

# GO DISTRICT RE ARE WE READY?



## 10 Year Plan 2018 - 2028 Consultation Document

### See inside

- The issues we want your feedback on
- What is planned for the future
- How your rates may change in the future
- How you can have your say

**GO** RURAL  
DISTRICT COUNCIL CITY  
**RE** LIVING



## Have Your Say

Let us know what you think of our 10 Year Plan. We must receive your submission by 5.00pm, Friday 4 May 2018.



# WELCOME TO THE COUNCIL'S 10 YEAR PLAN CONSULTATION DOCUMENT ARE WE READY?

In the following pages we lay out how we intend to ensure the Gore District continues to be a thriving and sustainable community.

The District is, in my view, the very best place to live and work. However, we are facing a number of challenges, such as dealing with the legacy of an ageing infrastructural network. Providing high quality infrastructure and essential services, such as water, roads and waste disposal, are important. They are also very expensive.

I believe we also face another significant challenge on our doorstep – our ageing population. For our District to have a bright future we need it to be a place where young people want to be. To live, to work, to invest, to raise families, to play and put down their roots. Dealing with the present as well as providing for the future is important.

Your councillors represent a wide cross section of the community. They are farmers, plant operators, retailers, parents, educators, administrators, grandparents, science technicians, and business managers. They bring a wealth of knowledge and personal experience to the table when we deliberate on future priorities and opportunities.



However, we cannot do it alone. Please take the time to read our consultation document, and the supporting strategies if you wish, and let us know what you think.

And don't forget – it is just as important to give us feedback on the initiatives you support, as well as those you don't.

**Mayor Tracy Hicks JP**



# 10YP READY

The next 10 years for the Gore District will see a continuation of the momentum foreshadowed in the 2015 Plan, where the Council announced a number of key infrastructure projects. These are once in a generation projects and will result in steady renewal and improvement to core infrastructure.

Our focus is sticking to the basics, while keeping an eye on creating a place that is ready for new businesses and people.

We propose to prudently increase our borrowings to achieve this and maintain an affordable annual rates cap increase of less than 5% over the 10 years. The only year we need to go above this is 2018/19 (as predicted in our last 10 Year Plan).

This year sees an average rates increase of 5.93%, which is lower than the increase we predicted three years ago.

We will deliver a balanced budget for the next ten years, and aim to continue to provide quality services in ways that are affordable and sustainable for our community.


There are three issues we are seeking your feedback on to help us in our decision-making. These are: a change to rating boundaries to create a more consistent approach, dog exercising parks and the Pyramid Bridge replacement.

## Over the next 10 years the Council aims to:

- Grow our population
- Provide enhanced opportunities for work and lifestyle
- Create an environment attractive to business investment
- Encourage community resilience and prosperity

**Cr. Glenys Dickson**  
(Gore ward)

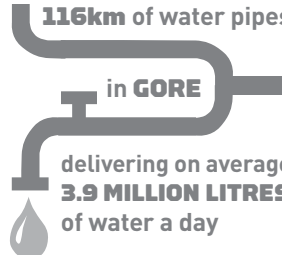


The Gore District is   
**1,252** km<sup>2</sup>

  
Capital value is  
**\$3.6** billion

We maintain  
**896** km of roads,  
**118** bridges and  
**100** km of footpaths 

We have **3,813**  
rating units in Gore,  
**797** in Mataura  
and **1,363**  
in the Rural area.

**116** km of water pipes  
in GORE  
  
delivering on average  
**3.9** MILLION LITRES  
of water a day

  
We maintain  
**239** ha  
of reserves

  
We have  
**2055**  
street trees

# 10YP EXPLANATION

The 10 Year Plan (also known as our Long Term Plan) sets our vision for the District, our projects, and our investment in infrastructure over the next decade - 2018 to 2028.

We review the 10 Year Plan every three years. In the intervening years, we produce an annual plan.

The 10 Year Plan provides a blueprint for the future and outlines how we are going to spend the funds we collect each year to make our District better. Most of our funds (70%) come from you through rates. We also collect fees for certain services, and receive government subsidies for some activities, mainly roading.

To enable you to provide your feedback on the 10 Year Plan, we produce a consultation document. That is what you are reading now.

The Council also produces an Infrastructure Strategy and a Financial Strategy. These provide more detailed information than the consultation document. You are welcome to access these on our website, or you can get hard copies from our main office.

# 10YP TIMELINE

- **Tuesday 27 March** – Council adopts the 30-year Infrastructure strategies and draft 10 Year Plan consultation document
- **Thursday 5 April** – consultation opens
- **Friday 4 May** - consultation closes
- **Thursday 17 May** – the Council hears feedback on the 10 Year Plan
- **Monday 28 May** – the Council deliberates on the feedback and makes any changes
- **Tuesday 26 June 2018** – the Council adopts the 10 Year Plan



In our 10 Year Plan and consultation document we talk about things happening in year 1 or year 2 etc. But what does that mean? It refers to a specific financial year. Our financial year goes from 1 July to 30 June.

