

LAWRENCE

The historic gold mining town of Lawrence is located 35km north-west of Milton on State Highway 8.

Lawrence grew at an incredible rate following the discovery of gold at the nearby Gabriel's Gully in 1861. The Lawrence-Tuapeka district's population swelled to over 11,000 compared to the less than 6,000 in Dunedin at the time.

These days the Lawrence township has a population of about 430. It is an agricultural servicing town to the Tuapeka district and is also a destination and stopover point for visitors interested in the town's history and heritage architecture.

How is Lawrence predicted to change?

After also going through decline in past years (population loss of 11% between 1991 and 2001) Lawrence has had a positive profile with residents and visitors alike. However, while the township offers a café-culture, with several in the town, increasing fuel prices are expected to continue to have a significant effect on the behaviour of the travelling public. Anecdotally, vehicle traffic through the township has decreased significantly, and is expected to decrease further.

Presently there is capacity for expansion in both water and sewage services (after provisions were made in the 2006/16 Long Term Council Community Plan). Connection costs to both services are regarded as reasonable. Ratepayers have shown a willingness to contribute where there is demonstrated potential for further growth.

There is some scope for infill development within the existing reticulation, but sites that have not yet been developed are generally less desirable.

On a positive note, the major employer in the town is Tuapeka Gold Print, New Zealand's largest pen supplier. The company employs 65 staff and manufactures and prints pens and other merchandise for companies all over the world. In time there are plans to double the size of the company and build a new state of the art processing factory.

The Lawrence Total Usually Resident population in 2006 was 432. This is a decrease of 42 people or 8.6% since the 2001 Census.

Population Assumption: The range of factors involved makes Lawrence probably the most difficult community in the District to make projections for. The Statistics NZ "medium" projection is for a population of 440 at 2016.

Population Assumptions: 2011 440; 2016 430; 2021 410

What's planned for Lawrence during the next 10 years

Sewerage Upgrades

Like several other communities in the district, Lawrence is facing costly upgrades in order for it to gain new resource consents to discharge treated sewage.

Lawrence's oxidation pond effluent discharged to Tuapeka Creek has not consistently met resource consent limits for dissolved oxygen, biological oxygen demand, suspended solids and faecal coliforms.

Council has applied for a renewal of its discharge consent, incorporating a three-year period of grace from the Otago Regional Council before achieving more stringent compliance conditions, thus giving it time to consider various options to achieve compliance and build any new works.

Investigations to date have identified a multi-stage second treatment pond, known as a 'maturation' pond, as the favoured solution. This pond is estimated to cost about \$660,000 plus any property-associated costs. This is the lowest-cost option to ensure the effluent complies with the standards and would represent a significant improvement on the current quality. However, this option would still cost Lawrence ratepayers an additional \$238 per annum from (2012/13) to repay the loan to fund the proposed works.

Water quality

Lawrence has received a substantial subsidy from the Ministry of Health for upgrading its water supply. Lawrence received \$751,680, 90% of the total estimated project cost of \$835,000. This work is due to legislation which requires all drinking water supplies to “take all reasonably practical steps” to comply with the New Zealand Drinking Water Standards 2005. The upgrade work will ensure the Lawrence supply is very close to compliant with the standards, and will ensure the future security of the local supply. The extra operating costs from the upgrades will build up to about \$42 per water unit rate over the next four years.

Lawrence 2011 celebrations

In 2011 the Lawrence community will hold a series of events to celebrate 150 years since the discovery of payable gold at the nearby Gabriel’s Gully. The discovery led to a gold rush, and the Lawrence-Tuapeka population swelled to 11,000 compared to the less than 6,000 in Dunedin at the time. Council, in partnership with the Lawrence-Tuapeka Community Board, are planning several projects to upgrade the Lawrence township in time for the 2011 celebrations. Projects identified to date include:

