tuesday	11	9.30am	Hearings Panel
	Wednesday	19	9.00am	Induction Day
	Wednesday	26	2.00pm	Inaugural Council Meeting
	Monday	31	2.00pm	Inaugural Vincent Community Board
November	Tuesday	1	2.00pm	Inaugural Cromwell Community Board
	Wednesday	2	2.00pm	Inaugural Teviot Valley Community Board
	Thursday	3	2.00pm	Inaugural Maniototo Community Board
	Tuesday	8	9.30am	Hearings Panel

	Wednesday	9	10.30am	Council
	Wednesday	16	9.00am	Council Workshop
	Tuesday	22	2.00pm	Vincent Community Board
	Tuesday	22	10.00am	Sport NZ Assessment Committee
	Thursday	24	2.00pm	Teviot Valley Community Board
	Tuesday	29	2.00pm	Cromwell Community Board
December	Thursday	1	2.00pm	Maniototo Community Board
	Friday	2	9.30am	Audit and Risk Committee
	Tuesday	13	9.30am	Hearings Panel
	Wednesday	14	10.30am	Council

Holiday Dates 2022		
New Year's Day Observance	Monday	3 January
Day After New Year's Holiday Observance	Tuesday	4 January
Waitangi Day Observance	Monday	7 February
Otago Anniversary Day	Monday	21 March
Good Friday	Friday	15 April
Easter Monday	Monday	18 April
ANZAC Day	Monday	25 April
Queen's Birthday	Monday	6 June
Matariki	Friday	24 June
Labour Day	Monday	24 October
Christmas Day Observance	Monday	26 December
Boxing Day Observance	Tuesday	27 December

Executive Committees are on an as required basis.

2022 Calendar

January	February	March	April	May	June	July	August	September	October	November	December
1 Sa <small>New Year's Day</small>	1 Tu VCB	1 Tu	1 Fr	1 Su	1 We Council	1 Fr	1 Mo	1 Th	1 Sa	1 Tu <small>Inaugural CCB</small>	1 Th MCB
2 Su	2 We	2 We	2 Sa	2 Mo	2 Th	2 Sa	2 Tu CCB	2 Fr	2 Su	2 We <small>Inaugural TVCB</small>	2 Fr <small>AUDIT & RISK</small>
3 Mo <small>NY Day Ob</small>	3 Th TVCB	3 Th	3 Su	3 Tu VCB	3 Fr <small>AUDIT & RISK</small>	3 Su	3 We	3 Sa	3 Mo	3 Th <small>Inaugural MCB</small>	3 Sa
4 Tu <small>NY Obs</small>	4 Fr	4 Fr	4 Mo	4 We	4 Sa	4 Mo	4 Th MCB	4 Su	4 Tu	4 Fr	4 Su
5 We	5 Sa	5 Sa	5 Tu	5 Th TVCB	5 Su	5 Tu	5 Fr	5 Mo	5 We	5 Sa	5 Mo
6 Th	6 Su	6 Su	6 We	6 Fr	6 Mo <small>Queens B-Day</small>	6 We	6 Sa	6 Tu VCB	6 Th	6 Su	6 Tu
7 Fr	7 Mo <small>Waitangi Day Obs</small>	7 Mo	7 Th	7 Sa	7 Tu	7 Th	7 Su	7 We	7 Fr	7 Mo	7 We
8 Sa	8 Tu <small>Hearings</small>	8 Tu <small>Hearings</small>	8 Fr	8 Su	8 We	8 Fr	8 Mo	8 Th TVCB	8 Sa <small>ELECTION DAY</small>	8 Tu <small>Hearings</small>	8 Th
9 Su	9 We	9 We Council	9 Sa	9 Mo CCB	9 Th	9 Sa	9 Tu <small>Hearings</small>	9 Fr	9 Su	9 We Council	9 Fr
10 Mo	10 Th	10 Th	10 Su	10 Tu <small>Hearings</small>	10 Fr	10 Su	10 We	10 Sa	10 Mo	10 Th	10 Sa
11 Tu	11 Fr	11 Fr	11 Mo	11 We	11 Sa	11 Mo	11 Th	11 Su	11 Tu <small>Hearings</small>	11 Fr	11 Su
12 We	12 Sa	12 Sa	12 Tu <small>Hearings</small>	12 Th MCB	12 Su	12 Tu <small>Hearings</small>	12 Fr	12 Mo CCB	12 We	12 Sa	12 Mo
13 Th	13 Su	13 Su	13 We	13 Fr	13 Mo VCB	13 We Council	13 Sa	13 Tu <small>Hearings</small>	13 Th <small>Official Results Dec</small>	13 Su	13 Tu <small>Hearings</small>
14 Fr	14 Mo	14 Mo	14 Th	14 Sa	14 Tu <small>Hearings</small>	14 Th	14 Su	14 We	14 Fr	14 Mo	14 We Council
15 Sa	15 Tu CCB	15 Tu	15 Fr <small>Good Friday</small>	15 Su	15 We	15 Fr	15 Mo	15 Th MCB	15 Sa	15 Tu	15 Th
16 Su	16 We	16 We	16 Sa	16 Mo	16 Th TVCB	16 Sa	16 Tu	16 Fr	16 Su	16 We <small>Council Workshop</small>	16 Fr
17 Mo	17 Th MCB	17 Th	17 Su	17 Tu	17 Fr	17 Su	17 We	17 Sa	17 Mo	17 Th	17 Sa
18 Tu	18 Fr	18 Fr	18 Mo <small>Easter Monday</small>	18 We	18 Sa	18 Mo	18 Th	18 Su	18 Tu	18 Fr	18 Su
19 We	19 Sa	19 Sa	19 Tu	19 Th	19 Su	19 Tu	19 Fr	19 Mo	19 We <small>Induciton??</small>	19 Sa	19 Mo
20 Th	20 Su	20 Su	20 We	20 Fr	20 Mo	20 We	20 Sa	20 Tu CCS	20 Th	20 Su	20 Tu
21 Fr	21 Mo	21 Mo <small>Otago Ann Day Obs</small>	21 Th	21 Sa	21 Tu CCB	21 Th <small>LGNZ Conference</small>	21 Su	21 We	21 Fr	21 Mo	21 We
22 Sa	22 Tu	22 Tu <small>CCS/VCB</small>	22 Fr	22 Su	22 We	22 Fr <small>LGNZ Conference</small>	22 Mo	22 Th	22 Sa	22 Tu <small>VCB/ Sports NZ</small>	22 Th
23 Su	23 We	23 We	23 Sa	23 Mo	23 Th MCB	23 Sa <small>LGNZ Conference</small>	23 Tu	23 Fr	23 Su	23 We	23 Fr
24 Mo	24 Th	24 Th TVCB	24 Su	24 Tu	24 Fr <small>Matariki</small>	24 Su	24 We Council	24 Sa	24 Mo <small>Labour Day</small>	24 Th TVCB	24 Sa
25 Tu	25 Fr <small>AUDIT & RISK</small>	25 Fr	25 Mo <small>ANZAC Day</small>	25 We	25 Sa	25 Mo	25 Th	25 Su	25 Tu	25 Fr	25 Su <small>Christmas Day</small>
26 We Council	26 Sa	26 Sa	26 Tu	26 Th	26 Su	26 Tu VCB	26 Fr	26 Mo	26 We <small>Inaugural Council</small>	26 Sa	26 Mo <small>Boxing Day</small>
27 Th	27 Su	27 Su	27 We Council	27 Fr	27 Mo	27 We	27 Sa	27 Tu	27 Th	27 Su	27 Tu <small>Christmas Day (obs.)</small>
28 Fr	28 Mo	28 Mo	28 Th	28 Sa	28 Tu	28 Th TVCB	28 Su	28 We Council	28 Fr	28 Mo	28 We
29 Sa		29 Tu CCB	29 Fr	29 Su	29 We	29 Fr	29 Mo	29 Th	29 Sa	29 Tu CCB	29 Th
30 Su		30 We	30 Sa	30 Mo	30 Th	30 Sa	30 Tu	30 Fr <small>AUDIT & RISK</small>	30 Su	30 We	30 Fr
31 Mo		31 Th MCB		31 Tu		31 Su	31 We		31 Mo <small>Inaugural VCB</small>		31 Sa

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6 MAYOR'S REPORT

22.2.14 MARCH 2022 MAYOR'S REPORT

Doc ID: 571929

1. Purpose

To consider an update from His Worship the Mayor.

Recommendations

That the Council receives the report.

March has just begun as I write this report and at this stage, we have 74 people in our district who are positive for Covid 19, with the presumption being that it will be the omicron variant. By the time of this council meeting, that number will inevitably be far higher, but maybe the end will also be in sight.

Yesterday marked two years since the first confirmed case of Covid 19 in New Zealand, and what an incredible, difficult two years it has been. There is still a long way to go before (hopefully) the effects of this pandemic start to dissipate but there are undoubtably still rough economic seas ahead with supply delays, inflation, fuel prices and war in Europe all major concerns. It is crucial that all of us around this table recognise that the difficult economic conditions are going to have real life consequences for many in our community.

On a bright economic note however has been the success that the districts tourism industry has achieved in the last year, coming in as the top performer in New Zealand by recording a 19.3% growth in spend between 2020 and 2021, streets ahead of the national average of 4%. This is a fantastic achievement for an industry that has obviously faced huge challenges with the borders being closed and congratulations must go to TCO, tourism operators and everyone in Central who helps make the visitor experience such a positive one. That 19.3% growth in spending translates directly into jobs saved, jobs created and lives enhanced.

I am unsure by the time of this meeting whether the report from the Working Group on Representation, Governance and Accountability of new Water Services Entities to Minister Mahuta will have been released to the public. I can say however that the report will give the Government options to consider that will, if accepted, redefine the ownership of the entities, provide greater direct input to the Regional Representative Group from councils and will enhance consumer protection and potentially measures against the risk of future privatisation.

It has been a privilege working on this group as we endeavoured to improve the governance proposal mandated by Government.

It was disappointing that the live Waitangi Day commemorations that were to be held in Alexandra this year had to be cancelled due to Covid concerns and rules. This was the first opportunity we, as a district, had had to host this very important event and it looks as though it will be another three years until we have that chance again at this stage. While the live event could not happen, there was a very good on-line attendance to a presentation by

Kaumātua Edward Ellison (Ōtākou, Kāi Tahu) about significant Central Otago landmarks and traditional stories that are such an important part of our local Kāi Tahu history, culture and traditions. I highly recommend watching it if you haven't already; the link is on the council website.

I have attended business breakfasts across the district since we last met and can report that all share the same concerns, being supply chain issues, lack of staff and a lack of clarity about what the plan will be for them and their staff once the omicron outbreak really starts to kick in. Hopefully by the time this report comes up, the isolation and RATS testing rules will be in place and working but the first two issues don't look to be resolved any time soon. In particular, I worry about the effect on the staffing shortage when the borders are fully open and it becomes easier for our young people to head overseas. Central Otago people have always been great travellers and there is two years of pent-up demand for OE's that will undoubtedly have some degree of impact. On the positive side in terms of staffing however, it was good to see the Government increase the number of RSE workers coming into the country by 1,600. This should go some way toward alleviating the worker shortage which has plagued or hurt and vit industries in recent times.

I attended the opening of a new art space in the old Vincent Council chambers in Clyde this week and what a treat that was. The building has been partially refitted making it into a very attractive place to view an exhibition by local artists and top marks must go to all those involved in making this happen. With its proximity to the end of the Lake Dunstan Trail, I am sure this space will quickly become another attraction to visitors to the district. I am also looking forward to being at the opening of the Eden Hore Central Otago exhibition at McNulty House in Cromwell at the end of the week following very successful showings in Naseby and Alexandra.

2. Attachments

Nil

Report author:



Tim Cadogan
Mayor
1/03/2022

7 STATUS REPORTS

22.2.15 MARCH 2022 GOVERNANCE REPORT

Doc ID: 570159

1. Purpose

To report on items of general interest, receive minutes and updates from key organisations, consider Council's forward work programme, business plan and the legacy and current status report updates.

Recommendations

That the Council receives the report.

A.

2. Discussion

Forward Work Programme

Council's forward work programme has been included for information.

Business Plan

Central Otago District Council's high-level business plan and *At a Glance* document are attached for information.

Status Reports

The status reports have been updated with any actions since the previous meeting.

Legacy Status Reports

The legacy status reports have been updated with any actions since the previous meeting.

