

COMMUNITY SUMMARIES

YOUR COMMUNITY YOUR COUNCIL YOUR FUTURE 2015/25



GUIDE TO COMMUNITY SUMMARIES

Council splits the district into eleven different areas for rating purposes. These include ten urban communities, plus the rural area, which also includes a number of our smaller townships.

This section outlines how district-wide strategies and reviews will affect each area, what's planned in the areas, and an overview of what rating changes are expected. It is provided to supplement the information in the Council Activities section to show what is proposed in areas throughout the district.

The areas included are:

- **Balclutha**
- **Clinton**
- **Heriot (in the Rural rating area)**
- **Kaitangata**
- **Kaka Point**
- **Lawrence**
- **Milton**
- **Owaka (including Pounaweia in the Rural rating area)**
- **Stirling**
- **Taieri Mouth (in the Rural rating area)**
- **Tapanui**
- **Waihola**
- **Rural Clutha District**

Heriot, Pounaweia and Taieri Mouth are townships within the Rural Clutha District rating area.

INFORMATION INCLUDED IN EACH SECTION

1. DISTRICT-WIDE STRATEGIES AND REVIEWS

Council wants to promote growth, and is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind a number of initiatives and actions from Council's proposed Economic Development and Living and Working strategies. Several of these involve work to help check and direct our actions in the coming years. These include projects to review the District Plan, leisure strategy, reserve management plans, community housing, community plans, earthquake strengthening requirements and camping grounds. In many cases effects will vary from community to community. This has been identified in each of the areas where they are relevant.

2. WHAT WE'RE PLANNING

MAIN PROJECTS

The area's main projects and the budgets for them are included under this heading.

WORK WE WILL BE FOCUSING ON

This summarises the key elements of the work programme for the area. It is made up of individual projects funded in the main projects section, or other projects that will be funded within existing resources and budgets.

3. HOW ARE RATES EXPECTED TO CHANGE?

These sections give an example property, with what the forecast rates change will be according to Council's current proposals included in the 2015/25 Long Term Plan. These examples summarise the actual rates for 2014/15, 2015/16, and proposed for 2016/17 and 2017/18. These examples are intended to give a high level representation of the type of changes expected in the rating area.

While some rates are a fixed charge and every property in the area will pay the same amount, other rates (including local roading, district roading, and community services) are based on a property's land or capital value and will vary within the community. Properties with lower than median values will pay less for these rates than the example given, while properties with higher than median values will pay more.

Rural Clutha District examples do not include additional charges that vary due to location. This means they don't include other charges such as water unit rates, wheelie bin charges, Cross Recreation Centre, West Otago Health Centre or community board rates.

Additional information about rates changes from 2014/15 to 2015/16 is included in the Rates section of this 2015/25 Long Term Plan.

BALCLUTHA

Spanning both banks of the Clutha River, Balclutha is the administrative and servicing centre of the district

Like other rural towns throughout the country, Balclutha has experienced a period of population decline in recent years. In developing this plan Council has taken the opportunity to consider the current and future needs of Balclutha, and look ahead to consider what our organisation can do to help grow and future proof the town. A number of improvements and projects proposed are oriented towards doing just that. As you will see outlined here, there is considerable work to be done.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT BALCLUTHA

Council wants to promote growth, and is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies. Initiatives and actions are expected to impact on communities throughout the district.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO BALCLUTHA INCLUDE:

Reviewing the District Plan

A key part of this work will focus on facilitating the development of Balclutha as a service hub and encouraging development in and around Balclutha. Opportunities to develop residential and business areas will also be explored.

Recreation strategy and reserve management reviews

The District's first Physical Activity Strategy helped confirm and direct several initiatives for the district and Balclutha, including the Cross Recreation Centre. A key part of the Working and Living programme is updating this strategy, to help make future decisions about recreation and leisure. The updated strategy will look at a wide range of leisure facilities involving both active and passive recreation. This includes pools, parks, reserves, playgrounds, sportsgrounds, halls, community centres and libraries. The updated strategy will also help inform a reserve management plan review for Balclutha's reserve areas, such as Naish Park, Arthur Strang and Riverside reserves.

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community

COUNCILLOR COMMENT



Ron Davis BALCLUTHA WARD

"This plan is about future-proofing our town and district. We want to help the district grow, while ensuring we progress positively and in the most cost effective and efficient way.

Recent investments in the town's recreation facilities, footpaths and pool are enhancing our way of life. Streetscape improvements will bring further vitality and add to what the town has to offer.

But there is more work to do. We encourage you to give us your views and offer your input about our future."

plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Balclutha.

Community housing review

Suitable housing is an important factor influencing where people chose to live. Council owns, maintains and manages a number of community housing

units throughout the district. Some 41 units are located in Balclutha. Council will review the district's portfolio of community housing. Once complete this will provide information on current issues, future demand, types of community housing required and longer term sustainability.

Camping ground review

Initial work has indicated that there is significant work needed for Council-owned camping grounds, including Naish Park. Lessees have also indicated they would like to see Council invest in improving the camping grounds. Council will review camping grounds to evaluate whether they are sustainable into the future and fit for purpose. The review will include ownership and lease arrangements, funding for renewal work, and the level of investment in improvements.

WHAT WE'RE PLANNING FOR BALCLUTHA

STREETSCAPE IMPROVEMENTS

The consultation process undertaken as part of the Balclutha Streetscape Upgrade project was rigorous and generated many great ideas. So much so that Council had to limit the extent of works to ensure the project could be completed within the approved budget. Another theme that was consistent in the messaging was 'do it once and do it right'. As such Council has included an additional \$600,000 in the 2015/16 year to enable further work on this key project to be completed.

SEWAGE TREATMENT PLANT UPGRADE

Council has budgeted \$2.4 million towards upgrading Balclutha's sewage treatment plant, so

a new discharge consent can be granted ahead of 2018/19. This will be a key project for Balclutha during the next ten years.

POSSIBLE STORMWATER IMPROVEMENTS

Options for improving stormwater drainage in the Balclutha flat area will be investigated in 2016/17, with a potential \$593,000 reticulation and outfall upgrade in 2019/20.

BALCLUTHA MEMORIAL HALL RENEWAL AND UPGRADES

Renewal work for the hall was budgeted during the term of the 2012/22 Long Term Plan. Since then the issue of meeting earthquake standards has come to the fore. At 30% of the National Building Standards, the hall is considered earthquake prone. A major contributor to the low rating is the flytower structure but a full analysis of this important building is required.

Overall there are several considerations and decisions to be made before renewals and improvements to the district's main hall take place. These include:

- **Structural analysis to evaluate what work is needed to make the building earthquake safe.**
- **Reviewing current and future needs and opportunities for the town hall space and building. This review also needs to carefully consider existing community buildings and infrastructure in Balclutha such as the Cross Recreation Centre, South Otago Museum and future proposals that may affect the building, e.g. the service and information centre review. The review will also consider how the greater hall area can better link to other areas and**

facilities in the town, e.g. central business district, playgrounds and the river area.

- **Reviewing long term funding options for the hall. This also links with a proposed review of how community services are rated for.**

Indicative budgets for functional upgrade works have been included in this plan, but these will be subject to the review.



COUNCILLOR COMMENT

**Ken Payne
BALCLUTHA WARD**

The streetscape improvements are entering the final stages and soon we will see a revitalised and vibrant town centre we can be proud of.

Essential services like sewerage and stormwater are non-negotiable, and will continue to be upgraded.

"Progress is the key to our future..."

SERVICE AND INFORMATION CENTRE REVIEW

Council has committed to reviewing sustainable future options for service, information and museum arrangements.

As this review has evolved, the focus has been on Balclutha. Council will look to explore two main options:

1. Relocating the current Balclutha i-SITE from Balclutha Memorial Hall to a site at Elizabeth Street. This site is located at what is to become the focal point of the Balclutha Streetscape improvements.
2. Retaining the i-SITE at the Balclutha Memorial Hall and considering community proposals such as co-location of information services and museum facilities, or developing the facility as a community hub.

