

**NOTICE IS HEREBY GIVEN THAT AN EXTRAORDINARY MEETING OF THE GORE DISTRICT COUNCIL WILL BE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE, ON TUESDAY 12 JUNE 2012, AT 4.30 pm**



**Stephen Parry  
CHIEF EXECUTIVE**

**6 June 2012**

## ***A G E N D A***

**1. CONFIRMATION OF MINUTES**

Confirmation of the minutes of the Extraordinary meeting of the Gore District Council, held on Tuesday 22 May 2012.

**2. STAFF COMMENT ON SUBMISSIONS RECEIVED TO  
DRAFT 2012/22 LONG TERM PLAN**

## EXTRAORDINARY COUNCIL MEETING

TUESDAY 12 JUNE 2012

### 2. STAFF COMMENT ON SUBMISSIONS RECEIVED TO DRAFT 2012/22 LONG TERM PLAN

(Report from Chief Executive – 05.06.12)

The following comments are offered from an operational perspective on submissions received to the 2012/22 draft Long Term Plan to assist Councillors in their deliberations. These comments should be read in conjunction with the minutes of the hearing of submitters held on 22 May, which appear elsewhere in the agenda for the extraordinary meeting.

The comments will first cover the two main topics that dominated the submissions received; namely the proposed expansion of the urban rating boundary and rates levied on blocks of flats. Thereafter the comments will follow the order of submissions that were the subject of a hearing before the Council on 22 May. The final segment of this report provides an analysis of other submissions that did not wish to speak before the Council.

Councillors should refer to their bound copy of all submissions when reading this report and of course, bring the submissions to the deliberative meeting.

#### **1. PROPOSED EXPANSION OF URBAN RATING BOUNDARY**

A total of 46 submissions were received on this particular topic, with 44 being opposed to the proposal and just two submissions expressing support. To give Councillors an appreciation of what information was furnished to affected ratepayers, I have enclosed a copy of the standard letter that was sent to 150 people affected by the proposed expansion of the urban rating boundary.

In order to clarify obvious misunderstandings that emerged through the consultation process, I believe it would be helpful in this report to categorically state what the proposal is and is not about.

### **What the proposal is about?**

In one word, fairness. Rural ratepayers pay 0.001043 per dollar of capital value for rates that are assessed on a valuation basis. On the other hand, residential ratepayers in Gore pay 0.001521 per dollar of capital value for rates assessed on a valuation basis. This is a differential of 45.8%. This means that a property that is very close to the existing urban rating boundary would pay less rates than a similar valued property within the current urban rating boundary.

- ✦ The proposed expansion of the urban rating boundary endeavours to include properties that are more urban than rural to ensure that the boundaries remain up to date and that all ratepayers that benefit from urban services pay their fair share. A copy of the terms of reference approved by the Council for the Urban Rating Boundary Working Party's investigations is attached as a reminder of the underlying rationale behind the proposal.

### **What the proposal is not about?**

- (a) Revenue gathering

A number of submitters opposed to the proposal have suggested that the Council wishes to utilise an expanded urban rating boundary as a means by which to gather additional revenue. This is completely untrue. Irrespective of whether the proposal proceeds or not, the Council will still raise the same quantum of revenue via its urban and rural ratepayer bases. As alluded to above, this issue is all about whether properties in close proximity to the existing urban rating boundary are paying a fair and proportionate share of the rating burden.

- (b) An expanded urban rating boundary will limit future use of lifestyle block properties

Again, this is another myth which has resulted from submitters confusing rating processes with planning processes. The letter to all affected ratepayers made it quite clear that there would be no impact on the zoning of their property. Further, if there is to be a zoning change in the future, existing lifestyle block owners will still have existing use rights under the Resource Management Act, which means that the current range of uses enjoyed on their property will be able to continue. One only has to look at the lifestyle blocks in Mataura that have been part of the urban rating area for over 20 years, to realise that the use of the lifestyle block

properties has not been restricted or compromised by their inclusion in the urban rating area.

- (c) The application of urban bylaws will be expanded to ensnare lifestyle block properties

Again this is not true. Any extension of specific bylaws to cover lifestyle block properties presently situated outside the urban rating area would need a specific resolution of the Council to bring this into effect. A Bylaw such as the Keeping of Animals Bylaw 2009, has a specific map which identifies the exact area under its jurisdiction. Therefore there will be no automatic expansion of any Bylaw unless the Council makes a deliberate decision to do so.

- (d) Changes in classification of dogs

A number of submitters expressed fears that their dogs would change from a rural classification to an urban classification, with the urban rating boundary change. This is a point which is well made and will require the Council to amend its definition of an urban dog. I would suggest that dogs being kept on a property over a certain land area should be regarded as rural. If such an approach was taken the majority, if not all, lifestyle block owners, who own dogs, would be deemed to be rural from a dog registration viewpoint.

Looking now at the circumstances of each affected area:

### **Eversfield Rise**

Of the three areas affected by the proposal, Eversfield Rise appears from this vantage point as having the strongest justification for its inclusion in an expanded urban rating area. Significant factors I believe that point to its inclusion are:

- The area is connected to the Gore wastewater system.
- Some properties in the area receive an urban water supply.
- Access and exit from the area is effected via an urban road.

### **Racecourse Road**

Submitters residing in this area brought to the Council's attention that a special zone for keeping of horses was established some years ago. I can advise that this zone was put in place by the former Southland County Council. The zone was ultimately

replaced when the Gore Transitional District Plan was publicly notified in the 1990s. Rural zoning now allows the keeping and training of horses and is not just confined in the Racecourse Road area.

Notwithstanding this fact, as I have mentioned above, any change in rating of this area will not affect existing use rights enjoyed under the Resource Management Act.

Unlike Eversfield Rise, this area does not receive reticulated water and sewerage. However residents have for a number of years been asking the Council to intervene on their behalf and introduce a reticulated sewerage scheme due to chronic shortcomings with septic tank systems in the area. Like Eversfield Rise, any connection into a urban wastewater system would strengthen argument for incorporation within an urban rating area. Conversely if the Racecourse Road area can manage its own sewerage issues, it may not need to fall within an urban rating area.

### **Whiterig**

This area is somewhat different from the other two in that it does not receive any water or sewerage reticulation, nor has it identified any problems with water or sewerage that require Council input or involvement. There has been some modest development of new housing in the area.

A point worth reflecting on is the fact that very recently the Council has been asked to intervene in respect of ongoing complaints about a barking dog. This is highly unusual for what hitherto has been considered a rural area. Indeed it is worth reflecting on an argument put forward by the owner of the dog that new residents moving into the area were imposing urban standards on what was regarded as a rural area.

This I guess goes to the heart of the issue in trying to determine where a boundary between urban and rural interests should lie.

