



AGENDA

Late Reports

Ordinary Council Meeting

Wednesday, 18 December 2024

Date: Wednesday, 18 December 2024

Time: 10.30 am

**Location: Cromwell Service Centre, 42 The Mall,
Cromwell**

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

Peter Kelly
Chief Executive Officer

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7 REPORTS

24.14.17 VESTING THE IDA MACDONALD ROXBURGH POOL PUNAWAI ORA IN THE CENTRAL OTAGO DISTRICT COUNCIL

Doc ID: 2005245

Report Author:	Carly Lipinski, Aquatics Manager Gordon Bailey, Parks and Recreation Manager
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider vesting of the Ida Macdonald Roxburgh Community Pool in Council.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance
 - B. Includes the vesting of the Ida Macdonald Roxburgh Pool and associated funding in the draft 2025-34 Long Term Plan
 - C. Requests that Ida Macdonald Roxburgh Pool Punawai Ora Committee carries out a formal valuation on the pool assets being vested to Council and covers all other expenses incurred in the transition
 - D. Recommends that Ida Macdonald Roxburgh Pool Punawai operational costs are included in the 2025-34 Long Term Plan
 - E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution
-

2. Background

At its meeting in 2014 the Teviot Valley Community Board (the Board) resolved the following concerning the Roxburgh Pool. It is important to note at that time the pool was vested from the Community to the Roxburgh Area School. It is assumed that the pool was vested from the School to the Ida Macdonald Roxburgh Pool Punawai Ora Committee.

12.6.3 Roxburgh Swimming Pool – Future Management and Development (COM 10-99-65)

A report from the Parks and Recreation Manager to consider a proposal from the Roxburgh Area School for the future operation and development of the Roxburgh Swimming Pool had been circulated.

- A. RESOLVED that the report be received and the level of significance be accepted.

Parker / Gunn

B. RESOLVED that:

1. That the investigations into the pool upgrade be handled by the Roxburgh Pool Management Committee with a Community Board appointee to the group.
2. The Horseshoe Bend fund be made available but the Board specify how the fund is used with 20% (up to a maximum \$10,600) of the fund able to be used for the feasibility study.
3. Approve the current level of grant funding (\$12,287 as a grant, \$2500 for electricity, \$300 for telephone and \$834 for rates in 2012/13) and (\$12,656 as a grant, \$2575 for electricity, \$309 for telephone and \$859 for rates in 2013/14) and (\$13035 as a grant, \$2652 for electricity, \$318 for telephone and \$885 for rates in 2014/15) and continue to budget for a future grant \$35,000 in 2015/16. Should the redevelopment project look like being completed earlier then the Board could reconsider when the \$35,000 grant is first paid and move it forward a year to 2014/15. This grant to be inflation adjusted.
4. The land is leased and gift the assets on it (the pool, plant and changing rooms) to the Roxburgh Area School for a \$1.00 per annum.

Jeffery / Gunn

In the 2021 – 2031 LTP - Council agreed to the recommendation from the Teviot Valley Community Board to proceed with the preferred option in the consultation document for the Roxburgh Community Pool – to make a one-off financial contribution of \$500,000 towards construction, by way of a 50/50 rate-funded loan and use of reserves.

After nearly two decades of planning and raising \$3 million to fund it, the Ida MacDonald Roxburgh Pool (the Pool) was opened in 2023. The 89-year-old former pool was demolished in 2022, preparing the way for the new one on the same site behind Roxburgh Area School.

The new pool features:

- A 25m four-lane heated main pool
- A 10m learners' pool
- A toddlers' beach pool

The pool is operated by Ida Macdonald Roxburgh Pool Punawai Ora Committee (the Committee). The pool sits on land owned by the Central Otago District Council.

During the Board meeting held on the 8th of December 2024, a report was presented to the Board. The Board resolved several key considerations. Notably, the pool committee acknowledged the increasing complexities and costs associated with managing and maintaining the pool. The Teviot Valley Community Board resolved the following.

Moved: *Dalley*
Seconded: *Pannett*

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.*
- B. Notes that the pool committee are unable to provide ongoing governance, and an operational and financial model to ensure that the Ida Macdonald Roxburgh Pool remains open.*
- C. Recommends to Council that the Ida Macdonald Roxburgh Pool is vested in the Central Otago District Council as a consultation item in the 2025-34 Draft Long-term Plan.*
- D. Recommends that the Ida Macdonald Roxburgh Pool Committee carry out a formal valuation and due diligence on the pool assets being vested to Council and cover all other expenses incurred in the transition and undertake actions to ensure the pool can be vested to Central Otago District Council.*
- E. Recommends to Council to discuss option 1 of resolution 24.11.5 One District: Central Otago Consultation report.*
- F. Recommends to Council that operational costs for the Ida Macdonald Roxburgh Pool are included in the 2025-34 Draft Long-term Plan.*
- G. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.*

Carried

3. Discussion

The committee is facing challenges similar to last year, particularly concerning the lack of staff and trained lifeguards to operate the pool. On November 18th, 2024, a meeting was held between Council staff and the Committee to discuss the potential divestment of the pool from the pool operating Committee to Council.

To ensure the pool's sustainability and management, the Committee believes it is in the community's best interest to transfer the operation of the pool to the Council for the following reasons.

- **Sustainability:** The complexities and costs associated with managing and maintaining the pool have increased. The Council possesses the resources and expertise needed to effectively manage these operational challenges.
- **Community Access:** Transferring ownership to the Council will help maintain community access to the pool, ensuring it continues to serve as a valuable shared resource.
- **Future Proofing:** The Council has the capacity to invest in necessary upgrades and improvements, ensuring the pool's long-term viability and quality. Council may also choose to fund depreciation on the pool to assist with ongoing capital improvements as well as providing funding towards replacing this asset at the end of its life.

4. Financial Considerations

it is noted that at its 24 September 2024 the Council resolved resolution 24.11.5 One District: Central Otago Consultation option 2, (see below for the information from the consultation document), where the Teviot Valley Ward would have a rating adjustment to reflect that the contribution from the ward was a grant only to both the Millers Flat and Ida Macdonald Roxburgh Community Pool pools.

The proposed vesting of the Ida Macdonald Roxburgh Community Pool to Council is the equivalent of option 1 in the districtisation discussion paper. This will add on average \$233 to the Teviot Valley ratepayers and reduce the other wards rating impact. On going costs will form part of the Long-Term Plan 2025-34 discussion, with the approximate \$250,000 increase to pool operating costs impacting the average rates increase by approximately 0.5% for the district.

24.11.5 ONE DISTRICT: CENTRAL OTAGO CONSULTATION RESULTS

To consider the results of the consultation and decide whether or not to further districtise council services.

Each councillor was invited to speak on their position regarding districtisation. Following the roundtable discussion, preferences for options one or two were explored further.

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes and considers the submissions made on the districtisation proposal.

CARRIED

After discussion it was agreed that option two of the consultation was the preference of the majority of councillors.

In addition, Council agreed that workshops with itself and each of the community boards should occur before the delegations report returned for a formal decision.

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

- C. Agrees to the district-wide rating of all council activities including museums, excluding current community board grants, but including a rating adjustment for the Teviot Valley ward to offset pool costs.
- D. Notes that prior to the December Council meeting, a workshop on the delegations with Council and Community Boards will occur.

CARRIED 9/3 on a show of hands

The estimated operational cost to run the pool for the season (December to March, weather dependent) is approximately \$250,000, however this will need to be further investigated before costs

are finalised for the draft 2025-34 Long-Term Plan. Depreciation has not been included in this figure as the value of the asset is unknown and will be added in the Annual Plan 2026/27.

Option 1: Full districtisation of properties, parks, cemeteries, pools and museums.

Average impact per rating unit each LTP year

Ward	Status Quo	Districtisation	Variance
Cromwell	\$889	\$837	-\$52
Maniototo	\$947	\$837	-\$110
Teviot Valley	\$604	\$837	\$233
Vincent	\$799	\$837	\$38

Option 2: Districtise property, parks, cemeteries, pools and museums, but include a rating adjustment for the Teviot Valley ward to offset pool charges.

Average impact per rating unit each LTP year

Ward	Status Quo	Districtisation	Variance
Cromwell	\$889	\$854	-\$35
Maniototo	\$947	\$854	-\$93
Teviot Valley	\$604	\$645	\$41
Vincent	\$799	\$854	\$55

Option 3: Status quo, no change. Property, parks, cemeteries, pools and museums continue to be funded by ward rates.

The consultation period ran for one month and closed on 31 August 2024. The consultation report is attached as Appendix 1.

The draft operating budget covers:

- Staffing: Team Leader, Pool Crew, maintenance (TBC), and administrative staff.
- Utilities: Electricity, water costs and heating.
- Maintenance: Regular upkeep, repairs, and safety inspections.
- Supplies: Chemicals, cleaning supplies, and equipment.
- The pools are open to the public from 6am – 7pm, seven days a week.
- All pools are covered by qualified lifeguards.
- It costs \$10,000 to train a lifeguard.
- The cost of running the pool will be paid by ratepayers, leading to an increase in rates.
- Provisions will be made yearly for ongoing maintenance.
- Schools are supported with sessions for classes built into the season’s calendar

5. Options

Option 1 – (Recommended)

Vesting the Ida Macdonald Roxburgh Pool in Council.

Advantages

- Pool Management: Access to experienced management and operational staff.

- **Financial Stability:** Secure funding and budget management to ensure the pool’s sustainability, including offsetting with depreciation.
- **Swim Programs:** Ability to run holiday programs and learn-to-swim programs.
- **Staffing:** Utilisation of staff from other CODC pools to ensure adequate staffing.
- **Community Engagement:** Increased opportunities for community involvement.
- **Staff Training:** Access to PLPC assessors for staff training.
- **District Access:** Council manages one pool in Cromwell and Maniototo wards, and two pool in the Vincent and Teviot wards ensuring all residents have access to a pool.

Disadvantages:

- Additional ratepayer funding will be required on an ongoing basis.

Option 2

Decline vesting pool in Council.

Advantages:

- There are savings for the ratepayer

Disadvantages:

- Risk of the pool being unable to operate

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by ensuring pool water space is available in Roxburgh.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Not Applicable as recommendation not contemplated.
Considerations as to sustainability, the environment and climate change impacts	Not applicable
Risks Analysis	Staffing and Training: The Council may face challenges in recruiting and training sufficient staff and lifeguards, similar to the committee’s current issues. However, the Council’s broader resources and recruitment capabilities could mitigate this risk.
Significance, Consultation and Engagement (internal and external)	Consultation will be undertaken as part of the 2025-34 Long Term Plan

7. Next Steps

The community will be informed about the opportunity to provide feedback during the 2025-34 Long-Term Plan consultation period.