Year 1 = 2018/19

Year 6 = 2023/24

Year 2 = 2019/20

Year 7 = 2024/25

Year 3 = 2020/21

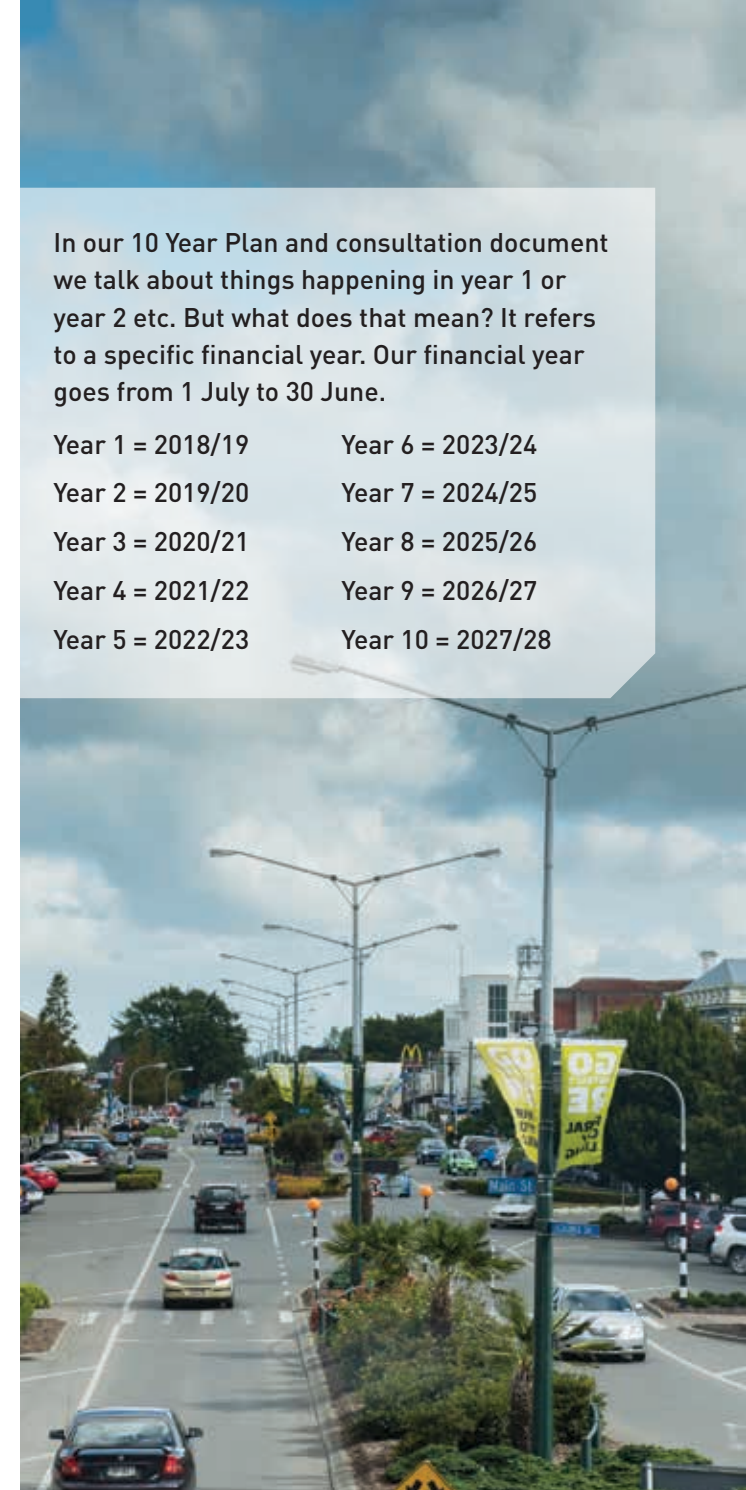
Year 8 = 2025/26

Year 4 = 2021/22

Year 9 = 2026/27

Year 5 = 2022/23

Year 10 = 2027/28





Estimated  
population  
**12,450**



**20%**  
aged 65 years  
and over



**19.4%**  
aged 14 years  
and under



**7,078**  
Filled jobs



**2,040** business units...  
**36.9%** are in agriculture



Mean annual income  
**\$47,230**



Average house value  
**\$193,245**

## OUR PLACE

An ageing population is one of the main issues facing our community, as well as many others around the country.

Do we do nothing and watch our population decline, or do we take control of our future and stimulate growth to attract people to the Gore District to live? We choose the latter.

Last year about 90 business and community leaders came together at the Gore District Summit. They were there to talk about their aspirations for the District, and the challenges and opportunities they see.

Among the Summit's key findings were the huge sense of pride people have in the District and a willingness to share in building our District's future. As a result, *Ready For Growth* will be launched this year.

This project capitalises on the community buy-in with the formation of six action teams to drive our future economic and social aspirations. The work of these action teams will have an impact on our District over the next 10 years and beyond.

*Ready For Growth* is also consistent with the aspirations of the Southland Regional Development Strategy, which has as a cornerstone population growth.

There will be six specific action teams:

- Tourism and Natural Environment
- Population and Workforce
- Business and Retail
- Community Health and Wellbeing
- Industry and Innovation
- Facilitating Growth

With our annual Resident's Survey mirroring the sense of pride displayed at the Summit (last year 94% of those surveyed said the Gore District was a great place to live), we know we are in the box seat to market our District as a place to live or visit.

Are we ready for growth though and what will our District look like in the future? To make sure we know some of the answers to those questions we are producing a spatial plan.

Titled *Ready for Tomorrow*, the aim is to identify future priorities for growth, investment, and conservation within our towns and the wider District. Similar to *Ready for Growth*, it will involve community input and impact on us during the life of this 10 Year Plan.

# LOOKING BACK TO MOVE FORWARD

We have our eyes firmly set on the future. However, it is always worth keeping your eye on the rear-vision mirror as well.

In our last 10 Year Plan consultation document *Gore's Future*, we talked about the "Open for Business" sign being up. We wanted to encourage business investment and a resilient retail sector, and tackle some of those 'once-in-a-generation' infrastructure projects.

Three years on and we are seeing success from this approach.

## Achievements

- *GoRetail* has successfully brought cohesion and collegiality to our retail sector. The *Love Gore Shop Local* campaign has propelled Gore into the limelight as a leader in provincial town centre revival.
- We have seen the construction of Mataura Valley Milk's \$240 million investment, at McNab, to manufacture and produce premium nutritional powders and creams for high-end markets.
- Bupa has made significant investment to expand its aged-care facility into a retirement village featuring nearly 40 villas.
- The number and value of building consents issued for our District has risen year on year. In 2016/17 we issued 382 consents with a total value of just over \$53.6 million. That's almost double the value of consents issued the previous financial year.

The next step is to tackle those 'once-in-a-generation' infrastructure projects. Many of these will begin development, or be delivered, in the next 10 years.

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*For more information on the big infrastructure projects, please go to page 15. Or you can find more specific detail in the Infrastructure Strategy, which is available on our website or in our offices.*

**Are you ready** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.



**Cr. Doug Grant**  
(Gore ward)

# INTRODUCING THE ISSUES:

This 10 Year Plan is dominated by the significant ongoing work required to bring our ageing infrastructure into line with today's expectations, and the needs of future businesses and residents.

There are also three new projects – a new roof for the Gore library, exterior strengthening work at the Eastern Southland Gallery and a new dog pound.

In addition to this “business-as-usual” work, there are three issues we need your feedback on.

These are:

- Rating boundaries
- Dog parks
- Pyramid Bridge replacement



# TOWN AND COUNTRY

## ISSUE 1: Rating boundaries

Gore and Mataura's urban boundaries have not changed since the days of the old boroughs, which went out of existence in 1989. We think it is time to introduce a more principled approach to provide consistency when defining urban boundaries across our district.

### The feedback we want is:

do you agree or disagree with our proposal to change rating boundaries?



**Cr. Bronwyn Reid**  
(Gore ward)



# A PLACE TO ROAM

## ISSUE 2: Dog parks

Wandering dogs are a nuisance and potential menace to the public, and costly for their owners.



### The feedback we want is:

do you agree or disagree there is community-good in providing open spaces for dogs to exercise and socialise?

### The feedback we want is:

should it be replaced with a widened one lane bridge or a two lane bridge?