### **Options for Consideration**

From a staff viewpoint, there is no preferred view to share with the Council. I would concede that it was the Eversfield Rise development that prompted the staff suggestion that a review of existing rating boundaries should be undertaken before the draft Long Term Plan was publicly notified.

This commitment was contained in the 2009-19 LTCCP. But whether the Council wishes to implement its proposal fully, partially or defer it until a later date, is really a matter of political choice. These three options fleshed out in a little more detail could look as follows:

### **Full implementation of the proposal**

This would mean that all three areas listed above would be incorporated into an expanded urban rating area. Residents in the Whiterig area in particular may consider this to be premature.

### **Partial implementation of the proposal**

If the Council believed that some of the affected areas had more convincing justification for their incorporation into an expanded urban rating area, it could implement its proposal on a partial basis. For example, the Council may bring the Eversfield Rise development into the urban rating area on the basis that it is already connected to the Gore wastewater system.

Racecourse Road and the Whiterig area could be left out of the urban rating boundary but placed on notice that a future review of zoning within the District Plan, could necessitate change in the future. Also in the case of Racecourse Road, it could well be that any requests for the Council's intervention in providing a solution for its ongoing sewerage issues, could be the trigger point for incorporation into the urban rating area.

### **Total deferral**

The Council could also opt to hold the matter in total abeyance pending a review of zoning boundaries in the District Plan. Once again all submitters would need to be placed on notice that the decision to defer implementation of the proposal should not be construed as a signal that the Council has abandoned the concept of expanding the urban rating boundary, altogether. The benefit of this approach is that there may be a better prospect of harmonising rating and zoning boundaries.

## **2. RATES LEVIED ON BLOCKS OF FLATS**

Ten submitters have expressed opposition to the manner in which the Council levies rates on blocks of flats or to use another term, multiple unit tenancies. The submitters have compared rates payable on their properties with those levied on motels to support

their contention that the rates are unfair. Comparisons with other local authorities have also been made.

The key driving force behind the quantum of rates levied on blocks of flats is the multiple uniform annual general charges levied. Since the inception of the Local Government (Rating) Act 2002, this Council has had a policy of levying a uniform annual general charge on each separately used or inhabited part of a rating unit. The explanatory note within the Council's Funding Impact Statement on page 176 of the draft Long Term Plan states that a separately used and inhabited part of a rating unit is any portion that can be occupied or used separately from other parts.

The uniform annual general charge funds the likes of democracy, district promotions, grants, arts and heritage and 51.45% of aquatic facilities, district libraries and the MLT Event Centre, to name some. These are commonly referred to as "people services" and this explains the reason for the Council's decision to impose the charge on each flat which can be subject of an individual tenancy.

As the UAGC is proposed to be set at \$630.96 in the draft Plan, the impact of this charge per unit in a block of flats can be imposing. However the submitters are investors of property seeking to maximise their return via transferring some of their rating liability onto other urban ratepayers. Given that the tenants of these properties can consume and enjoy the services funded by the UAGC, should relief be given? If so, a person on a fixed income or low income in the urban area would have to absorb higher rates to provide relief to a property investor who has the ability to charge the tenant for rates incurred and/or claim the rates as a expense for taxation purposes.

The comparison with motels while understandable, is erroneous. Motels are only charged one uniform annual charge in recognition that the accommodation normally secured for short time periods such as 24 or 48 hours. It should be noted that the Council did provide relief to motel owners when developing its 2009 Long Term Plan. The relief given was to charge a half drainage rate for each toilet connection – except one – which is charged at a full rate. This action was taken to recognise that the average occupancy rate of motels throughout the course of a year is somewhere in the area of 60%.

## **SUBMISSION 2012/12 – Te Ao Marama Inc**

In its verbal presentation to the Council, Te Ao Marama emphasised that it was not suggested that the draft Long Term Plan needed to change. But the point was made clear that Te Ao Marama was looking for a closer relationship and involvement with the Council in terms of its decision making processes. It has suggested that it be accorded advisory capacity on panels and committees of the Council. This is a suggestion worth considering as new panels and committees are established.

Te Ao Marama's wish for the Council to have a long term goal of discharging its wastewater to land presents significant difficulties.

The Council's Senior Assets Management Officer makes the following comments:

*Currently the Council holds surface water discharge consents for its three wastewater systems in Gore, Maitai and Waikaka. Discharge is directed to the Waikaka Stream and the Maitai River after treatment of the wastewater is completed. Monitoring of the effects of these discharges has shown minor to minimal effect on the receiving waters. Discharging of wastewater to land is a relevant disposal option but is not always viable. The Council's wastewater systems experience high storm related wastewater flows, which are acknowledged in the discharge consent conditions. Creating spare capacity to buffer these storm volumes in order to discharge to land is not viable at this point in time. Also industry experience with land disposal systems has shown they can increase maintenance costs. The existing discharge consents expire in 2012, 2023 and 2027. At these times a full performance review on each of the existing treatment processes (including the existing disposal strategy) will be completed. There is no plan to change the existing disposal process of wastewater for any of the treatment systems in the 2012 LTP.*

## **SUBMISSION 2012/95 – Environment Southland**

In terms of the submitter's suggestion of making an amendment to one of the performance measure in the roading and footpath section, the Roding Manager makes the following comments:

*Liaison has taken place with the Rachel Leamy, NZTA Crash Analysis System Manager. NZTA is in the process of making further changes to the reports it will provide regarding crash statistics. These changes are likely to be finalised in early June 2012. It is therefore recommended that a decision on what new performance*



*measure will be used be made once NZTA finalises its reporting to avoid the possibility of having to change again.*

The submitter has asked that the Council continue its annual grant of \$15,000 for the Southland Warm Homes Trust throughout the duration of the 10 year plan. In 2008/09 the Council agreed to make an annual grant of \$15,000 to the Trust for a period of five years to enable older homes to be insulated. Since that time the Trust has made a good deal of progress in insulating homes and thus providing better living conditions for the more vulnerable in our community. The Council recently received the latest annual report from the Trust which indicated that a good deal of progress was being made in providing warmer homes in Southland. Therefore on this basis the Council may wish to consider extending its annual grant throughout the duration of the plan.

The submitter has also asked the Council to seriously consider contributing towards the Southland High Value Areas Project. It asserts that funding from the Council will assist the New Zealand Landcare Trust which administers the programme to secure funding from the nationally co-ordinated Biodiversity Advice Fund. As Southland District Council is currently contributing the sum of \$10k, the Council may wish to “put its toe in the water” by considering a grant of \$5k towards the project.

#### **SUBMISSION 2012/25 – New Zealand Landcare Trust**

Please refer to comments made on the High Value Areas Project under the Environment Southland submission.

#### **SUBMISSION 2012/17 – Gore District Historical Society**

A supportive submission from the Chairman of the Society in respect of the proposed expansion of the Hokonui Heritage Centre. No operational comment is required.