8. Attachments

Nil

24.14.18 LEVEL OF SERVICE - COMMUNITY BUILDINGS IN CENTRAL OTAGO

Doc ID: 2001376

Report Author:	Janice Remnant, Asset Management Team Leader - Property
Reviewed and authorised by:	Lee Webster, Acting Group Manager - Planning and Infrastructure

1. Purpose of Report

To consider the level of service for community buildings as part of the Long-Term Plan 2025/34 process.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Recommends the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:

Vincent

- Alexandra Community Centre
- Molyneux Stadium
- Central Stories Building

Teviot

- Roxburgh Service Centre and Hall
- Roxburgh Entertainment Centre

Cromwell

- Tarras Hall
- Cromwell Museum Building

Māniatoto

- Māniatoto Stadium and Rugby Clubrooms
- Māniatoto Arts Centre
- Ranfurly Railway Station

- C. Recommends that the following buildings are considered for divestment as part of the draft Long-Term Plan 2025/34 consultation document:

Vincent

- Ophir Hall
 - Poolburn Hall
 - Becks Hall
 - Clyde Hall
 - Vallance Cottage
 - Clyde Police Lock Up
 - Clyde Railway Station Building
 - Clyde Briar and Herb Museum Site
-

-
- Blyth Street Museum

Teviot Valley

- Roxburgh Squash Court Building
- Millars Flat Hall
- Millers Flat Bowling Club

Mānīatoto

- Ranfurly Hall
- Patearoa Hall
- Naseby Hall
- Waipiata Hall
- Wedderburn Hall
- Wallace Memorial Rooms
- Fenton Library
- Naseby General Store
- Centennial Milkbar
- Ranfurly Service Centre

D. Recommends that the following building is demolished:

- Former Riding for the Disabled Building
-

2. Background

Central Otago is home to a variety of community halls and facilities, each rich in history and integral to local identity.

Changes in community mobility, evolving building standards, and financial constraints have created a need for careful evaluation of these facilities. Balancing community use, regulatory compliance, and responsible management of funds is essential to ensure these buildings continue to serve their purpose effectively.

To address this, a Level of Service Review has been undertaken, providing an assessment of each facility. This includes an evaluation of the legal and operational status, ongoing maintenance, and their current and potential future roles in the community.

Key factors considered in the review include:

- Proximity to Other Facilities: Analysing the accessibility and convenience of each building relative to others in the district.
- Operational and Capital Costs: Reviewing current costs alongside projected expenses outlined in the draft Long-Term Plan 2025/34 (LTP).
- Income and Usage: Examining booking numbers, income streams, and contributions from rates.
- Earthquake Strengthening: Assessing compliance with seismic risk legislation, with costs estimated at \$12.7M for identified earthquake-prone buildings.

Legal and Land Status

The legal status of each property plays a critical role in decisions about retention or divestment. Key considerations include:

- Freehold Properties: Restrictions from historic gifting or acquisition under the Public Works Act may influence the divestment process, necessitating further investigation.
- Reserve Land: Properties on reserve land would revert to the Crown (LINZ) upon divestment, with Ngāi Tahu holding the first right of refusal under the Ngāi Tahu Claims Settlement Act 1998.
- Council-Owned Earthquake-Prone Buildings: The Government's ongoing review of seismic risk legislation will influence compliance deadlines, with the Council prioritising essential emergency management buildings at 67% NBS and others at a minimum of 34% NBS.

Funding Opportunities

Securing funding for earthquake strengthening is a challenge, particularly for Council-owned properties. However, there are potential avenues for private owners or community groups which include:

- Lotteries New Zealand: Funding is contingent on high community use, multipurpose functionality, and a feasibility study demonstrating need and viability.
- Central Lakes Trust (CLT): While supportive of seismic strengthening, CLT excludes Council-owned buildings from eligibility and does not extend to the Mānīatoto.
- Otago Community Trust (OCT) & Aotearoa Gaming Trust: Neither organization provides funding for earthquake strengthening.
- Public-Private Partnerships: Collaboration with local businesses or community groups could support strategically important buildings.
- Community Contributions: Fundraising efforts or targeted rate increases could help finance specific projects.
- Revenue from Divestments: Proceeds from the sale of surplus buildings could offset strengthening and renewal costs for retained properties.

This approach ensures that decisions about Vincent museums, community halls and facilities are informed, equitable, and aligned with the long-term needs and priorities of the community.

3. Discussion

A detailed assessment of Council facilities has been undertaken, guided by the following criteria:

- Legal status of the property.
- Proximity to other facilities and main service towns.
- Utilisation (e.g., booking numbers and income over the last five years).
- Operational costs (2023/2024 and projections for in the draft LTP 2025/34).
- Capital costs, including earthquake strengthening requirements and timelines.

The outcomes of this assessment are crucial for ensuring Council's museum's, community halls and facilities meet modern requirements, respect their historical significance, and remain affordable for the community.

Where divestment is recommended, this could mean a community group acquiring the building to maintain the on-going operational maintenance or earthquake strengthening of the building as an alternative of ratepayers, which would follow the conclusion of the LTP process.

This analysis underpins recommendations on whether individual facilities should be retained, divested, or strengthened.

Formal reports have been presented to all Boards for consideration of assessments and subsequent staff recommendations. Recommendations from the respective community boards are recorded in each of the attribute tables below broken down into respective wards.

Vincent Ward Buildings

Alexandra Community Centre

Attribute	Details
Purpose	Strategic multi-purpose community facility
Usage	<ul style="list-style-type: none"> Includes 350-seat theatre, hall, commercial kitchen and lounge High use by wide section of the community and private/commercial events The lounge and kitchen areas are leased by the Alexandra Senior Citizens but are also available for public bookings Civil Defence Centre
Legal Status	Fee simple on reserve land
Condition	Not earthquake prone
Staff Recommendation	Retain as a critical community hub due to its multifunctional spaces, high use and civil defence capability
Vincent Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Central Stories Building

Attribute	Details
Purpose	Strategic multi-purpose community facility
Usage	<ul style="list-style-type: none"> High level of use by wide section of the community and private/commercial events High level of use by wide section of community and Alexandra District Museum Inc lease 68% Central Cinemas lease 10% Space that can be commercially tenanted. Internal access to public toilets
Legal Status	On reserve land, Council owned building
Condition	Not earthquake prone
Staff Recommendation	Retain as a critical community hub due to its multifunctional spaces and high use
Vincent Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Molyneux Stadium

Attribute	Details
Purpose	Multi-purpose community facility
Usage	<ul style="list-style-type: none"> High use by various local and regional sports and community groups Three long-term tenants

Legal Status	Building located on Recreation Reserve
Condition	Earthquake-prone and maintenance required to extend the remaining useful life of the building
Staff Recommendation	Retain as a critical community facility
Vincent Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34

The Board considered the status of the Molyneux Stadium on 29 October 2024 and resolved to recommend to Council, approval of an estimated \$1,200,000 for maintenance and refurbishment/renewal work over nine years in the draft LTP funded from the Board's reserves.

In addition, the Board recommended Council approve earthquake strengthening, asbestos removal, fire safety and accessibility compliance work to proceed in year 2027/28 of the draft LTP at an estimated costs of \$4,430,000 also funded from the Board's reserves.

The Board's reserve balance before these works was \$8,344,000 as of 30 June 2024.

Council at their meeting on 27 November 2024 confirmed the recommendation of the Board.

Manuherekia Valley Community Hub

The proposed Manuherekia Valley Community Hub is a collaborative project between Council and the local Manuherekia Valley community lead by the Manuherekia Valley Charitable Trust (MVCT).

The Manuherekia Valley is further defined by the MVCT to include St Bathans, Becks, Lauder, Omakau, Matakanui, Ophir to Chatto Creek along with Moa Creek, Poolburn and Otirehua.

Due to the poor condition of the Omakau Hall, Matakanui Ruby Club rooms and the Omakau Toy Library, a Needs Assessment and Feasibility Study (the Study) for Omakau and Manuherekia Community Spaces was completed for the Omakau community in December 2018. The Study identified the need for a multipurpose facility which was supported by the community and the Board.

The proposal is when funding has been obtained, building construction will start in 2025 and once completed MVCT will lease the building and manage operational costs.

Matakanui Rugby Club and the Omakau Toy Library will move to the new building and the Rugby Club building will be demolished. The area that the vacated Omakau Toy Library occupies will still need further consideration given the Omakau Public toilet block is on the same land parcel.

On 3 December 2024 a report was presented to the Board for consideration regarding the funding shortfall for the Manuherekia Valley Community Hub.

The Board resolved to recommend to Council to cover the funding shortfall of up to \$1,600,000 in order to complete the project. The shortfall to be funded either through debt or from reserves.

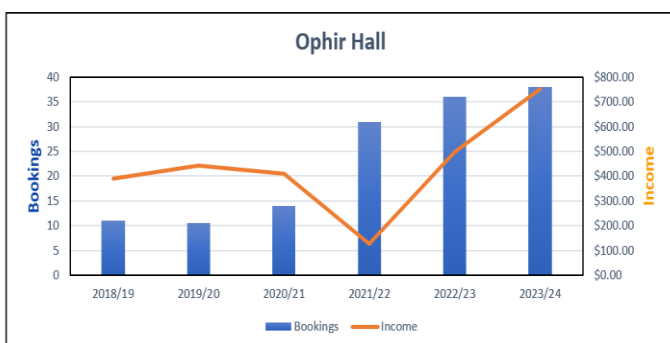
This recommendation is to be considered in a separate report, presented to Council on 18 December 2024.

The Board also recommends to Council that another report come back to the Board and Council in February 2025, once construction costs and shortfall for the Hub project have been confirmed for approval of additional funding for the Manuhēria Valley Hub - to be included in the draft Long-Term Plan 2025/34 with full details of funding options.