WORK WE WILL BE FOCUSING ON FOR BALCLUTHA*:

- District Plan review
- Leisure strategy and reserve management plan reviews
- Completing streetscape improvements
- Upgrading sewage treatment to meet resource consent conditions
- Possibly upgrading stormwater drainage
- Reviewing the future use and upgrades needed for Balclutha War Memorial Hall
- Deciding the future location for the i-SITE
- Community housing review
- Camping ground review

* Either funded as individual projects under the Balclutha's Main Projects section or within existing resources and budgets

COUNCILLOR COMMENT



Jo-ann Thomson BALCLUTHA WARD

"A key vision for Council is promoting growth, developing the district as a place to live, work, play and invest. As the seat of local government in the Clutha District, Balclutha is an integral part of this. Projects such as the Streetscape upgrade, now nearing the implementation stage, will ensure that Balclutha remains a vital part of a vital district."

BALCLUTHA'S MAIN PROJECTS

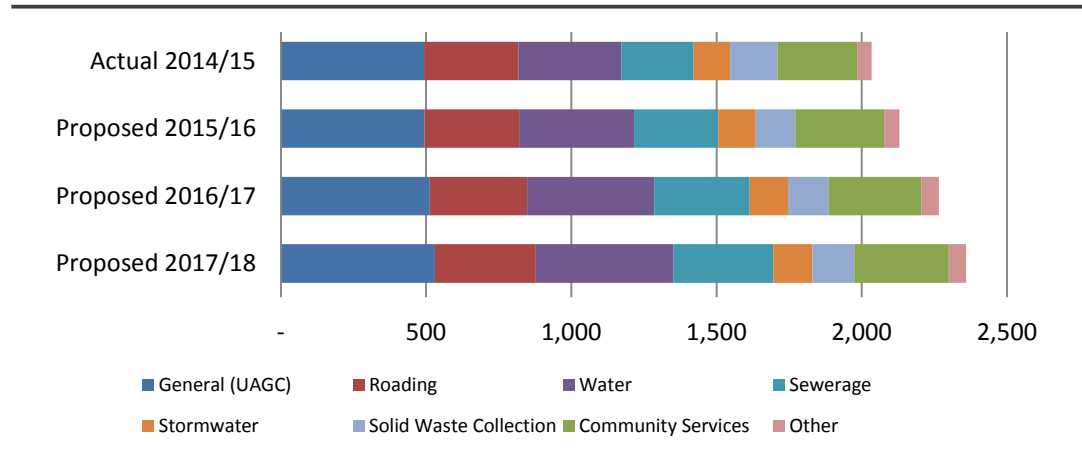
PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Streetscape improvements	2,700									
Sewage treatment upgrade	25	52		110	2,280					
Stormwater upgrade		26			570					
War Memorial Hall flytower		185								
War Memorial Hall renewals				309		75	78			208
War Memorial Hall upgrade				1,070						

HOW BALCLUTHA'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

BALCLUTHA PROPERTY

2014/15: LV:\$48,000, CV:\$195,000 | 2015/16: LV: \$48,000, CV: \$195,000



COUNCILLOR COMMENT



Hamish Anderson
BALCLUTHA WARD

"Along with the rest of the district, the Balclutha ward is facing some changes. Whilst on the surface this may seem unfair, it's only after careful consideration that your Council's elected members have decided to pursue the 'one service - one charge' proposal for urban water, sewerage and stormwater. It fits in with both Central Government doctrine and the idea of a one Clutha District. We as elected members always pursue the idea of a value proposition for your rate dollar expenditure to ensure you get the best return at the most affordable cost."

CLINTON

A focal point in Clinton is the monument of Clydesdale horses, a testament to the important contribution they made to agriculture and the history of the area.

Clinton remains today as a small rural servicing centre on State Highway 1 between Balclutha and Gore. Its surrounds continue to be intensively farmed with sheep, deer and dairying making an important contribution to the district's economy.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT CLINTON

Council is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO CLINTON INCLUDE:

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and

priorities for local communities. Council will look to facilitate a community plan for Clinton.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen commercial earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

The review will also extend to community-owned and Council-funded buildings, including Clinton's Community Centre. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the centre.

Community housing review

Council is planning a review of community housing, including the six units in Clinton. Once complete the review will provide information on current issues, future demand, types of community housing required and the longer term sustainability of Council's housing portfolio.

COUNCILLOR COMMENT



John Cochrane
CLINTON WARD

"Council is moving towards a new model of how we charge for water, sewerage and stormwater. The 'same service - same charge' approach means lower rates for Clinton residents.

I encourage you to take note of what's being proposed for Clinton, but most of all be proud of what we already have here in our town."

WHAT WE'RE PLANNING FOR CLINTON

SEWAGE TREATMENT PLANT UPGRADE

Clinton's resource consent for its sewage discharge is coming up for renewal in 2018/19. To upgrade to the levels needed to secure a long term (35 year) consent Council has budgeted \$53,000 in 2017/18 and \$331,000 in 2018/19.

DRINKING WATER UPGRADE

Clinton's water is supplied by the Clydevale-Pomahaka rural water scheme. This means that

Clinton will benefit from the water treatment upgrade planned for this scheme. The main part of the upgrade is proposed in 2017/18.

TOILET RENEWAL

Clinton public toilets are included in a district-wide renewal programme. Clinton's turn is coming up in 2016/17 and \$51,000 has been budgeted for the work.

WORK WE WILL BE FOCUSING ON IN THIS PLAN*:

- Upgrading sewage treatment to meet resource consent conditions
- Upgrading drinking water to meet national standards
- Renewing Clinton's public toilets
- Determining the future for Clinton's housing units
- Facilitating a community plan for Clinton
- Helping investigate what work will be needed to earthquake strengthen Clinton Community Centre

* Either funded as individual projects under the Clinton's Main Projects section or within existing resources and budgets

CLINTON'S MAIN PROJECTS

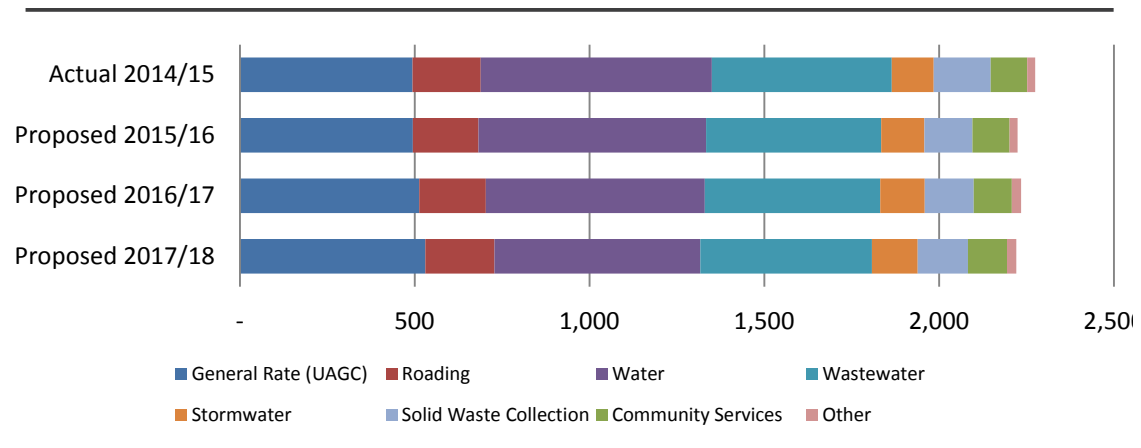
PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Sewage Treatment Plant upgrade			53	331						
Clydevale-Pomahaka water treatment upgrade	75	57	267							
Clinton toilet renewal		51								

HOW CLINTON'S RATES ARE EXPECTED TO CHANGE

The graph to the right is an indicative example of how rates are expected to change during the next three years.

CLINTON PROPERTY

2014/15: LV:\$14,000, CV:\$71,000 | 2015/16: LV: \$9,000, CV: \$60,000



HERIOT

Heriot was pivotal in the early days of New Zealand's commercial and farming heritage and a cradle for the development of the famous sheep breed, the Romney.