#### **SUBMISSION 2012/58 – Jenny Campbell**

Commenting on the matters raised in the submission:

a. Soil protection

The concern around expansion of urban boundaries onto high productive soils are noted. This issue is best discussed and debated as part of the development of the District Growth Strategy and ultimately the amendment of the Council’s District Plan. Both

of these processes will provide for a considerable degree of public input.

b. Dark sky lighting

The roading manager makes the following comments on the submitter's suggestion on the utilisation of dark sky lighting:

**Street Lighting – Potential Savings**

*Potential savings in a financial sense are an insignificant driver for replacing the existing street light fittings to reduce energy use. Electricity for the streetlights in Gore is purchased under the “penny per unit” arrangement.*

*Our existing light fittings are generally High Pressure Sodium (HPS) which provide an orange light. The street lighting system we have needs the lights to be angled at between 10 and 15 degrees above horizontal to be effective. This angle ensures that sufficient light is projected across our relatively wide streets to provide the level of safety and security our urban road users, including pedestrians, require. Our existing light fittings could be easily altered to horizontal however this will significantly reduce the effectiveness of our lighting and may require additional lights to be installed. Altering the angle to horizontal while reducing the upward escape of light will also likely lead to complaints from neighbouring residents who may be consequently receiving more light than before on their properties.*

*Lighting literature seems to indicate that the light from our HPS lights is not one of the worst producers of light pollution. Some proponents of change suggest that Light Emitting Diode (LED) lights replace the existing lights. Investigation of this option indicates that LED fittings could be up to approximately 600% more expensive than HPS lighting and that replacement of our 1500 streetlights may cost well over \$1million. This assumes that replacement would provide an equivalent level of service. Indications are that more lights may be needed to provide a similar level of service. Lighting engineers advised that the LED technology is not yet suitable for streetlighting.*

**Street Lighting – Environmental Issues**

*Various competing factors need to be considered in the street light debate. Dark sky supporters wish to ensure that viewing of the star scape in the night sky is not obscured by light directed upwards either intentionally or accidentally. Excessive or unnatural light occurring at night is detrimental to most if not all living organisms in the opinion of some scientists and it certainly can be annoying to*

someone trying to sleep. The extent of the detrimental effects appears to be unclear. As well as the potential health effects of the upward direction of light the negative effects aesthetically and astronomically are highlighted by the dark sky supporters. On the other side of the coin are the safety and security issues especially in urban areas where inadequate lighting is provided.

The examples of New Zealand towns which have made the effort and probably borne the extra cost to reduce their upward light escape are those that have special reason for doing that. Both Queenstown and Te Anau are tourist towns beside attractive lakes and surrounded by, often snow-capped, mountains. Tekapo has the same features in addition to its Mount John observatory. These are all essential features of these towns. The urban areas with street lighting in the Gore District do not have such strong environmental drivers to minimise upward escape of light.

### **Street Lighting – The Future**

Currently the Gore District does not have strong drivers to reduce or minimise upward light escape that some other districts may have. However we should not be complacent about the issue. Developers of new subdivisions should be encouraged to consider this issue. The Council development standards and District Plan could be used to ensure streetlight design and new fittings installed minimise upward light escape while providing acceptable levels of service for security and safety.

### **Summary**

There are insufficient grounds for an upgrade of the existing streetlight infrastructure in the Gore District urban areas. An upgrade would be costly and potentially be detrimental to the effectiveness of the streetlights.

The Council should however encourage the design and installation of any new streetlights such as in subdivisions to minimise upward light escape.

#### **c. Wastewater silt**

The submitter has suggested composting or pelletising the silt or sludge from oxidation ponds into a resource. The fact that the product derives from human waste has militated against endeavouring to recycle for a productive use. However Council staff will be happy to work with the submitter and her networks to see if a composting option could be available.

d. Air quality

Planning Consultant, Keith Hovell makes the following comments:

*Air quality monitoring is undertaken throughout the region by Environment Southland. Permanent recording stations are located in Invercargill and Gore. Mobile recording stations are used in other areas, being located there between 3-12 months. In the winter of 2006 a mobile recording station was located in Mataura. Staff at Environment Southland are of the view that since 2006 there has no changes in the circumstances in Mataura that would likely alter the results of that monitoring. There is no intention by Environment Southland to repeat air quality monitoring in Mataura in the foreseeable future. The Gore District Council cannot justify the cost of engaging private consultants to undertake independent testing, estimated by Environment Southland at more than \$30,000, to rent suitable equipment, undertake monitoring and report to the Council.*

*The Dongwha Patinna MDF Plant operates a comprehensive monitoring programme on the flat and eastern hills near to its plant. These results are publicly available.*

*Responsibility for air quality rests with Environment Southland and that organisation will liaise with any developer of the lignite fields to identify the extent of information that should be collected prior to consents being sought. It is not appropriate for the Council to act independent of the body holding statutory responsibility for air quality. Further, until a firm development proposal is identified it would be premature to record air quality from sites that may not be most appropriate to choose.*

**SUBMISSION 2012/47 – Chris Henderson**

See comments made under the submission of Jenny Campbell.

**SUBMISSION 2012/94 – Rosemarie Smith**

a. Lignite development

The submitter expresses disappointment in the language of the plan, contending that it is a foregone conclusion. She submits that the language be altered without providing any specific suggestion.

It needs to be borne in mind that the Council has to plan for the reasonable likelihood that some large scale lignite development

project will occur within the next 10 years. To fail to do so would be irresponsible given the strong signs that the developer is serious about its intentions. The submitter's desire for a robust, well informed discussion on the merits of large scale mining, is best achieved through the resource consent application process.

b. Sustainability

The submitter has suggested that the Council consider placing further emphasis on water conservation by users, including the promotion of domestic rainwater capture for garden and other outdoor purposes. Staff are currently investigating a number of measures to improve water conservation and demand. A report on this area, including the possibility of mandatory domestic rainwater capture for any new building to promote the reduction in use of treated water, can be expected in the not too distant future.

c. Communications and community consultation

Our new communications co-ordinator has prepared a draft Communications Strategy. In addition, planning has started for an overhaul of the Council's website in order that it is more user-friendly and interactive with the community. It could well be that some of the suggestions the submitter has made for more focussed consultation with the community may be possible with the overhaul and revamp of our website.

d. Community grants

The submitter suggests that a policy on grants be established. While this can be undertaken, I believe the Council needs to leave itself a modicum (at least) of flexibility in order that it can respond to an emerging or hitherto unforeseen need in the community. The other potential danger of a policy on grants is that it can cultivate demand and expectation from community organisations.

**SUBMISSION 2012/100 – Robina-Lee Johnston**

No operational comment required.