**Cr. Cliff Bolger**  
(Deputy Mayor / District-wide ward)

# BRIDGING THE GAP

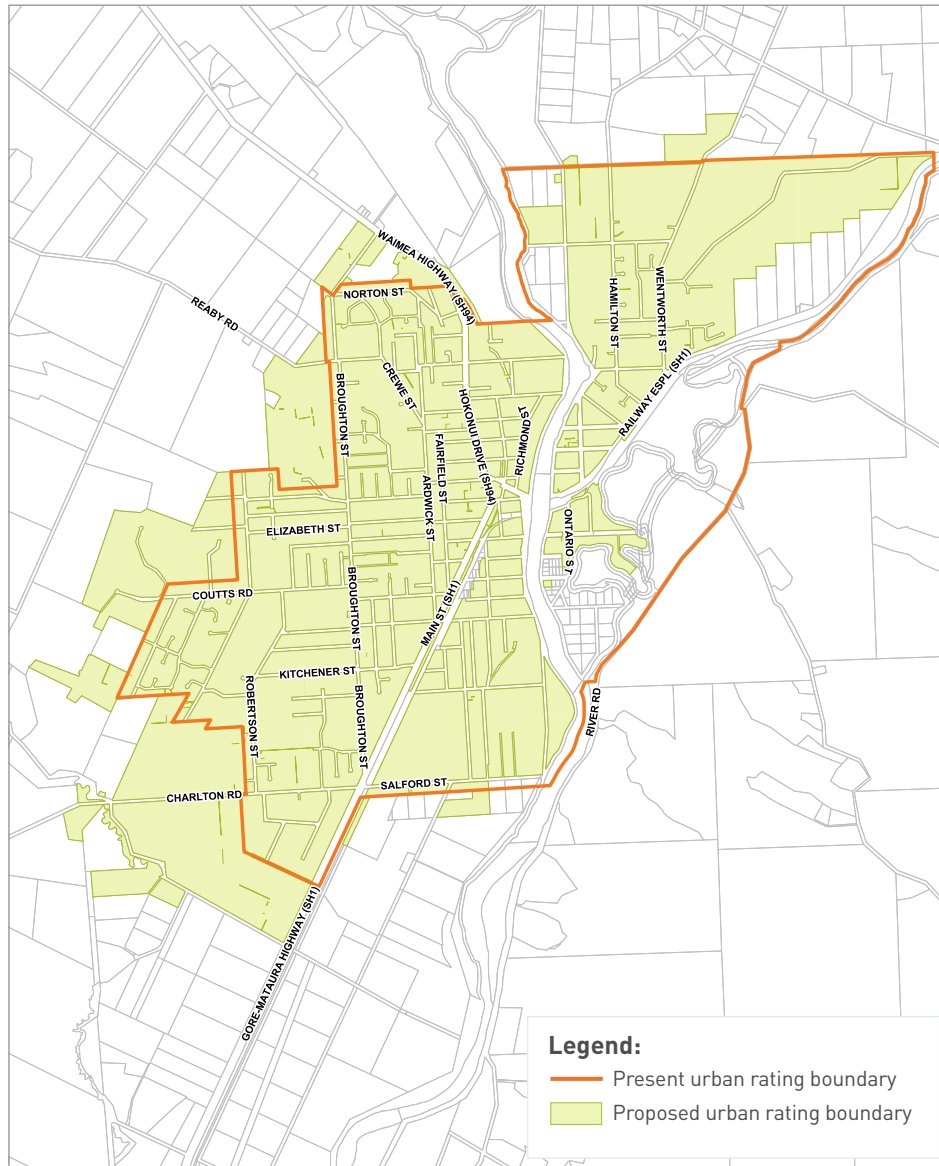
## ISSUE 3: Pyramid Bridge replacement

The Pyramid Bridge was a popular thoroughfare for contractors, farmers, residents and tourists prior to its collapse in February this year. Plans to replace it have been in the pipeline for a number of years.

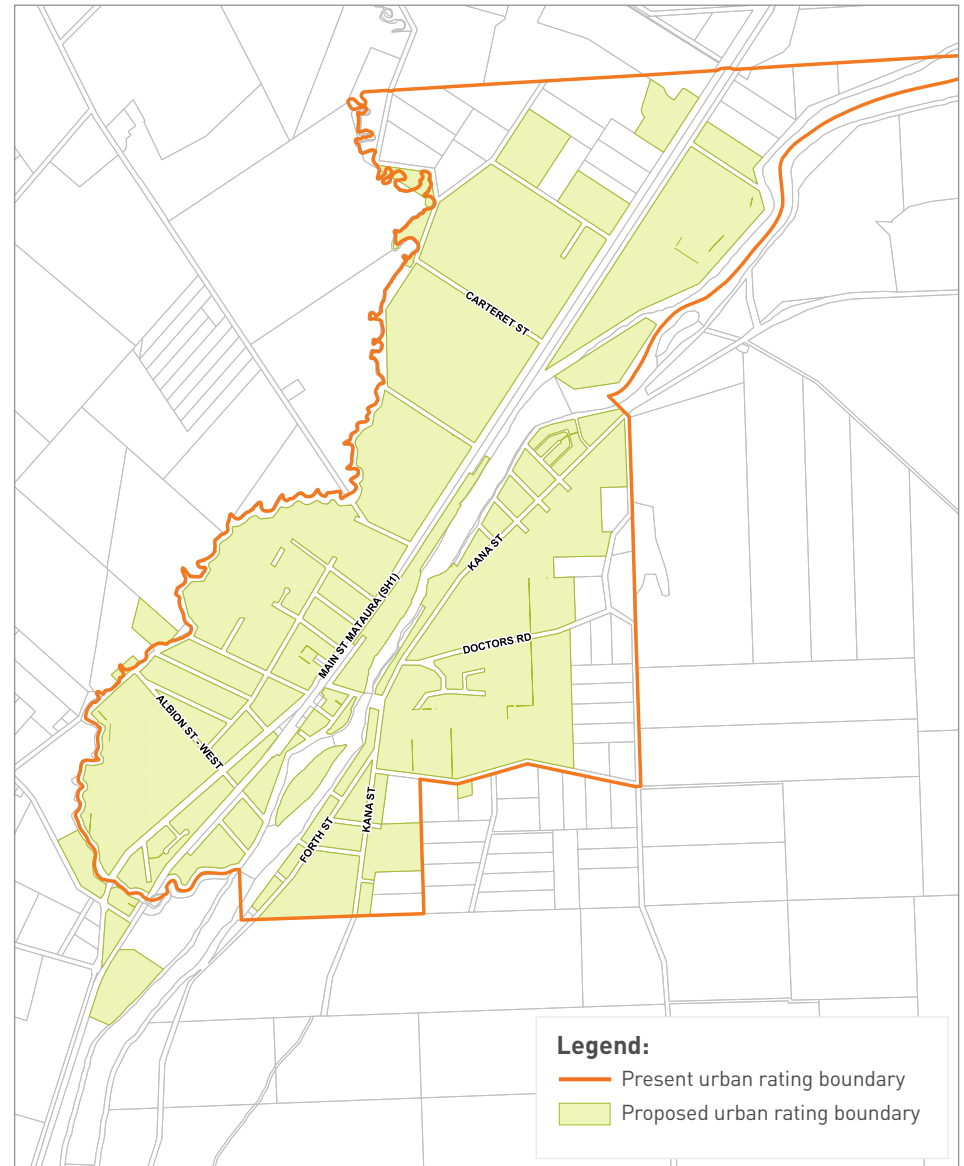


**Cr. John Gardyne**  
(Waikaka ward)

## Gore's Urban Rating Area



## Mataura's Urban Rating Area



# ISSUE 1: Rating boundaries

When the Gore District was formed in 1989, the boundary for the Gore and Mataura urban areas followed the existing boundaries for the old boroughs.

Fast forward 29 years and a lot has changed, particularly in Gore, where the town has spread west and northwards. The arbitrary lines on a map are no longer relevant and are producing some inconsistencies.

For example:

- some properties are connected to the urban water and/or wastewater systems, yet they are rated rural
- some properties can only be accessed from town, but they are rated part rural and part urban or are completely rural
- some commercial properties are located in an urban setting but are rated rural.

We are proposing to have an urban boundary that reflects a property's environment or use.

This approach will bring consistency and fairness as well as 'future proofing' our urban boundary.

The proposal will mean significant change for some existing rural ratepayers moving to urban. For example: there will be increases in the ward rate, and the parks and reserves rate. For existing urban properties, there will be a minor ward rate decrease.

Any change would not affect levels of service, existing electoral boundaries nor District Plan zones.

To help families and businesses prepare for this change we would not implement the new system until 1 July 2020.

[← see rating boundary maps](#)

## OPTION 1

**Consistent approach to boundaries** - this is our preferred option

A property would classify as urban if it is less than or equal to four hectares in Gore, or five hectares in Mataura, and:

- a) within 100m of a water or wastewater main (it doesn't have to be connected), OR
- b) is only accessible from inside the Gore and Mataura urban boundary.

If a property meets either of the criteria above, it still must be within 100 metres of an existing urban property to become part of the urban rating area. This criteria is to avoid properties well outside the existing urban boundary being captured by the proposed change.