Ophir Hall

Attribute	Details
Purpose	Community Hall
Location and Proximity	1.7km from the proposed Manuhēria Valley Community Hub.
Usage	<ul style="list-style-type: none"> • Low usage • Managed by an active hall committee, booking fees return to Council.
Legal Status	Building located on reserve land, subject to Ngāi Tahu Claims Settlement Act.
Condition	Earthquake Prone 30%NBS Capex Cost to strengthen Year 3 (2027/28) \$143,799
Staff Recommendation	Divest due to low use and high costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Bookings and Income:



Rates Income and Expenditure:

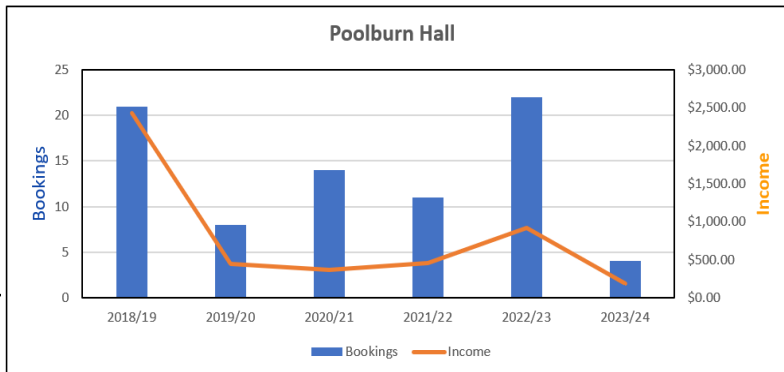
Income	
Rates Portion of Revenue - LTP Yr 1 - 9	159,341
Expenditure	
Operational Costs 2023/2024	27,537
Operational Costs LTP Yr 1 - 9	327,826
Capex Costs LTP Yr 1 - 9	39,404

Poolburn Hall

Attribute	Details
Purpose	Community Hall
Location and Proximity	15.3km from the proposed Manuhēria Valley Community Hub.
Usage	<ul style="list-style-type: none"> • Low usage • Managed by an active hall committee and booking fees return to Council.
Legal Status	Could become freehold, pending de-classifying the land status and obtaining a new title for the property.
Condition	Earthquake prone 15%NBS

	Capex cost to strengthen Year 3 (2027/28) \$377,420
Staff Recommendation	Divest due to low usage and high costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Bookings and Income:



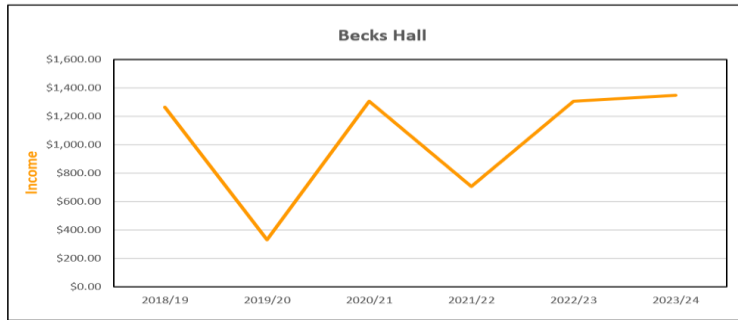
Rates Income and Expenditure:

Income	
Contribution from ratepayers over the draft LTP	102,560
Expenditure	
Operational Costs 2023/2024	59,366
Operational Costs LTP Yr 1 - 9	546,366
Capex Costs LTP Yr 1 - 9	88,204

Becks Hall

Attribute	Details
Purpose	Community Hall
Location and Proximity	16.8km from the proposed Manuherekia Valley Community Hub.
Usage	<ul style="list-style-type: none"> Managed by an active Hall committee and booking fees return to Council. Also used as a community hub for emergencies.
Legal Status	Fee simple but would need to be checked for encumbrances.
Condition	Not earthquake prone
Staff Recommendation	Divest due to low usage and high costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Income:



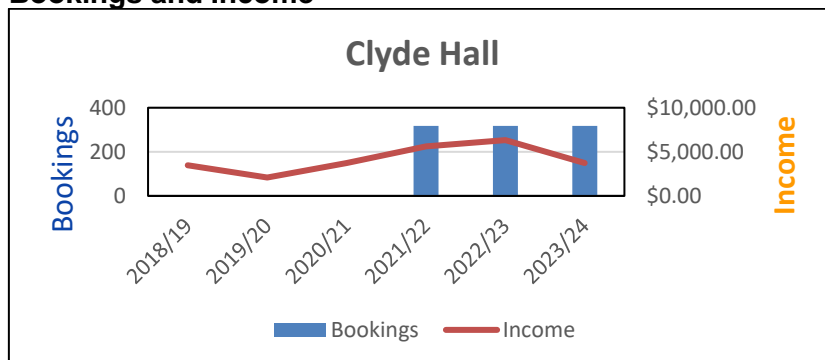
Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	174,741
Expenditure	
Operational Costs 2023/2024	33330
Operational Costs LTP Yr 1 - 9	455,782
Capex Costs LTP Yr 1 - 9	198,165

Clyde Hall

Attribute	Details
Purpose	Community Hall and Library
Usage	<ul style="list-style-type: none"> Clyde Library located in the building operated by Council Managed by an active hall committee with all booking fees returned to Council. Bookings have increased with the facility upgrades. The Air Training Cadets and the Clyde Theatre Group are both long-term tenants.
Legal Status	Freehold
Condition	Not earthquake prone
Staff Recommendation	Divest due to high opex and capex costs
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Bookings and Income



Income and Expenditure

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	537,315
Annual Lease Income	634.75
Expenditure	
Operational Costs 2023/2024	49,645
Operational Costs LTP Yr 1 - 9	584,250
Capex Costs LTP Yr 1 - 9	101,565

Vallance Cottage

Attribute	Details
Purpose	Historic cottage built in 1896/97 and reverted to Council in the 1980's when lease expired. Community restoration in the 1990's, however recently the building condition has significantly deteriorated.
Usage	<ul style="list-style-type: none"> Historic cottage museum Passionate working group including Vallance family descendants and members such as an archaeologist and a member of Earth Building NZ association.
Legal Status	<ul style="list-style-type: none"> Category II NZ Historic Places Trust On recreation reserve land, subject to the Ngāi Tahu Claims Settlement Act.
Condition	<ul style="list-style-type: none"> The cottage is currently closed to the public due to the collapse of the south/west wall. Although public access is not available \$10,000 has been spent to date on repairs, propping, and fencing to ensure safety if someone does gain prohibited access. The anchor blocks, props and fencing are currently costing \$20 per day to hire which will accrue to around \$5,000 by 30 June 2025.
Staff Recommendation	Divest due to poor condition of the building and high operational and capex costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Rates Income and Expenditure:

Income	
Rates deficit - not rate funded.	
Interest deficit accounted for against income	185,162
Expenditure	
Operational Costs 2023/2024	11,897
Operational Costs LTP Yr 1 - 9	208,292
Capex Costs LTP Yr 1 - 9	272,864

Former Riding for the Disabled Building

Attribute	Details
Purpose	Former building utilised for Central Otago Riding for the Disabled (CORDA).
Location and Proximity	Neighbours the Alexandra Golf Club and new subdivision.
Usage	Was leased to the CORDA, now sits vacant.

Legal Status	Building located across two titles on recreation reserve, subject to Ngāi Tahu Claims Settlement Act.
Condition	Building vested back to Council. Located on old gun range. Relies on a generator for power supply. Building condition generally poor, not formally assessed
Staff Recommendation	Demolish/divest due to poor condition.
Vincent Community Board Recommendation	Recommends to Council that this building is divested.

Expenditure:

Expenditure	
Operational Costs LTP Yr 1 - 9	10,000
Capex Costs Draft LTP Yr 3 (2027/28) Demolish	55,000

Clyde Museums

On 29 October 2024 following a 'Notice of Motion', the Board resolved the following:

- Recommends to Council that the Vincent Community Board supports the retention of the Clyde Blyth Street Museum and Alexandra District Museums Inc. at Central Stories.
- Recommends to Council that retention of the 'Goods Shed' is investigated.
- Recommends to Council that the redevelopment of the Clyde Museum be stopped, and funding removed from the 2025-2034 LTP.
- Recommends to Council that Community Boards ability to fund museums not be limited by a resolution of Council.

Item 24.12.4 on 30 October 2024, Council considered their ongoing role in supporting museums across the district. Council's resolution from this report relating specifically to Vincent Museums were:

- E. That the Alexandra Districts Museum Inc continues to operate from Central Stories with funding to come from Council
- F. That the current Blyth Street Museum site is retained on existing terms.
- H. Directs staff to explore options around the Clyde Railway Station Reserve and the museum site in the Cromwell Mall for Council's consideration.
- J. Agrees that the redevelopment of the Clyde Museum be stopped, and funding removed from the 2025/34 Long -term Plan

While the Board and Council resolutions are noted, this report provides the operational and financial overview of all Vincent facility buildings and recommends divesting the Blyth St Museum.

Clyde Police Lockup

Attribute	Details
Purpose	Historic police lock-up museum
Location and Proximity	Transportable Building is currently located on the reserve next to the Clyde Railway Station

Usage	<ul style="list-style-type: none"> Originally part of the Clyde Historic Museums Inc lease as the building sat at the Blyth Street Museum but was unusable by the public. Clyde Museum is working on an information sign board and have display material ready to exhibit. Due to the historical significance of the building, a full conservation report completed in 2014.
Legal Status	Transportable building located on vested reserve land
Condition	The Lock-up has been made safe, with appropriate drainage and repairs to rotten fascia etc.
Staff Recommendation	Divest given the high capital costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	21,500
Expenditure	
Operational Costs 2023/2024	174
Operational Costs LTP Yr 1 - 9	28000
Capex Costs LTP Yr 1 - 9	28,400

Clyde Railway Station Building

Attribute	Details
Purpose	Historic Railway Station with commercial tenant and museum space
Usage	<ul style="list-style-type: none"> Long-term commercial tenant generating annual income of \$11,268. The tenant is also responsible for maintenance and utilities for the building and unlocking and overseeing the Railway Museum space.
Legal Status	Building located on reserve land, to be investigated further
Condition	Earthquake prone (<20%NBS) cost for strengthening - Year 2 2026/27 \$92,619
Staff Recommendation	Divest due to high capex costs.
Vincent Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	90,100
Annual Lease Income	11,268
Expenditure	
Operational Costs 2023/2024	10,447
Operational Costs LTP Yr 1 - 9	125,000
Capex Costs Renewal LTP Yr 1 - 9	60,879

Clyde Briar and Herb Museum Site:



The Goods Shed, public toilets, part of the Museum and Foundry all sit on one parcel at 12 Fraser Street, Clyde which is fee simple subject to further investigation. There is potential to sell the site including buildings either as a whole or in parts, however North boundary issues need to be remedied to enable this.