**SUBMISSION 2012/60 – Fonterra**

A supportive submission endorsing the Council's efforts in the area of monitoring the impacts on local roading from economic activity and growth together with placing a focus on securing an additional resource for Gore

**SUBMISSION 2012/49 – Cancer Society of New Zealand (Southland Centre)**

Parks and Recreation Manager, Ian Soper makes the following comments:

*The discussion surrounding smoke free public spaces has merit from a social conscience perspective. The parks and recreation department acknowledges that smoking can damage people’s health and therefore believe an appropriate way forward with this issue would be for the Council to adopt a “support in principle” advisory and advocacy approach rather than a regulatory bylaw and demand approach that may be unenforceable.*

*The Council may choose to enter a paragraph in the community outcomes section of the Long Term Plan stating its support in principle for smoke free public space. This would be a good fit under “We are healthy people” (Outcome 4) in the parks and reserves section of the Long Term Plan. The Council could also support a “smoke free banner” and regularly use this in its monthly Newslink page as well as other communication methods. The “smoke free banner” could also be posted in high profile recreational areas to promote the Council’s stance on this issue.*

**SUBMISSION 2012/57 – Clark Fortune McDonald and Associates**

In terms of the submitter’s concerns on the Council stance in respect of development and financial contribution policies, the Council’s Planning Consultant, Keith Hovell makes the following comments:

*The submission indicates that the Long Term Plan is silent on these matters. However they are considered on pages 220- 221 setting out that the Council will not utilise the provisions of the Local Government Act 2002 to assess development contributions. Rather, it will retain the current approach of considering financial contributions through Section 9 of the Gore District Plan.*

*Mr Fortune suggests that the outcome from the District Plan is “quite punitive” and a disincentive to development. However the District Plan and the subdivision consent process contain with them rights of objection and if he considers that the changes made are not fair and reasonable (as required by the relevant policies) then he can exercise the right of objection at the appropriate time. As these provisions are contained in the District Plan it is not appropriate to use the Long*

*Term Plan submission process as a means of altering what is in the District Plan.*

*The submission also suggests that the creation of additional lots arising from subdivision of land will generate additional rating income for the Council. This is not the case. It merely means that the sum of money to be collected through rates is shared amongst additional properties. The total rate take therefore remains unchanged.*

In regard to the submitter's concerns about wastewater and stormwater management, Sarah Dowling, Senior Asset Management Officer makes the following comments:

*Stormwater plays a large role in the volume of wastewater received at the Council's wastewater treatment plants and discharged under consent to surface water. As part of activity management planning, the Council has identified that stormwater separation from the wastewater system is a priority to improve network performance, network capacity and treatment processes of wastewater. Funding to continue the existing separation strategy is included within the drainage activity's capital expenditure for pipe renewals over the next 10 years. Separation works have been completed in recent years in conjunction with wastewater mains replacement projects. Recent field investigations have shown that this current strategy needs to be revisited to prioritise the areas of the wastewater network that are under stress in terms of capacity during wet weather. This reprioritisation work shall be completed as part of the Council's District Growth Strategy and shall be included in the next revision of the Long Term Plan.*

### **SUBMISSION 2012/03 – Stanley Heslip**

The roading manager makes the following comments:

#### ***Provision of Pedestrian Crossings***

*Although not specifically provided for in the Long Term Plan (LTP) funding for the investigation of potential pedestrian crossing sites and for the installation of any new sites is available within several components of the proposed budget. The Capital Works budget has funding available under the Traffic Services and Minor Works categories. However in both cases other worthy safety projects are also competing for the limited funding available.*

*It should be noted that the problems on Broughton Street referred to by Mr Heslip are recognised by the Council. The Council has already*

*installed fluorescent advanced warning signs on both approaches to the McKellar Street intersection with Broughton Street. McKellar Street leads to the Windsor Park Rest Home and the signs provide some warning to motorists that elderly pedestrians may be crossing the road.*

*Broughton Street in particular is a problem for pedestrians because it is long, straight and very wide. Unfortunately insufficient pedestrians cross at any one point, to warrant a pedestrian crossing, as there are many different destinations such as the various schools. Although pedestrian crossings may not be warranted there are other measures such as bulbous kerbs and median islands which can be used to reduce the distance pedestrians have to cross unprotected by traffic. Measures such as these are often more appropriate and effective than pedestrian crossings. More pedestrians are killed on pedestrian crossings than anywhere else so extreme care needs to be taken when installation is being considered that another more effective treatment is not overlooked.*

*Installation of improvements such as bulbous kerbs and median islands is currently being investigated and is encouraged by the Council's recently completed Streetscape Strategy. Implementation of these measures will be prioritised and will take place over a number of years as funding allows.*

### **Summary**

*The need to provide safer crossing facilities for pedestrians on wide streets especially those close to schools and rest homes has been recognised by the Council. Various improvements to reduce the hazard to pedestrians crossing roads have already been made. Investigation and installation of further improvements should continue within the funding available.*

### **SUBMISSION 2012/04 – Anne and Elmer Curry**

No operational comment required.

### **SUBMISSION 2012/36 – Community Trust of Southland**

A supportive submission which also formally notifies the Council that the Trust intends to exit from its operational funding of the MLT Event Centre at the end of the 2012 calendar year. The Council may wish to ask that the Trust review this stance given its funding involvement in the construction and management of the



project which was plagued with problems until it came under Council management and governance.

**SUBMISSION 2012/93 – Southland Regional Heritage Committee**

The Arts and Heritage Curator, Jim Geddes makes the following comments:

*The current level of local authority museum funding across Southland is made up of regional and local heritage UAC's. While all three local authorities are levied a standard Regional Heritage Rate (\$30.78 in 2011/12), ICC and GDC support their respective museums by way of additional local UAC's.*

*The Regional Heritage Rate is collected by the Southland Regional Heritage Committee and allocated back to key museum facilities through their host local authorities; less \$150,000.00 - which is kept by the committee for distribution to heritage projects through its programme of contestable 'Development Grants' (\$100,000.00) and 'Preservation Grants' (\$40,000.00). \$10,000.00 is put aside to promote and administer the activities of the committee itself.*

*The SRHC Heads of Agreement defines the committee's financial contributions to museums in Southland by way of 'Appendix 1' (Categorisation of Museums) and 'Appendix 2' (Museum Funding Proposal). Additionally, the committee operates its two above-mentioned contestable funding schemes for 'capital projects' (Development Grants) and 'small collection based projects' (Preservation Grants). 50% of the current 'Preservation Grants' allocation is directed towards supporting the Roving Museum Officer's position at Southland District Council.*

*The proposed increase to the Regional Heritage Rate (\$12 + GST) as requested in SRHC's Long Term Plan submission has been driven by the pending redevelopment of the Southland Museum & Art Gallery. There is general agreement across the province about the need for a redevelopment, but there are some very real concerns within the sector about the actual \$24 million project proposal. Speaking from a Gore District perspective, our immediate concerns with the proposed project as it stands are:*