3. Attachments

Appendix 1 - Forward Work Programme [↓](#)

Appendix 2 - Central Otago District Council at a Glance Document [↓](#)

Appendix 3 - Organisation Business Plan [↓](#)

Appendix 4 - Status Report Update [↓](#)

Appendix 5 - Planning and Environment Legacy Status Report [↓](#)

Appendix 6 - Infrastructure Services Legacy Status Report [↓](#)

Appendix 7 - Chief Executive Officer Legacy Status Report [↓](#)

Report author:

Reviewed and authorised by:



Rebecca Williams
Governance Manager
16/02/2022



Sanchia Jacobs
Chief Executive Officer
25/02/2022

Updated 16 February 2022

Council
Forward Work Programme 2022

Area of work and Lead Department	Reason for work	Council role (decision and/or direction)	Expected timeframes Highlight the month(s) this is expected to come to Council in 2022											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Annual Plan and Annual Report 2022/23														
Annual Plan Executive Manager Corporate Services	Legislative requirement under the Local Government Act 2002.	Decisions required: Budget direction and decisions required on the Consultation Document (if required)/letters and key supporting documentation.	W				D				D	D		W
Vincent Spatial Plan														
Vincent Spatial Plan Executive Manager: Planning & Environment	Vincent Community Board and Council priority.	Decision required: Workshops and decisions required as the work progresses.	D											
Cromwell Masterplan														
Cromwell Masterplan (Memorial Hall) Executive Manager: Planning & Environment	Cromwell Community Board and Council priority.	Decision required: Workshops and decisions required as the work progresses.				W & D			D					D
Cromwell Masterplan (Town Centre) Executive Manager: Planning & Environment	Cromwell Community Board and Council priority.	Decision required: Workshops and decisions required as the work progresses (Schedule to be confirmed).												
Three waters reform														
Water reform Water Services Manager/Executive Manager Infrastructure	Key central government legislative priority.	Decision required: Workshops and decisions required as the reform progresses (Schedule to be confirmed – likely to have more information by the end of February).												
Council’s role in housing														
Housing Chief Advisor	Key Council priority.	Decision required: Agree council’s role in the housing.			D									

Updated 16 February 2022

Area of work and Lead Department	Reason for work	Council role (decision and/or direction)	Expected timeframes Highlight the month(s) this is expected to come to Council in 2022											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
District Plan review														
District Plan Review Planning Manager/Executive Manager Planning & Environment	Legislative requirement under the Resource Management Act 1991.	Decision required: Workshops and decisions required as this work progresses.	W & D		W	D x 3, W		D		W	W & D		D	W
Future for Local Government Review														
Local government review Capital Works Programme Manager; Executive Manager Infrastructure	Key central government priority	Decision required: Workshops and input into the review	W		W									
Sustainability Strategy Action Plan														
Sustainability Strategy Environmental Services Manager/Executive Manager Infrastructure	Key Council priority	Decision required: Updates and decisions required as this action plan is implemented.				U								

Key – W = workshop, D = decision, U = update



Central Otago District Council at a glance



Central Otago covers an area of 9,969km². The district is split into four electoral wards: Cromwell, Maniototo, Teviot Valley, Vincent and the communities in these wards are represented by their local community boards, who meet approximately every six weeks. The Council consists of 11 councillors from across these wards and a full-time Mayor.

We have one of the lowest population densities per square kilometre in New Zealand. In 2020 our estimated usual resident population was 23,528 people.

Central Otago A World of Difference regional identity values define the unique characteristics of our region. It's a definition of who we are, what we value and what we want to protect. Council manages the regional identity on behalf of the community, providing a platform to tell the unique stories of people and place.

Core business

Central Otago District Council employs 236 people, 153 of those are in permanent full-time and part-time roles and the remainder are casual and fixed term positions. We have an \$88.832 million budget for the 2021/22 financial year (OPEX \$50.673million and CAPEX \$38.159million).

Below is a description of some of the core services we carry out on behalf of our community.

Three-Waters

- Council provides potable water to properties within nine water schemes.
- Council's wastewater service enables the collection, conveyance, treatment and disposal of wastewater within seven schemes across the district. Each scheme pumps, reticulates and treats wastewater generated by households, businesses and industrial processes.
- The stormwater activity enables the collection, conveyance, and disposal of stormwater within the following towns across the district: Cromwell, Alexandra, Roxburgh, Omakau and Ranfurly. These towns have reticulated stormwater systems to manage drainage and prevent flooding. The remaining towns have mud tanks connected to soak pits, or open channels, with culverts across roads.

Roading

- We currently have 1,935km of maintained roads, with 1,779km of rural roads and 158km of urban streets. Seventy-two percent of our roads are unsealed, a total length of 1,407km. We have 179 bridges, 179km of formed footpaths, and approximately 6.5 hectares of formed car parks across the district that are owned and maintained by Council.



Environmental services

- Through our waste activities, we collect and dispose of rubbish and recyclable material across the district, and provide access to transfer stations, green waste sites and recycling drop-off facilities. We also provide education initiatives in the community to increase sustainability and minimise waste.

Planning and Regulatory

- Our regulatory service is delivered through processing building consents and alcohol licence applications, monitoring and auditing registered food businesses, and ensuring dogs are registered and kept under control.
- In the 2020-21 financial year we processed 994 building consents, 771 LIM reports and 486 resource consents across the district.
- Our planning function includes the preparation, review and administration of the District Plan. We monitor conditions of resource consents and compliance with District Plan provisions to ensure any effects on the environment are managed appropriately.

Pools, Parks and Cemeteries

- Council manages the Cromwell Pool and Alexandra Pool, along with a summer pool in Ranfurly.
- The parks and recreation team looks after 13 sports grounds and domains, eight cycling and walking tracks, three skateboard facilities, a bike park, approximately 7,000 trees, 31 playgrounds, and we maintain 268 hectares of reserve land.
- The team is responsible for nine cemeteries in our district, and cemetery trusts manage the other cemeteries.

Property and Community Facilities

- Council owns 98 community housing flats located in Alexandra, Clyde, Cromwell, Ranfurly and Roxburgh.
- We provide public toilets in towns across the district and at recreation facilities and parks, to meet the needs of the community and visitors.
- We provide a main operational office and customer service centre in Alexandra, and service centres in Cromwell, Ranfurly and Roxburgh.
- We manage the assets at the airports at Alexandra, Cromwell and Roxburgh.
- We own and lease a variety of commercial and farm properties and develop land for sale. We also hold a number of land parcels, currently being used as forestry blocks.



Service Centres and Libraries

- Council provides a front-line customer services team in its main Alexandra office and its three service centres in Cromwell, Roxburgh and Ranfurly.
- In the 2020-21 financial year, the customer services team processed 6823 service requests.
- We provide a joint library service with Queenstown Lakes District Council. In our district, we run libraries in Alexandra, Clyde, Cromwell and Roxburgh, and we have a partnership with schools in Millers Flat, Omakau and Maniototo.

Community, Economic and Strategic Development

- Council's community development programme supports and enables our local communities to define what is important to them and to drive the projects they are passionate about.
- Council helps community-driven initiatives by issuing grants. These are allocated to groups wishing to host cultural, creative, sporting and community-based events or initiatives that meet identified community needs and strengthen community well-being.
- Council's role in economic development is that of an enabler, directly in terms of the various activities Council actually controls, in areas where it can influence through facilitation, coordination, provision of support services, grants and seed funding, and where it is able to apply interest via advocacy, lobbying and education.
- Tourism Central Otago manages the development and marketing of Central Otago as a visitor destination, focusing on delivering value: value to visitors, value to our host communities, value to the businesses that invest in the products and services purchased by visitors, and value to our natural environment.
- Our strategy and policy function are responsible for developing and articulating direction on key strategic issues and ensures that the organisation has robust and meaningful policies in place to guide organisational decision making.
- Our communications team provides timely and accurate information and works to create meaningful opportunities for community involvement.

Governance and Corporate Services

- We facilitate and support Council and community boards, ensure agendas are published and available to the public, and run local body elections every three years.
- The corporate services activities includes our accounting, financial planning and reporting, rating, policy, information services, audit, risk and procurement, and administration activities.
- We work collaboratively with Emergency Management Otago. A number of staff are first line civil defence responders and undergo training in roles ranging from welfare and logistics coordination through to being local controllers.



2021/22 Organisational Business Plan

Where we are now

Currently *Where we are now*

- A small provincial district council responsible for the delivery of services over a large geographic area
- 175 staff (when all budgeted roles are filled) responsible for delivering a wide range of services
- An \$88.832 million budget for this financial year (OPEX \$50.673million and CAPEX \$38.159million)
- Working in a sector which is facing significant reform
- Working in a competitive employee market which it is making it hard to attract and retain staff in some critical areas of the business
- Large infrastructure and assets portfolio with varying ages
- Rapidly increasing capital costs
- Ongoing impacts of COVID-19 (workforce and environmental/financial)

SWOT Analysis

Strengths

- Team culture & team expertise
- Commitment to deliver on work programmes
- Relationships (contractors / community / elected members / internal)

Opportunities

- Staff training and development
- Improved processes and systems
- Enhance customer experience and engagement

Weaknesses

- Resourcing levels and the increased use of contractors
- Systems and processes not fit-for-purpose
- Not enough focus on customer experience and expectations

Threats

- Retention
- Reform
- Workload and staff well-being

Key risks *Our potential roadblocks*

- Resourcing (loss of staff/continuity/retention/workload)
- Lack of staff buy-in
- Unplanned projects / events impacting on delivery (e.g. natural disaster)
- Reform – unexpected consequences / legislative change
- Damage to infrastructure due to unforeseen events
- Lack of community buy-in / meeting customer expectations
- Environmental and economic changes
- Cyber security / Information / Privacy
- Ongoing organisational impacts of COVID-19
- Poor advice and decision making

Where we want to be

Future *Where we want to be by June 2022*

Reform

- Three waters – preparing the organisation for transition and adequately resourced
- RMA reform – ensuring the organisation is actively participating in the reforms and prepared for any changes afoot
- Future for Local Government Review – ensuring the organisation and our community is informed and we actively participate in the review with the best interests of Central Otago residents and the local government sector in mind

Customer

- Focus on improving customer experience across the organisation
- Delivering on our commitment to the community (delivering on Year 1 LTP projects)

Workforce

- Employer of choice
- Skilled workforce
- Focus on training and development

Environment and growth

- Mitigating climate change effects and embedding sustainability initiatives
- Managing growth

Treaty of Waitangi Commitments

- Continuing the organisation's journey in upskilling on te ao Māori, including Te Reo and meeting our commitments under the Treaty of Waitangi
- Enhancing the organisation's relationship with Aukaha

Organisational strategy and performance

- Develop council vision
- Systems improvements – effective data management
- Quarterly reporting on organisational performance

How we get there

Key projects / initiatives

Reform

- Three Waters transition plan developed and underway
- Engagement with the Future for Local Government Review Panel
- Engagement with the RMA reform
- Seeking opportunities to get ahead of the reform curve with best practice

Customer

- Increased focus on customer experience and develop a plan
- Plan developed for 2024-34 LTP pre-engagement with the community
- Delivering on all Year 1 LTP projects

Workforce

- Recognition framework developed
- New organisational values embedded
- Individual development plans embedded

Environment and growth

- Year 1 LTP sustainability initiatives delivered
- Sustainable provision of growth through spatial planning and district plan changes
- Build sustainability culture across the organisation

Treaty of Waitangi Commitments

- Relationship agreement with Aukaha negotiated and agreed for inclusion in the 2022/23 Annual Plan
- Otago Polytechnic Te Reo in the Workforce and Certificate in Bicultural Competency courses
- Ongoing development opportunities in te ao Māori

Organisational strategy and performance

- Delivery of the council vision
- Implement system upgrades
- Quarterly performance reporting

How we know we're there

Key performance measures

- Achievement of performance measures contained in the 2021-31 Long-term Plan
- Achievement in external audits (eg carbon emissions measuring)
- Customer satisfaction survey results
- Customer and elected member feedback
- Demonstrated delivery of Year 1 LTP commitments
- Improved staff engagement results and employee retention

Status Updates		Committee: Council			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
11/08/2021	WoolOn 2021 Event Request for Grant	21.6.7	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves a grant of \$10,000 to the WoolOn Creative Fashion Society Incorporated for WoolOn creative fashion events 13 – 15 August 2021. The approved grant to be applied to venue costs, master of ceremonies, event marketing and communication only and is to be funded from district general reserves</p>	Media and Marketing Manager	<p>16 Aug 2021 Action Memo sent to report writer.</p> <p>06 Sep 2021 Correspondence including details on discussion points, resolution, and invoicing instructions emailed 6 Sept 2021 to applicant.</p> <p>14 Oct 2021 Grant not yet uplifted. Staff have emailed committee requesting written confirmation of plans - i.e. rescind / not uplift or uplift and complete report back.</p> <p>24 Nov 2021 Still no further update from committee - further correspondence sent to group reinforcing requirement to confirm if the grant will be uplifted and if so when. Also discussed in person with current chair who indicated due to illness the response was tasked to someone to action. Staff will continue to seek clarification from committee - however should nothing be received prior to Council's first meeting of 2022, will advise group that the grant resolution will be rescinded and the grant will no longer be available.</p> <p>24 Nov 2021 Deputy Chair of committee contacted staff to advise that grant is required. It appears that information has not been reaching the current committee members. Staff have re-supplied information and await detailed update regarding uplift of grant, report back and appointment of CODC rep to committee</p> <p>12 Jan 2022 Grant uplifted. No further update regarding report back. Staff have followed up with new committee contact confirming the report back is overdue.</p> <p>19 Jan 2022</p>