The Briar & Herb Factory, Caretakers Cottage (tenanted), meat safe and other buildings are situated across four parcels at 20 – 22 Fache Street, Clyde which are also fee simple.

Six of the buildings have been assessed as being earthquake prone based on high level assessments. The five buildings most at risk are within the Briar and Herb Museum complex.

Briar and Herb Museum Site:

Attribute	Details
Purpose	Museums, residential cottage and public toilet. Site is identified as a heritage site in the District Plan.
Location and Proximity	Located 310m from the Blythe Street Museum and 60m from the Clyde Railway Station.
Usage	<ul style="list-style-type: none"> • Museum – closed but leased by Clyde Historic Museums Inc. • Briar & Herb Caretakers Cottage - Tenant in cottage and maintain grounds as per agreement. • Public Toilets (also used by tenant in Clyde Railway Station as part of lease).
Legal Status	12 Fraser Street, Clyde: Fee simple, further investigation required 20-22 Fraser St, Clyde: Fee simple, further investigation required Cottage tenanted under the Residential Tenancy Act.
Condition	Six out of ten buildings are earthquake prone with no budget.

Staff Recommendation	Divest given the current condition of the museum buildings and high operational and capex costs. Further investigation required for provision of toilets for the Clyde Railway Station.
Vincent Community Board Recommendation	Recommends to Council that these buildings are divested.

Briar and Herb Museum Buildings Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	216,000
Expenditure	
Operational Costs 2023/2024	28,360
Operational Costs LTP Yr 1 - 9	310,000
Capex Costs LTP Yr 1 - 9	0

Rented Cottage Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	118,650
Annual Rental Income	16,640
Expenditure	
Operational Costs 2023/2024	14,808
Operational Costs LTP Yr 1 - 9	164,400
Capex Costs LTP Yr 1 - 9	38,650

Blyth Street Museum

Attribute	Details
Purpose	Museum and meeting room
Location and Proximity	Located in the Clyde Heritage precinct
Usage	<ul style="list-style-type: none"> Currently leased to Clyde Historic Museums Inc. for \$1 per annum. Council as lessor pays rates, electricity, replacement building insurance and maintenance to exterior of the building and the lessee pays for telephone, public liability, cleaning and provisioning of toilets.
Legal Status	Fee simple land but boundary parcels need to be tidied up. There is potential to sell the building and/or land or alternatively or status quo is retained as resolved by Council.
Condition	Tidy condition, Museum would like heating/cooling.
Staff Recommendation	Divest given the high operational and capex costs.
Vincent Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	261,200
Expenditure	
Operational Costs 2023/2024	34,122
Operational Costs LTP Yr 1 - 9	349,000
Capex Costs LTP Yr 1 - 9	32,450

Vincent Community Facilities Earthquake Costs

Vincent		
Building	EQ costs (inflated)	Year
Ophir Hall	143,799	3 (2027/28)
Poolburn Hall	377,420	3 (2027/28)
Clyde Railway Station	92,619	2 (2026/27)
Molyneux Stadium	4,686,000	3 (2027/28)
Total	5,299,838	

Teviot Valley Ward Buildings**Roxburgh Service Centre & Hall**

Attribute	Details
Purpose	Administration building and multipurpose community facility.
Usage	<ul style="list-style-type: none"> • Roxburgh Service Centre including the Roxburgh Library. • Actively used meeting rooms by community groups. • Leased RSA rooms. • Council cover costs, however, revenue received from booking the Hall and Chambers.
Legal Status	Freehold
Condition	Not earthquake prone. Requires ongoing maintenance.
Staff Recommendation	Retain as a strategic building and critical community hub.
Teviot Valley Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34

Roxburgh Entertainment Centre

Attribute	Details
Purpose	Multipurpose community facility.
Usage	Community theatre, attic cinema, community town hall and storage for the Roxburgh Music Society and other community groups.
Legal Status	Building sits across two fee simple parcels.
Condition	Not earthquake prone. Requires ongoing maintenance and capital projects due to the age of the building.
Staff Recommendation	Retain due to its unique role as a community facility.
Teviot Valley Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34

Roxburgh Squash Courts

Attribute	Details
Purpose	Squash court with changings rooms and facilities.
Location and Proximity	Roxburgh Recreation Reserve already contains a well-established Golf Course, Rugby Clubrooms and Bowling Club.
Usage	Has recently reverted to Council as a contingency building - no usage history.
Legal Status	Building located on recreation reserve on its own land parcel. Subject to Ngāi Tahu Claims Settlement Act. Investigate removal of the reserve status.

Condition	Currently investigating. Budget to undertake the condition of the building including an asbestos report and electrical report.
Staff Recommendation	Divest given the limited pool of potential users and ongoing operational costs to council.
Teviot Valley Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Millers Flat Hall

Attribute	Details
Purpose	Community Hall
Location and Proximity	Nearest facility is Ettrick Hall (owned and operated by the Ettrick Hall Society) approx. 5.6 kms from the Millers Flat Hall.
Usage	Community Hall & Stage, Supper Rooms and Sports changing Rooms. Community Hub for Civil Defence resilience group. The Millers Flat Athletic Sports Club maintain the sports field etc.
Legal Status	Complicated parcel boundaries with different ownership
Condition	Earthquake prone building (NBS 20%) work scheduled in year 3 2027/28. Strengthening cost estimate of \$491,000 to the higher level of 67% NBS (cost difference between 34% and 67% is \$10,000). 67% NBS allows use as a community led centre for emergency management purposes.
Staff Recommendation	Divest given the high operational and capex costs
Teviot Valley Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34

Bookings and Income:

Booking numbers over 2021, 2022 and 2023 ranged from 82 to 128 bookings per year. Hire fees are retained by active committee who cover operational and internal maintenance costs. Council pays rates for the hall and external structural maintenance works.

Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	124,547
Expenditure	
Operational Costs 2023/2024	33,976
Operational Costs LTP Yr 1 - 9	400,332
Capex Costs LTP Yr 1 - 9	126,332

Millers Flat Bowling Club

Attribute	Details
Purpose	Bowling Clubrooms, with changing rooms and garages.
Location and Proximity	Located approx. 16.8 kms from the Roxburgh Bowling Club.
Usage	The building reverted back to Council in 2023.
Legal Status	Building situated on unformed legal road. Legal advice from 2014, the unformed legal road cannot be stopped, issues with potential land locked neighbouring properties.

Condition	Investigating building status including an asbestos report and building assessment. Possible land stabilisation issues at the rear of the building to be determined
Staff Recommendation	Divest as retaining will increase unnecessary costs to council
Teviot Valley Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Rates Income and Expenditure:

Due to the nature of the lease, there are no historic operational costs and have budgeted to investigate the buildings status. Demolition of the building (if required) has been budgeted for in the draft LTP as capital work. The estimated cost is \$55,000, which was based on the metre square rate in comparison to the Omakau Hall (quoted in 2023).

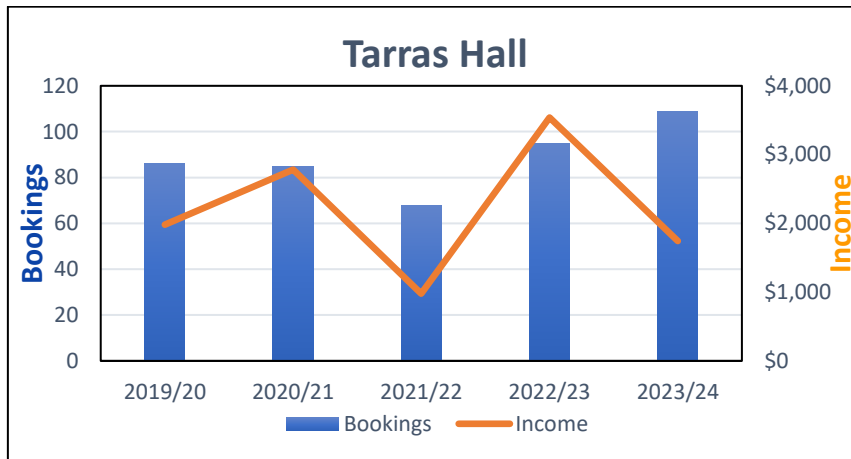
Teviot Valley Community Facilities Earthquake Costs

Teviot Valley		
Building	EQ costs (inflated)	Year
Millers Flat Hall	491,000	3 (2027/28)
Total	491,000	

Cromwell Ward Buildings**Tarras Hall**

Attribute	Details
Purpose	Community Hall with stage, supper room and men's communal shower facilities.
Location and Proximity	33km north of the Cromwell township Private halls in the Cromwell ward are: <ul style="list-style-type: none"> • Bannockburn Hall 38kms from Tarras • Lowburn Hall 34kms from Tarras
Usage	Regularly used by local golf club with other bookings throughout the year, low income
Legal Status	Freehold, subject to a Section 40 Public Works Investigation Report
Condition	Earthquake-prone (NBS 15%), strengthening costs of \$952,849 to 67% scheduled in Year 2 2026/27
Staff Recommendation	Retain - Tarras is an isolated community, and the hall may be used as a Community Led Centre in the event of an emergency.
Cromwell Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Bookings and Income:



Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	478,114
Expenditure	
/Operational Costs 2023/2024	29,867
Operational Costs LTP Yr 1 - 9	656,560
Capex Renewal Costs LTP Yr 1 - 9	192,165

Cromwell Museum Building

Attribute	Details
Purpose	Museum activity, exhibition and storage
Usage	Leased
Legal Status	Building is on two land parcels, both of which are freehold. The land parcel where the museum storage/exhibition room, library, service centre and car park is located is freehold, but not subject to the Public Works Act.
Staff Recommendation	Retain as a strategic asset for administration purposes and/or commercial lease opportunity subject to decision on Cromwell Town Centre.
Cromwell Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Rates Income and Expenditure:

Income	
*Rates Portion of Revenue - LTP Yr 1 - 2	19,780
Expenditure	
Operational Costs 2023/2024	45,141
Operational Costs LTP Yr 1 - 9	167,225
Capex Renewal Costs LTP Yr 1 - 9	108,826

*Rates portion of revenue income is budgeted for 2 years due to the expectation the museum activity will move to the new Cromwell Hall.