- a) *there is an assumption on the part of the proponents that the proposed budget for the redevelopment of Southland Museum & Art Gallery will deliver a complete and operational regional facility,*

- b) *there is an assumption that the completed facility will be able to operate without a significant increase in operational funding and staffing levels,*
- c) *there is an assumption that the completed project will automatically deliver services to the wider museum sector while concurrently operating and managing a greatly expanded facility.*

*A further concern is that in the event of the Southland Museum & Art Gallery redevelopment struggling to work within its capital budget or failing to maintain its core business momentum within its projected operational budget, the existing 'loose' nature of the Regional Heritage Rate could encourage that rate's on-going use to 'prop up' SMAG – at the expense of other museums in Southland.*

*From a Gore District perspective we would not want to see the use of 'development' funding for un-budgeted operational activity, and we should certainly not entertain the possibility of SMAG raising loan finance to support capital development over-runs and using the increased Regional Heritage Rate to service loan repayments after the redevelopment has been completed.*

*If Gore District Council were to agree to an increase in the current level of the Regional Heritage Rate, SRHC would need to demonstrate a mechanism for transferring and retaining that increase within the 'Development Fund' and further ensuring that it is apportioned by the full committee - specifically for capital development.*

*If Council were to favourably consider the recommendation to increase the Regional Heritage Rate by \$12 + GST per household, it would be wise to acquire the following detailed information and assurances:*

- 1) *THAT a comprehensive peer review of the SMAG redevelopment is conducted and the key issues relating to capital budget, operational increases and staffing capacity be examined and addressed.*
- 2) *THAT the SDC and ICC, through the SRHC, articulate their long term expectations for the Regional Heritage Rate in relation to proposed museum capital development projects and associated operational sustainability within their respective districts.*

- 3) *THAT the SRHC clearly outline in its new 'Heads of Agreement' a process whereby the proposed increase of \$12 + GST is directed to the contestable 'Development' fund and subsequently used exclusively for capital projects, as directed by the full Southland Regional Heritage Committee.*

### **SUBMISSION 2012/97 – Southland District Health Board**

The submitter asks that the Council institute smoke free parks and playgrounds. Please refer to the comments made by Parks and Recreation Manager, Ian Soper under the submission from the Cancer Society of New Zealand.

The submitter also recommends that the Council analyse submitters to the draft Long Term Plan against census mesh blocks to assess the effectiveness of the consultation method for reaching those in more deprived areas. This type of analysis is beyond the current staff resources of the Council. It needs to be emphasised that unlike most other Councils, the Gore District Council does not possess a designated policy analyst or corporate planner to assist in the development of the Long Term Plan or analysis of submissions received from the public consultation process.

### **SUBMISSION 2012/08 – MATES 2012**

Community Outcomes Co-ordinator, Dr Aaron Fox makes the following comments on this submission which has been received by all territorial authorities in Southland:

*The lead agency in the regional response to the high suicide rates in Southland is the Southern District Health Board, which has recently adopted the Southern Suicide Prevention Action Plan 2010-12. The Suicide Action Plan Coordinator is charged with working closely with relevant communities in Otago and Southland on the implementation of this plan. The Southern Suicide Prevention Action Plan has been prepared in accordance with the New Zealand Suicide Prevention Action Plan 2008-2012. This latter document, issued by the Ministry of Health, sets the prevention of suicides within the wider framework of national and multi-sector priorities and strategies - including local government - such as families young and old, the agenda for children, and the youth development strategy Aotearoa. Southland's four Councils, through Our Way Southland, will liaise with the Southern District Health Board to assist with the community-wide approach vital to the development of effective community-wide suicide prevention plans.*

*In the Southland context, the work of Our Way Southland, particularly the facilitation of high-level community discussion of regional priorities and desired outcomes, has identified the key regional issues of parenting, leadership and youth. Each of these projects has, in turn, identified specific ways in which Southland males can be better supported within the community, whether as fathers, leaders or young adults. The Strengthening Parenting in Southland project recognises that support systems and information packages specifically designed for fathers is a crucial step in strengthening parenting in the region. Our Way Southland is therefore liaising with SKIP, Barnardos Southland, the Families Commission and the Parenting Place in ensuring that effective information and support networks are available for Southland fathers. The Leadership in Southland project seeks to strengthen community networks by encouraging and supporting potential leaders to become better connected to their communities, while the Southland Youth Project has been charged with the Zero Waste of Youth goal set by the Mayoral Taskforce on Jobs. The specific regional challenge of the highest male suicide rate in New Zealand will also be presented to the upcoming Our Way Southland Regional Leaders' Forum, where community leaders will discuss how a combined whole of community approach can help deliver a major shift in the wellbeing of Southland's male population.*

**SUBMISSION 2012/59 – Eastern Southland Federated Farmers**

No operational comment required.

**SUBMISSION 2012/62 – Federated Farmers of New Zealand, Dunedin**

A mainly positive submission from this regular submitter. The suggestion is put forward that the Council adopt a targeted rate for that proportion of district promotion aimed at tourism promotion. Two points that the Council may wish to be aware of before determining the merits of this suggestion are:

- a. The Council has a differential in place for commercial and industrial properties in the urban area. This differential sees commercial properties paying a rate in the dollar over twice that levied against residential properties;
- b. Not all businesses that derive income from the tourism sector are domiciled within the urban rating area. Some tourism operations such as bed & breakfast establishments are located in the rural rating area.

No other operational comment is required on this submission.

**SUBMISSION 2012/50 – Robin McGowan**

The submitter inter alia has raised the issue of the safety of the intersection of Selbourne Street with SH1. The Roading Manager, Murray Hasler makes the following comments:

***State Highway 1 – Selbourne Street Intersection Safety***

*Concern about the safety of this intersection which provides access to the north end of the Alliance Matura Freezing Works and Tannery has been expressed to the Council and the Matura Community Board several times in the past. Contrary to the submitter’s allegation no request has been ignored by the Council.*

*Although Selbourne Street is a Gore District Council local road the New Zealand Transport Agency has jurisdiction over the intersection as it intersects with a state highway. Consequently concerns that have been raised in the past have been passed on to NZTA for its investigation and action. Initially NZTA took the view that the current configuration of the intersection was adequate from a safety perspective. The lack of reported crashes at the intersection has supported NZTA’s position. However NZTA recently agreed to review the intersection. As a result NZTA commissioned the design of a right turn bay, on SH1, for vehicles approaching the intersection from the south. Construction of the right turn bay is programmed to take place as soon as funds are available. NZTA has been advised of the submission.*

***Summary***

*The submission concerns a State Highway issue which NZTA has jurisdiction over. The issue when raised previously has been passed on to NZTA to deal with. NZTA plans to carry out the work requested in the submission when funds are available.*

No other operational comment on the matters raised in this submission is required.