					Staff continue to follow up with new committee contact regarding reporting back. Last email sent Jan 2022. 25 Feb 2022 WoolOn report back received, however not in time to be completed for the March meeting agenda. The report back will be included on the April VCB agenda, and the committee has indicated they wish to present to the Board in the public forum at that meeting also.
26/01/2022	Easter Sunday Local Shop Trading Policy	22.1.4	That the Council A. Receives the report and accepts the level of significance. B. Approves the updated Easter Sunday Local Shop Trading Policy for public consultation. C. Appoints a panel of Crs Cooney, Alley and Paterson to hear submissions, if necessary.	Senior Strategy Advisor	03 Feb 2022 Action memo sent to report writer. 23 Feb 2022 Consultation has opened on the updated policy
26/01/2022	Grants Policy Review	22.1.5	That the Council A. Receives the report and accepts the level of significance. B. Approves the updated Grants Policy.	Senior Strategy Advisor	03 Feb 2022 Forwarded to report writer for action - noted that typographical errors to be corrected and "within Council's allocated budgets" to be added to appendix four. 23 Feb 2022 Grants Policy updated on Council website. Guidance document in final stages of preparation with community groups.
3/11/2021	Plan Change 17 - GIS Mapping	21.8.6	That the Council A. Receives the report and accepts the level of significance. B. Approves Plan Change 17 without modification in accordance with Clause 10 (1) of the First Schedule to the Resource Management Act 1991. C. Directs that the decision to approve Plan Change 17 be publicly notified, and the Central Otago District Plan be amended.	Principal Policy Planner	09 Nov 2021 Action memo sent to report writer. 15 Nov 2021 No further update at this stage. 11 Jan 2022 No further update. 24 Feb 2022 No further update.
26/01/2022	Approval of Vincent Spatial Plan	22.1.2	That the Council A. Receives the report and accepts the level of	Principal Policy Planner	03 Feb 2022 Action memo sent to report writer. 24 Feb 2022

			significance. B. Adopts the Vincent Spatial Plan.		Vincent Spatial Plan being finalised for release.
22/09/2021	Plan Change 18 Cromwell Industrial Resource Area Extension	21.7.12	That the Council A. Receives the report and accepts the level of significance. B. Recommends that Plan Change 18 be notified and processed in accordance with the First Schedule to the Resource Management Act 1991.	Principal Policy Planner	27 Sep 2021 Action memo sent to the Principal Policy Planner 18 Oct 2021 Plan Change prepared. 15 Nov 2021 Plan Change notified 28 October, submissions close December 9. 11 Jan 2022 Plan change notified October and submissions closed in December 2021. 24 Feb 2022 Summary of submissions notified.
24/03/2021	District Plan Review Programme	21.2.10	That the Council A. Receives the report and accepts the level of significance. B. Approve the District Plan review programme as outlined in Appendix 1	Principal Policy Planner	30 Mar 2021 Action memo sent to report writer. 21 Apr 2021 Review of Industrial Chapter underway; RFP for Residential section review being drafted; GIS mapping project progressing; e-Plan contract approved 16 Jun 2021 Expert noise and transportation reports to support the Industrial Chapter review have been commissioned. RFP for the Residential section of the Plan closes 18 June. 28 Jul 2021 RFP for Residential Chapter Review released and contract awarded - initial workshop with stakeholders completed and review underway; GIS mapping plan change notified; ePlan contract awarded and operative District Plan in ePlan and being tested by planners; Industrial zone plan change for Cromwell (reflecting Cromwell Spatial Plan) being finalised; Industrial Chapter Review underway 08 Sep 2021 Issues and Options for review of Residential

					<p>Chapter drafted; submissions on GIS mapping plan change closed - 3 in support so no hearing required; ePlan testing complete with mapping being updated and incorporated; engagement with affected landowners is upcoming as part of Industrial Chapter Review.</p> <p>18 Oct 2021 Residential chapter being drafted; ePlan mapping underway; Industrial Zone changes to be notified.</p> <p>15 Nov 2021 Cromwell Industrial zone plan changes publicly notified ; Residential chapter and new map zoning progressed and to be workshopped with Council in December; decision on Plan Change 17 (GIS Mapping) made by Council and to be advertised; ePlan mapping being worked on with Isovist who have completed the text.</p> <p>11 Jan 2022 Submissions on plan change closed on 18th December. Nine submissions were received. Residential chapter review and draft chapter workshop with Councillors at December Council workshop. Community engagement commenced on Naseby Dark Sky plan change.</p> <p>24 Feb 2022 Summary of submissions on Industrial Plan Change notified. Residential chapter review and mapping continuing. Work on Dark Sky plan change ongoing.</p>
30/06/2021	Cromwell Menz Shed - New Lease	21.5.12	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to lease the proposed area to the Cromwell Menz Shed</p> <p>C. Agrees to a lease over 1000m² (more or less) of land (shown in Figure 1) located on the Cromwell Transfer Station/Closed Landfill site, being part of</p>	Property and Facilities Officer (Cromwell)	<p>05 Jul 2021 Action memo sent to Property and Facilities Officer - Cromwell.</p> <p>06 Jul 2021 Cromwell Menz Shed updated on resolution., Meeting arranged between property and infrastructure for 9 July to discuss actions required.</p> <p>26 Jul 2021 Meeting scheduled with Menz Shed for 30</p>

			<p>Lot 3 DP526140.</p> <p>D. Authorise the Chief Executive to do all that is necessary to give effect to this resolution.</p>		<p>July to review and discuss Draft Lease.</p> <p>17 Aug 2021 Working alongside the Menz Shed to prepare an appropriate lease</p> <p>08 Sep 2021 Lease document being finalised.</p> <p>18 Oct 2021 Lease document still being finalised.</p> <p>11 Nov 2021 11/11/2021 Lease document still a work in progress, as needed to identify the final lease area and water metering charges.</p> <p>07 Jan 2022 Lease document provided to Menz Shed in Dec 21. Reviewing currently</p> <p>09 Feb 2022 Final lease is available for Menz Shed to sign.</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	<p>E. Agrees to the recommendation from the Cromwell Community Board on the draft 2021-31 Long-term Plan that staff are requested to investigate the request for a toilet from the Cromwell Bike park further and provide a report for consideration in a future annual or long-term plan.</p>	Property and Facilities Officer (Cromwell)	<p>11 Jun 2021 Action memo sent to Property and Facilities Officer Cromwell. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>06 Jul 2021 Email sent to Cromwell Bike Park committee to request an extensive survey of usage be carried out to determine what toilet facility may be required in the future.</p> <p>08 Sep 2021 Cromwell Bike Park committee to undertake a usage study of the toilet facilities at the site in summer to reflect peak usage.</p> <p>11 Nov 2021 Committee are doing a survey of usage over the summer months to enable Council to determine type of toilet required., A reminder has been sent 11/11/2021 to ensure this is carried out and reported back to Council.</p> <p>07 Jan 2022</p>

					<p>The Bike Park committee are currently carrying out a survey (through survey monkey) to determine usage of the bike park - to end of Feb 22.</p> <p>09 Feb 2022 Property Office awaiting survey results to determine toilet requirements. Results due end of February 2022.</p> <p>21 Feb 2022 Survey received by P & FO Cromwell - information being assessed to enable report to be prepared to CCB</p>
22/09/2021	Cromwell Town Centre Project Structure	21.7.14	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the project structure and programme.</p> <p>C. Approves appointment of recommended Cromwell Community Board member to the Advisory Group.</p> <p>D. Appoints Nigel McKinlay to the Advisory Group.</p>	Property and Facilities Manager	<p>27 Sep 2021 Action memo sent to the Property and Facilities Manager.</p> <p>19 Oct 2021 Project Advisory Group (PAG) formed. Discussions continue with external stakeholder group, who will confirm their chosen representatives.</p> <p>15 Nov 2021 No further update.</p> <p>06 Dec 2021 Work programme received from NMA which has been approved and update will follow shortly.</p> <p>13 Jan 2022 No update to provide at this stage.</p> <p>23 Feb 2022 Structure was approved 7th September meeting. A virtual meeting for the project team was held on Monday 28th January. MATTER CLOSED</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	K. Agrees to the recommendation from the Vincent Community Board on the draft 2021-31 Long-term Plan that staff provide a report regarding a request Ice Inline for future consideration.	Parks and Recreation Manager	<p>11 Jun 2021 Action memo sent to Parks and Recreation Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>28 Jul 2021 Background data for report being collated.</p>

					<p>08 Sep 2021 No further progress.</p> <p>18 Oct 2021 No further progress on requested report considering IceInLine's Long-Term Plan (LTP) submission.</p> <p>11 Nov 2021 No further update at this stage.</p> <p>11 Jan 2022 No Further update</p> <p>09 Feb 2022 No further update</p>
3/11/2021	Proposal to Revoke Part of the Greenway Reserve off Waenga Drive, Cromwell	21.8.5	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees with the Hearings Panel recommendation to the revocation of the Local Purpose (Amenity) Reserve classification from the specified 619m2 (subject to survey) area from Lot 201 DP 359519.</p> <p>C. Agrees to notify the Minister of Conservation in writing of the resolution and request the revocation be approved and notified by <i>Gazette</i> notice.</p>	Parks and Recreation Manager	<p>09 Nov 2021 Action memo sent to report writer.</p> <p>11 Nov 2021 Applicant has asked to hold off writing to the Minister of Conservation until they have secured a Resource Consent for the proposal.</p> <p>11 Jan 2022 Application reviewed seeking Resource Copnsent.</p> <p>15 Feb 2022 Application being processed by council's Planning team.</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	J. Agrees to the recommendation from the Vincent Community Board on the draft 2021-31 Long-term Plan that staff are requested to investigate a request for an extension of the junior playground at Pioneer Park and provide a report for consideration in a future annual or long-term plan.	Parks and Recreation Manager	<p>11 Jun 2021 Action memo sent to Parks and Recreation Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>28 Jul 2021 Preparatory work that will support further investigation and underpin a report for consideration is being undertaken. Funding to be considered for 2022-2023 Annual Plan.</p> <p>08 Sep 2021 No further progress.</p> <p>18 Oct 2021 Investigation of request for extension of</p>

					<p>junior playground at Pioneer Park and report for consideration on hold until closer to a future annual or long-term plan. ON HOLD.</p> <p>11 Nov 2021 No further update at this stage.</p> <p>11 Jan 2022 No further update.</p> <p>09 Feb 2022 No further update.</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	L.	Agrees to the recommendation from the Vincent Community Board on the draft 2021-31 Long-term Plan that staff convene a meeting of Central Otago District Council, Central Otago Hockey Association, Central Lakes Trust and Molyneux Turf Incorporated to discuss a way forward on the proposed multi-use turf and facilities at Molyneux Park.	<p>Parks and Recreation Manager</p> <p>11 Jun 2021 Action memo sent to Parks and Recreation Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>28 Jul 2021 Meeting convened on 5 July 2021. Molyneux Turf Incorporated (MTI) preparing additional information.</p> <p>08 Sep 2021 Additional information not yet received from MTI.</p> <p>18 Oct 2021 Additional information not yet received from MTI, and unable to progress until then. ON HOLD.</p> <p>11 Nov 2021 No further update at this stage.</p> <p>11 Jan 2022 No Further update.</p> <p>09 Feb 2022 No further update available.</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	R.	Agrees to the recommendation from the Maniototo Community Board on the draft 2021-31 Long-term Plan that Council request staff to consider the suggestion of filling in the ice rink with water, add planting and creating walkways and report back to the Board.	<p>Parks and Recreation Manager</p> <p>11 Jun 2021 Action memo sent to Parks and Recreation Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>28 Jul 2021 Request under consideration.</p>

					<p>08 Sep 2021 No further progress.</p> <p>18 Oct 2021 No further progress on requested report considering filling the ice rink in the Maniototo with water and adding planting and walkways nearby.</p> <p>11 Nov 2021 No further update at this stage.</p> <p>11 Jan 2022 No further update.</p> <p>09 Feb 2022 No further update available.</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	P. Agrees to the recommendation from the Teviot Valley Community Board on the draft 2021-31 Long-term Plan to proceed with the preferred option in the consultation document for the Roxburgh Pool.	Parks and Recreation Manager	<p>11 Jun 2021 Action memo sent to Parks and Recreation Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>28 Jul 2021 Funding allocated pending request from Pool Committee.</p> <p>08 Sep 2021 Funding not yet requested.</p> <p>18 Oct 2021 Roxburgh Pool funding request not yet received, and unable to progress until then. ON HOLD.</p> <p>11 Nov 2021 No further update at this stage.</p> <p>11 Jan 2022 No further update.</p> <p>09 Feb 2022 No further update available.</p>
3/11/2021	Options for Disinfection of Community Water Supplies	21.8.8	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Notes that current chemical deliveries arrangements result in a lack of resilience in</p>	Water Services Manager	<p>09 Nov 2021 Action memo sent to report writer.</p> <p>30 Nov 2021 Lake Dunstan water supply design has been altered to chlorine gas and this will also be undertaken at all Council supplies when</p>

			<p>provision of service.</p> <p>C. Directs staff to provide a report outlining the work required to meet Hazardous Substances and New Organism Act requirements for the delivery of chlorine to existing treatment sites.</p> <p>D. Agrees to the phased transition of chlorine gas disinfection as community water supplies are upgraded</p>		<p>they are due to be upgraded. A hazard assessment has also recently been completed at all sites and we are expecting a report on requirements prior to Christmas.</p> <p>10 Jan 2022 A hazard assessment report was received in December identifying a number of issues across Council water treatment supplies. Staff are now working on prioritising the issues to develop a programme of work to rectify these issues. None of the issues are preventing the production of safe drinking water.</p> <p>22 Feb 2022 Water supplies will be transitioned across to chlorine disinfection as they are upgraded. A report on Hazardous Substances and New Organisms Act requirements will be presented at a future meeting.</p>
8/12/2021	Water and Wastewater Operations and Maintenance contract	21.9.10	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Notes responsibility for the management of water, wastewater, and stormwater operations will move to a new entity on 1 July 2024.</p> <p>C. Notes that a new maintenance contract is required for two years for council to deliver the required physical works from 1 July 2022 to 30 June 2024.</p> <p>D. Notes that the new entity is likely to need the ability to extend existing contracts beyond 30 June 2024 until they are in a position to review and re-tender these.</p> <p>E. Agrees to directly negotiate with the incumbent contractor for an initial two year contract with the ability for three one year extensions subject to the agreement of the contractor and the new water entity.</p>	Water Services Manager	<p>14 Dec 2021 Action memo sent to the Water Services Manager.</p> <p>10 Jan 2022 Morrison Low have been engaged to help develop the new contract document. To date a number of workshops have been held with Council staff and separately with Fulton Hogan to get an understanding of any issues with the current contract that parties would like to see addressed within the new document. A further joint workshop will be held in January to further develop the contract.</p> <p>22 Feb 2022 No change.</p>
11/08/2021	Naseby Water Supply	21.6.11	<p>That the Council</p> <p>A. Receives the report and accepts the level of</p>	Executive Manager - Infrastructure	<p>16 Aug 2021 Action Memo sent to report writer.</p> <p>09 Sep 2021</p>