Cromwell Community Facilities Earthquake Costs

Cromwell		
Building	EQ costs (inflated)	Year
Tarras Hall	952,849	2 (2026/27)
Total	952,849	

Māniatoto Ward Buildings

Māniatoto Park Stadium

Attribute	Details
Purpose	Strategic multipurpose facility supporting recreation and community services
Usage	Actively used by multiple groups, including the Maniototo Squash Club
Legal Status	Built on reserve land under the Reserves Act 1977, subject to the Ngāi Tahu Claims Settlement Act
Condition	Requires ongoing maintenance and is earthquake-prone
Staff Recommendation	Retain as a critical community hub
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Māniatoto Art Centre

Attribute	Details
Purpose	Dedicated art and cultural facility, held in trust for the Māniatoto Arts Council
Usage	Integral to the arts and cultural community, with significant restrictions on divestment due to the trust deed.
Legal Status	Restricted sale without permission from the Māniatoto Arts Council
Condition	Requires ongoing maintenance but suitable for continued use
Staff Recommendation	Retain due to its unique role and legal constraints
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Ranfurly Railway Station

Attribute	Details
Purpose	i-SITE activity, community built historic displays
Legal Status	Reserve land under the Reserves Act 1977, subject to the Ngāi Tahu Claims Settlement Act.
Condition	Not earthquake prone, requires further consideration of assessment for redevelopment
Staff Recommendation	Retain as a strategic asset for administration purposes and tourism activity
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

A structural condition assessment has been received for the Ranfurly Railway Station Building.

The assessment revealed varying conditions across the building elements. Critical concerns related to:

- subfloor deterioration
- roofing iron over the station building
- cladding at north end of building
- corrosion at the base of steel platform posts
- asphalt deterioration on the platform

Remedial cost estimates have not yet been sought and further investigation will provide guidance on future redevelopment.

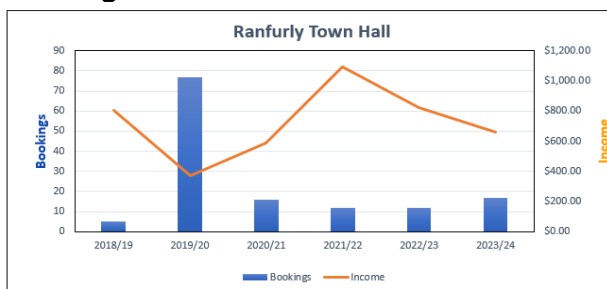
Rates Income, Rental Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	357,497
Annual Income	0
Expenditure	
Operational Costs 2023/2024	40,110
Operational Costs LTP Yr 1 - 9	363,276
Capex Renewal Costs LTP Yr 1 - 9	119,693

Ranfurly Hall

Attribute	Details
Purpose	Venue for performances and events, with a backstage area
Location and Proximity	700 metres from the Māniatoto Stadium and Clubrooms
Usage	Low bookings and minimal income
Legal Status	Not freehold; need to acquire land from the Crown and declassify
Condition	Earthquake-prone (NBS 15%), strengthening costs \$757,820 scheduled in Year 4, 2028/29
Staff Recommendation	Divest due to high costs, low use and proximity to alternative venue
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Bookings and Income:



Rates Income and Expenditure:

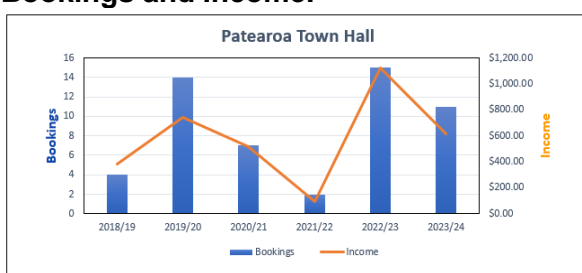
Income	
Rates Portion of Revenue - LTP Yr 1 - 9	508,539
Expenditure	
Operational Costs 2023/2024	41,578
Operational Costs LTP Yr 1 - 9	500,974
Capex Renewal Costs LTP Yr 1 - 9	193,385

Patearoa Hall

Attribute	Details
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Purpose	Community hall, public toilets attached
Location and Proximity	Golf and Bowling clubrooms in close proximity and 18.3km from Ranfurly
Usage	Low bookings and minimal income
Legal Status	Built on reserve land under the Reserves Act 1977
Condition	Significant structural issues and earthquake-prone (NBS 15%), structural and strengthening costs \$905,595 scheduled in Year 4 2028/29
Staff Recommendation	Divest/demolish due to poor structural condition, high costs, low use and proximity to alternative venues
Maniototo Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Bookings and Income:



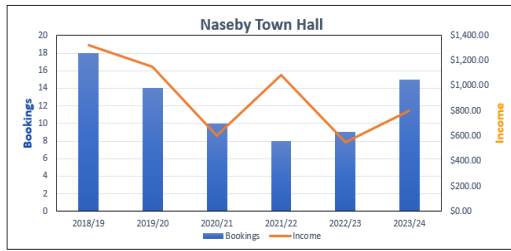
Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	281,698
Expenditure	
Operational Costs 2023/2024	33,526
Operational Costs LTP Yr 1 - 9	280,449
Capex Renewal Costs LTP Yr 1 - 9	116,491

Naseby Hall

Attribute	Details
Purpose	Community hall
Location and Proximity	13.8km from Ranfurly, Naseby Adventure Park lounge and Volunteer Fire Brigade rooms provide alternate local venues
Usage	Low bookings and minimal income
Legal Status	Freehold, subject to a Section 40 Public Works Investigation Report
Condition	Earthquake prone building (NBS <20%) scheduled in Year 4, 2028/29 at a cost of \$1,011,396
Staff Recommendation	Divest due high costs and limited usage
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Bookings and Income:



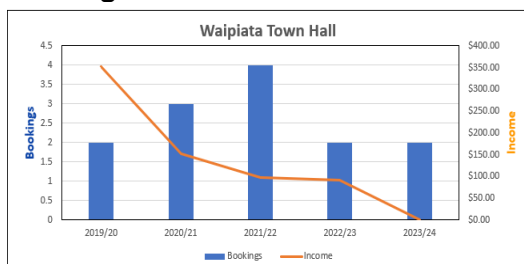
Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	401,882
Expenditure	
Operational Costs 2023/2024	48,167
Operational Costs LTP Yr 1 - 9	397,558
Capex Renewal Costs LTP Yr 1 - 9	35,342

Waipiata Hall

Attribute	Details
Purpose	Community hall
Location and Proximity	11.5km from Ranfurly
Usage	Very low bookings and minimal income
Legal Status	Freehold, subject to a Section 40 Public Works Investigation Report
Condition	Earthquake prone building (NBS <20%) scheduled in Year 4, 2028/29 at a cost of \$644,174
Staff Recommendation	Divest due high costs and low usage
Maniototo Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Bookings and Income:



Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	325,548
Expenditure	
Operational Costs 2023/2024	25,637
Operational Costs LTP Yr 1 - 9	302,380
Capex Renewal Costs LTP Yr 1 - 9	107,843

Wedderburn Hall

Attribute	Details
Purpose	Community hall
Location and Proximity	14.8km from Ranfurly; 2 alternative private venues available in the area
Usage	No official bookings or income
Legal Status	Built on reserve land under the Reserves Act 1977, subject to the Ngāi Tahu Claims Settlement Act.
Condition	Earthquake prone building (NBS 15%) strengthening works scheduled in Year 4, 2028/29 at a cost of \$427,627
Staff Recommendation	Divest due high costs and no usage
Maniototo Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

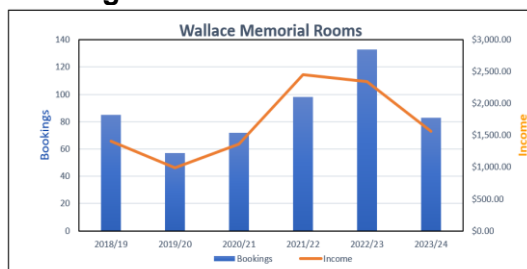
Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	195,072
Expenditure	
Operational Costs 2023/2024	24,651
Operational Costs LTP Yr 1 - 9	186,115
Capex Renewal Costs LTP Yr 1 - 9 (inflated)	34,858

Wallace Memorial Rooms

Attribute	Details
Purpose	Community facility, 2 small meeting rooms with a kitchenette and a self-contained rental unit (tenanted)
Usage	Meetings rooms are well used, the rental unit has an annual income of \$6,760 p.a.
Legal Status	Freehold, subject to a Section 40 Public Works Investigation Report
Condition	Not an earthquake prone building in good condition and fit for purpose
Staff Recommendation	Divest to reduce council operational costs
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Bookings and Income:



Rates Income and Expenditure:

Income		Fenton Library
Rates Portion of Revenue - LTP Yr 1 - 9	79,391	
Annual Income	8,260	
Expenditure		
Operational Costs 2023/2024	14,791	
Operational Costs LTP Yr 1 - 9	158,344	
Capex Renewal Costs LTP Yr 1 - 9 (inflated)	63,157	
Attribute	Details	
Purpose	Broadcasting studio leased to Radio Charitable Trust Inc.	
Usage	Generates a low income return to Council	
Legal Status	Freehold, subject to a Section 40 Public Works Investigation Report	
Condition	Earthquake-prone (NBS 20%) scheduled for strengthening works in Year 3, 2027/28 at a cost of \$113,109	
Staff Recommendation	Divest to reduce operational and capex costs	
Maniototo Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.	

Rates Income, Rental Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	69,812
Annual Rental Income	750
Expenditure	
Operational Costs 2023/2024	6,594
Operational Costs LTP Yr 1 - 9	77,314
Capex Cost EQP Year 3 (2027/28) NBS Rating 20% (inflated)	113,109

Naseby General Store

Attribute	Details
Purpose	Leased as a general store and NZ Post Agency with post boxes
Usage	Provides local post agency and staple grocery supplies
Legal Status	Freehold; eligible for divestment
Condition	Earthquake-prone (NBS 20%) scheduled for strengthening works in Year 2, 2026/27 at a cost of \$235,147
Staff Recommendation	Divest to reduce operational and capex costs
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Rates Income, Rental Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	81,813
Annual Rental Income	2,600
Expenditure	
Operational Costs 2023/2024	21,794
Operational Costs LTP Yr 1 - 9	131,740
Capex Renewal Costs LTP Yr 1 - 9 (inflated)	8,458

Centennial Milkbar

Attribute	Details
Purpose	Multi-tenanted facility with an art deco gallery, second hand shop and a beauty treatment provider
Usage	Generates \$3,665 annual rental income
Legal Status	Freehold, but checks for encumbrances are advised
Condition	Not earthquake prone, although ongoing maintenance is required
Staff Recommendation	Divest to high costs and limited annual income
Maniototo Community Board Recommendation	Recommends the building is retained as budgeted in the draft Long-Term Plan 2025/34.