**When:** Effective from 1 July 2020

### Impact/Cost:

- 171 residential properties in Gore will move from rural to urban
- Rate increase for an average property valued at 370,000 moving to Gore urban will be approx. \$280 a year
- Rate decrease for an existing average Gore urban property valued at 225,000 will be approx. \$45 a year
- 20 residential properties in Mataura will move from urban to rural and receive a small rate decrease
- Rate increase for an existing average Mataura urban property valued at 105,000 will be approx. \$10 a year

## OPTION 2

**Leave the boundaries the way they are**

This would see commercial properties on the periphery of the urban area pay less than their counterparts in the centre of town.

The Council will continue having to provide urban services, such as sealed streets, to new properties that are rated rural and therefore do not pay for urban roads.

Existing urban ratepayers will continue to pay for services being accessed by new residential areas that are effectively on the edge of town but, because of historic boundaries, are rated rural.



There are just over  
**3300**  
REGISTERED DOGS  
in the Gore District

## ISSUE 2: Providing somewhere for dogs to socialise and exercise

There are just over 3300 registered dogs in the Gore District. Dog management is an important part of what we do.

We want:

- people to be safe from dangerous and aggressive dogs
- to reduce the nuisance caused by wandering dogs
- to encourage responsible dog ownership.

We have a number of ways to encourage responsible dog ownership, such as fines and prosecution. However, we know these have limited effect, and often do not address the cause of a dog's bad behaviour.

We have developed a Dog Control Action plan, which aims to reduce dog issues through:

- greater education for dog owners
- targeted enforcement of persistently irresponsible dog owners
- providing dog-related infrastructure.

Evidence tells us that where dogs get the opportunity for sufficient exercise and to socialise, incidents of aggression and wandering reduce. At present, we have limited areas where dogs are allowed off the lead. This has led to criticism from some quarters that the Council is too focused on punitive measures. Therefore it's proposed to develop a dog park or parks to provide a more balanced approach to dog control.

The 'community' benefit from having dog parks, is that there are fewer wandering and nuisance dogs to deal with. Dog parks are common in many urban centres, which begs the question why we do not have them in our towns.

### OPTION 1 Two dog parks - this is our preferred option

**What:** Two dog parks - one in Gore and one in Mataura on land owned and managed by the Council eg Hamilton Park and Tulloch Park respectively.

**When:** To be developed in Year 1

**Impact/Cost:** \$60,000 for both parks, to be fully funded by loan.

From 2019/20 our total rates will increase by \$4000 to cover loan costs ie interest and repayments. All ratepayers will contribute to these costs.

### OPTION 2 One dog park

**What:** One dog park in Gore or Mataura (location subject to further consultation) on land owned and managed by the Council.

**When:** To be developed in Year 2

**Impact/Cost:** \$30,000 to be loan funded.

From 2020/21 our total rates will increase by \$2000 to cover loan costs ie interest and repayments. All ratepayers will contribute to these costs.

### OPTION 3 No dog park/s

**What:** As we are now - no dog park.

**Impact/Cost:** While there will be no direct costs, there will be the continuing costs associated with our Animal Management staff having to respond to dog related incidents.

An aerial photograph of the Pyramid Bridge, a long, narrow concrete bridge with a central arch, spanning the Mataura River. The river is a vibrant blue, and the surrounding landscape is lush green with some autumn-colored trees. A road runs alongside the river, and a small boat is visible in the water.

Original Pyramid Bridge

**88YRS**

SPANNING THE MATAURA RIVER



# ISSUE 3: Pyramid Bridge

The Pyramid Bridge spanned the Matura River for 88 years before February 2018 when a section was swept away by flood waters.

On the boundary of the Gore District and Southland District, it was a route for contractors, farmers, residents, and tourists. Not surprisingly, given the bridge's age and structural concerns, plans for a new bridge were in the pipeline before its collapse.

The aims for this new bridge were to:

- accommodate wide agricultural vehicles
- ensure the bridge could take the increasingly heavy vehicle weights
- future proof the current crossing point.

Following the events of 2 February, design work has continued on two options – a widened single-lane bridge and a two-lane bridge.

The Council's share of costs for either option will be fully funded by loan, repayable by rural ratepayers.



## OPTION 1 A widened single-lane bridge - this is our preferred option

This option is supported by NZTA as it believes it offers the best cost-benefit ratios, good value for money and meets the agency's safety and design criteria.

**Cost:** The estimated cost of a widened single-lane bridge would be shared between NZTA (\$2.21 million), the Gore District Council (\$907,000) and Southland District Council (\$907,000).

From 2019/20 our total rural rates will increase by \$83,000 to cover depreciation and loan costs ie interest and repayments.

## OPTION 2 A two-lane bridge

This option gained a lot of support from the community after the single-lane option was put forward.

NZTA has advised it would not go beyond its contribution of \$2.21 million, which is already approved based on its assessment of need and value.

Based on a rough order of costs of \$5.7 million for a two-lane bridge, this means the contribution from Gore District Council rural ratepayers would increase from \$907,000 to \$1.73 million.

From 2019/20 our total rural rates will increase by \$139,000 to cover depreciation and loan costs ie interest and repayments.

Please note, if option two is favoured the Gore District Council will need to obtain approval from Southland District Council before proceeding.

# INFRASTRUCTURE

## We aim to

- Ensure urban families and businesses have safe, quality drinking water.
- Provide a wastewater disposal system that protects public health and has minimal impact on the environment.
- Protect private and public property from flooding and minimise nuisance flooding through the provision of a stormwater network.
- Provide a safe and efficient transport network.

All these are *essential services* and our *core business*.

Our 30-year Infrastructure Strategy outlines the major challenges we are facing and how we are going to deal with them. You can read a full copy of this on our website or at one of our offices.

Whether our community grows or not, we know we need to replace infrastructure that in many areas is decades old.

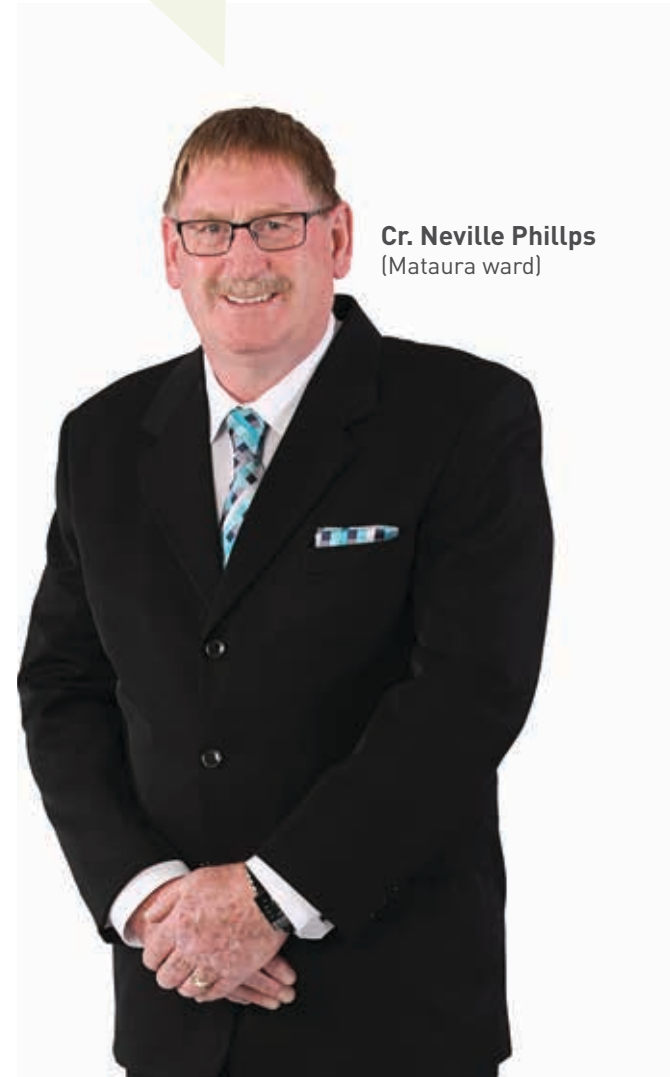
Some of the projects highlighted for completion over the next decade were featured in our 2015 – 2025 Plan. They have been delayed due to unforeseen circumstances and/or a change in our strategy.