			<p>significance.</p> <p>B. Agrees to proceed with construction of a clarifier, pH correction, and flocculation tank to be funded from tranche 1 of the water stimulus funding.</p> <p>C. Directs staff to investigate options for an alternative water source for the Naseby water supply, including consideration of a single Maniototo water treatment site.</p>	re Services	<p>Clarifier being tendered. Investment Logic Map workshop for Maniototo water supplies scheduled for 18th October.</p> <p>14 Oct 2021 No change.</p> <p>24 Nov 2021 Construction of new clarifier underway with delivery in January 2022. Concrete slab construction underway, second hand clarifier due to be delivered and installed prior to Christmas. Workshop to identify options for new source held on 24 November.</p> <p>13 Jan 2022 The second-hand clarifier was installed and commissioned the week before Christmas and has been operating successfully since. A second clarifier will be delivered late January with installation programmed for February/March.</p> <p>22 Feb 2022 Clarifiers have been installed and pH dosing design has been completed.</p>
26/01/2022	Fraud, Bribery and Corruption Policy	22.1.7	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends that Council adopt the Fraud, Bribery and Corruption Policy.</p>	Executive Manager - Corporate Services	<p>03 Feb 2022 Action memo sent to report writer.</p> <p>23 Feb 2022 The Fraud, Bribery and Corruption Policy has been updated and made available on the Council intranet for staff and elected members. CLOSED.</p>
8/12/2021	Earthquake Prone Buildings	21.9.16	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the earthquake prone building statement of proposal of thoroughfares and strategic routes for public consultation.</p> <p>C. Notes the identification of potentially earthquake prone priority buildings is required by 1 July 2022.</p> <p>D. Appoints Crs Cooney, Alley and Paterson to hear</p>	Regulatory Services Manager	<p>14 Dec 2021 Action memo sent to the Regulatory Services Manager.</p> <p>10 Jan 2022 Public consultation opened on 13 December 2021 and closes on the 21 January 2022.</p> <p>14 Feb 2022 One submission has been received; no hearing required. Report to Council on next stages of process to have potentially priority earthquake prone buildings identified by July 2022.</p>

			submissions, if necessary.		
8/12/2021	Dangerous and Insanitary Buildings Policy	21.9.15	That the Council A. Receives the report and accepts the level of significance. B. Approves the proposed Dangerous and Insanitary Buildings Policy for public consultation. C. Appoints Crs Cooney, Alley and Paterson to hear submissions, if necessary.	Regulatory Services Manager	14 Dec 2021 Action memo sent to the Regulatory Services Manager. 10 Jan 2022 Public consultation opened on 13 December 2021 and closes on the 21 January 2022. 14 Feb 2022 No submissions received. Report to Council in March 2022 to recommend the adoption of the policy.
8/12/2021	Clyde Wastewater Project	21.9.11	That the Council A. Receives the report and accepts the level of significance. B. Authorises an increase in the budget for the Clyde wastewater project of \$4.7 million which includes a 10% contingency on the reticulation project. C. Authorises increased debt funding of \$4.7 million to be included in the 2022/23 Annual Plan to fund the increase in cost of the Clyde Wastewater Project.	Capital Projects Programme Manager	14 Dec 2021 Action memo sent to Capital Projects Programme Manager and to Finance. 11 Jan 2022 Work is continuing with a programmed completion of September 2022. 22 Feb 2022 All actions completed. Matter closed.
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	N. Agrees to the recommendation from the Vincent Community Board on the draft 2021-31 Long-term Plan to proceed with the preferred option in the consultation document for the Omakau Hub.	Community and Engagement Manager	11 Jun 2021 Action memo sent to Communication and Engagement Manager. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021. 29 Jul 2021 A community collective is progressing the hub project. Financial input from Council is programmed for year three of the 2021-24 of the Long-term Plan. 09 Sep 2021 No further update until July 2022, when funds are due to be released.
8/12/2021	Eden Hore Central Otago Steering Group and Charitable	21.9.3	That the Council A. Receives the report and accepts the level of significance.	Community and Engagement Manager	14 Dec 2021 Action memo sent to the Community and Engagement Manager and to Finance 14 Dec 2021

	Trust		<p>B. Authorises the continuation of the Eden Hore Central Otago Steering Group for a second term, through to the end of 2023.</p> <p>C. Approves the establishment of the Eden Hore Central Otago Charitable Trust for the purpose of holding and utilising community-raised funds towards projects and activities that benefit the collection and related experiences.</p>		<p>Steering group terms of reference has been forwarded to members for signing., Trustees to be appointed to the Eden Hore Central Otago Charitable Trust</p> <p>10 Jan 2022 Awaiting final signatures for steering group terms of reference document. , Staff are still approaching potential trustees for the Eden Hore Central Otago Charitable Trust</p> <p>14 Feb 2022 Next meeting for the steering group is scheduled for March 2022</p>
26/01/2022	Asset Management Policy	22.1.6	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the 2021 Asset Management Policy.</p>	Environmental Engineering Manager	<p>03 Feb 2022 Action memo sent to report writer.</p> <p>17 Feb 2022 Asset Management policy approved. MATTER CLOSED</p>
1/06/2021	Submissions on the 2021-31 Long-term Plan Consultation Document	21.4.3	<p>S. That Council requests staff progress discussions around the scope of a partnership agreement with Kā Rūnaka, via Aukaha, and report back to Council for consideration in the 2022-23 Annual Plan.</p>	Chief Executive Officer	<p>11 Jun 2021 Action memo sent to Chief Executive Officer. Memo sent to Executive Manager Corporate Services and Chief Advisor for information. For action following final adoption of the Long-term Plan on 30 June 2021.</p> <p>29 Jul 2021 The CEO has been in correspondence with Aukaha to begin discussions.</p> <p>07 Sep 2021 Due to COVID-19 alert level restrictions, the planned meeting in early September did not go ahead. Staff are currently working with Aukaha to reschedule and an update will be provided once this meeting has occurred.</p> <p>13 Oct 2021 Negotiations are progressing and Aukaha will provide a first draft of an agreement following the CEO's return from medical leave.</p> <p>30 Nov 2021 The CEO has just returned from medical leave, and this action will be followed up and updated in time for the next meeting.</p>

					<p>12 Jan 2022 The Chief Executive and Aukaka continue to discuss a potential agreement to align with the annual plan process as agreed.</p> <p>21 Feb 2022 Work continues on a draft agreement to align with the annual plan process.</p>
3/11/2021	CouncilMARK programme	21.8.10	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. That the Mayor brings to the January Council meeting information from other Mayors as to the benefits or otherwise of participation in CouncilMARK.</p>	Chief Advisor	<p>09 Nov 2021 Action memo sent to report writer.</p> <p>24 Nov 2021 The Mayor will be gathering some feedback from other councils and reporting tis as part of his mayoral report at the January 2022 meeting.</p> <p>12 Jan 2022 Additional paper being presented at the January meeting. MATTER CLOSED</p>
26/01/2022	CouncilMARK programme	22.1.9	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Notes the Mayor's report containing the feedback received from a selection of mayors on their involvement in the programme.</p> <p>C. Notes the November 2021 advice from staff remains unchanged regarding timing of participation in CouncilMARK insofar as it relates to the demand the wider reform programme is placing on the organisation.</p> <p>D. Directs the Chief Executive Officer to have a discussion on participation in this programme with the 2022-25 Council at the first meeting of 2023.</p>	Chief Advisor	<p>03 Feb 2022 Action memo sent to report writer.</p> <p>23 Feb 2022 The CEO will engage with the 2022/2025 Council early in their term as per the agreed resolution. On hold until January 2023.</p>
3/11/2021	i-SITE NZ Future Network Proposal	21.8.3	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Authorises staff to submit a non-binding expression of interest on behalf of Ranfurly and Roxburgh i-SITEs to become Tier Two centres.</p> <p>C. Authorises staff to submit a non-binding expression of interest on behalf of Alexandra and Cromwell</p>	Ranfurly i-SITE Team Leader	<p>08 Nov 2021 Action memo sent to report writer.</p> <p>23 Nov 2021 The Central Otago i-SITE's of Ranfurly and Roxburgh submitted a non-binding expression of interest to the i-SITE New Zealand board to become Tier Two Centres, as authorised by the Central Otago District Council Councillors, on the 4th November.</p>

			information centres to become Tier One or Two centres.		<p>The Central Otago i-SITEs submitted a non-binding expression of interest to the i-SITE New Zealand Board on the 4th November 2021, on behalf of the Alexandra Information Centre and the Forage Information Centre. The expression of interest submission was in favour of both centres becoming Tier Two Centres. The binding expression of interest time frame of end November, as indicated in the i-SITE report, has been extended by i-SITE New Zealand. Timeframes will be confirmed during i-SITE New Zealand's Board meeting in February 2022. The Central Otago i-SITEs are waiting on further details to be supplied by the i-SITE NZ Board.</p> <p>13 Jan 2022 The Central Otago I-SITE's are still waiting on more detailed information to come from the VIN Inc Board. Most recent indication is that this will be supplied in February 2022.</p> <p>24 Feb 2022 VIN Inc Board awaiting formal response from MBIE before progressing conversation with I-SITE owners. It is expected an update will be given at the April Council meeting.</p>
26/01/2022	Alexandra Airport Masterplan	22.1.3	<p>That the Council</p> <p>B. Adopts the proposed Alexandra Airport Masterplan.</p> <p>C. That a business and financial strategy be developed to support the implementation of the Airport Masterplan.</p>	Property Officer	<p>03 Feb 2022 Action memo sent to report writer.</p> <p>22 Feb 2022 Copy of adopted Masterplan will be uploaded to Council's website. Business and financial strategy planning has begun for the new hangar precinct budgeted in Year 2 of the LTP 2021-31.</p>
30/06/2021	Cromwell Aerodrome Licence to Occupy	21.5.15	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to grant a new licence to occupy to the Central Lakes Equestrian Club over a reduced area of 7.3 hectares on the Cromwell Aerodrome Reserve for a period of five 5 years commencing from 1 July 2021.</p>	Property Officer	<p>05 Jul 2021 Action memo sent to Property Officer for action and finance staff for noting.</p> <p>28 Jul 2021 Licence to Occupy (LTO) being prepared for Central Lakes Equestrian Club</p> <p>09 Sep 2021 LTO being prepared.</p>

			<p>C. Approves that the licence will be under the same terms and conditions as the previous licence with the following amendments and additional conditions.</p> <p>I. Annual rental of \$525 plus GST</p> <p>II. Remove requirement for the Club to mow Aerodrome runways in lieu of rental.</p> <p>III. Allowance for either party to terminate the licence to occupy with 6 months written notice.</p> <p>D. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolutions.</p>		<p>18 Oct 2021 LTO sent to club for signing.</p> <p>11 Nov 2021 11 Nov 2021 Letter informing Club of Council's resolution and enclosing new Licence to Occupy (LTO) for signing sent to Club at end of September. Awaiting formal response from Club as to whether they want to proceed with the new LTO with reviewed licence fee. Property Manager advised feedback from the Club at meeting in October was that they were not happy with licence fee so has requested another meeting with Club to discuss.</p> <p>11 Jan 2022 Council's Property Manager and Property Officer met with representatives of Central Lakes Equestrian Club (CLEC) on Tuesday 7 December. The Club confirmed they do not agree with Council's resolution from 22 October as they think they should not have to pay any rental for the Licence to Occupy over the Airport land as keeping it maintained is sufficient. They will not sign the Licence to Occupy which includes a licence fee of \$525 plus GST per annum based on a valuation for grazing, and prefer to give up the land. The Property Manager suggested they have opportunity to put their case to Council directly at next meeting in New Year.</p> <p>22 Feb 2022 Representatives from CLEC spoke at the Council meeting on 26 January. At this meeting Council did not indicate any change in direction from the agreed resolution. Officers are now intending to give effect to the resolution agreed by Council. MATTER CLOSED.</p>
11/08/2021	Cromwell Aerodrome - Refueling Facility	21.6.6	<p>That the Council</p> <p>A. Receives the report and accepts the level of significance.</p>	Property Officer	<p>16 Aug 2021 Action Memo sent to report writer.</p> <p>08 Sep 2021 Applicant informed of decision. Site meeting</p>

			<p>B. Agrees in principle to approve the issuing of a licence to occupy to RD Petroleum for refuelling facility at Cromwell Aerodrome comprising two 10,000 litre tanks for avgas and Jet A1 fuel.</p> <p>C. Authorises the CEO to confirm approval of final location and design of refuelling facility to include safe and secure access for all potential users.</p> <p>D. Authorises the CEO to approve acceptable terms and conditions for the Licence to Occupy similar to the Licence for the refuelling facility at Alexandra Airport and do all that is necessary to give effect to the resolutions.</p>	<p>upcoming to finalise fuel tank position. Licence to Occupy (LTO) being drafted.</p> <p>18 Oct 2021 Site meeting was held with applicant to discuss fuel tank location. Applicant will provide full proposal to inform drafting of LTO.</p> <p>11 Nov 2021 11/11/2021 Council Property staff met representative from RD Petroleum on site at Cromwell Aerodrome at end of September to discuss position of fuel facility. RD Petroleum confirmed they would create two separate access ways for truck to use for filling and maintenance and for other users vehicles. They will now proceed with further design and provide plans to Council in the New Year.</p> <p>10 Jan 2022 No change to status.</p> <p>22 Feb 2022 Staff reviewing proposed layout of the fuel facility provided by RD Petroleum.</p>
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Status Report on Resolutions – Planning and Environment

Resolution 20.5.4 – July 2020

Lease of Kyeburn Reserve – Ratification

That the Council:

- A. **Receives** the report and accepts the level of significance.
- B. **Agrees** to grant the Kyeburn Committee a lease pursuant to Section 61(2A) of the Reserves Act 1977, on the following terms:
- | | |
|-----------------------|-------------------------------|
| 1. Permitted use: | Community Hall |
| 2. Term: | 33 years |
| 3. Rights of Renewal: | None |
| 4. Land Description | Sec 20 Blk V11 Maniototo SD |
| 5. Area: | 0.4837 hectares |
| 6. Rent: | \$1.00 per annum if requested |

Subject to the Kyeburn Hall Committee

1. Becoming an Incorporated Society
2. Being responsible for all outgoings, including utilities, electricity, telephone, rubbish collection, rates, insurance and ground maintenance

STATUS

ON HOLD

August – On hold until meeting able to take place

July 2021 – Meeting request to the Committee for July 2021 was declined by the Committee citing workloads and health issues of committee members. The Committee will make contact when their schedule allows.