Rates Income, Rental Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	353,607
Annual Rental Income	3,665
Expenditure	
Operational Costs 2023/2024	40,648
Operational Costs LTP Yr 1 - 9	392,300
Capex Renewal Costs LTP Yr 1 - 9	80,746

Ranfurly Service Centre

Attribute	Details
Purpose	Council administration activity, archive storage and meeting rooms
Usage	Used for administrative purposes but could be consolidated elsewhere
Legal Status	Freehold with additional property that could be redeveloped; checks for encumbrances are advised
Condition	Earthquake prone (NBS <20%), strengthening works scheduled for Year 2, 2026/27 at a cost of \$683,256
Staff Recommendation	Divest, with options for sale or redevelopment into residential sections
Maniototo Community Board Recommendation	Consider for divestment as part of the draft Long-Term Plan 2025/34 consultation document.

Rates Income and Expenditure:

Income	
Rates Portion of Revenue - LTP Yr 1 - 9	674,000
Expenditure	
Operational Costs 2023/2024	94,844
Operational Costs LTP Yr 1 - 9	783,472
Capex Costs LTP Yr 1 - 9	221,235

Māniatoto Community Facilities Earthquake Strengthening Costs

Māniatoto		
Building	EQ costs (inflated)	Year
Māniatoto Stadium	1,183,465	2 (2026/27)
Ranfurly Hall	757,820	4 (2028/29)
Patearoa Hall	905,595	4 (2028/29)
Naseby Hall	1,011,396	4 (2028/29)
Waipiata Hall	644,174	4 (2028/29)
Wedderburn Hall	427,627	4 (2028/29)
Fenton Library	113,109	3 (2027/28)
Naseby General Store	235,147	2 (2026/27)
Ranfurly Service Centre	683,256	2 (2026/27)
Total	5,961,589	

Combined Ward Earthquake Strengthening Costs

Ward	\$
Vincent	5,299,838
Teviot Valley	491,000
Cromwell	952,849
Māniatoto	5,961,589
Total	12,705,276

4. Financial Considerations

There are no financial considerations with this decision at this time.

Feedback regarding the level of service for community buildings is for Council's consideration to determine what may be included in the public consultation document as part of the Long-Term Plan 2025/34 process.

5. OptionsOption 1 – (Recommended)

The following buildings are retained:

Vincent

- Alexandra Community Centre
- Molyneux Stadium
- Central Stories Building

Teviot

- Roxburgh Service Centre and Hall
- Roxburgh Entertainment Centre

Cromwell

- Tarras Hall
- Cromwell Museum building

Māniatoto

- Māniatoto Stadium and Rugby Clubrooms
- Māniatoto Arts Centre
- Ranfurly Railway Station

The following buildings be divested:

Vincent

- Ophir Hall
- Poolburn Hall
- Becks Hall
- Clyde Hall
- Vallance Cottage
- Clyde Police Lock Up
- Clyde Railway Station Building
- Clyde Briar and Herb Museum Site
- Blyth Street Museum

The following building is demolished:

- Former Riding for the Disabled Building

Teviot

- Roxburgh Squash Courts
- Millars Flat Hall
- Millers Flat Bowling Club

Māniatoto

- Ranfurly Hall
- Patearoa Hall
- Naseby Hall
- Waipiata Hall
- Wedderburn Hall
- Wallace Memorial Rooms
- Fenton Library
- Naseby General Store
- Centennial Milkbar
- Ranfurly Service Centre

Advantages:

- Reduced operational costs
- Reduced capital costs
- Reduced rates contribution

Disadvantages:

- The community may feel aggrieved but will have the opportunity to make submissions during the draft LTP public consultation process.

Option 2

To retain or divest the buildings recommended by Council and to identify the timing of earthquake strengthening in the draft LTP 25/34.

Advantages:

- This will give the community some surety of the provision of community buildings
- The impact of the costs associated with earthquake strengthening could be deferred
- Reconsideration of these building can be undertaken during the draft LTP 2027/37

Disadvantages:

- The cost to defer the earthquake strengthening work will increase significantly
- Risk to users of continued use of earthquake prone buildings

Option 3

Status quo as proposed in the draft LTP 25/34

Advantages:

- There are no clear advantages with this option

Disadvantages:

- The burden on ratepayers may be unacceptable for many who are already struggling with the increase cost of living

6. Compliance

<p>Local Government Act 2002 Purpose Provisions</p>	<p>This decision enables democratic local decision making and action by, and on behalf of communities by the respective community boards and Council. The recommendation promotes the social and economic wellbeing of communities, in the present and for the future by giving feedback to Council for a recommended level of service for community facility buildings.</p>
<p>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</p>	<p>The decision is guided by the “Council – owned Earthquake – prone Building Policy” and the “draft Long-Term Plan 2025/2035” for budget requirements.</p>
<p>Considerations as to sustainability, the environment and climate change impacts</p>	<p>There are no sustainability, environment or climate change impacts with this decision.</p>
<p>Risks Analysis</p>	<p>Under the current earthquake strengthening legislation outlined in the Building Act 2014, strengthening work must be carried out within a prescribed time frame. The cost of this work is significant and must be balanced with the frequency of use in the building.</p>

Significance, Consultation and Engagement (internal and external)	The level of investment to proceed with earthquake strengthening of identified prone buildings is significant. The recommendations made by the community boards provides formal feedback to Council. Under the draft Long-Term Plan 2025/34 process Council will consult with the public on the costs and the implications for the community regarding the level of service for buildings.
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7. Next Steps

18 December 2024:

Council determines what will be included in the public consultation document as part of the Long-Term Plan 2025/34 process regarding the level of service for community buildings.

8. Attachments

Appendix 1 - Summary Table of Buildings.pdf [↓](#)

Appendix 2 - Level of Service - Community Board Resolutions.pdf [↓](#)

Appendix 1 – Summary Table of Buildings

Vincent		Māniatoto		Teviot		Cromwell	
Ophir Hall EQP	Clyde Hall	Ranfurly Hall EQP	Fenton Library EQP	Millers Flat Hall EQP	Roxburgh Entertainment Centre	Tarras Hall EQP	Cromwell Museum
Poolburn Hall EQP	Becks Hall	Naseby Hall EQP	Naseby General Store EQP	Millers Flat Bowling Club	Service Centre Roxburgh Hall RSA		
Clyde Police Lockup	Vallance Cottage	Patearoa Hall EQP	Centennial Milkbar	Roxburgh Squash Court Building			
Clyde Railway Station Building EQP	Riding for the Disabled	Waipiata Hall EQP	Ranfurly Service Centre EQP				
Clyde Briar and Herb Museum Site Cottage	Proposed Omakau Hub	Wedderburn Hall EQP	Ranfurly Railway Station				
Blyth Street Museum	Molyneux Stadium	Wallace Memorial Rooms	Maniototo Park Stadium & Clubrooms				
Alexandra Community Centre	Central Stories	Māniatoto Arts Centre					

Building Key Chart		
Recommend buildings to be retained	Buildings for inclusion in consultation document	Board's view differs from staff recommendation
EQP – Earthquake Prone Building		

Vincent Community Board**24.11.12 Level of Service - Vincent Community Buildings**

That the Vincent Community Board:

Committee Resolution

Moved: Paterson

Seconded: Cromb

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

Committee Resolution

Moved: Paterson

Seconded: McPherson

A. Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:

- Alexandra Community Centre
- Molyneux Stadium
- Central Stories Building
- Blyth Street Museum

Committee Resolution

Moved: Paterson

Seconded: McPherson

B. Recommends to Council that the following buildings are considered for divestment as part of the draft Long-Term Plan 2025/34 consultation document:

- Clyde Railway Station Building
- Poolburn Hall
- Becks Hall
- Ophir Hall
- Clyde Hall
- Vallance Cottage
- Clyde Police Lock Up

Carried with Dr Browne recording his vote against

Committee Resolution

Moved: Paterson

Seconded: McPherson

C. Recommends to Council that these buildings are divested.

- Former Riding for the Disabled Building
- Clyde Briar and Herb Museum

Committee Resolution

Moved: Paterson

Seconded: McPherson

D. The Board notes the challenging economic time and would support community retention and ownership of venues and encourages the community to get involved in the consultation process.

Teviot Valley Community Board

24.9.13 Level of Service - Teviot Valley Buildings

Committee Resolution

Moved: Dalley

Seconded: Jessop

That the Teviot Valley Community Board:

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:
- Roxburgh Service Centre & Hall
 - Roxburgh Entertainment Centre
 - Millers Flat Hall
- C. Recommends to Council that the following buildings are considered for divestment as part of the draft Long-Term Plan 2025/34 consultation document:
- Roxburgh Squash Court
 - Millers Flat Bowling Club

Cromwell Community Board**24.11.9 Level of Service - Cromwell Buildings**-----
Committee Resolution

Moved: Laws

Seconded: Sanford

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:
- Tarras Hall
 - Cromwell Museum building
-

Maniototo Community Board**24.11.4 Level of Service - Māniatoto Buildings**-----
Committee Resolution

Moved: Duncan

Seconded: McAuley

That the Maniototo Community Board

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

-
- B. Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:
- Mānīatoto Stadium and Rugby Clubrooms
 - Mānīatoto Arts Centre
 - Ranfurly Railway Station
 - Naseby General Store
 - Centennial Milk bar
 - Naseby Hall
 - Ranfurly Hall
 - Wallace Memorial Rooms
- C. Recommends to Council that the following buildings are considered for divestment as part of the draft Long-Term Plan 2025/34 consultation document:
- Fenton Library
 - Patearoa Hall
 - Ranfurly Service Centre
 - Waipiata Hall
 - Wedderburn Hall
-

24.14.19 DIRECTION ON ITEMS FOR THE 2025-34 LONG-TERM PLAN CONSULTATION DOCUMENT

Doc ID: 2002434

Report Author:	Saskia Righarts, Group Manager - Business Support
Reviewed and authorised by:	Peter Kelly, Chief Executive Officer