These days Heriot remains as the second largest settlement in the West Otago area.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT HERIOT

Council is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO HERIOT INCLUDE:

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Heriot.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen commercial earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

The review will also extend to community-owned and Council-funded buildings in this review, including Heriot's community centre. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the hall.

WHAT WE'RE PLANNING FOR HERIOT

SEWAGE TREATMENT PLANT UPGRADE

Heriot's resource consent for its sewage discharge is being renewed. To upgrade to the levels needed to secure a long term (35 year) consent Council has budgeted \$280,000 in 2015/16.

COUNCILLOR COMMENT

Jeff McKenzie
WEST OTAGO WARD



"Meeting drinking water standards will mean Moa Flat and Glenkenich water schemes will be upgraded.

Maintaining levels of service for roading is going to be a challenge.

Heriot's sewage treatment will be upgraded so that it can achieve new consent conditions.

As Councillors, we are very conscious of costs, and are striving to make rates affordable."

DRINKING WATER UPGRADE

Heriot's water is supplied by the Moa Flat rural water scheme. This means that Heriot will benefit from the water treatment upgrade planned for this scheme.

STORMWATER DRAINAGE

A number of stormwater issues have been identified in our smaller communities, including Heriot. Work will be done to develop a drainage plan to help determine what future work will be undertaken. Because Heriot benefits from stormwater drainage, ratepayers in this area will also pay a stormwater service rate from 1 July 2015.

HERIOT'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Sewage treatment plant upgrade	280									
Moa Flat water treatment plant upgrade	111	83	208							

WORK WE WILL BE FOCUSING ON FOR HERIOT*:

- Upgrading sewage treatment to meet resource consent conditions
- Upgrading drinking water to meet national standards
- Developing a stormwater drainage plan and determining what future work will be necessary

* Either funded as individual projects under the Heriot's Main Projects section or within existing resources and budgets

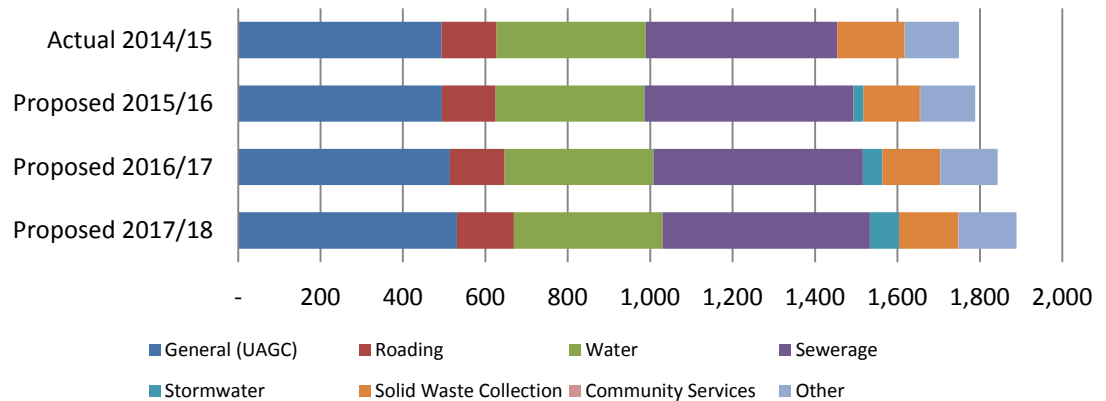
HOW HERIOT'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

A driver behind the increase in rates in this rating area is the introduction of a stormwater rate.

HERIOT

2014/15: LV: \$9,000, CV: \$136,000 | 2015/16: LV: \$9,000, CV: \$149,000



KAITANGATA

Located on the banks of the Matau branch of the Clutha River, Kaitangata is the district's third largest town.

Coal has been mined in the area since the 1850s, and is a significant part of the town's history and identity today.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT KAITANGATA

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO KAITANGATA INCLUDE:

Recreation strategy and reserve management reviews

The District's first Physical Activity Strategy helped confirm and direct several initiatives for the district affecting Kaitangata, including the Cross Recreation Centre. An important part of the Working and Living programme is updating this strategy, to help make future decisions about recreation and leisure opportunities in the district. The updated strategy will look at a wide range of leisure facilities involving

both active and passive recreation. This includes pools, parks, reserves, playgrounds, sportsgrounds, halls, community centres and libraries. The updated strategy will also help inform a reserve management plan review for Kaitangata's reserve areas, such as Victoria Park and the Old Cemetery playground.

Community housing review

Council is planning a review of community housing, including the three units in Kaitangata. Once complete the review will provide information on current issues, future demand, types of community housing required and the longer term sustainability of Council's housing portfolio.

WHAT WE'RE PLANNING FOR KAITANGATA

SEWAGE TREATMENT PLANT UPGRADES

Kaitangata's resource consent for its sewage discharge is being renewed. To upgrade to the levels needed to secure a long term (35 year) consent Council has budgeted \$950,000 in 2015/16.

COUNCILLOR COMMENT



Bruce Graham
KAITANGATA-MATAU WARD

"One of the main issues facing our community is the state of, and future running of our swimming pool. Figures don't look promising and options proposed will mean some tough calls. These decisions will be a reflection of what the community decides.

Water and sewerage treatment upgrades also feature highly and can only be good for the town.

It is exciting to see strong and positive groups continuing to reinforce why Kai is a great place to live and I commend them for all their hard work and commitment."

WATER TREATMENT PLANT IMPROVEMENTS

An upgrade to the intake structure of Kaitangata's water treatment plant has been programmed in 2016/17. A budget has been included for \$294,000, making this a significant project for the town.

TOILET RENEWAL

Kaitangata's public toilets are included in a district-wide renewal programme. This work is proposed in 2016/17 and \$51,000 has been budgeted.

KAITANGATA WAR MEMORIAL HALL

Kaitangata's War Memorial Hall was built during the mid -20th century for what was then a busy post-war coal mining town. A detailed structural review has identified significant costs would be incurred to bring the hall up to minimum standards. Costly renewal or improvements are unrealistic and unsustainable for the existing hall.

In keeping with precedents with other communities in the district Council has committed a \$100,000 grant in 2015/16 to the Kaitangata community, towards a community-owned and maintained facility that will meet the current and future needs for a community facility in the town.

An amount of \$85,000 has also been budgeted in 2015/16 for the project to demolish the old hall and retain the site as a war memorial.

KAITANGATA POOL

Kaitangata's current pool was built in the late 1960s and covered in 1996. In previous long term plans the sustainability of this as a Council-owned and operated pool has been raised and discussed with community representatives.

A continuing decline in pool usage now meant that at a cost of over \$100 per swim, Council has determined that this pool is unsustainable as a Council-owned and operated facility. The facility reopening from 2015/16 onwards will be determined by the Kaitangata community and its representatives.

KAITANGATA'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Sewage treatment plant upgrade	950									
Water treatment plant intake structure upgrade		294								
Kaitangata toilet renewal		51								
Kaitangata hall demolition and memorial project	85									
Kaitangata hall community grant	100									

WORK WE WILL BE FOCUSING ON FOR KAITANGATA*:

- Upgrading sewage treatment to meet resource consent conditions
- Upgrading the water treatment plant's intake structure
- Determining the future of Kaitangata hall and pool

* Either funded as individual projects under the Kaitangata's Main Projects section or within existing resources and budgets

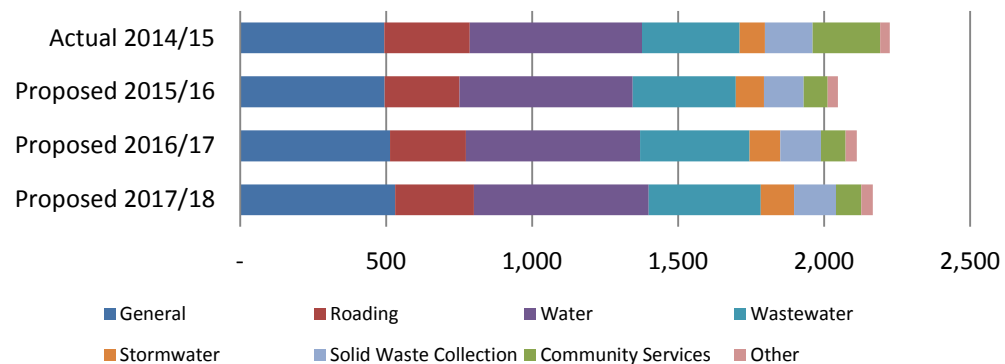
HOW KAITANGATA'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

A driver behind the decrease in this rating area is the proposed changes for Kaitangata's hall and pool, and subsequent rates savings if they are no longer Council owned and operated.