June 2021 – May meeting was postponed until July 2021

February – April 2021 – Property and Facilities Officer - Ranfurly to meet Committee in May 2021 and discuss next steps.

January 2021 – Waiting for confirmation of their status as an Incorporated Society before issuing the lease.

September – December 2020 – Kyeburn Hall Committee to follow up progress on getting their status as an Incorporated Society, in response to email sent to them September 2020.

August 2020 – Advised Kyeburn Hall Committee of Council's resolution and waiting for confirmation of their status as an Incorporated Society before issuing the lease.

July – Action memo sent to Property and Facilities Officer – Maniototo

Report Author: Executive Manager - Planning and Environment

Resolution 17.9.9 – October 2017**Council Owned Land, Pines Plantation Area North of Molyneux Park Netball Courts, Alexandra – Consider Sale/Development by Joint Venture of Residential Land (PRO 61-2079-00)**

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED to the sale of part of Lot 25 DP 3194 and part of Lot 6 DP 300663, located south of the Transpower corridor at the north end of Alexandra and adjacent to the Central Otago Rail trail.
- C. APPROVED the Vincent Community Board's recommendation for sale of the land by way of a joint venture development and sale of Lots, the minimum terms and conditions including:
- The joint venture partner funding development with no security registered over the land.
 - Council receiving block value.
 - Council receiving 50% of the net profit, with a minimum guaranteed of \$500,000.
 - Priority order of call on sales income:
- First:** Payment of GST on the relevant sale.
- Second:** Payment of any commission and selling costs on the relevant sale.
- Third:** Payment to the Developer of a fixed portion of the estimated Project Development Costs per lot as specified in the Initial Budget Estimate and as updated by the Development Costs Estimate breakdown.
- Fourth:** Payment of all of the balance settlement monies to Council until it has received a sum equivalent to the agreed block value.
- Fifth:** Payment of all of the balance settlement monies to Council until it has received an amount equivalent to the agreed minimum profit share to Council.
- Sixth:** Payment of all of the balance to the Developer for actual Project Costs incurred in accordance with this Agreement.
- Seventh:** Payment of all of the balance amounts (being the Profit Share) to be divided 50 / 50 (after allowance for payment of the Minimum Profit to Council).
- D. AGREED to delegate to the Chief Executive the authority to select the preferred joint venture offer and negotiate "without prejudice" a joint venture agreement.
- E. AGREED that the Chief Executive be authorised to do all necessary to achieve a joint venture agreement.

STATUS

February 2022 - All 16 sections sold and settled in January 2022 in Stage 1, 15 out of 16 sections sold in Stage 2 and 12 sections sold, three under offer and four unsold in Stage 3.

Report author: Executive Manager - Planning and Environment

January 2022- Titles have now issued for the 16 sections in Stage 1 with settlement for all sections on 20 January. Stage 2 224C Application has been applied for and titles are expected late January 2022. Stage 3 progress is on track. Current sales are as follows: Stage 1 - 16/16 lots under contract (settlement 20 January) Stage 2 - 15/16 lots under contract, Stage 3 - 11/19 lots under contract.

November 2021- November: 224c has been issued for stage 1. Awaiting LINZ to issue Title. Stage 2 roading will be sealed week of 22nd November.

October 2021 – Development work programme generally on track. Stage 1 is approximately 2 weeks behind schedule due to COVID-19, although Stage 2 is ahead and Stage 3 is on schedule. As of September 2021, sales figures were Stage 1 – 16 sold; Stage 2 – 13 sold, 3 unsold; Stage 3 – 10 sold, 9 unsold or under offer.

September 2021 – Construction work progressing, although slightly behind due to COVID-19 alert level restrictions.

March–July 2021 – Work progressing according to contract.

February 2021 – 3910 contract executed. Detailed update was emailed to the board separate to this Status Report.

January 2021 – Construction has commenced. Work programme to be fully finalised in coming weeks.

December 2020 – Lawyer is drafting variation to agreement for discussion with developer.

November 2020 – Due to one of the shareholders passing away in late June the developer AC/JV Holdings has been working on a succession plan which should be finalised in early November. The need to agree succession has meant recent delays to the development but Staff are in regular contact with the contractor to ensure that works begin as soon as possible.

Once succession arrangements are confirmed it will enable construction to progress and sections to be put on market as soon as possible. To further ensure this outcome a variation to the development agreement will be prepared which will confirm stages and tighten progress requirements.

September 2020 – Work expected to start on site in October for Stage 1 and some sections will be marketed. Stage 1 completion scheduled for April 2021.

May – August 2020 – Due to Covid 19, engineering design and construction start date delayed. As of May, engineering design mostly complete and work on site expected to start soon with a staged approach. Also awaiting outcome of Shovel Ready Projects application which may affect how this development progresses.

February 2020 – The developer is working on engineering design for subdivision to be approved by Council. Work expected to start on site for subdivision in approximately 6 weeks.

Report author: Executive Manager - Planning and Environment

January 2019 – Subdivision consent granted 18 December 2019.

November 2019 – Subdivision consent was lodged on 22 November 2019.

September – October 2019 - The affected party consultation process with NZTA, Transpower and DOC for the application to connect Dunstan Road to the State Highway is almost complete. The developer is also close to finalising the subdivision plan to allow for the resource consent to be lodged.

July 2019 – Subdivision consent expected to be lodged in August.

June 2019 – Tree felling complete. Subdivision consent expected to be lodged in July or August.

May 2019 - Tree felling commenced 20 May and is expected to take up to 6 weeks to complete. Subdivision scheme plan close to being finalised before resource consent application.

April 2019 – Security fencing has been completed. Felling of trees expected to commence in the next month. Concept plan is in final draft. Next step is for the surveyor to apply for resource consent.

March 2019 – Concept plan is in final draft. Next step is for the surveyor to convert to a scheme plan and apply for resource consent. The fencer is booked in for March.

January 2019 – Development agreement was signed by AC & JV Holdings before Christmas. Subdivision plan now being developed for resource consent application and removal of trees expected to start mid to late January.

October 2018 – The development agreement is with the developer's accountant for information. Execution imminent.

September 2018 – The development agreement is under final review.

August 2018 – Risk and Procurement Manager finalising development agreement to allow development to proceed.

June 2018 – Preferred developer approved. All interested parties being advised week of 11 June. Agreement still being finalised to enable negotiation to proceed.

March – April 2018 – Staff finalising the preferred terms of agreement.

February 2018 – Requests received. Council staff have been finalising the preferred terms of agreement to get the best outcome prior to selecting a party, including understanding tax implications.

December 2017 – Request for Proposals was advertised in major New Zealand newspapers at the end of November 2017 with proposals due by 22 December. Three complying proposals received.

Report author: Executive Manager - Planning and Environment

November 2017 – Council solicitor has provided first draft of RFI document for staff review.

November 2017 – Action Memo sent to the Property Officer.

Report author: Executive Manager - Planning and Environment



Status Report on Resolutions – Infrastructure Services

Resolution 20.9.4 – November 2020 Ripponvale Community Water Funding Options

That the Council:

- A. **Receives** the report and accepts the level of significance.
- B. **Agrees** that properties on the Ripponvale Community Water Scheme pay half the \$600,000 costs of upgrading the Ripponvale network to meet the New Zealand Drinking Water Standards, and minimum engineering standard requirements.
- C. **Agrees** that the Council share of \$300,000 be funded from the water stimulus fund allocation.
- D. **Agrees** that Ripponvale Community Water Scheme accumulated \$100,000 funds can be used to contribute to the \$300,000 to be funded by properties on the Ripponvale Community Water Scheme.
- E. **Agrees** that existing properties on the Ripponvale Community Water Scheme will have the option of paying their share of the \$300,000, less any contribution by the Ripponvale Community Water Scheme, by either a lump sum payment or as a targeted rate.
- F. **Agrees** that transfer of the scheme will occur on 30 March 2021, and that Council will not meet any costs accrued prior to 30 March 2021.
- G. **Agrees** that properties on the Ripponvale Community Water Scheme be charged the standard rates for a council water connection from 30 March 2021.
- H. **Agrees** that properties within the Ripponvale Community Water Scheme supply area be included within the Cromwell Water Supply Area, and that development contributions be applied to all properties that connect to this supply from 30 March 2021.

STATUS

February 2022 – March 2022 – Work along the Kawarau Gorge road is now complete, telemetry has been installed in pump stations and critical spares ordered. Further options for additional work are being considered.

December 2021 – January 2022 – No change.

November 2021 – Work has commenced and due to be completed March 2022.

October 2021 – No change.

September 2021 - A report has been provided to the September Council meeting. Further information will be provided to the November meeting.

Report author: Executive Manager - Infrastructure Services

May - June 2021 – A report on the Ripponvale Supply will be provided to the September Council meeting.

March – April 2021 – Council has taken over management of supply. Legal requirements for targeted rate being investigated. Fulton Hogan & Switchbuild scoping and pricing work required.

February 2021 – Site visit held between Fulton Hogan maintenance team, Stantec Water Engineer and Council Water Engineers prior to taking over the operation and maintenance of the scheme. Staff are currently getting a legal review on options for rates charging.

January 2021 – Ripponvale Community Water have been asked to supply the customer database, we are still awaiting this information. Until we receive this data, we are unable to progress.

December 2020 – Obtaining legal advice on rating options. Ripponvale Committee advised of decision. Information package being prepared for communicating with suppliers who wish to discuss transfer to council ownership.

November 2020 – Action memo sent to the Water Services Manager.

Resolution 19.8.10 – September 2019

Consideration of New Zealand Standard (NZS) 4404:2010 (Doc ID 422658)

- A. RESOLVED that the report be received, and the level of significance accepted.
- B. AGREED to adopt NZS 4404:2010 as Council's subdivision standard subject to the development of an updated addendum for local conditions.

STATUS

March 2022 – Due to work programme commitments this item has been deferred. Looking to potentially add to the 2023 work schedule.

February 2022 – No change.

December 2021 – January 2022 – No change.

November 2021 – No change.

January - October 2021 – No change.

December 2020 – The status of this work will be reviewed in February 2021 and a further update provided then.

January 2020 - November 2020 – No change.

December 2019 – Workshops continuing for updating engineering standards. The Environmental Engineering team will be working with planning to ensure the design standards from the Cromwell masterplan are developed alongside the updated engineering standards.

Report author: Executive Manager - Infrastructure Services

November 2019 – Drafting of an updated addendum is underway and expected to be included in report to Council in early 2020.

October 2019 – Action memo sent to the Environmental Engineering Manager.

Report author: Executive Manager - Infrastructure Services



Status Report on Resolutions – Chief Executive Officer

Resolution 19.11.8 – December 2019 Business Case for Central Stories Building

That the Council:

- A. **Receives** the report and accepts the level of significance.
- B. **Agrees** that once Council has made decisions on the i-SITE review and draft Museum Strategy, the business case to then go to Vincent Community Board for comment and report back to Council.

STATUS

November 2021-February 2022 – The community-led museum strategy is now completed and staff are undertaking an investment strategy for the museum sector. Outcomes from this work will influence the influence how the business case for Central Stories will be progressed.

July-October 2021 – In the next few months Council staff will be undertaking work on Council investment in the museum sector. This information will feed into future decision-making for the Central Stories building.

November 2020-June 2021 – Allowing for the district museum strategy development process to occur before proceeding. The Central Stories project will not be included in the 2021 Long-term Plan consultation document.

September-October 2020 – Council/Vincent Community Board discussions are underway through the LTP workshop programme.

January-July 2020 – Action memo sent to Community and Engagement Manager. Awaiting outcomes of the i-SITE review and museum strategy adoption before proceeding.

Resolution 18.13.7 – December 2018 Lighting Policies to Reinforce Council's Position on Dark Skies Protection (COM 01-02-021)

- A. RESOLVED that the report be received and the level of significance accepted
- B. RESOLVED that Council commits to the development of a Lighting Policy for the Central Otago District owned and managed or administered building facilities and infrastructure which promotes lighting standards that comply with current International Dark Sky Association requirements
- C. RESOLVED that Council commits to promoting lighting standards that comply with current International Dark Sky Association requirements, into the first draft of the new Central Otago District Plan.