1. Purpose of Report

To consider the items for inclusion in the 2025-34 Long-term Plan Consultation Document.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Notes at the time of writing this report, the average rates increase is at 23.4%.
 - C. Notes that the current list of new operational grants to community or commercial groups totals \$1.5m, which equates to a 2.86% rates increase.
 - D. Notes that only one item in this paper is required to be consulted on either as part of this Long-term Plan or separately (how water will be delivered in the future – Waters Services Delivery Plan), all other items Council has discretion as to whether they wish to fund or alter the level of service.
 - E. Notes the budgets are still in draft and some numbers in the resolution below may be adjusted as the budgets are refined.
 - F. Considers the recommendation from the Teviot Valley Community Board that the Ida MacDonald Roxburgh Pool is vested in the Central Otago District Council as a consultation item in the 2025-34 draft Long-term Plan.
 - G. If supportive of consulting on the Ida MacDonald Roxburgh Pool, agrees that the preferred option is to take over the ownership and running of the pool at a district-wide cost of \$250,000 per annum.
 - H. Considers the request from the Maniototo Community Board to provide a \$200,000 grant to the Maniototo Area School towards the redevelopment of their turf.
 - I. If supportive of consulting on a grant to the Maniototo Area School, agrees that the preferred option is that the grant is rate funded in the 2025/26 financial year at an average one-off cost of \$13.60 per ratepayer.
 - J. Considers the request from the Vincent Community to consult with the community on closing the Alexandra outdoor pool.
 - K. If supportive of consulting on the Alexandra outdoor pool, agrees that the preferred option is to close the pool at an annual saving of \$250,000.
 - L. Considers the request from the Vincent Community Board to provide a \$300,000 grant to the Molyneux Turf Incorporated in conjunction with Dunstan High School towards the redevelopment of their turf.
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-
- M. If supportive of consulting on a grant to Molyneux Turf Incorporated in conjunction with Dunstan High School, agrees that the preferred option is that the grant is rate funded in the 2025/26 financial year at an average cost of \$20.40 per ratepayer.
 - N. Considers the recommendation from the Vincent Community board to support additional Council funding for the Manuherehia Valleys Community Hub to cover the shortfall of up to \$1.6M in order to complete the project.
 - O. If supportive of consulting on the Manuherehia Valleys Community Hub, agrees that the preferred option is to provide additional funding of up to \$1.6M from Vincent General Reserves.
 - P. Considers the recommendation from the Cromwell Community Board that a district grant of \$250,000 is included for the Cromwell Sports Club as part of the draft 2025/34 Long-term Plan.
 - Q. If supportive of consulting on a grant to the Cromwell Sports Club, agrees that the preferred option is that the grant is rate funded in the 2025/26 financial year at an average one-off cost of \$17.00 per ratepayer.
 - R. Considers the recommendation from the Cromwell Community Board that a potential ward grant of up to \$500,000 is included for Cromwell Early Learning Centre, subject to further information around time frames and funding options, be considered as part of the draft 2025/34 Long-term Plan.
 - S. If supportive of consulting on a grant to the Cromwell Early Learning Centre, agrees that the preferred option is that the grant is rate funded in the 2025/26 financial year at average one-off cost of \$83.68 per Cromwell Ward ratepayer.
 - T. Considers whether to consult on how water services will be delivered in the future (Water Services Delivery Plan).
 - U. If supportive of consulting on how water services will be delivered in the future, agrees the preferred option is that water services are transferred into an independent entity (council controlled organisation).
 - V. Considers whether to consult on increasing the volumetric water rates charges.
 - W. If supportive of consulting on increasing the volumetric water rates charges, agrees the preferred option is to increase the charge to \$2.40 per cubic metre.
 - X. Agrees to consult on the level of service review for community facilities as per the recommendation presented in a separate paper in this meeting.
 - Y. Considers whether to consult on the level of funding provided to support Central Otago's museum sector.
 - Z. If supportive of consulting on the level of museum funding, agrees the preferred option is to provide the status quo level of grant funding to Central Otago's museum sector.
 - AA. Considers whether to consult on providing a grant of \$250,000 for a major sporting event in 2026.
 - BB. If supportive of consulting on a grant of \$250,000 for a major sporting event in 2026, agrees the preferred option is that the grant is rate funded in the 2025/26 financial year at average one-off cost of \$17.00 per ratepayer.
-

2. Background

Over the past several months Council has been considering items for consultation with the community as part of the 2025-34 Long-term Plan. The purpose of this paper is to seek direction from Council on what should be included in the consultation document for the 2025-34 Long-term Plan and its preferred option for each item. This paper includes requests from community boards for items to be considered as part of the draft consultation document.

Some of these items were discussed in workshops and have previously been socialised with Council, whereas more recent ones boards have made formal resolutions to Council for consideration at this meeting.

While there will still be an opportunity to wordsmith and fine tune exact numbers, direction at this meeting is required to meet Audit New Zealand requirements. The draft consultation document is due with Audit New Zealand on 10 January 2025 for an initial review. The draft consultation document will be brought to Council on 29 January 2025 for approval for it to be audited during February 2025. Achieving these deadlines will enable Council to be in a position to formally consult with the community from mid March 2025.

3. Discussion

Priorities for the 2025-34 Long-term Plan have been discussed with each community board. Boards have agreed their proposed grants budgets and these recommendations will be brought to the January 2025 meeting. There are no material changes recommended to the current grant funding and as such do not need to be included in the consultation document. Below is a detailed list of the items submitted by each community board for inclusion in the consultation document.

Teviot Valley Community Board

Recently the Ida MacDonald Roxburgh Pool Punawai Ora Committee has approached Council and have requested due to ongoing challenges with running the pool (such as securing life guards) that Council take over the asset and the ongoing running of the pool. The Board agreed to the following resolution at their meeting on 5 December 2024:

24.9.4 VESTING THE IDA MACDONALD ROXBURGH POOL PUNAWAI ORA IN THE CENTRAL OTAGO DISTRICT COUNCIL

To consider vesting of the Ida Macdonald Roxburgh Community Pool in Council.

COMMITTEE RESOLUTION

Moved: Dalley Seconded by Curtis.

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
 - B. Notes that the pool committee are unable to provide ongoing governance, and operational and financial model to ensure that the pool remains open.
 - C. Recommends to Council that the Ida Macdonald Roxburgh Pool is vested in the Central Otago District Council as a consultation item in the 2025-34 Draft Long-term Plan.
 - D. Recommends Ida Macdonald Roxburgh Pool Punawai Ora Committee carries out a formal valuation and due diligence on the pool assets being vested to Council and covers all other expenses incurred in the transition. That the committee undertake actions to ensure the pool can be vested to Central Otago District Council.
 - E. Recommends to Council to discuss option 1 of resolution 24.11.5 One District: Central Otago Consultation report.
-

F. Recommends to Council that operational costs are included in the 2025-34 Draft Long-term Plan.

G. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

If agreed to consult on this item there are two options:

- For Council to take over the ownership and running costs of the Roxburgh Pool at an annual district-wide cost of \$250,000 (preferred).
- Do not support.

Should this item be consulted and agreed on, the decision made during the district-wide funding discussions to offer Teviot Valley ratepayers a differential to acknowledge they did not have council run the pool will need to be revoked.

Maniototo Community Board

At their meeting on 7 November 2024, the Board discussed a request they had received to provide a grant to the Maniototo Area School to support the development of a turf. Subject to other funding this development is planned in the 2025/26 financial year. \$200,000 has been requested to support this project.

As this discussion came shortly after the district-wide funding decision (September 2024) the Board requested that Council consider partially funding (25%) of the grant. At a Council workshop session, councillors gave the direction that as parks and recreation will be a district-wide funded activity that this should be a district-wide funded grant.

If agreed to consult on this item there are three options:

- Agree to provide a \$200,000 grant rate funded in the 2025/26 financial year at a one-off average cost of \$13.60 per ratepayer (preferred).
- Agree to provide a \$200,000 grant loan funded over a period of 10 years at average annual cost of \$1.76 per ratepayer for 10 years.
- Do not support.

Note any loan funded grant ends up ultimately costing the ratepayer more – to loan fund this item would be a total cost of \$260,000 over the period. Council would also have to amend its revenue and financing policy to allow for operational costs to be loan funded. The challenges with this funding approach is that it does not comply with the balanced budget requirements in that Council must set each years operating revenue to meet each years operating expenditure. It also does not meet the equitable distribution of allocation of responsibility for funding.

Vincent Community Board

Level of service review – Alexandra outdoor pool

Given the rates increase the community had last year, and likely large increase again this year the Vincent Community Board discussed at their meeting on 9 September 2024 whether the Alexandra outdoor pool should be closed. This was discussed in a Council workshop and direction was given at that time to include it in the consultation document for community feedback.

If agreed to consult on this item there are two options:

- Close the outdoor pool saving \$250,000 per annum (preferred).
- Do not close the pool.

Molyneux Turf Incorporated

At their meeting on 29 October 2024, the Board discussed a request they had received to provide a grant to the Molyneux Turf Incorporated in conjunction with Dunstan High School to support the development of a turf. Subject to other funding development is planned to start in early in 2026. A cost of \$300,000 has been requested to support this project.

As with Maniototo's funding request, this item was also discussed informally with Council. Direction was given at that time to progress consideration of this item and for it to be district-funded if included in the consultation document.

If agreed to consult on this item there are three options:

- Agree to provide a \$300,000 grant rate funded in the 2025/26 financial year at an average cost of \$20.40 per ratepayer (preferred).
- Agree to provide a \$300,000 grant loan funded over a period of 10 years at average annual cost of \$2.64 per ratepayer for 10 years.
- Do not support.

Note to loan fund this item would be a total cost of \$389,000 over the period.

Manuherekia Valley Community Hub

At their meeting on 3 December 2024, the Board received a report on the funding shortfall of up to \$1.6M for the Manuherekia Valley Community Hub. Council committed \$1M in the 2021-31 Long-term Plan, and the Committee have undertaken extensive fundraising in the community since this time. Due to cost escalations in order to undertake this project further support is required. The board passed the following resolution at their meeting:

24.11.3 MANUHEREKIA VALLEY COMMUNITY HUB

To consider additional Council funding support for the Manuherekia Valley Community Hub project.

COMMITTEE RESOLUTION

Moved: McPherson
Seconded: Johns

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council to support additional Council funding for the Manuherekia Valley Community Hub to cover the shortfall of up to \$1,600,000 in order to complete the project. The shortfall to be funded either through debt or from reserves.
- C. Recommends to Council that another report come back to the Board and Council in February 2025, once construction costs and shortfall for the Hub project have been confirmed, for approval of additional funding for the Manuherekia Valley Hub to be included in the Draft Long-term Plan 2025-34 with full details of funding options.