**SUBMISSION 2012/84 – Jeremy McPhail**

No operational comment required.

**SUBMISSION 2012/86 – Sally McIntyre**

The submitter raises a number of issues many of which do not require any operational input. Falling into this category would be

Council debt, roading, parks and reserves, civic buildings, arts and heritage, Matura road differentials and depreciation.

The submitter has put forward the proposition of establishing a rural industrial rating formula when setting rates of the 2013/14 year. The inference from the submitter is to charge industrial properties within the rural rating area on the same basis as those within the urban rating area. Solid Energy's new briquette plant is referred to in the submission with the indication that it is a prime candidate for special rating.

Whilst this is a matter of political choice I would urge the Council to tread with caution in this area. Not only does the Council need to be fair and reasonable in its rating decisions, it needs to avoid the accusation that it is targeting recent large industries that have established within the rural rating area. It needs to be borne in mind that industrial usage is not confined to large industry and based on the principle of consistency with urban counterparts, would include the likes of transport firms and small engineering businesses, for example. Did the submitter have these types of properties in mind when putting forward the concept?

In terms of the submitter's criticisms about the Council's Revenue and Financing Policy, revenue by type chart and the layout of the Long Term Plan, the General Manager Corporate Services, Russell Duthie makes the following comments:

***Revenue and Financing Policy***

*Disclosure requirements for the Revenue and Financing Policy are set out prescriptively in Section 103(1) of the Local Government Act 2002. This is clearly a disclosure document for identifying sources of funding for both operating and capital expenditure and the makeup of the expenditures which are included in each of these is not required. The various funding sources used are set out on pages 190 and 191 and include all of the required specific disclosures. I would recommend however that the item noted as "Investments" be amended to "Special Reserve Funds" to provide additional clarity.*

***Revenue by Type Chart***

*The detail requested by the submitter, I believe, is contained in the "Proposed Funding Sources" graph on page 13 of the draft Long Term Plan.*

***Layout of Plan***

*I would note that legislatively the council is no longer required to include Cost of Service Statements. Funding Impact Statements are*

required to be included and have a number of differences to the Cost of Service Statements such as:

- i. They are “cash” based and as such do not include depreciation to recognise loss of service potential.
- ii. Revenues such as New Zealand Transport Authority subsidies are split between operating and capital components to more clearly differentiate the respective costs and their funding sources.
- iii. They do not include assets “vested” in the Council as these have no cash impact.

Whilst there are some advantages in clarity from the use of Funding Impact Statements the Council has acknowledged that stakeholders and other users have become familiar with Cost of Service Statements and perhaps understand them more fully. It is felt that for this iteration of the LTP at least that these should be the prime link to the Activity Statements, with the Funding Impact Statements included as Appendices to minimise confusion whilst complying with current legislation.

### **Administration Expenses**

The submitter has been furnished with copies of the detailed section budgets so I trust most of the background information will be available. In summary, the main increases in administration overheads are as follows:

<i>Interest costs associated with Civica computer purchase</i>	\$ 23,725
<i>Principal repayments on Civica computer purchase</i>	\$ 36,500
<i>Additional salary costs for Communications Officer</i>	\$ 30,000
<i>Additional licence fees for Civica computer purchase</i>	\$ 18,650
<i>Additional staff costs in Information Section</i>	\$ 17,000
	<b><u>\$125,875</u></b>

These additional costs form part of the Administration Expenses recovered from other Cost Centres. The major part of these costs relates to the implementation of the new computer system. This system has major enhancements in terms of system functionality over the existing system, including the commissioning of a complete document management process.

### ***Decreased Staff Expenses in the Library Section***

*As the submitter will be aware, the Council recently completed an efficiency review of library services. The terms of reference for the review were:*

- *Obtain information from other similar local authorities for comparison of services provided.*
- *Review all library processes and tasks.*
- *Investigate viability and costings for outsourcing.*
- *Review the completeness and appropriateness of the customer service experience the library service provides.*
- *Make recommendations on potential efficiencies.*

*The review concluded that the existing staff complement was greater than that of similar local authority libraries and the Council resolved that one full time library assistant position be removed, along with approving the outsourcing of cataloguing and processing of new material. The resultant staff reorganisation has led to the savings in staff costs.*

The submitter accuses the Council of being arrogant in adopting its new outcomes. Please note that the Council is perfectly entitled to develop its own provisional outcomes and then consult the community via the draft Long Term Plan. This is a legitimate role for democratically elected Councillors. I would note also that a number of other submitters have endorsed the outcomes that the Council has developed.

The submitter has surprisingly suggested that the Council contract out its building control functions to a neighbouring territorial authority. This is in spite of consistent feedback being received by the wider building community that the Council's building control department is very attuned to builders and customer needs.

However I can report that I am leading a proposed shared service for building control in Southland, as well as Clutha District. The principles of the service that have been approved by the Shared Services Forum include the concept of decentralised service delivery, with staff remaining in their current places of work to ensure that the service is not driven from a larger centre. If anything this service has the potential for Gore District staff to deliver services beyond the District's boundaries, taking advantage of our relatively central location. The submitter's concerns in respect of varying standards are also a key point for pursuit in the proposed new service.



Finally, before leaving this particular subject, I wish to correct the submitter's erroneous assertion that I set up the building control service. Please note that the building control department has been an integral part of the Gore District Council since its inception in 1989.

### **SUBMISSION 2012/69 – Peter Hargest and Mark Copland**

Most matters raised in the submission do not require operational input.

The submitter suggests that the Council should seek alternative accommodation for building control staff. Whilst this could be a possibility it needs to be emphasised that the building control department is not a standalone unit but relies on administrative and technical support from a number of other areas. Relocation to another premise could add cost to the operation in terms of the need for a designated reception/administrative person. Currently this service is provided by administration staff who support a variety of other departments including planning, roading and essential services to name just a few.

Additionally, building control staff work very closely with planning, roading and essential services departments when processing building consents. This high degree of integration and collaboration would be difficult if the department was accommodated on its own, remote from the main administration building.