STATUS

Report author: Chief Executive Officer

November 2021-February 2022 – Council has received the final plan change report and staff will proceed on progressing this in the first quarter of 2022.

July-October 2021 – A draft plan change report has been prepared on behalf of Naseby Vision. This needs to be finalised and further documentation provided prior to this being presented to Council for adoption and plan change notification. It is expected that this will be in the latter half of this year.

February-June 2021 – The community is gathering public feedback on their dark skies initiative for input into their district plan change application. Council staff are not involved in this process.

January 2021 – No update available.

September-November 2020 – The community are currently undertaking consultation with local residents in regard to the proposed plan change.

August 2020 – The community is developing content (including the required community consultation) for a District Plan change application, and are in liaison with Council staff during the process.

May-June 2020 – No update available.

March 2020 – Met with local planning consultant who is willing to assist Naseby community put together a plan change request. They will work with Naseby group to prepare this.

February 2020 – No further update available. An update will be provided once there is progress to report on.

January 2020 – No further update available.

December and November 2019 – Council staff are currently investigating how to include dark skies protection parameters within the District Plan.

October 2019 - The Project Plan for the District Plan Review is being prepared and includes this, as well as other topics. There has been no prioritisation of any urgent topics at this stage.

May 2019 – Further scoping work for Naseby is occurring with Council's Community Development Manager and Planning Team. Update to be provided in Spring 2019.

April 2019 – Council adopted a lighting policy for Council-owned assets in February 2019. Planning staff are reviewing recommended International Dark Skies lighting requirements and their potential fit into the Central Otago District Plan.

January 2019 - Council staff are preparing a lighting policy on Council-owned infrastructure and this is scheduled for presentation to the February 2019 Council meeting. Naseby Vision has circulated a newsletter on IDA lighting standards to residents over the Christmas period

Report author: Chief Executive Officer

and are collecting signatures from people who are willing to adhere to these standards on their own properties.

January 2019 – Action Memo sent to the Community Development Manager.

Report author: Chief Executive Officer

8 COMMUNITY BOARD MINUTES

22.2.16 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 1 FEBRUARY 2022

Doc ID: 567685

Recommendations

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 1 February 2022 be noted.

1. Attachments

Appendix 1 - Minutes of the Vincent Community Board Meeting held on 1 February 2022

MINUTES OF A MEETING OF THE VINCENT COMMUNITY BOARD HELD VIA MICROSOFT TEAMS AND LIVESTREAMED ON TUESDAY, 1 FEBRUARY 2022 COMMENCING AT 2.00 PM

PRESENT: Cr M McPherson (Chairperson), Mr R Garbutt (Deputy Chair), Dr R Browne, Cr L Claridge, Cr I Cooney, Ms A Robinson, Ms S Stirling-Lindsay

IN ATTENDANCE: T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), C Martin (Property Officer – Vincent and Teviot Valley), A McDowall (Finance Manager), K McCulloch (Corporate Accountant), M De Cort (Communications Coordinator), R Williams (Governance Manager), W McEnteer (Governance Support Officer)

1 APOLOGIES

There were no apologies.

2 PUBLIC FORUM

There was no public forum.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Stirling-Lindsay
Seconded: Robinson

That the public minutes of the Vincent Community Board Meeting held on 16 November 2021 be confirmed as a true and correct record.

CARRIED

4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

22.1.2 OPHIR HALL - BATHROOM RENOVATION PROJECT

To consider funding approval for the Ophir Hall Bathroom Renovation Project.

COMMITTEE RESOLUTION

Moved: Garbutt
Seconded: Browne

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the Ophir Hall Bathroom Renovation Project's deficit of \$21,047 is funded from the Ophir Hall Investment Account (4413).

CARRIED

22.1.3 CLYDE HALL - THE CLYDE THEATRE GROUP INCORPORATED LEASE

To consider granting a lease to the Clyde Theatre Group Incorporated.

COMMITTEE RESOLUTION

Moved: Claridge
Seconded: Robinson

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to grant a lease of approximately 44m², as outlined in the report, over Section 1 Block X Town of Clyde to the Clyde Theatre Group Incorporated.

This lease is subject to the Community Leasing and Licensing Policy. The general terms and conditions are as follows:

Commencement Date:	1 July 2021.
Term:	Fifteen years.
Rights of Renewal:	One of fifteen years.
Final Expiry Date:	30 June 2051.
Annual Rent:	\$307 per annum.
Rent Review:	5 yearly. The rent review is to be carried out as per the terms of the Council's current Leasing and Licencing Policy.
Permitted Use:	The demised area shall be used solely for the purposes of theatre storage.
Special Conditions:	<p>The landlord reserves the right to terminate the agreement with six months' notice if it requires part or whole of the occupied area for other actives.</p> <p>The tenant reserves the right to terminate the agreement with six months' notice if they do not require part or whole of the occupied areas for the purposes of theatre storage.</p>

CARRIED

22.1.4 CLYDE HALL - 50 (ALEXANDRA) SQUADRON AIR TRAINING CORPS LEASE

To consider granting a lease to the 50 (Alexandra) Squadron Air Training Corps.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: McPherson

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to grant a lease of approximately 28m², as outlined in the report, over Section 1 Block X Town of Clyde to the 50 (Alexandra) Squadron Air Training Corps.

The general terms and conditions are as follows:

Commencement Date:	1 July 2021
Term:	Fifteen years
Rights of Renewal:	One of fifteen years
Final Expiry Date:	30 June 2051
Annual Rent:	\$285 per annum
Rent Review:	5 yearly. The rent review is to be carried out as per the terms of the current Council's Leasing and Licencing Policy.
Permitted Use:	The demised land shall be used solely for air cadet training.
Special Conditions:	The landlord reserves the right to terminate the agreement with six months' notice if it requires part or whole of the occupied area for other actives.
The tenant reserves the right term to terminate the agreement with six months' notice if they do not require part or whole of the occupied area for the purposes of air cadet training.	

CARRIED

22.1.5 2022-23 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE

To approve the draft budgets for inclusion in Council's Annual Plan 2022-23 process and the 2022-23 fees and charges schedule.

It was noted that there were two errors in appendix 1 of the report that had since been found and rectified. The first was in the Vincent grants line, where the grant for Central Stories had been counted twice. The other was a missing line from Property and Facilities for hireage and meeting rooms used which increased income by \$21,000.

COMMITTEE RESOLUTION

Moved: McPherson
Seconded: Claridge

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the draft Vincent ward 2022-23 Annual Plan budget and recommend to Council for inclusion in the 2022-23 Annual Plan.
- C. Agrees to accept the Vincent ward 2022-23 fees and charges schedule and recommend to Council for inclusion in the 2022-23 Annual Plan.

CARRIED

22.1.6 APPOINTMENTS TO EXTERNAL BODIES

To consider the Board's appointments to external organisations.

COMMITTEE RESOLUTION

Moved: Garbutt
Seconded: Robinson

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that all appointments to external organisations are liaison roles.
- C. Agrees that the Vallance Cottage Working Group be added to the list of external appointments.
- D. Agrees that the relationship with the Ophir Welfare Association Committee and the St Bathans Area Community Association be on an as required basis.
- E. Works with the Alexandra Blossom Festival Committee to remove the requirement of the Chair of the Community Board needing to be the Chair of the Blossom Festival.

CARRIED

6 MAYOR'S REPORT**22.1.7 MAYOR'S REPORT**

His Worship the Mayor gave an update on recent activities. He commented on the current covid-19 situation. He spoke about the success of the Lake Dunstan trail and also the recent cricket tournament that was held at Molyneux Park. He then responded to questions from members.

COMMITTEE RESOLUTION

Moved: McPherson
Seconded: Garbutt

That the Vincent Community Board receives the report.

CARRIED

7 CHAIR'S REPORT

22.1.8 CHAIR'S REPORT

The Chair gave an update on activities and issues since the last meeting:

- Spoke to the current issues of covid-19 and the council response.
- Spoke to the current issue of wilding pines in the district.
- Attended a meeting of the Hearings Panel.
- Attended the January Council meeting and updated members on topics discussed.

COMMITTEE RESOLUTION

Moved: McPherson
Seconded: Claridge

That the report be received.

CARRIED

8 MEMBERS' REPORTS

22.1.9 MEMBERS' REPORTS

Members gave an update on activities and issues since the last meeting:

Ms Stirling-Lindsay reported on the following:

- Commented that the Alexandra BMX Club hosted the South Island Championships. Noted that it was very successful, and that accommodation in Alexandra and Cromwell was full due to the event.
- Noted the number of riders using the Lake Dunstan trail. Also commented on the good work being done by the Coast Guard.
- Noted that currently there is a rental housing shortage in Central Otago.
- Noted that the first meeting of the Blossom Festival was tonight.

Ms Robinson reported on the following:

- Attended the LandSAR end of year BBQ in December.
- Attended Cromwell Primary School farewell for the recently retired principal, Wendy Brooks.
- Attended the Art at the Packing Shed exhibition. Noted that it was well attended.
- Commented on using the new Matangi bike park. Noted the number of riders using the trail.
- Noted the occurrence of bacteria in Butchers Dam.

Councillor Cooney reported on the following:

- Attended December Council Planning and Regulatory portfolio pre-agenda meeting and noted issues discussed at that meeting.
 - Attended the Audit and Risk meeting and updated members on issues discussed at that meeting.
 - Attended the December Council meeting
 - Attended a residential plan change workshop.
-

- Attended January Council Planning and Regulatory portfolio pre-agenda meeting and noted issues discussed at that meeting.

Dr Browne reported on the following:

- Attended a planning session for U3A and noted that sessions would begin in April.
- Attended a Central Stories meeting and noted meeting the new coordinator there, Mo Fenton.
- Attended a performance at central stories by the Waiata Theatre Group.
- Attended the Art at the Packing Shed exhibition.
- Lamented the loss of arts events due to covid-19.
- Noted that there had a number of power outages lately.

Mr Garbutt reported on the following

- Attended a planning meeting for U3A.
- Attended the drop in session regarding the wilding pines at the Half Mile.
- Attended a board meeting of the Central Otago Heritage Trust.
- Attended the elected members Christmas lunch.
- Noted current issues regarding covid-19.
- Attended the Omakau trotting meeting.
- Hiked at Mt Aspiring National Park.
- Commented on the Lake Dunstan cycle trail. Noted the repair of the track and the swift removal of weeds and other debris when it became an issue.
- Noted communications regarding the Clyde holiday camp.
- Noted that the Hospice fundraising dinner had been postponed due to uncertainty around covid-19.

Councillor Claridge reported on the following:

- Attended the January Council meetings. Noted the public forum speakers at that meeting and issues discussed at that meeting.
- Attended the drop in session regarding the wilding pines at the Half Mile.
- Attended the Great Naseby Water Race in Naseby.
- Noted that funeral directors are now seen as critical health workers, which she noted could mean access to rapid antigen testing.

COMMITTEE RESOLUTION

Moved: McPherson

Seconded: Garbutt

That the report be received.

CARRIED

9 STATUS REPORTS

22.1.10 FEBRUARY 2022 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

COMMITTEE RESOLUTION

Moved: McPherson
Seconded: Robinson

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 22 March 2022.

11 RESOLUTION TO EXCLUDE THE PUBLIC**COMMITTEE RESOLUTION**

Moved: McPherson
Seconded: Stirling-Lindsay

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes from Ordinary Board Meeting	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.11 - February 2022 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

The public were excluded at 3.07 pm and the meeting closed at 3.09 pm.

22.2.17 MINUTES OF THE TEVIOT VALLEY COMMUNITY BOARD MEETING HELD ON 3 FEBRUARY 2022

Doc ID: 567875

Recommendations

That the unconfirmed Minutes of the Teviot Valley Community Board Meeting held on 3 February 2022 be noted.

1. Attachments

Appendix 1 - Minutes of the Teviot Valley Community Board Meeting held on 3 February 2022

**MINUTES OF A MEETING OF THE TEVIOT VALLEY COMMUNITY BOARD
HELD ON MICROSOFT TEAMS AND LIVESTREAMED
ON THURSDAY, 3 FEBRUARY 2022 COMMENCING AT 2.00 PM**

PRESENT: Mr R Gunn (Chair), Ms S Feinerman (Deputy Chair), Mr N Dalley, Cr S Jeffery

IN ATTENDANCE: T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), C Martin (Property Officer – Vincent and Teviot Valley), A McDowall (Finance Manager), K McCulloch (Corporate Accountant), G Bailey (Parks and Recreation Manager), A Mason (Media and Marketing Manager), M De Cort (Communications Coordinator), R Williams (Governance Manager) and W McEnteer (Governance Support Officer)

1 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION

Moved: Jeffery
Seconded: Feinerman

That the apology received from Ms Aitchison be accepted.

-----**CARRIED**

2 PUBLIC FORUM

There was no public forum.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Jeffery
Seconded: Feinerman

That the public minutes of the Teviot Valley Community Board Meeting held on 25 November 2021 be confirmed as a true and correct record.

-----**CARRIED**

4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

Note: Mr Dalley declared an interest in item 22.1.2 and did not vote on the matter.

22.1.2 ROXBURGH ENTERTAINMENT CENTRE - STAGE UPGRADE PROJECT

To consider the removal of a new auditorium lighting bar from this project.

COMMITTEE RESOLUTION

Moved: Feinerman

Seconded: Jeffery

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to remove the upgrade to the auditorium lighting bar from the Roxburgh Entertainment Centre Stage Upgrade Project on the condition the existing lighting bar's maximum rating is 30.3kg.
- C. Approves the remaining budget of \$71,306 to be carried forward and then transferred to the earthquake strengthening and fire upgrade project for the Roxburgh Entertainment Centre included in year two of the Long-term Plan 2021/31.