KAITANGATA PROPERTY

2014/15: LV:\$18,000, CV:\$84,000 | 2015/16: LV: \$10,000, CV: \$84,000



KAKA POINT

Kaka Point is a seaside township south of Balclutha and has served as a holiday destination for many years.

The area is also a popular tourist stop-over point, for those visiting the nearby iconic Nugget Point Lighthouse. Kaka Point has experienced an increase in property and development in recent years, especially for coastal and native bush properties. Subdivision and new building along the coast has continued, but these are rural lifestyle properties rather than expansion of the township itself.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT KAKA POINT

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO KAKA POINT INCLUDE:

Reviewing the District Plan

A key part of this work will focus reviewing the constraints for coastal areas in the district, as well as opportunities for appropriate further development along the coast.

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Kaka Point.

Camping ground review

Initial work has indicated that there is significant work needed for Council-owned camping grounds, including Kaka Point. Lessees have also indicated they would like to see Council invest in improving the camping grounds. Council will review the strategic direction of camping grounds to ensure they are sustainable into the future and fit for purpose. The review will include ownership and lease arrangements, funding for renewal work and the level of investment in improvements.

WHAT WE'RE PLANNING FOR KAKA POINT

THE NUGGETS ROAD SEALING

The sealing of the Nuggets Road, which leads to the iconic lighthouse and scenic viewpoints, has been included in the plan for construction in the 2015/16

COUNCILLOR COMMENT



Jo-anne Thomson BALCLUTHA WARD

"The Kaka Point community is to be congratulated for the beautification and native planting that's been carried out in recent years. This work will complement future planned developments which are expected to benefit the town, including the sealing of The Nuggets Road –subject to NZTA funding – and the proposed writers' retreat being developed by the Hone Tuwhare Trust. Kaka Point has a bright future."

year. Completion of the project is still subject to securing NZTA funding assistance. An overall budget of \$2.6 million has been included and Council's share of \$1.0 million of this budget is proposed to be loan funded.

As indicated above, this is a significant project which requires regional support and as such, has been included in the draft Otago Southland Regional Land Transport Plan 2015-2021. The project is further supported through the collaboration between Clutha District Council and Southland District

Council, by combining the seal extension of the Nuggets Road with Southland's seal extension of the road between Haldane and Curio Bay. This is a route which goes through the Catlins area taking visitors across Otago and Southland and is being referred to as the Southern Penguin Scenic Journey.

The inclusion of the project in the Otago Southland Regional Land Transport Plan recognises and reflects the importance of providing visitors with a safe, consistent experience that goes across administrative boundaries and supports the NZTA's "Visiting Driver Signature Project" initiative.

WORK WE WILL BE FOCUSING ON FOR KAKA POINT*:

- Reviewing the District Plan
- Pursuing sealing of The Nuggets Road
- Renewal work for the hall and public toilets

* Either funded as individual projects under the Kaka Point's Main Projects section or within existing resources and budgets

KAKA POINT'S MAIN PROJECTS

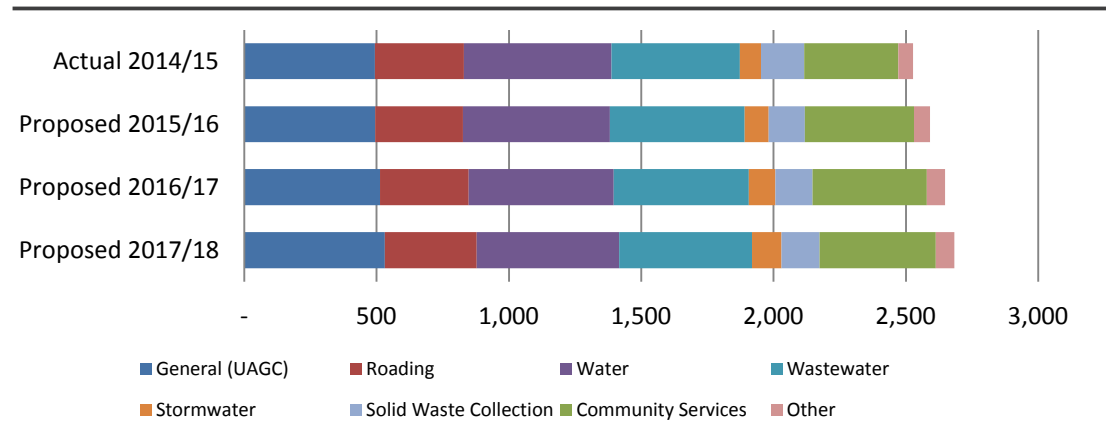
PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
The Nuggets Road sealing	2,630									
Public Toilet renewal					20					
Kaka Point Community Centre renewals			11	8		18				

HOW KAKA POINT'S RATES ARE EXPECTED TO CHANGE

The graph to the right is an indicative example of how rates are expected to change during the next three years.

KAKA POINT PROPERTY

2014/15: LV:\$140,000, CV:\$285,000 | 2015/16: LV: \$140,000, CV: \$285,000



LAWRENCE

The historic gold mining town of Lawrence is an agricultural servicing town for the Tuapeka area.

It is also a destination and stopover for visitors interested in the town's history and heritage. The area has had losses and gains in recent times. A major one was the loss of the town's major employer. On the other hand the opening of the Clutha Gold Trail has been a major gain for the area.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT LAWRENCE

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO LAWRENCE INCLUDE:

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and

priorities for local communities. Council will look to facilitate a community plan for Lawrence.

Community housing review

Suitable housing is an important factor influencing where people chose to live. Council owns, maintains and manages a number of community housing units throughout the district, oriented towards residents on low incomes. There are 11 units in Lawrence. Council wants to future proof its portfolio and will review them. Once complete this will provide information on current issues, future demand, types of community housing required and the longer term sustainability.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

The review will also extend to community-owned and Council-funded buildings, including Simpson Park. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the complex.

COUNCILLOR COMMENT



Geoff Blackmore
LAWRENCE-TUAPEKA WARD

"Lawrence continues to be a town of opportunities. The Cycle Trail has added another dimension for the town to build on. The town's infrastructure, especially for water and sewerage, is as good as anywhere in the district. The new community pool will be a welcome addition to our current impressive facilities. A positive community has always been Lawrence's biggest asset."

WHAT WE'RE PLANNING FOR LAWRENCE

TOILET RENEWALS

As part of a district-wide programme of toilet renewals, Council has set aside \$32,000 in 2018/19 for the renewal of Lawrence public toilets.

FORMER LAWRENCE POOL SITE

The new community-owned-and-operated Tuapeka Aquatic Centre facility will mean the existing Lawrence pool site will become surplus to requirements. There are several options for the site that will be worked through in conjunction with the Lawrence community and Community Board.

LAWRENCE SERVICE CENTRE RENEWAL WORK

Council will assess what earthquake strengthening work is required for the Lawrence Service Centre. In the meantime a programme of ongoing renewal work for Lawrence Service Centre has been included in this plan. More information on earthquake prone buildings is included in this plan.

LAWRENCE'S HOSPITAL CREEK INVESTIGATION

Work to investigate stormwater drainage issues for Lawrence's Hospital Creek are proposed in 2015/16.