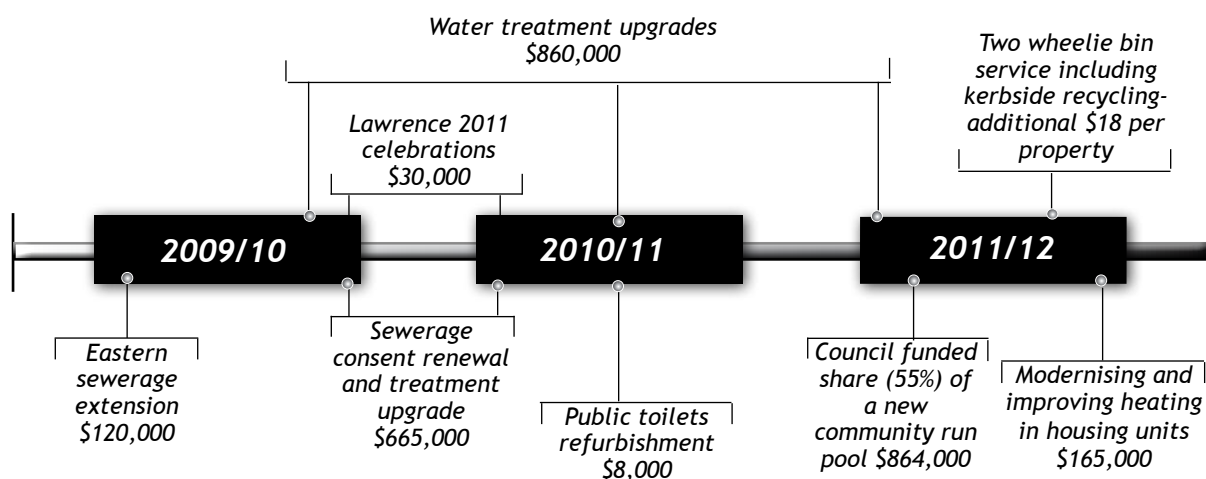
- Upgrading the entrance to Gabriel’s Gully.
- Gabriel’s Gully walkway.
- Upgrade the area of Ross Place and Hospital Creek.
- Ross Place Enhancement.
- New car park adjacent to the Domain and Scout Hall area to deal with overflow from main street.
- Investigate creating a ‘shared space’ in Ross Place. A shared space is an area free of any road markings.
- Council will also provide a \$30,000 grant towards the celebrations (\$15,000 in 2009/10 and \$15,000 in 2010/11).

Swimming pool

Sustainability is an issue for all swimming pools owned and operated by Council. Swimming pool attendance numbers have been declining throughout the district for the past few years, but maintenance needs and renewals have increased.

The Lawrence Community has formed a working committee and indicated their intention to build a new community-run pool. A preliminary estimate of \$1.57 million has been given. Council has indicated that this could be partially funded via Lawrence’s community services rate (\$497,733 in 2011/12) and Lawrence’s Community Board rate (\$414,778). The remainder would need to come from the likes of grants and fundraising. A Council operating grant of \$10,000 per year has also been budgeted, beginning from 2011/12 when the pool is programmed to be up and running.

Proposed projects of note in Lawrence



Modernising and improving heating in Council housing units

Council's Community Housing Units have been difficult to heat over the past few winters, and tenants have continued to report an inability to maintain comfortable living conditions. As such, Council undertook a Heating and Modernisation Assessment in 2007, which identified major maintenance issues and estimated the cost of the work required to be in the region of \$3.5 million. This work was split into three categories in order of priority and in 2008, Council agreed to the first stage of the works costing \$593,000 district-wide. This includes the installation of heat pumps in all units, insulation, as well as exterior painting, new electric ranges and re-roofing on a priority basis. This work is already underway. Stages Two and Three of the work includes less urgent exterior painting, roof work and oven replacements; new hot water cylinders; non-urgent decorating and bathroom upgrades. This work will only be carried out if government funding can be secured through Housing New Zealand.

It is important to note that Council operates Community Housing Units as a self-funding activity and as such attracts no general rates assistance. The first stage of the upgrade work underway is being funded by reserves and loan funded from increased rental income.

Waste minimisation

Please refer to the Key Issues section of the Long Term Plan for more information including costs.



Councillor Comment - Geoff Blackmore, Lawrence-Tuapeka Ward

"As can be seen from the timeline graphic below, Lawrence ratepayers are being requested to fund a major investment in infrastructure in three main areas, water, sewerage and the swimming pool. The water upgrade, while having a huge overall cost, has qualified for a 90% subsidy from the Government that makes this a beneficial project with a relatively small investment improving the water quality now and into the future. The building of a maturation pond for the sewerage scheme is the lowest cost option that will hopefully allow resource consent from Otago Regional Council to be granted for the continued operation of the scheme. Again a high capital cost but needed to ensure the continued operation of the scheme. The swimming pool is also a major cost to the ratepayer. While I agree with the need for a pool in Lawrence I think that the Council, with its management policies, may not be the cheapest way the pool could be operated and a community run pool, as in Tapanui and Owaka, would be a viable option worth investigating. This will only happen if driven from within our community."