CARRIED

A paper of this item is being presented at this meeting. If agreed to consult on this item there are three options:

- Agree to provide additional funding of up to \$1.6M from Vincent General Reserves (preferred).

- Agree to provide additional funding of up to \$1.6M loan funded over a period of 10 years at average annual cost of \$8.73 per ratepayer for 20 years.
- Agree to provide additional funding of up to \$1.6M rate funded in the 2025/26 financial year at average one-off cost of \$108.84 per ratepayer.
- Do not support.

Cromwell Community Board

At their meeting on 9 December 2024 the Board considered two grant requests as detailed in resolutions D and E below.

24.11.3 GRANT BUDGET RECOMMENDATIONS

To consider the provision of Community Board grants and confirm the value of relevant grant budgets. It was noted that conversations with supercars are underway and are looking favourable, but there is not any further information on this proposed event that could be shared.

Discussion followed on the possible inclusion of the Cromwell Sports Club development and the Cromwell Early Learning Centre Inc. purchase as consultation items in the 2025-34 draft Long-term Plan. It was noted that these items should be recommended to Council in order for them to be considered for the consultation documents that were being produced in early 2025.

COMMITTEE RESOLUTION

Moved: Browne

Seconded: Scott

That the Cromwell Community Board

- Receives the report and accepts the level of significance.
- Recommends to Council a total of \$50,000 be allocated through the LTP budget process for Community Grants in 2025/26.
- Recommends to Council a total of \$106,210 be allocated through the LTP budget process for Promotions & Event Grants in 2025/26.
- To recommend to Council that a district grant of \$250,000 is included for the Cromwell Sports Club as part of the draft 2025/34 Long-term Plan.
- To recommend to Council that a potential ward grant of up to \$500,000 is included for Cromwell Early Learning Centre, subject to further information around time frames and funding options, be considered as part of the draft 2025/34 Long-term Plan.

CARRIED with Cr Gillespie abstaining on parts D and E.

Cromwell Sports Club

The Board have recommended to Council that a grant of \$250,000 be considered for inclusion in the draft 2025-34 Long-term Plan to contribute towards the upgrade of the Cromwell Sports Club facilities on Anderson Park Recreation Reserve. The Board have requested that is district funded.

If agreed to consult on this item there are three options:

- Agree to provide a \$250,000 grant rate funded in the 2025/26 financial year at average one-off cost of \$17.00 per ratepayer (preferred).
- Agree to provide a \$250,000 grant loan funded over a period of 10 years at average annual cost of \$2.20 per ratepayer for 10 years.
- Do not support.

Note to loan fund this item would be a total cost of \$323,000 over the period.

Cromwell Early Learning Centre

The Cromwell Early Learning Centre has requested a grant towards purchase of some adjacent land to enable the expansion of the Centre. The Board are supportive but have requested further information and that a paper be brought to an additional meeting they have scheduled for 14 January 2025, and it is likely the level of proposed grant will be updated. The Council would see this outcome of this meeting in the consultation document brought to the 29 January 2025 meeting. The Board acknowledges childcare is a particularly challenging issue for the Cromwell area and are requesting this grant come from Cromwell Ward ratepayers.

If agreed to consult on this item there are three options:

- Agree to provide a grant of up to \$500,000 rate funded in the 2025/26 financial year at average one-off cost of \$83.68 per Cromwell ratepayer (preferred).
- Agree to provide a grant of up to \$500,000 loan funded over a period of 10 years at annual cost of \$4.40 per Cromwell ratepayer for 10 years.
- Do not support.

Note to loan fund this item would be a total cost of \$648,000 over the period.

Council

How water will be delivered in the future (Water Services Delivery Plan)

It is a requirement that Council consults on its Water Services Delivery Plan. While the plan is not required until September 2025, how Council provides water in the future impacts on the rates and therefore it is efficient to run this consultation through the Long-term Plan process. If Council delays this particular consultation the numbers in the draft budgets would need to reflect the status quo of water services activities remaining within Council. If this changed during the separate water services delivery consultation it would alter Council's budgets to an extent that an amendment to the 2025-34 Long-term Plan would be required, with the associated audit and staff costs.

Council has previously considered the options government have provided and given direction for staff to look at the status quo option and entering into a council-controlled organisation (which could take the form of a single entity or a regional one). Following agreement at the 27 November 2024 Council meeting discussions are occurring with other councils about entering into a regional organisation. These conversations will still be occurring after Council will be required to finalise its consultation document.

As the Long-term Plan budgets need to be built prior to decision making on a regional organisation, following the lead of another Council who have drafted their consultation document for their Long-term Plan, it is proposed that the single entity organisation is modelled as the preferred option. The consultation document would make it clear that Council is working with other councils and this may ultimately take the form of a regional organisation. So, in effect the consultation document becomes whether Council's three waters activity is put into a council-controlled organisation or remains in-house.

In the consultation document the two options are:

- Agree that Council's water services are transferred into an independent entity (council-controlled organisation) (preferred).
- Agree that Council's water services remain as part of Council.

Volumetric water rates charges

Council currently charges 60 cents per cubic metre of water used by those that are connected to the Council supply. This rate has not been adjusted for many years and is out of step with other councils who have water meter charges. A proposed increase has been discussed with councillors in several workshops. If consulted on and ultimately agreed this charge would cover operational costs (of approximately \$5.2m) with the other charges (such as interest on debt) covered by a fixed charge (which will be lower than it currently is).

If agreed to consult on this item there are three options:

- Increase the volumetric charge to \$2.40 per cubic metre
- Increase the volumetric charge to \$1.80 per cubic metre
- Status quo – retain the charge at 60 cents per cubic metre

Level of service review – community facilities

At this meeting a paper is being considered on divestment of some community facilities. If the Council decides to divest some community facilities the consultation document will include this content as per the resolution for this item.

Museums

At Council's meeting on 30 October 2024 a paper was presented on Council's role in supporting museums. As a result of the district-wide funding conversations it was agreed that Council's contribution to museums would be funded via district funding. The funding provided by the boards in the current financial year has been used for the calculation for district-wide funding.

As part of the conversation (as detailed in the minutes below) it was agreed that funding would form part of the 2025-34 Long-term Plan discussions. Council direction is required on whether the community should be asked through the Long-term Plan consultation process if they support the level of funding museum sector receives through Council grants.

If agreed to consult on this item there are three options:

- Agree to provide the status quo level of grant funding to Central Otago's museum sector (preferred).
- Agree to provide an increase in museum grant funding of \$150,000 to support the enhancement of museums which would be an average cost per ratepayer of \$10.20 per annum.
- Agree not to fund the museum sector with the exception of the legislative requirement to fund the Otago Museum.

24.12.4 COUNCIL'S ROLE IN SUPPORTING MUSEUMS

To consider Council's ongoing role in supporting museums across the District.

Staff gave an update of work to date in the role of Council in the museum space.

After discussion it was agreed that each museum that received a grant should instead receive a payment that was a line item. It was also agreed that the redevelopment work at

the Briar Herb museum be removed from the 2025-34 Long-term Plan and that staff explore options for the property at the Clyde Railway Station Reserve.

It was noted that this funding would form part of the 2025-34 Long-term Plan discussions.

RESOLUTION

Moved: McPherson

Seconded: Claridge

That the Council incorporates the following into the draft 2025-34 Long-term Plan:

- A. Receives the report and accepts the level of significance.
- B. To fund the Central Otago Museum Trust with funding to come from Council.
- C. To fund the Teviot Valley Museum with funding to come from Council.
- D. To fund the Maniototo Early Settlers Museum with funding to come from Council.
- E. That the Alexandra Districts Museum Inc continues to operate from Central Stories with funding to come from Council.
- F. That the current Blyth Street Museum site is retained on existing terms.
- G. To fund the Cromwell Museum within the new Cromwell Memorial Hall complex with funding to come from Council.
- H. Directs staff to explore property options around the Clyde Railway Station Reserve and the museum site in the Cromwell Mall for Council's consideration.
- I. Directs staff to explore storage options for the museum sector.
- J. Agrees that the redevelopment of the Clyde Museum be stopped and funding removed from the 2025-34 Long-term Plan.

CARRIED

Major Sporting Event

Council staff are working to secure a major sporting event in 2026. Event attraction funding is required to secure the event for Central Otago. This item was discussed at the Council workshop on 11 December 2024 and councillors indicated they were supportive of having this discussion with the community.

If agreed to consult on this item there are three options:

- Agree to provide a \$250,000 grant rate funded in the 2025/26 financial year at average one-off cost of \$17.00 per ratepayer (preferred).
- Agree to provide a \$250,000 grant loan funded over a period of 10 years at average annual cost of \$2.20 per ratepayer for 10 years.
- Do not support.

Note to loan fund this item would be a total cost of \$323,000 over the period.

4. Financial Considerations

All these items have different rating impacts and the preferred option for each item will be modelled as part of the draft 2025-34 Long-term Plan.

5. Options

Option 1 – (Recommended)

Agree to the items and the preferred option for each item for the draft consultation document.

Advantages:

- Enables staff to progress the consultation document and provide an initial draft to Audit New Zealand in early January 2025.
- Facilitates the work to achieve a full audit in February 2025.

Disadvantages:

- None identified.

Option 2

Do not agree to the items and preferred option for each item for the draft consultation document.

Advantages:

- None identified.

Disadvantages:

- Staff would be making assumptions around the items for consultation, likely resulting in significant re-work when the consultation document is presented to Council on 29 January 2025.
- Significant changes (such as including additional items) at the end of January will likely result in not meeting audit deadlines for February and pushing formal consultation timeframes out (and put pressure on the 30 June 2025 adoption deadline).

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by enabling the community to have input on the 2025-34 Long-term Plan.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The consultation document is required for the 2025-34 Long-term Plan.
Considerations as to sustainability, the environment and climate change impacts	N/A.
Risks Analysis	Each item carries its own degree of risk, but this risk is mitigated by seeking the community views on the options for each item.
Significance, Consultation and Engagement (internal and external)	The draft 2025-34 Long-term Plan is planned to be formally consulted with the community from mid-March 2025.

7. Next Steps

The outcome of Council's decision will go into the draft consultation document to be provided as an initial draft to Audit New Zealand on 10 January 2025. Council will be presented with the draft consultation document on 29 January 2025 for consideration, prior to it being audited in February 2025.

8. Attachments

Nil