WORK WE WILL BE FOCUSING ON FOR LAWRENCE*:

- Determining the future for Lawrence's housing units
- Facilitating a community plan for Lawrence
- Helping investigate what work will be needed to earthquake strengthen Simpson Park
- Investigating Hospital Creek

* Either funded as individual projects under the Lawrence's Main Projects section or within existing resources and budgets

PROJECTS PLANNED FOR LAWRENCE

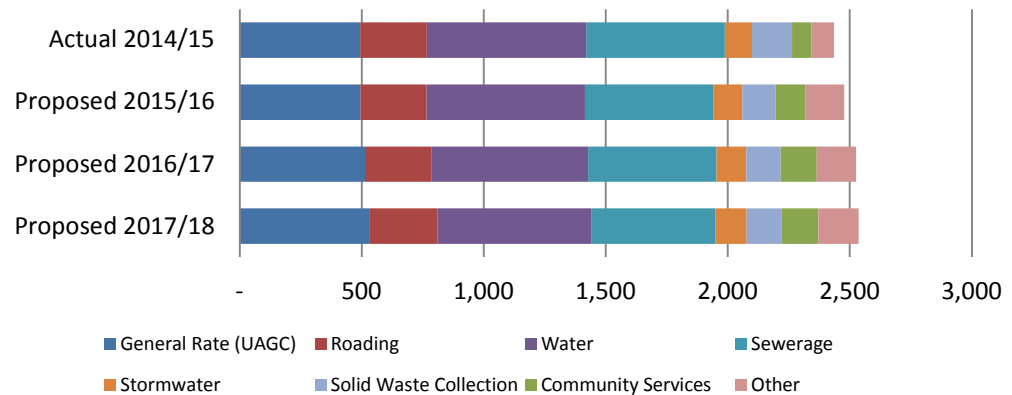
PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Public toilet renewal				32						
Lawrence service centre renewal work					34	57				19
Lawrence's Hospital Creek investigation	25									

HOW LAWRENCE'S RATES ARE EXPECTED TO CHANGE

The graph to the right is an indicative example of how rates are expected to change during the next three years.

LAWRENCE PROPERTY

2014/15: LV:\$46,000, CV:\$165,000 | 2015/16: \$46,000, CV: \$165,000



MILTON

Milton is the district's second largest town and provider of services and facilities for the northern part of the district.

Milton has seen significant change and development in recent years. Its combination of affordable flat land, access to transport infrastructure and proximity to Dunedin and Port Otago are key factors. These locational advantages offer opportunities for Milton to build on recent successes and to prosper further from continued investment in key raw material processing, manufacturing and servicing industries. The town is also near the junction of two state highways and has been able to attract activities that also service tourist and business travellers.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT MILTON

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO MILTON INCLUDE:

Reviewing the District Plan

A key part of this work will focus on facilitating the development of Milton as an industrial hub and encouraging development in and around

Milton. The review will also look at residential development opportunities.

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Milton.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres. The review will also extend to community-owned and Council-funded buildings in this review, including Milton's Coronation Hall. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the hall.

Community housing review

Suitable housing is an important factor influencing where people chose to live. Council is also planning a review of community housing, including the 16 units in Milton. Once complete this will provide information on current issues, future demand, types

COUNCILLOR COMMENT

Gaynor Finch
BRUCE WARD



"It's great to see the last of the flood diversion work completed to improve the flooding issues from rural run-off affecting some areas of Milton.

Upgrades to the sewerage system, water reticulation renewals and ongoing pool maintenance will be good to get done, and will help see this key infrastructure into the future."

of community housing required and the longer term sustainability of Council's housing portfolio. Until this review is completed, all work except for minor maintenance has been put on hold.

Camping ground review

Initial work has indicated that there is significant work needed for Council-owned camping grounds, including Taylor Park. Lessees have also indicated they would like to see Council invest in improving the camping grounds. Council will review the strategic direction of camping grounds to ensure they are sustainable into the future and fit for purpose. The review will include ownership and lease arrangements, funding for renewal work and the level of investment in improvements.

WHAT WE'RE PLANNING FOR MILTON

SEWAGE TREATMENT UPGRADE

During periods of high rainfall the inflow to Milton's sewage treatment plant is greater than the plant can handle. Consent for this discharge also expires in 2017 and Council is budgeting \$830,000 to ensure that anticipated new consent conditions can be met. Work is underway to reduce inflow from the stormwater system and this will hopefully reduce the cost of the sewage upgrade.

POOL RENEWALS

Ongoing renewal work is programmed for Milton Pool. There are plans to purchase pool covers, painting and electrical maintenance. In 2016/17 Council has budgeted to replace the wall cladding around the pool, repaint the pool and purchase a pool cleaner.

MILTON TENNIS CLUB PAVILION

The Greater Taylor Park Reserve Management Plan identified that the old and derelict tennis pavilion building should be demolished, and the court area restored to a green space. A budget of \$21,000 has been included in 2017/18 for this work.

COUNCILLOR COMMENT

Bruce Volweiller BRUCE WARD



“One of the key elements proposed in this Long Term Plan is the desire to grow our rating base, and the economy of our District.

After a number of years of little to no population growth, we need to look for opportunities to reverse this trend, if we wish to retain, and improve, the services and facilities (such as health, educational, social and cultural) we regard as necessary for a vibrant go-ahead community.

Milton, and the surrounding area is well situated to lead growth, as it is located on the main highway and the railway, it is near an international airport and port.”

WATER RENEWALS

Condition assessments and a series of significant pipeline renewals are programmed for Milton.

REMAINDER OF MILTON FLOOD DIVERSION UPGRADES

There remains a small amount of earthworks to be completed around Milton to ensure the rural runoff is diverted around the town. This is planned for the 2015/16 year.

WORK WE WILL BE FOCUSING ON FOR MILTON*:

- Upgrading Milton's sewerage system and renewing its discharge consent
- Completing the remainder of flood diversion and extension work
- Ongoing assessments and renewals of water pipelines
- Determining the future for Milton's housing units
- Carrying out renewal work to Milton's pool
- Facilitating a community plan for Milton
- Helping investigate what work will be needed to earthquake strengthen Milton's Coronation Hall
- Demolishing the tennis pavilion at Taylor Park

* Either funded as individual projects under the Milton's Main Projects section or within existing resources and budgets

MILTON'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Sewage treatment plant upgrade	45	104	695							
Flood diversion and extension work	25									
Water pipeline renewals			321		342					
Water renewals							538			
Pool renewals	58	105		44		201				
Tennis pavillion demolition			21							

COUNCILLOR COMMENT

Selwyn Wilkinson
BRUCE WARD



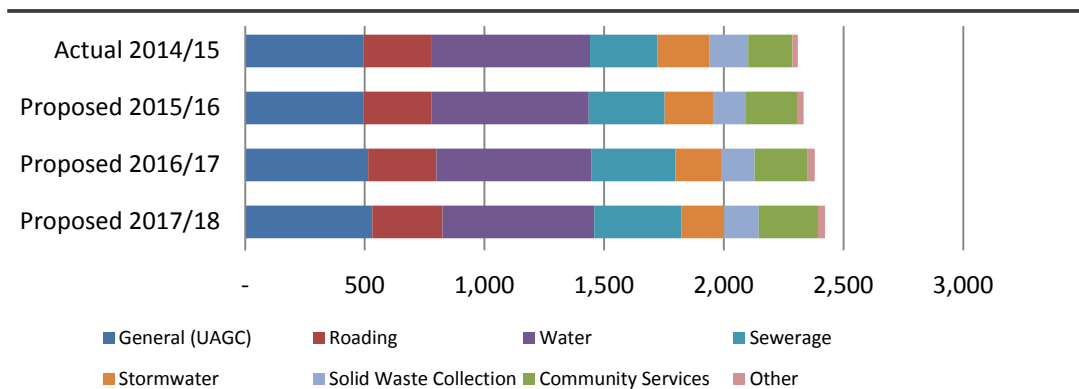
"It's good to see this plan includes a number of positive, go-ahead projects for Milton. The sewage treatment plant upgrade, various renewals at the Milton pool are just a few examples."