In terms of issues relating to the central administration building and footpaths, the General Manager Corporate Services, Russell Duthie makes the following comments:

#### ***Council Administration Building – Depreciation Funding***

*Staff would note firstly that the cost of the building project of \$3 million includes earthquake strengthening and a major redesign of the existing footprint. In addition, a significant additional building footprint is planned for the area above the Council chamber. The majority of this work is not the replacement of an existing asset but is rather a rebuild and internally will be of a very different configuration to the existing layout.*

*With regard to the funding of depreciation, the Council has dispensations where loan funding has been used in that it is not required to fund both depreciation and loan repayments at the same time. In the case of the Property Section, assessed depreciation is*

*\$124,511 and loan charges are \$98,740 so that the maximum depreciation funding is \$25,771 annually. The Property Depreciation Reserve currently stands at \$197,000.*

### **Footpaths**

*The commentary refers to footpaths rehabilitation and new footpaths across the district, whereas the nil reference in the Projects table refers to proposed footpaths construction in the rural area only for 2012/13. As has been alluded to on several occasions in previous plans, there is a significant backlog of remedial works required in the footpath area. The Council has since the 2009 financial year, committed to an increased expenditure in the Urban Unsubsidised Roading budget to address this issue and this forms the vast majority of any footpaths capital works to be done over the next 10 years. That said, there will always be some new footpath construction undertaken from time to time of a minor nature.*

*In terms of expenditure in Maitua, the average is 22% of the total spend over the 10 year period.*

### **SUBMISSION 2012/01 – Physicians and Scientists for Global Responsibility**

No operational comment required.

### **SUBMISSION 2012/02 – Glen Callanan**

This submission appears to relate more to the Otago region than Southland. No further operational comment required.

### **SUBMISSION 2012/05 – John Barnett**

No operation comment required.

### **SUBMISSION 2012/06 – Maitua Licensing Trust**

Funding of free swimming lessons for primary school children in the District is an issue that the Maitua Licensing Trust has gently put before the Council on a couple of occasions in recent years. As the submitter notes our recent summer has been punctuated with tragic drownings.

Staff believe that the concept being floated by the Maitua Licensing Trust has merit. At present swimming tuition to primary school children is sporadic and very dependent upon individual institutional and parental financial positions. As alluded to in the

submitter's comments, a sum of \$20,000 would need to be set aside for the Council's contribution to enable all primary school children in the District to receive 10 lessons per year. The Council's Aquatic Services Manager has confirmed that 10 lessons is the minimum to ensure that each child will retain the fundamentals of how to swim.

**SUBMISSION 2012/13 – Gore Dancesport Supporters Group**

This is an issue of pure political discretion. No operational comment is required.

**SUBMISSION 2012/23 – Dougal Stringer**

The submitter's suggestion of not charging the parks and reserves and arts and heritage rates on vacant land would have the effect of narrowing the rating base for the funding of these two activities. The Council will need to make a political decision on whether it believes a change along the lines suggested by the submitter is justified. It goes without saying that narrowing the funding base will mean that the fixed rates per property for both of these activities will increase.

**SUBMISSION 2012/29 – Invercargill City Council**

The submitter advocates an increase in the regional heritage rate. Please see my comments under the submission from the Southland Regional Heritage Committee.

**SUBMISSION 2012/38 – Alan Young**

No operation input required.

**SUBMISSION 2012/39 – Gavin and Leanne Grant**

The submitter seeks a decision from the Council to seal Nicholson Road. Unsubsidised seal extensions were discontinued in 2006 due to it being perceived as poor use of ratepayer's funds when there was no NZTA funding accompaniment. Since that time traction seals on hill sections of roads have been undertaken with NZTA funding assistance.

**SUBMISSION 2012/54 – The Enviroschools Foundation**

A supportive submission from the Foundation.

**SUBMISSION 2012/55 – Eastern Southland Gallery/Hokonui Heritage Centre Trust**

A supportive submission where the submitter asks the Council to give serious thought to the development of a concept plan for the Arts and Heritage Precinct as a whole. For the vision of the Arts and Heritage Precinct to “come alive” and have landscaping and permanent infrastructure to support recreation and events it does warrant a concept plan. Such a plan would give the community at large a vision to aspire to and to also share with other interested funding agencies. If the Council is interested in such a concept I would suggest that staff further investigate the cost of such a plan and make suitable provision in next year’s draft annual plan for consultation with the community.

**SUBMISSION 2012/61 – Joe Nowak**

The Council’s roading manager provides the following comments to the matters raised by the submitter:

***Capital Renewals – Reseals/Bridging***

*The LTP signals that significant investment will be made by the Council into reseals and replacement of major bridge components. The final sentence of the second paragraph of the submission indicates that the submitter may be under the misapprehension that this work is new or improvement work which it is not. Reseals are an activity which to date have been carried out on an annual basis. This work which is the application of a new seal coat over an existing one is required to ensure that a waterproof coat is maintained over the underlying gravel pavement. Over a period of time the existing seal coat deteriorates through a combination of oxidisation and flexing under traffic loading. On some lightly trafficked roads most of the deterioration is from oxidisation. This eventually causes cracking which allows water to get into the gravel and soften the pavement. If allowed to continue the softened pavement fails and expensive digout repairs are needed. The process is very much like painting a house. If the painting is not done in time the underlying boards rot and need replaced.*

*The structural components of bridges also have finite lives and need replacement prior to failure. This is especially so with timber bridges. Again although traffic causes some of the deterioration environmental factors such as wear from fast flowing water and the abrasive gravel it carries are significant contributors to the deterioration.*

*The submitter mentions the possibility of converting some existing sealed roads to gravel. This is always a possibility that may occur at some point in the future. The most likely driver for this to happen is the future cost or availability of bitumen. If this situation were to arise in future the roads carrying the least traffic or of least economic benefit would be the most likely to be converted to gravel. However the Council has no need currently to take this step.*

### **Heavy Vehicles**

*Heavy commercial vehicle (HCV's) use of our road network is increasing. However it is not increasing at an alarming or unmanageable rate at present. The bulk of HCV's in our District travel on the State Highways which are fully funded by Central Government. A relatively recent development has been the introduction of High Productivity Motor Vehicles (HPMV's). These are truck and trailer combinations specially permitted to carry more than the previous 44 Tonne limit. They may also be longer than previously permitted. Gore District has been a pioneer in allowing HPMV's to travel on selected routes within the District. Although HPMV's are heavier overall they spread the weight over greater length and more axles.*

*It is well known that HCV's including HPMV's cause most of the wear and tear on our roads. However this is reflected in the high road user charges (RUC's) they pay to the Government to operate on the roads. All of RUC's are used to fund maintenance, renewal and new works on New Zealand's roads. Although Gore District Council does not have differential road rating like some of its neighbours it does have a robust policy of applying consent conditions including requiring development contributions to fund increased roading requirements caused by new developments.*

### **Summary**

*The renewals works programmed by the Council are not ambitious at all. They are in fact necessary to maintain the existing asset in a serviceable condition and to protect from the need for extensive expensive repairs.*

*The operators of heavy vehicles on the Gore District roading network are contributing what is considered to be a fair share of the costs of maintaining the network.*

### **SUBMISSION 2012/80 – Jim McFadzien**

No operational comment required.

**SUBMISSION 2012/81 – June Dean**

A submission advocating smoke free public areas in the Gore District. Please see comments provided under the Cancer Society of New Zealand’s submission.