CARRIED

22.1.3 2022-23 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE

To approve the draft budgets for inclusion in Council's Annual Plan 2022-23 process and the 2022-23 fees and charges schedule.

COMMITTEE RESOLUTION

Moved: Feinerman

Seconded: Gunn

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to accept the Teviot Valley Ward draft 2022-23 Annual Plan budgets and recommend to Council for inclusion in the 2022-23 Annual Plan.
- C. Agrees to accept the Teviot Valley Ward 2022-23 Fees and Charges schedule and recommend to Council for inclusion in the 2022-23 Annual Plan.

CARRIED

22.1.4 APPOINTMENTS TO EXTERNAL BODIES

To consider the Board's appointments to external organisations.

COMMITTEE RESOLUTION

Moved: Jeffery
Seconded: Feinerman

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that appointments to the Roxburgh Entertainment Centre and Improvement Committee, Teviot District Museum Committee, Teviot Prospects and the Roxburgh Swimming Pool Redevelopment Committee are liaison positions.
- C. That a liaison position on the Teviot Valley Rest Home be added to the list of external appointments.

CARRIED

6 MAYOR'S REPORT**22.1.5 MAYOR'S REPORT**

His Worship the Mayor gave an update on his activities and issues of interest since the last meeting. He noted the current covid-19 environment and noted that the Teviot Valley had surpassed 90% of over 18 year olds being double vaccinated. He also noted the video created by the Medical Services Trust to help recruit a doctor for the practice in Roxburgh. He then responded to questions from members.

COMMITTEE RESOLUTION

Moved: Jeffery
Seconded: Gunn

That the Teviot Valley Community Board receives the report.

CARRIED

7 CHAIR'S REPORT**22.1.6 CHAIR'S REPORT**

The Chair gave an update on activities and issues since the last meeting:

- Met with Mr Dalley and members of the Dunedin RSA regarding the plantation land in Roxburgh East and its potential future use.
 - Attended a meeting of the Roxburgh Pool Committee.
 - Attended a stakeholders workshop on the Lake Onslow Project presented by the Department of Conservation. Reflected on the conversation at that meeting.
 - Attended a meeting of the Teviot Valley rest home.
 - Attended a meeting of the Roxburgh medical centre
 - Attended a pop-up vaccine clinic at the Roxburgh medical centre.
 - Attended a meeting of the Roxburgh Medical Services Trust.
-

- Site visit to 8 and 8A Tweed Street, Roxburgh to inspect the overgrown verge area. Noted it was the owners responsibility to keep the verge area in good repair.
 - Site visit to 8 Selkirk Pl, Roxburgh where a traffic island is preventing access to a property. Staff would look at options for the site.
 - Noted a discussion regarding why the Millers Flat pool required a vaccine pass. Staff had provided advice to the Millers Flat Pool committee.
 - Noted a letter received from the golf club discussing their lease conditions and outgoings. Staff responded that the club had been made aware there was a report due to the Board following the current review of the Leasing and Licencing Policy.
-

COMMITTEE RESOLUTION

Moved: Feinerman

Seconded: Dalley

That the report be received.

CARRIED

8 MEMBERS' REPORTS

22.1.7 MEMBERS' REPORTS

Members gave an update on activities and issues since the last meeting:

Councillor Jeffery reported on the following:

- Attended weekly meetings for the Regional RSE Chairs.
- Took Minister of Tourism Stuart Nash for a short cycle on Roxburgh Gorge Trail and discussed issues regarding the completion of the trail.
- Attended a stakeholders workshop on the Lake Onslow Project presented by the Department of Conservation.
- Attended a meeting of the Audit and Risk Committee.
- Attended two meetings of the Hearings Panel.
- Attended a Council meeting in December.
- Attended the Elected Members Christmas lunch.
- Attended a Council workshop session in December.
- Attended the January Council meeting and gave members an update on items discussed.
- Attended a meeting of the Roxburgh Medical Services Trust.
- Noted the recent publication of the Central Otago Labour Survey.

Ms Feinerman reported on the following:

- Attended a meeting of the Roxburgh Swimming Pool committee. Gave an update to members on grants and current activities.
- Attended Business breakfast meeting in December.
- Attended the Elected Members Christmas lunch.
- Attended a Welcoming Communities meeting and ceremony In Alexandra.
- Has spoken to Contact Energy regarding the Commissioners Track. Noted that there would be further conversations about maintenance on the track.
- Attended a MPI community hub grant meeting.

Mr Dalley reported on the following:

- Attended a meeting with Mr Gunn and members of the Dunedin RSA about the plantation land in Roxburgh East.
- Attended several meetings of the Teviot Valley Rest Home.
- Attended a meeting with the McPhail Trust trustees to review the investment plan.
- Met with representatives from Ngāi Tahu regarding a part of the former Stand property. Noted the idea of building a new retirement village there and that the idea was currently going through a feasibility study.

COMMITTEE RESOLUTION

Moved: Dalley

Seconded: Jeffery

That the report be received.

CARRIED

9 STATUS REPORTS

22.1.8 FEBRUARY 2022 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

COMMITTEE RESOLUTION

Moved: Gunn

Seconded: Dalley

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 24 March 2022.

The Meeting closed at 3.10 pm.

CHAIR / /

22.2.18 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 15 FEBRUARY 2022

Doc ID: 570607

Recommendations

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 15 February 2022 be noted.

1. Attachments

Appendix 1 - Minutes of the Cromwell Community Board Meeting held on 15 February 2022

**MINUTES OF A MEETING OF THE CROMWELL COMMUNITY BOARD
HELD VIA MICROSOFT TEAMS AND LIVE STREAMED
ON TUESDAY, 15 FEBRUARY 2022 COMMENCING AT 2.02 PM**

PRESENT: Ms A Harrison (Chair), Mr W Murray (Deputy Chair), Cr N Gillespie,
Cr C Laws, Cr N McKinlay, Mr B Scott

IN ATTENDANCE: T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald
(Executive Manager - Corporate Services), J Muir (Executive Manager -
Infrastructure Services), L van der Voort (Executive Manager - Planning and
Environment), S Righarts (Chief Advisor), G Robinson (Property and Facilities
Manager), G Bailey (Parks and Recreation Manager), M Gordon (Parks
Officer – Projects), A McDowall (Finance Manager), K McCulloch (Corporate
Accountant), F Somerville (Roading Administration Assistant), M De Cort
(Communications Coordinator), R Williams (Governance Manager) and
W McEnteer (Governance Support Officer)

1 APOLOGIES

APOLOGY

COMMITTEE RESOLUTION

Moved: Laws
Seconded: McKinlay

That the apology received from Mr Buchanan be accepted.

-----**CARRIED**

2 PUBLIC FORUM

There was no public forum.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Murray
Seconded: McKinlay

That the public minutes of the Cromwell Community Board Meeting held on 23 November 2021 be confirmed as a true and correct record.

-----**CARRIED**

4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

22.1.2 CROMWELL CEMETERY DEVELOPMENT PLAN

To approve the proposed Cromwell Cemetery Development Plan 2021 and set aside land for future Cemetery purposes.

After discussion it was agreed to amend part B of the resolution to account for any land that was currently under contract to be sold.

Note: Councillor Gillespie left the meeting at 2.22 pm and returned at 2.25 pm.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: McKinlay

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Subject to any land currently under contract for disposal, classify the remainder of Lot 3 Deposit Plan 505292 as Local Purpose – (Cemetery) Reserve under the provisions of the Reserves Act 1977.
Subject to
 - Public consultation in accordance with the Reserves Act 1977.
 - The consent of the Minister of Conservation
- C. Extend designation 200 (subject to the process under the Resource Management Act 1991) to include the newly classified area above.
- D. Approves the proposed Cromwell Cemetery Development Plan 2021.
- E. That funding be included in future long-term plans to provide for implementation of the plan.
- F. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

CARRIED with Mr Murray recording his vote against

22.1.3 ROAD NAME APPROVAL REPORT - HIGHLANDS PARK, CROMWELL

To consider a request to name seven private roads in the second stage of the Highlands Park development.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Gillespie

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to approve seven road names. Roads to be named Quinns Way, Harrys Place, Heather Lane, Spillane Grove, Wee Close, Leitch Lane and Highlands Avenue.

CARRIED

22.1.4 APPOINTMENTS TO EXTERNAL BODIES

To consider the Board's appointments to external organisations.

During discussion it was noted that Cromwell Resource Centre Trust had recently changed its name to Cromwell Community House.

COMMITTEE RESOLUTION

Moved: **Laws**
Seconded: **Murray**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that the delegations register is updated to:
 - (i) reflect that the Cromwell Resource Centre Trust is known as Cromwell Community House,
 - (ii) reflect the increase in the number of liaison positions to the Cromwell District Museum from one to two,
 - (iii) reflect the role of the Board in the facilitation of the appointment of representatives to the Central Otago Sports Trust and the Cromwell Resource Centre Trust.
- C. That a liaison position to the Cromwell and Districts Promotions Group is added to the list of external appointments.
- D. That the Board work with the committee of Old Cromwell Inc to change its representative role to a liaison position.

CARRIED

22.1.5 2022-23 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE

For the Cromwell Community Board to approve the draft budgets for inclusion in Council's Annual Plan 2022-23 process along with the 2022-23 fees and charges schedule.

COMMITTEE RESOLUTION

Moved: **McKinlay**
Seconded: **Laws**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the draft Cromwell Ward 2022-23 Annual Plan budgets and recommend to Council for inclusion in the 2022-23 Annual Plan.
- C. Agrees to accept the Cromwell Ward 2022-23 Fees and Charges schedule and recommend to Council for inclusion in the 2022-23 Annual Plan.

CARRIED

6 MAYOR'S REPORT**22.1.6 MAYOR'S REPORT**

His Worship the Mayor gave an overview of his recent activities in the Cromwell ward before responding to questions.

COMMITTEE RESOLUTION

Moved: Gillespie

Seconded: Murray

That the Cromwell Community Board receives the report.

CARRIED

7 CHAIR'S REPORT**22.1.7 CHAIR'S REPORT**

The Chair gave an update on activities and issues since the last meeting:

- Gave a radio interview on Radio Central.
 - Spoke at the Central Otago Vintage Car Club Veterans rally.
 - Volunteered at the Goldfields Duathlon.
 - Attended a presentation of potential architects for the Memorial Hall contract.
 - Attended a Cromwell Museum Trust meeting.
 - Spoke to residents at Goldenview Lifestyle village and updated them on recent CCB activities.
 - Attended a Cromwell Youth Trust meeting.
 - Had an interview with Tim Brown from Radio New Zealand regarding growth in Cromwell and housing.
 - Attended an Advisory Group meeting with Jasmax about the Hall project.
 - Noted that she had written her fortnightly column in the Cromwell and Districts News.
 - Attended a recent Kāhui Ako meeting.
-

COMMITTEE RESOLUTION

Moved: Harrison

Seconded: Laws

That the report be received.

CARRIED

8 MEMBERS' REPORTS**22.1.8 MEMBERS' REPORTS**

Members gave an update on activities and issues since the last meeting:

Mr Scott reported on the following:

- Noted that a number of meetings and activities had been cancelled due to covid-19.
- Attended the Cherry Festival in Cromwell
- Attended the recent BMX championships and noted the approximately 370 competitors at the event.
- Attended a meeting of the Cromwell Golf Club committee. Noted that they were looking to hold a seniors championship in May at the Cromwell and Alexandra golf courses.
- Attended a meeting of Cromwell and Districts Promotions Group. Noted that the Light Up Cromwell festival was still planned for July and that the group were in the process of ensuring compliance with the red traffic light settings.

Councillor Laws reported on the following:

- Attended the December Council meeting and updated Members on issues discussed at that meeting.
- Noted that she had been an apology for a few things recently.
- Attended the January Council meeting and updated Members on issues discussed at that meeting.
- Attended a visit to the Alpha Street pumpstation where new infrastructure was being installed.
- Attended a Cromwell Community House meeting. Noted recent refurbishment of their facilities. Also noted the recent resignation of Dave Crosson as treasurer.

Councillor Gillespie reported on the following:

- Attended the end of year function for the Cromwell Fire Brigade.
- Attended the unveiling of the pest free Pisa sign.
- Noted that a new police officer was set to start in Cromwell as a result of an internal promotion.
- Attended a meeting of the Hearings Panel. Updated Members on the issues discussed there.
- Attended the December Council meeting
- Attended the Elected Members Christmas lunch.
- Attended the Lions senior citizens lunch.
- Attended the December meeting of the Hearings Panel.
- Attended an induction day in Queenstown for licencing committee members.
- Attended the recent funeral of Tom Landreth.
- Attended a Project Governance Group meeting.
- Attended the February Hearings Panel meeting.
- Attended a Local Advisory Committee meeting for Fire New Zealand.

Councillor McKinlay reported on the following:

- Advised that he had been contact with community members regarding culverts in Queensberry and the Cromwell Transfer Station. Noted that he had passed the complaint regarding culverts on to staff for action.
- Attended the December Audit and Risk meeting.
- Attended the January Council meeting. Updated Members on the Alexandra Airport Masterplan item that was discussed at that meeting
- Updated Members on the Clyde waste water project and noted that contractors were now installing lateral connections.
- Attended a visit to the Alpha Street pumpstation where new infrastructure was being installed
- Attended an Advisory Group meeting with Jasmax about the Hall project.

Mr Murray reported on the following:

- Noted that a number of events had been cancelled recently.