HOW MILTON'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

MILTON PROPERTY

2014/15: LV:\$45,000, CV:\$165,000 | 2015/16: LV: \$40,000, CV: \$165,000



OWAKA

Owaka is the largest township in the rugged, forested Catlins area.

Agriculture is still the mainstay of the Catlins economy, but since the sealing of the Southern Scenic Route, the profile of Owaka and the Catlins as a tourist destination has grown. A satellite to Owaka is the coastal settlement and popular holiday spot of Pounaweia.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT OWAKA

Council is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO OWAKA INCLUDE:

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term

future of all of the district's halls and community centres. Owaka's Memorial Community Centre is currently considered to be earthquake prone and requiring strengthening work. It will now undergo detailed structural analysis to give Council more information, including the work and likely costs to bring the building up to standard within the expected 15 year limit.

Community housing review

Council is planning a review of community housing, including the six units in Owaka. Once complete the review will provide information on current issues, future demand, types of community housing required and the longer term sustainability of Council's housing portfolio.

WHAT WE'RE PLANNING FOR OWAKA

IMPROVING WATER AND COMPLIANCE WITH DRINKING WATER STANDARDS

Council is required to "take all practicable steps" to meet national drinking water standards. This means that Council is undertaking treatment upgrades across all urban and rural water schemes, including Owaka. Council has budgeted \$31,000 in 2016/17 and \$75,000 in 2017/18 for this.

COUNCILLOR COMMENT



Hilary McNab
CATLINS WARD

"Owaka celebrates it's 150th in 2016. In preparation towards this main street work is underway, with landscaping plans, installing a waka structure and new public toilets.

Council is investigating the future of Hina Hina bridge.

Impacts of changes to roading, and improving drinking water are things that have a bearing on levels of service and rates affordability in our town.

NEW TOILETS

Owaka is considered the gateway to the Catlins and it has long been felt it should have a higher standard of public toilet. Council is working with the Owaka community to develop new toilets for the town and has set aside \$130,000 for the construction of new toilets. Construction will begin once agreement has been reached about location and design.

OWAKA'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Water treatment improvements		31	75							
Community centre renewals				25		28	17		17	
New toilets	130									

WORK WE WILL BE FOCUSING ON FOR OWAKA*:

- Upgrading Owaka's water to meet drinking water standards
- Constructing new toilets
- Determining the future for Owaka's housing units
- Investigating what work will be needed to earthquake strengthen Owaka Community Centre

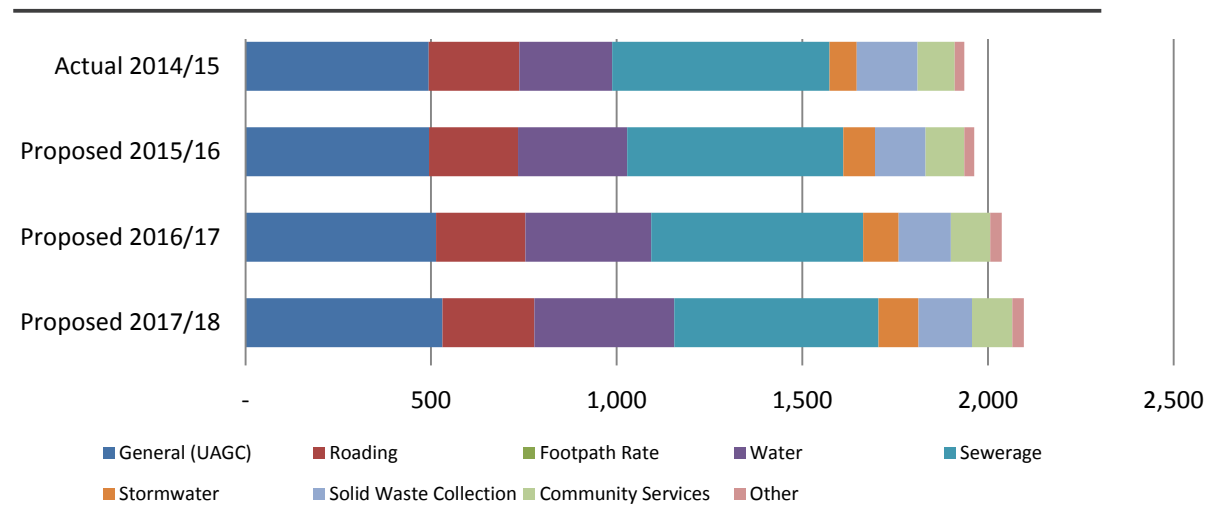
* Either funded as individual projects under the Owaka's Main Projects section or within existing resources and budgets

HOW OWAKA'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

OWAKA PROPERTY

2014/15: LV: \$25,000, CV: \$110,000 | 2015/16: LV: \$25,000, CV: \$105,000



POUNAWEA

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT POUNAWEA

REVIEWING THE DISTRICT PLAN

A key part of this work will focus on reviewing the constraints for coastal areas of the district, as well as opportunities for further development along the coast.

STORMWATER DRAINAGE

A number of stormwater issues have been identified in our smaller communities, including Pounaweia. Work will be done to develop a drainage plan to help determine what future work will be undertaken. Because Pounaweia benefits from stormwater drainage, ratepayers in this area will also pay a stormwater service rate from 1 July 2015.

WORK WE WILL BE FOCUSING ON FOR POUNAWEA:

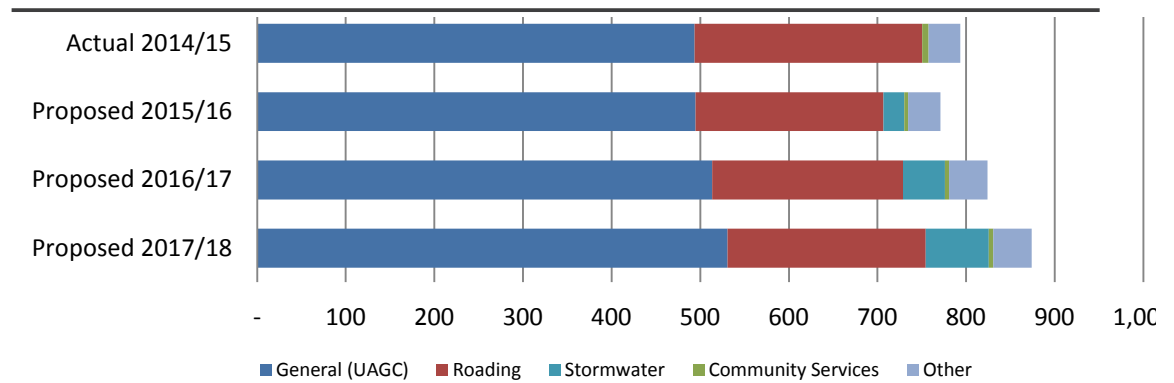
- Reviewing the opportunities for development via the District Plan
- Developing a stormwater drainage plan and determining what future work will be necessary

HOW POUNAWEA'S RATES ARE EXPECTED TO CHANGE

The graph above is an indicative example of how rates are expected to change during the next three years. A driver behind the increase in rates in this rating area is the proposal to introduce stormwater rates. Refer to the Consultation Document or Key Issues section of the 2015/25 Long Term Plan for more information.

POUNAWEA

2014/15: LV: \$77,000, CV: \$240,000 | 2015/16: LV: \$62,000, CV: \$225,000



WHAT WE'RE PLANNING FOR HINA HINA BRIDGE

The Hina Hina Bridge has been deteriorating over a number of years and now has severe weight restrictions for safety reasons. This is considered locally to be a critical link to Jack's Bay.

Detailed structural testing work is being carried out in 2014/15 to confirm options and a business case and the future of the bridge is expected to be determined in 2015/16.

There is an alternative route available but this can add up to 26 kilometers to a round trip for some road users and these impacts will be considered as part of the business case development.

STIRLING

Stirling is a residential satellite town located 5km east of Balclutha.

The township is the home of a Fonterra operated cheese factory which is a key employer in the District. Upgrades to the factory have provided confidence that the plant will remain an important employer for the township and district as a whole.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT STIRLING

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies. Stirling is closely linked with Balclutha. Refer also to the Balclutha section for more information about initiatives and actions that will directly affect Stirling.