For example, instead of upgrading both the East Gore and Hilbre Ave water treatment plants it is now clear the most cost effective, long-term solution is to centralise our water treatment at the East Gore site.

The removal of sludge from Gore’s oxidation ponds is another project where options are being reviewed. Since the assessment of sludge was undertaken nine years ago, the amount of sludge in the ponds has doubled. There is also a significant increase in landfill fees since the project was tendered.

We have made good progress on increasing wastewater capacity for West Gore, with the Ajax upgrade due to finish later this year.

**Are you ready** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.



**Cr. Neville Phillips**  
(Matura ward)

## What we plan to spend on infrastructure 2018 – 2028



**Wastewater**  
Capital expenditure  
**\$12 MILLION**



**Water**  
Capital expenditure  
**\$13.8 MILLION**



**Stormwater**  
Capital expenditure  
**\$9.3 MILLION**



**Roading**  
Capital expenditure  
**\$32.7 MILLION**,  
maintenance operating  
expenditure  
**\$22.5 MILLION**  
(55% of roading capital and  
maintenance expenditure  
is funded by NZTA)



## Water

We manage two urban water supply schemes in Gore and Mataura.

The Gore network consists of approximately 116km of pipeline with 3850 commercial and residential connections. The average daily water usage in Gore is 3.9 million litres.

In Mataura, the network consists of 31 km of pipeline with 777 commercial and residential connections. The average daily water usage in Mataura is 1.1 million litres.

We also manage the Otama Rural Water Scheme, which supplies untreated water to 253 connections on 210 farms. Last year scheme users voted to take over the ownership and management of the scheme. This will require a Local Members' Bill to be passed.

### Renewals

**Hilbre Ave Reservoir Replacement:** This Gore landmark has reached the end of its useful life and we are planning to replace it in 2021, at an estimated cost of \$1.2 million.

**Water Reticulation Network:** Our ageing water pipes need replacement. We plan to spend \$4 million over the next 10 years (\$1.1 million in the next 3 years) on upgrading the network.

### Treatment Plant Upgrades

We need to upgrade our treatment plants in Mataura and Gore to meet New Zealand Drinking Water Standards.

In Gore, the plan is to centralise water treatment at the existing East Gore site as well as upgrade the plant.

We estimate this will cost about \$5.6m over the next two years.

The Mataura plant is scheduled for an upgrade in 2021 at a cost of \$1.3 million.

### Improving Asset Data

A key priority over the new few years is to improve our knowledge of our underground infrastructure. Accurate information about the condition of our pipe network will enable us to more precisely target and schedule pipe replacement projects.

## Wastewater

Wastewater is the water that drains into a pipe each time you flush the toilet, pull the plug from a sink, have a shower or use water on your property. Wastewater is also known as sewage.

### Renewals

We have about 145km of wastewater pipeline, much of which is nearing the end of its useful life. We are planning to spend \$5.8m over the next 10 years (\$1.9m over the next three years) to replace our ageing wastewater infrastructure, such as pipes and pump stations.

### Treatment Plant Upgrades

Our resource consents to discharge treated wastewater are coming up for renewal. The conditions of the new consents and any required upgrades are currently unknown but will become much clearer over the next three years. Nevertheless, we are anticipating that between 2023 and 2026 we will have to spend about \$2.7m to upgrade the Mataura and Gore wastewater treatment plants.

## Stormwater

Stormwater is the rainfall that runs off hard surfaces such as your roof, driveway, the road, footpath, and industrial yards. Stormwater pipes collect the rainfall and carry it to the nearest waterway.

We are planning on spending \$9.3 million over the next 10 years (\$1.3m over the next three years) to improve the capacity of our stormwater network and remove stormwater from the wastewater network.

At present about 40 % of the Gore's wastewater network is combined with stormwater. Combined stormwater and wastewater pipes put significant pressure on the wastewater network during heavy rainfall as it doesn't have the capacity to cope with large flows. We expect this project to extend beyond 2028.

A long term stormwater master plan is currently being developed. It will identify the most cost effective and beneficial areas in Gore to begin this work.

## Roading

### Improving Asset Data

We have 118 bridges in the District, some of which are coming to the end of their lifespan. Therefore, over the next 20 to 30 years substantial investment will be required to replace these critical structures.

A total of \$5.5 million has been scheduled over the next 10 years.



## WHAT'S NEW

You may have noticed that a lot of our projects have appeared in previous 10 year plans. There are still some new ones though.

The money for these has already been included in our draft 10 Year Plan budget.



**Cr. Nicky Davis**  
(District-wide ward)

**ARE YOU READY** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.



### Gore Library roof replacement

Most people who regularly use our library know about the chronically leaky roof. There's been times during a downpour when staff have had up to eight buckets out to catch water.

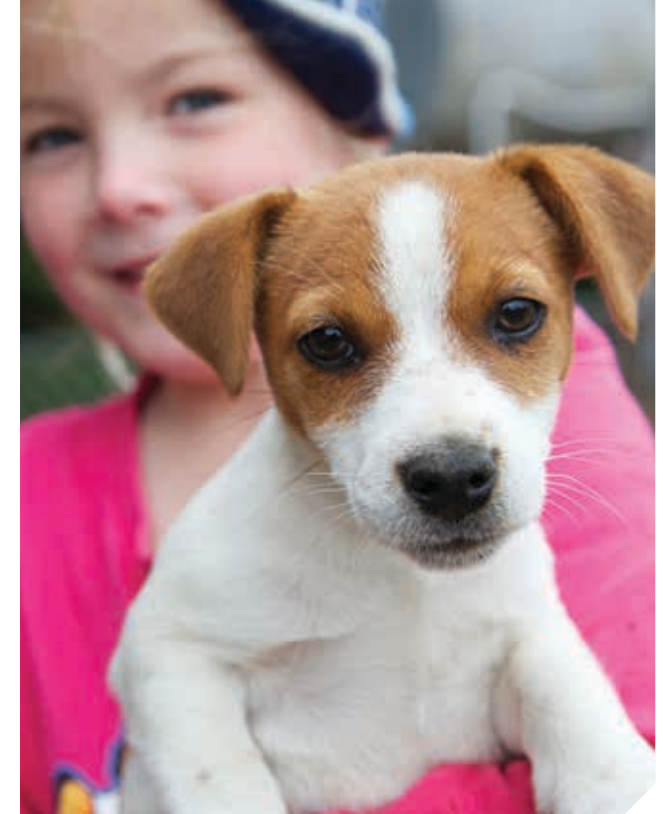
The continual patch up job to locate and repair the leaks has been a significant cost over the years, as has been the replacement of water damaged books, seating, wallpaper, and other internal assets and fixtures.

An engineer's assessment found the basic roof design, which features lots of joins and gutters, is the problem. We need to create a more seamless upper surface to shed rainfall – in short, we need a new roof.