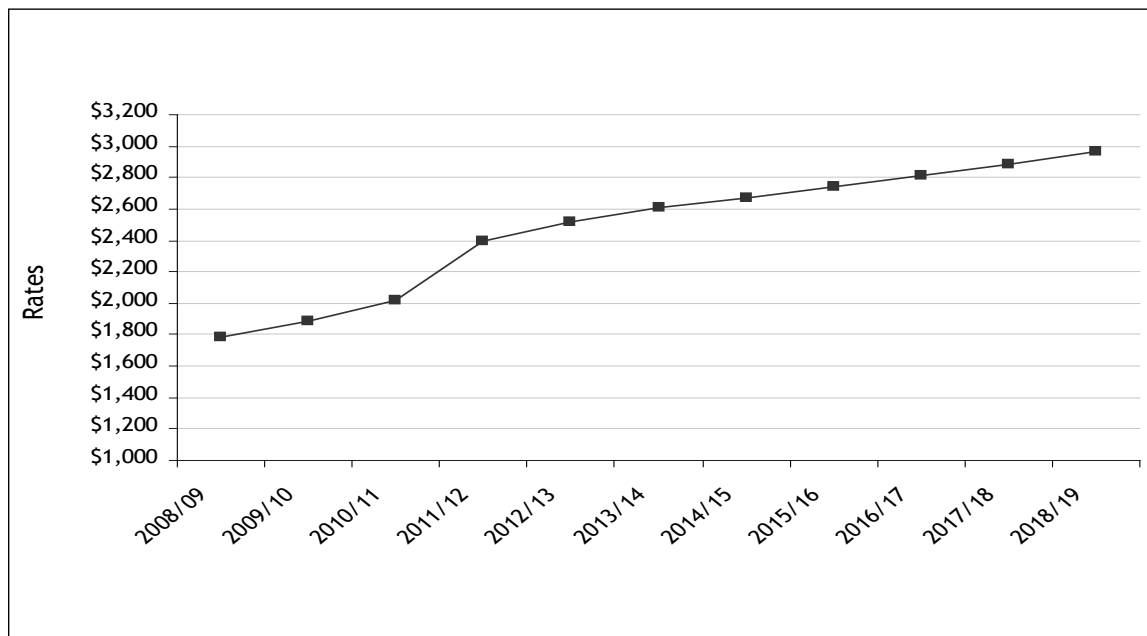
How are rates expected to change?

Medium Value Property

Rating Area: Lawrence		Actual	Projected				
LV = \$36,000	CV=\$125,000	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Uniform Annual General Charge		350.00	422.60	442.50	452.60	466.90	473.70
District Rooding		55.60	58.80	63.00	71.20	73.60	75.30
Local Rooding		126.60	141.40	151.30	171.20	176.80	180.90
Footpath Rate		9.00	6.00	6.20	6.40	6.50	6.60
Water		410.60	441.20	494.00	548.60	580.70	598.10
Wastewater		202.50	220.50	237.70	483.20	495.00	510.20
Stormwater		146.30	146.30	150.60	154.90	159.00	164.20
Wastewater Upgrade Support		0.10	-	-	0.70	1.10	1.20
Community Services		162.60	150.40	155.10	174.90	133.80	135.80
Solid Waste Collection		156.90	168.50	174.00	176.00	205.60	236.00
Waste Minimisation		8.60	15.10	22.10	8.00	8.10	8.30
Recycling Collection			-	-	20.60	21.10	21.60
Planning & Regulatory		8.60	6.10	6.70	6.50	7.00	6.80
Lawrence Tuapeka Community Board		142.90	111.50	115.10	117.80	185.00	187.60
TOTAL		1,780.30	1,888.40	2,018.30	2,392.60	2,520.20	2,606.30
% Change			6.1%	6.9%	18.5%	5.3%	3.4%

Projected rates changes are inflation-adjusted by approximately 3% per annum.

Projected Rates Change 2009-19



This example uses a medium valued property in Lawrence as per the above table.

Some basic statistics about the Lawrence rating area

Current population (2006)	432
Projected population (2016)	430
Number of Rate Assessments (2008/09)	422
Land Value (\$million)	15.72
Capital Value (\$million)	45.16
Rates income (2008/09)	Approx. \$670,000 including GST
Water supply	Full rate connections: 314 Half rated (unconnected) properties: 45 Length of reticulation: 12,977m
Sewerage scheme	Full rate connections: 275 Half rated (unconnected) properties: 38 Length of reticulation: 10,501m.
Stormwater reticulation	Full rate connections: 282 Half rated (unconnected) properties: 38 Length of piped reticulation: 1,808m Length of open drain reticulation: 2,476m
Roads	Sealed: 10.5km Unsealed: 1.1km
Footpaths	7,490 metres
Playgrounds, parks, reserves and sportsgrounds	Lawrence playground Peace Garden playground Gully Bridge Park BBQ Reserve
Public conveniences	One at Ross Place, Lawrence
Cemeteries	Cemetery, Gabriel St
Library/Service Centre	Combined facility at 5 Peel St
Pool	Council owned and operated. Located on Rea St.
Hall/Community Centre	Four community owned and managed facilities that receive \$9,000 worth of annual grants from CDC. Beaumont Hall Simpson Park Tuapeka Mouth Coronation Hall Tuapeka West Hall
Council Community Housing	11 units