WHAT WE'RE PLANNING FOR STIRLING

IMPROVING WATER AND COMPLIANCE WITH DRINKING WATER STANDARDS

Council is required to "take all practicable steps" to meet national drinking water standards. This means that Council is undertaking treatment upgrades across all urban and rural water schemes, including Stirling. Council has budgeted \$190,000 for this in 2015/16 and \$208,000 in 2016/17.

STORMWATER DRAINAGE

A number of stormwater issues have been identified in our smaller communities, including Stirling. Work is planned to develop a drainage plan to help determine what future work will be undertaken. Because Stirling benefits from stormwater drainage, ratepayers in this area will also pay a stormwater rate from 1 July 2015.

COUNCILLOR COMMENT



Hamish Anderson
BALCLUTHA WARD

"Stirling faces changes in coming years. The water treatment plant is due to be upgraded over the 2015/16 and 2016/17 in order to meet national drinking water standards.

Because Stirling benefits from stormwater drainage it is proposed this area will pay a stormwater rate from 1 July 2015, phased in over three years.

Council, when making decisions, is mindful of the value proposition to ensure you get the best return at the most affordable cost."

STIRLING'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Stirling water treatment plant upgrade	190	208								

WORK WE WILL BE FOCUSING ON FOR STIRLING*:

- Upgrading Stirling's water to meet drinking water standards
- Developing a stormwater catchment drainage plan and determining what future work will be necessary

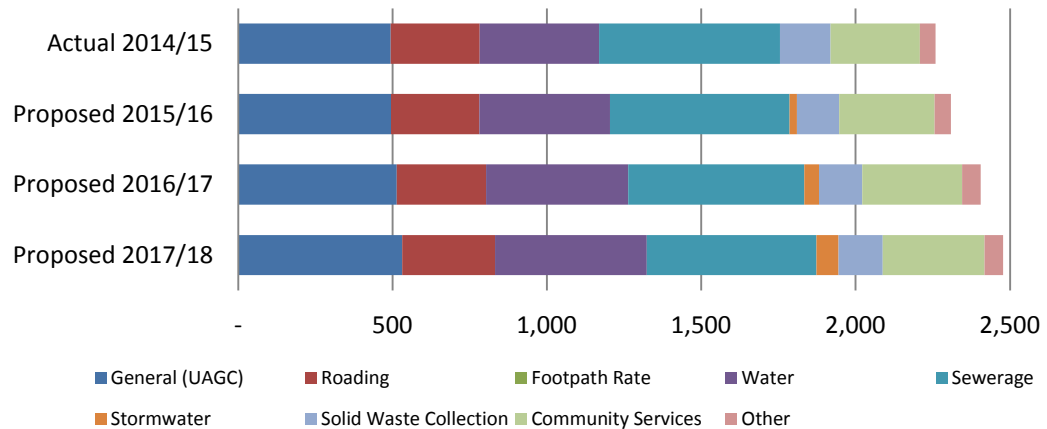
* Either funded as individual projects under the Stirling's Main Projects section or within existing resources and budgets

HOW STIRLING'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the the next three years.

STIRLING PROPERTY

2014/15: LV: \$36,000, CV: \$200,000 | 2015/16: LV: \$36,000, CV: \$200,000



TAIERI MOUTH

Taieri Mouth is a coastal settlement in the north of the district at the mouth of the Taieri River.

It is known as a fishing village and is attractive for Dunedin commuters and holiday makers.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT TAIERI MOUTH

Council wants to promote growth, and is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO TAIERI MOUTH INCLUDE:

Reviewing the District Plan

A key part of this work will focus on reviewing the constraints for coastal areas of the district as well as opportunities for appropriate further development along the coast.

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Taieri Mouth.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence to the Canterbury earthquakes will require building owners to strengthen earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

The review will also extend to community-owned and Council-funded buildings in this review, including Taieri Mouth's Leitch Memorial hall. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the hall.



COUNCILLOR COMMENT

Gaynor Finch
BRUCE WARD

"Reviewing opportunities under the District Plan for our coastal area may help with appropriate developments in and around Taieri Mouth.

It's great that Council will help fund the cost of establishing what work might be needed to earthquake strengthen the hall.

Finally a stormwater drainage plan for Taieri Mouth, but it will come at a cost."

WHAT WE'RE PLANNING FOR TAIERI MOUTH

STORMWATER DRAINAGE

A number of stormwater issues have been identified in our smaller communities, including Taieri Mouth. Work will be done to develop a drainage plan to help determine what future work will be undertaken. Because Taieri Mouth properties benefit from stormwater drainage, ratepayers in this area will pay a stormwater service rate from 1 July 2015.

WORK WE WILL BE FOCUSING ON FOR TAIERI MOUTH:

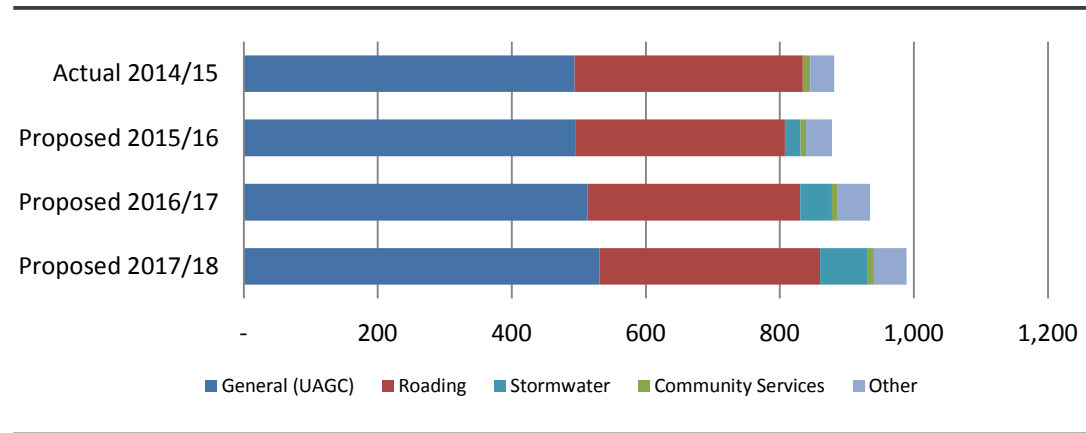
- Reviewing the opportunities for appropriate development via the District Plan
- Developing a stormwater drainage plan and determining what future work will be necessary
- Facilitating a community plan for Taieri Mouth
- Helping investigate what work will be needed to earthquake strengthen Taieri Mouth's hall

HOW TAIERI MOUTH'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years. A driver behind the increase in rates in this rating area is the proposal to introduce stormwater rates. Refer to the Consultation Document or Key Issues section of the 2015/25 Long Term Plan for more information.

TAIERI MOUTH

2014/15: LV: \$106,000, CV: \$340,000 | 2015/16: LV: \$113,000, CV: \$350,000



TAPANUI

Tapanui is situated on rolling land between the western slopes of the Blue Mountains and the Pomahaka River, a major tributary of the Clutha River.

The town was founded as a saw milling town in the mid-1860s, and today its main role is servicing the productive farming and forestry activities of the West Otago area.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT TAPANUI

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO TAPANUI INCLUDE:

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Tapanui.

Community housing review

Suitable housing is an important factor influencing where people chose to live. Council owns, maintains and manages a number of community housing units throughout the district, orientated towards

residents on low incomes. There are 10 units in Tapanui. Council wants to future proof its portfolio and will do a review. Once complete this will provide information on current issues, future demand, types of community housing required and the longer term sustainability.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence to the Canterbury earthquakes will require building owners to strengthen earthquake prone buildings to at least 33% of the National Building Standards, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

The review will also extend to community-owned and Council-funded buildings, including West Otago Community Centre. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the centre.

WHAT WE'RE PLANNING FOR TAPANUI

BUSHYHILL TOILETS

Bushyhill Street playground toilets are programmed to be replaced with a new single toilet in 2015/16.