This is a significant project, which will require temporarily closing the library to demolish the existing roof and put the replacement in place.

We estimate the project will cost just over \$1.1 million. The new roof will future proof the library, deliver a significant saving on ongoing repairs and staff time, and eliminate the hazard caused by having buckets throughout the building every time there is a decent drop of rain.

We have scheduled work on the new roof to start in Year 1. This work will be funded by loan.



## Eastern Southland Gallery structural repairs

A seismic assessment of the 1909 historic building, one of the few remaining Carnegie libraries in this country, found it was generally in good condition. However, there were five exterior components that fell short of national standards and need fixing.

They are:

- the connection of the west wall into the existing diaphragm
- the parapet and cornice, particularly along the west walls
- the entrance masonry
- out-of-plane capacity of the un-reinforced masonry walls
- in-plane capacity of limiting walls.

The strengthening work will involve formally bracing, with steel ties, an unreinforced masonry parapet and canopy, and internally bracing, with steel brackets, a brick exterior veneer wall.

As owner of the building, the Council is responsible for the work.

We have allowed \$800,000 in next year's budget and plan to start work in July this year. The work will be funded by loan.

We understand the Eastern Southland Gallery Incorporated Society will use this opportunity to fundraise and upgrade signage on the building's exterior, and concurrently refurbish its foyer and vestibule.

## New dog pound

Given the location and age of our current dog pound, we propose to build a new one in Year 2 of the Plan.

Our current pound is located next to the Gore oxidation ponds. This will need to be replaced in the near future as the facility has become unsuitable for long term use.

We have budgeted to spend \$200,000 in Year 2 on the new pound. It will be funded by loan.



## WHERE ARE WE AT WITH...



### Civic Administration Building upgrade

This project has been in the pipeline since 2009. It has been flagged in previous 10 Year Plans.

Constructed in the 1960s, the building served as offices for the former Gore Borough Council. It was built when customer service expectations were a lot different, the role of local government and the laws it operated under were simpler, we had a lot less staff, and the internet and emails were not even heard of.

Not only do we need a building that is fit for purpose, we have an obligation as a responsible employer to provide a safe workplace.

We have budgeted \$5 million for the upgrade, which will include building an extension to the south, over the carpark. We believe it's important to note the estimated cost of \$3.5 million in the last Plan was from 2009.

Construction is scheduled to start in the 2019/20 or 2020/21 financial years. Funding will be by loan.



**Are you ready** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.

## Heritage Precinct Upgrade

This project was started in 2008 with the acquisition of the building presently leased by the Salvation Army. It has been flagged in previous 10 Year Plans.

Featuring the Eastern Southland Gallery, Hokonui Moonshine Museum, Gore Visitor Centre and Gore Library, the precinct is a natural gathering place for visitors and locals.

The plan is to build on what is already there and further develop our heritage tourism offering. We see tourism as a key feature of economic development in the District, and a revamped precinct will be the linchpin.

There is \$470,000 remaining of the \$1 million the Council pledged to the project. We expect to spend this in Year 1 and Year 2 of the Plan. It will be funded by loan.

The remaining funding (about \$2 million) will be secured from external sources.

**Cr. Ralph Beale**  
(Gore ward)



# MONEY MATTERS

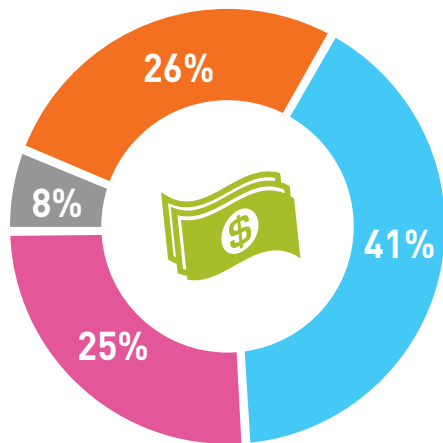
Rates are the Council's main source of revenue. We have 5,978 rating units in our District and our rating system is capital value-based.

This means the value of your land, plus any improvements, are used to calculate the percentage you pay for certain activities. It is not used to calculate your total rates.

The total amount of rates collected in any given year will not be more than \$25 million.

There are two types of rates - a general rate and a targeted rate.

Your rates account comprises the following:



## General Rates

- Fixed general rate (UAGC) and other uniform targeted rates
- Valuation based general rate

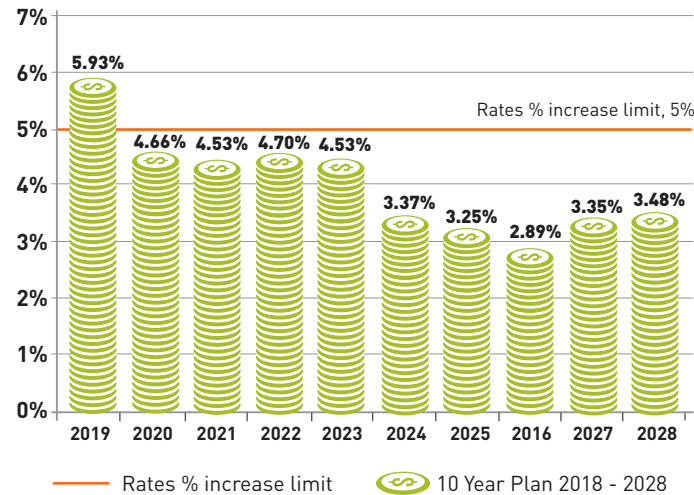
## Targeted Rates

- Fixed targeted ward rates
- Valuation based targeted rates

In our 2015-2025 Plan we committed to a 5% cap on the annual average rates increase except in 2018/19 where we flagged that this would be exceeded.

This means the increase for 2018/19 will be 5.93%. The average annual rates increase in the 10 year plan is 4.08% per year.

## Proposed Rates Increases 2018-2028

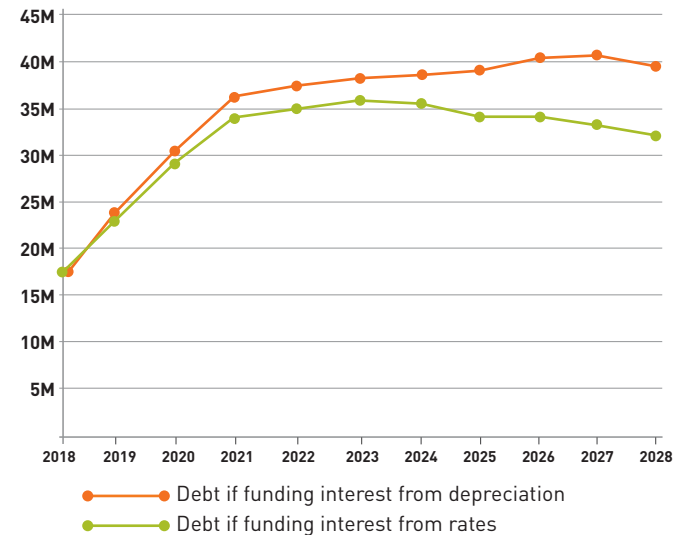


Historically, the rates collected for depreciation have funded capital work, loan repayments and interest. This has helped us keep rates low. However, an intensified capital works programme drives increased borrowing, and there is not enough funding from the rates collected for depreciation to cover all three areas.

To help us reduce debt in the long term, we propose to fund interest costs by rates. This is in addition to the rates we already collect for depreciation. We told you about this strategy in our last 10 Year Plan. This change is one of the main reasons for the larger rates increase in Year 1.