**SUBMISSION 2012/82 – Theresa Blackbeard**

A submission advocating smoke free public areas in the Gore District. Please see comments provided under the Cancer Society of New Zealand’s submission.

**SUBMISSION 2012/90 – Sport Southland**

The Council’s parks and recreation manager makes the following comments:

*First, a correction, the current annual fee started at \$20,000 in 2009 and has inflated to the currently funded level of \$21,418.02 for the 2011/12 financial year.*

*Sport Southland provides a valuable service to the District’s population. The current funding includes an annual CPI adjustment and I support the continuance of this. Sport Southland has been and continues to be proactive supporters of the MLT Event Centre. It frequently aids the stadium supervisor constructing programmes where delivery is in the stadium adding to patronage. Furthermore with the funding from Sport New Zealand ceasing this year, any additional financial help from Sport Southland’s ability to continue to deliver its suite of programmes which have been constructed during the implementation phase of the Physical Activity Strategy, is supported by Council recreational officers.*

*The recent addition of a Kiwi Sport development officer will also be beneficial to local school aged children by introducing them to new and different sports where ultimately some will join up for the long haul and become long term users of supporting facilities. This role is partially central government funded (under 50%).*

*Secondly, the additional request for an increase of \$3,000 equates to a \$1.99 per head of District population as compared to the current \$1.74 per head of District population.*

## **SUBMISSION 2012/92 – Lloyd Anderson**

The Roothing Manager, Murray Hasler makes the following comments on the suggestion of construction of a footpath/cycleway adjacent to Charlton Road:

### ***Charlton Road Footpath/Cycleway***

*The section of Charlton Road from Racecourse Road to Robertson Street currently does not have a footpath on either side. This 860 metre long section of road is part of a very popular walking/running and cycling route which also includes Reaby Road, Terry Road and sometimes Racecourse Road.*

*Charlton Road, which recently had its posted speed limit reduced to 70km/hr, is the busiest section of local road outside the 50km/hr urban areas. Provision of a footpath / cycleway to service the recreational users and the increasing number of residents along this section of road has been mooted for some time.*

*Construction of a 1.8m wide gravel surfaced footpath along this section of road is estimated to be likely to cost around \$30,000. The only potential complicating factor is likely to be crossing of a ditch/stram along the route. Funding of the footpath which is likely to be mainly used by residents of Gore could come from the existing Footpath capital works budget.*

### ***Summary***

*A footpath along this section of Charlton Road would increase the safety of the many walkers, runners and cyclists that currently use the road edge of a busy road. The footpath would also benefit the growing number of adjacent residents. This project is recommended for inclusion as a project in the LTP.*

## **SUBMISSION 2012/96 – New Zealand Automobile Association, Southland District**

The Council's Roothing Manager, Murray Hasler makes the following comments on this submission:

### ***Identification of High Risk Road Safety Sites***

*Road safety high risk sites in the Gore District are identified in a wide variety of ways. The national Crash Analysis System (CAS) database and the reports it produces is a prime source of information identifying our high risk sites. All crashes, attended by the Police or which result in an injured person being treated at a hospital, are recorded in the CAS database. The annual NZTA*

*publication “Briefing Notes – Road Safety Issues Gore District” is available to the public. It is surprising that The NZAA Southland is unaware of this. This document is reproduced in the Council’s Rooding Activity Management Plan. If the Council considers it necessary reference to this report could be made to in the LTP Rooding section.*

**Summary**

*The primary source of information identifying high risk sites in the District is the “Briefing Notes Road Safety Gore District” published by NZTA and available to the Public. Reference to this document can be made in the LTP if required.*

**SUBMISSION 2012/98 – The Wayland Trust**

A supportive submission where no operational input is required.

**RECOMMENDATION**

**THAT this report be received.**



13 April 2012

«Occ1»  
«Occ2»  
«OccAddr1»  
«OccAddr2»  
«OccAddr3»  
«OccAddr4»

Dear Ratepayer

**PROPOSED CHANGE TO GORE URBAN RATING BOUNDARY -  
PROPERTY ADDRESS: «Prop\_Addr»**

As foreshadowed in the 2009-19 Long Term Council Community Plan, the Council has recently completed a review of the rating boundaries in the District. The review has been undertaken for two major reasons:

1. The existing boundaries were established in the time of the creation of the Gore District Council in 1989 and exhibit some inconsistency in application of boundary limits in the urban areas of Gore and Mataura.
  2. There has been considerable expansion in respect of residential development across the urban boundary of Gore into the rural rating area.
- ✦ The review has identified your property as one of those proposed to be reclassified as urban for rating purposes. A copy of the map outlining the existing and proposed new urban rating areas is attached for your information.

*What impact does this change have on my rates?*

The proposed change in rating boundaries will not change the specific rating categories and activities for which you are levied. However two of the rates are levied in differing proportions for the urban and rural sectors. Therefore there will be some change to your proposed rates.

These rates are:

- Parks and Reserves
- Ward based Valuation rate

Calculated on the following page are some indicative examples of the proposed 2012/13 rates for both the existing rating boundaries and the amended boundaries to assist you in gaging the financial cost for

your property. However should you wish to obtain a more definitive cost for your individual situation please feel free to contact either myself on 209 0343 or the Council's Office Manager, Margaret Evans on 209 0348, and we will be happy to assist you.

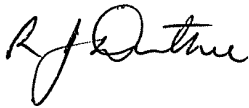
<b>Capital Value</b>	<b>*Rates under existing rating boundary</b>	<b>*Rates under proposed amended rating boundary</b>
\$150,000	\$1,413.57	\$1,420.49
\$250,000	\$1,534.27	\$1,579.56
\$500,000	\$1,836.00	\$1,977.22
\$800,000	\$2,198.07	\$2,454.44

\*Please note that these are based on a property paying for water supply only, not sewerage.

*What should I do now?*

- ✦ The proposed rating boundary changes are part of the 2012-22 Long Term Plan, which is the subject of a public consultation process. Written submissions on the draft plan need to be received by the Council by 5pm, Tuesday 8 May 2012. Should you wish to comment on this proposal you can do so by filling in the submission form enclosed.

Yours sincerely



Russell Duthie  
**GENERAL MANAGER, CORPORATE SERVICES**

## **GORE DISTRICT COUNCIL**

### **URBAN RATING BOUNDARY REVIEW WORKING PARTY: TERMS OF REFERENCE**

1. To develop principles to assist in the determination of what should constitute an urban property for inclusion in an urban rating area.
2. To review the urban rating boundaries in the Gore District in order that the boundaries conform with the principles developed in (1) above, and are applied consistently in both the townships of Gore and Mataura.
3. To disregard any factors or matters in relation to the impact of rating incidence, when determining new boundaries.