- Noted that the Cromwell Community Trust meeting was tonight.
- Attended the Christmas in the Park celebrations.
- Attended a Connect Cromwell meeting. He noted that a number of activities had been cancelled. He also noted that the disc golf course was due to be installed starting next week.
- Attended the Cherry Festival in Cromwell.
- Attended a meeting of the Lake Dunstan Charitable Trust. Noted that the group was about to start public consultation on their lake plan. The plan had been developed in conjunction with LINZ.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Laws

That the report be received.

CARRIED

9 STATUS REPORTS

22.1.9 FEBRUARY 2022 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

During discussion it was noted that the tender was currently out for interest in painting the Big Fruit. Mr Scott also updated Members that the fireworks event scheduled for March would not go ahead due to covid-19 restrictions.

COMMITTEE RESOLUTION

Moved: McKinlay
Seconded: Gillespie

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 29 March 2022.

11 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

Moved: McKinlay
Seconded: Gillespie

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of

 the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Board Meeting	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.10 - Trustee Position for Cromwell College Charitable Trust	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.11 - February 2022 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

The public were excluded at 3.45 pm and the meeting closed at 4.03 pm.

22.2.19 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 17 FEBRUARY 2022

Doc ID: 571284

Recommendations

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 17 February 2022 be noted.

1. Attachments

Appendix 1 - Minutes of the Maniototo Community Board Meeting held on 17 February 2022

**MINUTES OF A MEETING OF THE MANIOTOTO COMMUNITY BOARD
HELD VIA MICROSOFT TEAMS AND LIVE STREAMED
ON THURSDAY, 17 FEBRUARY 2022 COMMENCING AT 2.00 PM**

PRESENT: Mr R Hazlett (Chair), Mr M Harris (Deputy Chair), Cr S Duncan, Mr D Helm, Ms S Umbers

IN ATTENDANCE: T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), J Muir (Executive Manager - Infrastructure Services), G Bailey (Parks and Recreation Manager), A McDowall (Finance Manager), K McCulloch (Corporate Accountant), J Remnant (Property and Facilities Officer – Ranfurly), M De Cort (Communications Coordinator), R Williams (Governance Manager) and W McEnteer (Governance Support Officer)

1 APOLOGIES

There were no apologies.

2 PUBLIC FORUM

Roy Noble (Project Manager) – Transpower

Mr Noble gave an update on the Clutha and Upper Waitaki Lines Project before responding to questions.

3 CONDOLENCES

The Chair referred to the deaths of Geoff Foster, Barry Burrows, Gavin Wier, Beryl Reid, Bruce Wheeler, Betty Foley, Murray Brasell and Beverly Flamank. Members stood and observed a moments silence as a mark of respect.

4 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Umbers

Seconded: Harris

That the public minutes of the Maniototo Community Board Meeting held on 18 November 2021 be confirmed as a true and correct record.

CARRIED

5 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

6 REPORTS

22.1.2 APPOINTMENTS TO EXTERNAL BODIES

To consider the Board's appointments to external organisations.

COMMITTEE RESOLUTION

Moved: Harris
Seconded: Duncan

That the Maniototo Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that all appointments to external organisations are liaison roles.
- C. Agrees that the Board's role on the Patearoa Water Scheme Liaison Committee be investigated, with a view to removing it from the list, if possible.
- D. Agrees that the Design and Location of the Sun for the Interplanetary Cycle Trail Working Group and the Maniototo Promotions Group be removed from the list of external organisations.
- E. That the Board's role on the Maniototo Community Arts Council and the Maniototo Ice Rink Committee be liaison positions.

CARRIED

22.1.3 2022-23 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE

For the Maniototo Community Board to approve the draft budgets for inclusion in Council's Annual Plan 2022-23 process and the 2022-23 fees and charges schedule.

COMMITTEE RESOLUTION

Moved: Duncan
Seconded: Harris

That the Maniototo Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the draft Maniototo ward 2022-23 Annual Plan budget and recommend to Council for inclusion in the 2022-23 Annual Plan.
- C. Agrees to accept the Maniototo ward 2022-23 fees and charges schedule and recommend to Council for inclusion in the 2022-23 Annual Plan.

CARRIED

7 MAYOR'S REPORT

22.1.4 MAYOR'S REPORT

His Worship the Mayor gave an overview of his recent activities in the Maniototo before responding to questions.

COMMITTEE RESOLUTION

Moved: Helm
Seconded: Duncan

That the Maniototo Community Board receives the report.

CARRIED

8 CHAIR'S REPORT

22.1.5 CHAIR'S REPORT

The Chair gave an update on activities and issues since the last meeting:

- Attended two meetings of the Otuehua Community Group meetings. Updated members of the group's activities.
 - Noted a recent drive through Danseys Pass regarding the need to regravell the road and to look at damaged culverts on the road.
 - Noted the recent Otago Daily Times article regarding the Ranfurly Pool and its limited hours.
 - Noted a recent discussion with Councillor Duncan regarding a damaged culvert.
 - Noted a visit to Naseby to look at the new water clarifier there.
 - Queried the timelines for reinstating roads after they had been resealed. Staff responded that it depended on the road, but there was a shift to leave the seal as long as could be allowed.
 - Noted the current discussions around Three Waters. His Worship gave an update to members on recent developments in this space.
 - Noted a recent incident at the Ranfurly library where a man was trespassed from the building.
-

COMMITTEE RESOLUTION

Moved: Duncan
Seconded: Helm

That the report be received.

CARRIED

9 MEMBERS' REPORTS

22.1.6 MEMBERS' REPORTS

Members gave an update on activities and issues since the last meeting:

Ms Umbers reported on the following:

- Discussed recent issues at the Ranfurly pool
- Raised the issue of roaming dogs in Ranfurly and mentioned that a number had been seen on the streets recently.
- Made enquiries about the status of the upgrade of the John Street playground. Staff responded that there will be community feedback in late March

Mr Helm reported on the following:

- Lamented the cancellation of the A&P Show.
- Spoke of the issue of roaming dogs around Ranfurly. Staff would follow up.

Mr Harris reported on the following:

- Queried whether a speed sign could be placed at the sharp bend on Bypass Road, Ranfurly. Staff would follow up with Roding Team.

Councillor Duncan reported on the following:

- Attended the Ranfurly business breakfast and updated members on topics discussed.
- Attended a Road to Zero Zoom meeting with Waka Kotahi.
- Noted that he had received several complaints directed at Council on a range of issues.
- Noted the Roding pre-agenda meeting that was approaching next week.
- Noted current issues raised regarding the Ranfurly Pool.
- Noted that the Eden Hore Central Otago exhibition was moving to Wedderburn at the beginning of April.
- Noted current issues in farming and reflected on the current vulnerable state of the tourism sector.

COMMITTEE RESOLUTION

Moved: Harris
Seconded: Umbers

That the report be received.

CARRIED

10 STATUS REPORTS

22.1.7 FEBRUARY 2022 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

COMMITTEE RESOLUTION

Moved: Helm
Seconded: Harris

That the report be received.

CARRIED

11 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 31 March 2022.

12 RESOLUTION TO EXCLUDE THE PUBLIC**-----
COMMITTEE RESOLUTION**

Moved: Harris
Seconded: Umbers

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Board Meeting	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.8 - February 2022 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

The public were excluded at 3.08 pm and the meeting closed at 3.13 pm.

9 COMMITTEE MINUTES

22.2.20 MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 25 FEBRUARY 2022

Doc ID: 571941

Recommendations

That the unconfirmed Minutes of the Audit and Risk Committee Meeting held on 25 February 2022 be noted.

1. Attachments

Appendix 1 - Minutes of the Audit and Risk Committee Meeting held on 25 February 2022

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
AUDIT AND RISK COMMITTEE
HELD VIA MICROSOFT TEAMS AND LIVE STREAMED
ON FRIDAY, 25 FEBRUARY 2022 AT 9.34 AM**

PRESENT: Ms L Robertson (Chair), Cr S Jeffery, Cr N McKinlay

IN ATTENDANCE: Cr C Laws, L Macdonald (Executive Manager - Corporate Services), J Muir (Executive Manager - Infrastructure Services), L van der Voort (Executive Manager - Planning and Environment), L Fleck (Executive Manager – People and Culture), S Righarts (Chief Advisor), N McLeod (IS Manager), I Evans (Water Services Manager), A McDowall (Finance Manager), A Crosbie (Senior Policy Advisor), P Bain (Water Services Team Leader), R Williams (Governance Manager) and W McEnteer (Governance Support Officer)

1 APOLOGIES

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That apologies from His Worship the Mayor T Cadogan and Cr N Gillespie be received and accepted.

CARRIED

2 PUBLIC FORUM

There was no public forum.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the public minutes of the Audit and Risk Committee Meeting held on 3 December 2021 be confirmed as a true and correct record.

CARRIED

4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

22.1.2 POLICY AND STRATEGY REGISTER

To consider the updated Policy and Strategy Register. A question was raised about the Staff Interests Policy and whether or not current practise reflected the policy or not in terms of the Executive Team considering staff interests on a six monthly basis. An update on this was requested for the June meeting.

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the report be received.

CARRIED

22.1.3 AUDIT AND RISK COMMITTEE TERMS OF REFERENCE

To consider the terms of reference for the Audit and Risk Committee.

After discussion it was agreed that there should be two further amendments before the document was presented to Council. The first was to delete reference to the Deputy Chair as the position did not exist. The second was regarding the appointment cycle of the Chair, where an additional clarification was to be included to say that the Chair was appointed "each triennium following the year of election or as required."

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the Audit and Risk Committee

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that they accept the proposed amendments to the Audit and Risk Committee's terms of reference as detailed in appendix 2 of the report.
- C. Recommends to Council that the reference to the Deputy Chair is removed from the delegation and that the term of the appointment of the Chair is clarified to include the words "each triennium following the year of election or as required."

CARRIED

22.1.4 EXTERNAL AND INTERNAL AUDIT UPDATES

To consider an update on the status of the external and internal audit programme and any outstanding actions for completed external and internal audits.

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the report be received.

CARRIED

22.1.5 FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2021

To consider the financial performance for the period ending 31 December 2021.

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the report be received.

CARRIED

22.1.6 CYBER SECURITY PLAN 2018-2021 UPDATE

To consider an update on the 2018-2021 Cyber Security Plan.

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the report be received.

CARRIED

22.1.7 LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 (LGOIMA) REQUEST POLICY

To review and recommend the Chief Executive approves the Local Government Official Information and Meetings Act 1987 (LGOIMA) Request Policy, which is related to Council granting requests for information under the Local Government Official Information and Meetings Act 1987.

After discussion it was decided that the Committee should not recommend Chief Executive approval, rather they could support it.

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the Audit and Risk Committee

- A. Receives the report and accepts the level of significance.
- B. Supports the Chief Executive approval of this policy and issues to staff for implementation.

CARRIED

22.1.8 PRIVACY POLICY

To review and recommend the Chief Executive approves the Privacy Policy for council staff use, which is related to Council's code of practice and legal obligations in accordance with the Privacy Act 2020.

The Committee asked if the scope of the policy included the Council's obligations as an employer and it was agreed that the scope of the policy should be expanded to include this prior to final sign off.

It was also decided that the Committee should support the Chief Executive's approval of the policy rather than recommend it.

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the Audit and Risk Committee

- A. Receives the report and accepts the level of significance.
- B. Supports the Chief Executive approval of the policy and suggests its scope is expanded to include internal privacy relating to staff prior to implementation.

CARRIED

22.1.9 HEALTH, SAFETY AND WELLBEING REPORT

To provide with information on health, safety and wellbeing risks and controls at Central Otago District Council.

COMMITTEE RESOLUTION

Moved: Robertson
Seconded: Jeffery

That the report be received.

CARRIED

6 CHAIR'S REPORT**22.1.10 FEBRUARY 2022 CHAIR'S REPORT**

To consider the February Chair's report.

The Chair had nothing to report.

7 MEMBERS' REPORTS

22.1.11 FEBRUARY MEMBERS' REPORTS

To consider the February members' reports.

Councillor McKinlay reported that he was a member of subcommittee overseeing the Cromwell Hall project and noted that a timetable for the project was currently being put in place.

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the reports be received.

CARRIED

8 STATUS REPORTS

22.1.12 FEBRUARY GOVERNANCE REPORT

To report on items of general interest, consider the Audit and Risk Committee's forward work programme and the current status report updates.

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the report be received.

CARRIED

9 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 3 June 2022.

10 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

Moved: Robertson

Seconded: Jeffery

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of the Audit and Risk Committee	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.13 - Wastewater Overflow Procedure review	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.14 - Water Services Capital Projects Update	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	(including commercial and industrial negotiations)	
22.1.15 - Strategic Risk Register	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.16 - Litigation Register	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.1.17 - February 2022 Confidential Governance Report	s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest s7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

The public were excluded at 10.33 am and the meeting closed at 11:37 am.

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 20 April 2022.

11 RESOLUTION TO EXCLUDE THE PUBLIC

Recommendations

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Council Meeting	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.2.21 - March 2022 Confidential Governance Report	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.2.22 - Confidential Minutes of the Vincent Community Board Meeting held on 1 February 2022	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.2.23 - Confidential Minutes of the Cromwell Community Board Meeting held on 15 February 2022	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	withholding would exist under section 6 or section 7
22.2.24 - Confidential Minutes of the Maniototo Community Board Meeting held on 17 February 2022	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
22.2.25 - Confidential Minutes of the Audit and Risk Committee Meeting held on 25 February 2022	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting</p>	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	<p>the health or safety of members of the public</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	
22.2.26 - Chief Executive Officer's Contract	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>