If we did not implement this change we would have to borrow a further \$8 million over the next 10 years to pay for our 3 Waters assets renewal projects. The effect of this can be seen on the following graph.

## Effect on debt of funding interest from rates



## What the increase for 2018/19 of 5.93% will look like...

When we look at average properties in each of our rating areas, this equates to approximately:

Gore residential	\$ 3 increase per week	5.71%
Mataura residential	\$ 2 increase per week	5.78%
Rural	\$ 4 increase per week	4.64%
Commercial	\$ 6 increase per week	6.79%

For more detailed information on proposed rates for next year, please go to page 24.

We are also making some minor changes to our revenue and financing policy. For details please go to the *Are We Ready 10 Year Plan* page on our website.

# DEBT

Much of our capital expenditure over the next 10 years is to make sure we can continue to deliver essential services.

We plan to fund these 'once-in-a-generation' projects by borrowing what we need and spreading the costs of repayment out over many years. This is similar to the way a home owner uses a mortgage to spread out the cost of their borrowing instead of having to pay for the house up front.

## Keeping within prudent debt limits

The way we ensure our borrowing is affordable (prudent), is to make sure that debt is balanced against our income.

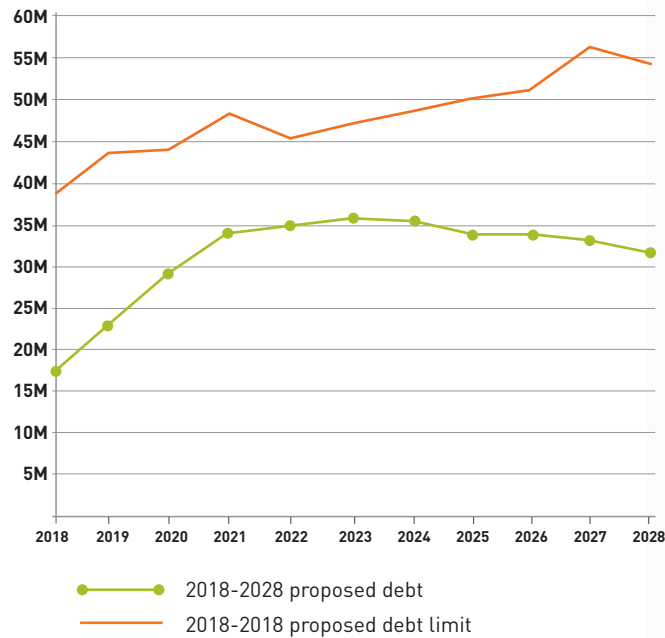
For us this means limiting our borrowing to 175% of our income.

This may sound like a lot, but it is like having an annual income of \$50,000 and a mortgage of \$87,500.

*Note: the Council borrows money from the Local Government Funding Agency (LGFA). It has set 175% as "a prudent debt limit".*

There are several large capital projects in Years 1 to 5. When they are completed we plan to make incremental increases to debt repayment to reduce the total amount on our books. This is to prepare for further large infrastructure projects, which are in the early stages of planning.

Proposed debt limit 2018-2028 (\$'000's)



**Are you ready** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.



**Cr. Bret Highsted**  
(Gore ward)

# WHAT DO YOUR RATES PAY FOR?

At the Gore District Council we are in the business of delivering services essential to families, households and businesses. There are the things we all need every day, such as safe water and roads. Then there are the facilities that make our District a special place to live, such as the Gore Multisports Complex, our library or our amazing parks and reserves.

## Our Services

- Safe water supply
- Stormwater drainage
- Street cleaning
- Recycling/waste transfer station
- Wastewater disposal
- Roads
- Footpaths
- Street lights
- Street plantings/flower gardens
- Entertainment venues
- Sports fields
- Public halls
- Public toilets
- Cemeteries
- Animal Control
- Parking
- District Planning
- Noise control
- Food safety
- Parks
- Reserves
- Building Control services
- Community housing
- Economic development
- Visitor services
- Tourism
- Museums
- Heritage projects
- Events
- Road safety projects
- Libraries
- Community arts activities
- Swimming pool
- Swim schools
- Civil defence
- Alcohol permits
- Walking tracks
- Cycle ways
- Camper van promotion
- District marketing
- Grants and scholarships
- Sister city relationship

## How your annual rates compare to other average NZ house expenditure?

In 2016/17 the average rates for a property in the Gore urban rating area was \$2,286. This provides payments for all of our services and facilities.

	Weekly average	Yearly average
Food	218.40	11,356.80
Vehicle running costs	68.30	3,551.60
Communications with mobile and landline	35.50	1,846.00
Electricity	37.90	1,970.80
Alcoholic beverages, tobacco	31.00	1,612.00
House, contents and car insurance	20.50	1,066.00
<b>Gore District average residential rates 2016/2017</b>	<b>43.96</b>	<b>2,286.00</b>

From Stats NZ based on 30 June 2016 averages

## A snapshot of what we provided in 2016/17



We issued **111,727 books** (including eBooks and eAudiobooks) from the **Gore and Mataura libraries**, provided free Wi-Fi, regular events for pre-schoolers, and a place for people to meet

We had  **1762 children and adults** enrol in our **swim schools**

We had **103,414 visitors** to the



We looked after **896 kilometres** of road



We helped **25,818** locals and visitors at the **Gore Visitor Centre**

We grow about **70,000 ANNUALS** to go in our flower beds to ensure our towns look great all year round 

We provided **145km** of  **wastewater pipeline**

We registered  **3328 DOGS** and dealt with **21 formal safety-related complaints** relating to the behaviour of dogs and/or their owners.



# RATING COMPARISONS

## Examples of 2018/19 Proposed Rates (GST inclusive)








Category	Capital Value	Total Proposed Rate 2018/19	Total 2017/18	% increase	Rates change \$ annually	Rates change \$ weekly
Gore residential	150,000	\$ 2,442	\$ 2,311	5.66%	\$ 131	\$ 3
	250,000	\$ 2,672	\$ 2,528	5.71%	\$ 144	\$ 3
	375,000	\$ 2,961	\$ 2,800	5.75%	\$ 161	\$ 3
	500,000	\$ 3,249	\$ 3,071	5.78%	\$ 178	\$ 3
	650,000	\$ 3,595	\$ 3,397	5.82%	\$ 198	\$ 4
Mataura residential	75,000	\$ 2,121	\$ 2,006	5.75%	\$ 115	\$ 2
	140,000	\$ 2,202	\$ 2,082	5.78%	\$ 120	\$ 2
	230,000	\$ 2,314	\$ 2,187	5.81%	\$ 127	\$ 2
	340,000	\$ 2,451	\$ 2,316	5.84%	\$ 135	\$ 3
Gore commercial	150,000	\$ 3,297	\$ 3,113	5.89%	\$ 183	\$ 4
	250,000	\$ 4,305	\$ 4,068	5.84%	\$ 237	\$ 5
	400,000	\$ 5,818	\$ 5,500	5.79%	\$ 318	\$ 6
	700,000	\$ 8,845	\$ 8,364	5.74%	\$ 480	\$ 9
	1,400,000	\$ 13,354	\$ 12,847	3.94%	\$ 507	\$ 10
Mataura commercial	45,000	\$ 2,485	\$ 2,356	5.50%	\$ 130	\$ 2
	95,000	\$ 2,790	\$ 2,606	7.05%	\$ 184	\$ 4
	165,000	\$ 3,532	\$ 3,288	7.41%	\$ 244	\$ 5
	380,000	\$ 5,810	\$ 5,382	7.94%	\$ 428	\$ 8
Rural	400,000	\$ 1,569	\$ 1,502	4.49%	\$ 67	\$ 1
	1,650,000	\$ 3,080	\$ 2,944	4.61%	\$ 136	\$ 3
	2,500,000	\$ 4,107	\$ 3,925	4.64%	\$ 182	\$ 4
	3,500,000	\$ 5,316	\$ 5,079	4.67%	\$ 237	\$ 5
	5,500,000	\$ 7,734	\$ 7,388	4.69%	\$ 347	\$ 7
	7,500,000	\$ 10,152	\$ 9,696	4.70%	\$ 456	\$ 9
	9,000,000	\$ 11,965	\$ 11,427	4.71%	\$ 538	\$ 10
Heavy industry 1	365,000	\$ 25,872	\$ 24,424	5.93%	\$ 1,448	\$ 28
Heavy industry 2	941,000	\$ 15,261	\$ 14,407	5.93%	\$ 854	\$ 16
Heavy industry 3	20,283,000	\$ 266,864	\$ 251,925	5.93%	\$ 14,939	\$ 287

**Are you ready** to let us know what you think of our 10 Year Plan. Feedback is open until Friday 4 May, at 5.00pm.

**Cr. Graham Sharp**  
(Kaiwera-Waimumu ward)



# 10 YEAR FINANCIAL OVERVIEW

Area of Spend	Capital spend 2018-2028 (\$M)	Operating Spend 2018-2028 (\$M)	How operating costs are funded	Rates Value per \$100
 Arts & Heritage	\$3.4m	\$6.5m	Rates <b>93%</b> 7 Other, including fees and charges	\$4
 Community Services	\$3.0m	\$32.6m	Rates <b>76%</b> 35% Other, including fees and charges	\$14
 Democracy & Administration	\$1.0m	\$38.6m	Rates <b>89%</b> 11 Other, including fees and charges	\$6
 Parks, Reserves, Pools & Recreation	\$6.2m	\$42.5m	Rates <b>83%</b> 17% Other, including fees and charges	\$23
 Rooding	\$32.9m	\$54.9m	Rates <b>38%</b> 62% Other, including fees and charges	\$15
 Water, Wastewater & Stormwater	\$37.8m	\$56.5m	Rates <b>85%</b> 15% Other, including fees and charges	\$23
 Property, Solid Waste & other district assets	\$8.1m	\$34.5m	Rates <b>76%</b> 24% Other, including fees and charges	\$15

# Deloitte

## Independent auditor's report on Gore District Council's consultation document for its proposed 2018/28 Long-Term Plan

I am the Auditor-General's appointed auditor for Gore District Council (the Council). Section 93C of the Local Government Act 2002 (the Act) requires an audit report on the Council's consultation document. We have done the work for this report using the staff and resources of Deloitte Limited. We completed our report on 27 March 2018.

### Opinion

#### *In my opinion:*

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2018/28 long-term plan, because it:
  - fairly represents the matters proposed for inclusion in the long-term plan; and
  - identifies and explains the main issues and choices facing the Council and District, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

### Basis of Opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information*. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information* that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the consultation document.

To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

### Responsibilities of the Council and auditor

#### *The Council is responsible for:*

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

I am responsible for reporting on the consultation document, as required by section 93C of the Act. I do not express an opinion on the merits of any policy content of the consultation document.

### Independence

In carrying out our work, we complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 (Revised); and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended).

Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council.



#### **Mike Hawken**

Deloitte Limited

On behalf of the Auditor-General, Wellington, New Zealand



**10**  
**YP** 2018 - 2028  
**ARE WE READY?**

# HOW TO HAVE YOUR SAY - IT'S EASY

**ARE YOU READY** to let us know what you think of our 10 Year Plan. We must receive your submission by 5.00pm, Friday 4 May

**Cr. Peter Grant**  
(District-wide ward)



## Online:

Go to our website [www.goredc.govt.nz](http://www.goredc.govt.nz) and click on the home page link Are We Ready? Here you will find our online submission form. Once you have submitted your online submission we will email confirmation we have received it. If you do not get an email from us, then please call **209 0330**.

## Written Submission:

Fill in a hard copy of our submission form. Once you have filled it in you can

## Post to:

Gore District Council  
*Are We Ready?*  
10 Year Plan Consultation  
P O Box 8  
Gore 9740

## Scan and email to:

[info@goredc.govt.nz](mailto:info@goredc.govt.nz)

## Hand deliver to:

Civic Administration Building  
29 Bowler Avenue, Gore

**10  
YP**  
2018 - 2028  
**ARE WE READY?**

## YOUR SAY

### Please note:

Your name and feedback will become public information. Other personal details will remain confidential.

Mr / Mrs / Miss

First name .....

Last name .....

Postal address .....

.....

.....

Email address .....

.....

How would you prefer to be contacted?

Email  Post

Do you wish to speak to councillors in support of your submission?

Yes  No

*(if you tick Yes we will contact you to confirm the time you will be speaking at the meeting on 17 May 2018)*

Would you like to receive our free email newsletter ChinWag?

Yes  No

**Question 1**

**Rating Boundary Review**

As outlined on **pages 9-10** we are reviewing the urban rating boundaries. Gore and Mataura’s urban boundaries have not changed since the days of the old boroughs, which went out of existence in 1989.

**Option 1 - introduce a consistent approach to defining urban boundaries across our district.**

*This is our preferred option.*

Yes  No  Don't know

**Option 2 - leave the boundaries the way they are.**

Yes  No  Don't know

Please provide any comments

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**Question 2**

**Dog Parks**

As outlined on **pages 11-12** evidence suggests where dogs get the opportunity for sufficient exercise and to socialise, incidents of aggression and wandering reduce. We believe there is community-good in providing open spaces for dogs to exercise and socialize.

**Option 1 - develop two dog parks, one in Gore and one in Mataura. This is our preferred option.**

Yes  No  Don't know

**Option 2 - developing a dog park in either Gore or Mataura.**

Yes  No  Don't know

**Option 3 - no dog parks.**

Yes  No  Don't know

Please provide any comments

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**Question 3**

**Pyramid Bridge**

The Pyramid Bridge was a popular thoroughfare prior to its collapse in February this year. As outlined on **pages 13-14** plans to replace it have been in the pipeline for a number of years.

**Option 1 - replace Pyramid Bridge with a widened single lane bridge. This is our preferred option.**

Yes  No  Don't know

**Option 2 - replace Pyramid Bridge with a two lane bridge.**

Yes  No  Don't know

Please provide any comments

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**YOUR SAY**

**Need more room?** You can use the next page of this document or attach your own extra pages to your feedback but please make sure they are A4. **Please write your name and contact details on all extra pages.**

**More Feedback:** We would like to hear any other feedback you have in relation to the content of the Consultation Document, any of the 10 Year Plan supporting information or anything you think needs to be included that isn't. **Please write your name and contact details on this extra page too.**

Mr / Mrs / Miss    First name ..... Last name .....

Postal address ..... Email address .....

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**10**  
**YP**  
**ARE WE READY?**  
2018 - 2028



**10  
YP**  
2018 - 2028  
**ARE WE READY?**

**GO**  
DISTRICT  
**RE** **ARE WE  
READY?**

**Have Your Say:** Let us know what you think of our 10 Year Plan. We must receive your submission by 5.00pm, Friday 4 May 2018.

**GO**  
DISTRICT COUNCIL  
**RE**

29 Bowler Avenue, Gore 9710  
Phone: 03 209 0330  
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[www.goredc.govt.nz](http://www.goredc.govt.nz)