COUNCILLOR COMMENT



Michele Kennedy
WEST OTAGO WARD

"We have experienced an exciting year with the completion of the West Otago Health Facility, which is a credit to the hard working people of this area.

As we look ahead, it's time to turn our attention to solving the Paterson Creek stormwater dilemma."

ADOPTION OF TAPANUI'S PATERSON CREEK AS A PUBLIC DRAIN AND UPGRADE

The West Otago Community Board and the township of Tapanui have been wrestling with the issue of Paterson Creek for many years. In the past, this creek has been confirmed as a private drain which has meant that maintaining and renewing the ditch or piped section was the responsibility of the private landowner and Council where it crossed public roads. This has led to the pipelines and ditches making up the creek having a highly variable capacity and state of repair as landowners treat each section differently.

The West Otago Community Board has proposed that this drain become a public drain and that it is renewed and upgraded by Council in the future. This obviously will come at a cost but is considered to be fairer to the landowners involved and would be consistent with Council looking after most other stormwater drains and pipes in the Tapanui township. Initial engineering work has

TAPANUI'S MAIN PROJECTS

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Paterson Creek stormwater upgrade	95		32	685						
Water treatment upgrade	50									
Bushyhill toilet replacement	65									
Tapanui service centre upgrades	31		39	13		10				30

been completed and a number of options have been identified. Budgets of \$95,000 (2015/16) and \$685,000 (2018/19) have been included in this plan for consultation. This work may be staged over a longer period once the final design is confirmed.

HOW TAPANUI'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

TAPANUI SERVICE CENTRE RENEWAL WORK

Council will assess what earthquake strengthening work is required for the Tapanui Service Centre. In the meantime a programme of ongoing renewal work for the facility has been included in this plan.

WORK WE WILL BE FOCUSING ON FOR TAPANUI*:

- Determining the future of Tapanui's housing units
- Facilitating a community plan for Tapanui
- Investigate what work will be needed to earthquake strengthen West Otago Community Centre and Tapanui Service Centre
- Upgrading the stormwater system to address issues relating to Paterson Creek
- Replacing Bushyhill Street toilets

* Either funded as individual projects under the Tapanui's Main Projects section or within existing resources and budgets

TAPANUI PROPERTY

2014/15: LV: \$14,000, CV \$147,000 | 2015/16: LV: \$14,000, CV: \$160,000



WAIHOLA

Waihola is a popular retirement and satellite village for Dunedin and Milton.

Many of the homes in the town are holiday homes rather than permanent dwellings, meaning the population fluctuates significantly at weekends and holiday periods. The population of the township as well as the surrounding area has grown significantly over the past decade. The growth seen in recent years is expected to continue, a result of the desirable location and proximity to Dunedin.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT WAIHOLA

Council is aiming to promote growth, and do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO WAIHOLA INCLUDE:

Reviewing the District Plan

This review will look at residential development opportunities throughout the district, including Waihola.

Facilitating community plans

An action in the Living and Working strategy is to work with local communities to help them develop

a vision, with a set of actions (or community plan) to help work towards that vision. A community plan is also a tool for informing national and local organisations, like Council, about aspirations and priorities for local communities. Council will look to facilitate a community plan for Waihola.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence of the Canterbury earthquakes will require building owners to strengthen commercial earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres. The review will also extend to community-owned and Council-funded buildings, including Waihola's Hall. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen the hall.

Community housing review

Suitable housing is an important factor influencing where people chose to live. Council is also planning a review of community housing, including the five units in Waihola. Once complete this will provide information on current issues, future demand, types of community housing required and the longer term sustainability of Council's housing portfolio. Until then all work except for minor maintenance has been put on hold.

Camping ground review

Initial work has indicated that there is significant

COUNCILLOR COMMENT

Bruce Volweiller
BRUCE WARD



"Waihola has grown steadily in recent times, and this is expected to continue. It is now timely to introduce a stormwater rate and plan for future needs, rather than dealing with issues on an ad-hoc basis. An \$800,00 upgrade of the sewage plant to meet consent conditions is expected in this coming year. Rates are not expected to change much, particularly if the 'same service - same charge' proposal is introduced."

work needed for Council-owned camping grounds, including Waihola. Lessees have also indicated they would like to see Council invest in improving the camping grounds. Council will review the strategic direction of camping grounds to ensure they are sustainable into the future and fit for purpose. The review will include ownership and lease arrangements, funding for renewal work and level of investment in improvements.

Stormwater drainage

A number of stormwater issues have been identified in our smaller communities, including Waihola. Work to develop a drainage plan to help determine what future work will be undertaken. Because Waihola benefits from stormwater drainage, ratepayers in this area will also pay a stormwater rate from 1 July 2015.

WHAT WE'RE PLANNING FOR WAIHOLA

SEWAGE TREATMENT PLANT UPGRADE

Under the Resource Management Act 1991, Council is required to have various resource consents in place for its sewage discharges. Many of these consents require renewal over the next ten years, and in some cases this will mean Council will need to consider costly upgrade options to meet increasingly stringent conditions. In light of this Council has budgeted \$800,000 for the upgrade of the Waihola sewage treatment plant in 2015/16.

TOILET RENEWALS

Waihola public toilets will be included in a district-wide renewal programme

WORK WE WILL BE FOCUSING ON FOR WAIHOLA*:

- Upgrading Waihola's sewerage system and renewing its discharge consent
- Determining the future for Waihola's housing units
- Facilitating a community plan for Waihola
- Helping investigate what work will be needed to earthquake strengthen Waihola's Hall
- Camping ground review
- Reviewing the opportunities for development via the District Plan
- Developing a stormwater catchment drainage plan and determining what future work will be

* Either funded as individual projects under the Main Projects section or within existing resources and budgets

WAIHOLA'S MAIN PROJECTS

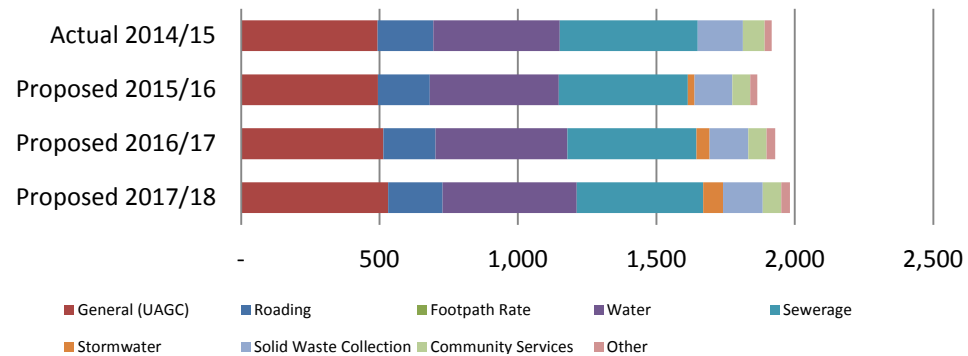
PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Waihola treatment upgrade	800					
Waihola toilet renewal				65		

HOW WAIHOLA'S RATES ARE EXPECTED TO CHANGE

The graph below is an indicative example of how rates are expected to change during the next three years.

WAIHOLA PROPERTY

2014/15: LV: \$80,000, CV \$200,000 | 2015/16: LV: \$76,000, CV: \$180,000



RURAL CLUTHA DISTRICT

The rural rating area is by far our largest geographically and illustrates the rural nature of the district.

The rural rating area not only covers the rural area, but also includes some of the district's smaller townships that aren't a separate rating area in their own right. These include Benhar, Clydevale, Heriot, Papatowai, Pounawea, Taieri Mouth, Tokoiti and Toko Mouth. There is more information for Heriot, Pounawea and Taieri Mouth in their specific community sections.

DISTRICT-WIDE STRATEGIES AND REVIEWS THAT AFFECT RURAL CLUTHA DISTRICT

Council wants to promote growth, and is aiming to do more to develop the district as a place to live, work, play and invest. This focus is the driving force behind the proposed Economic Development and Living and Working strategies. Initiatives and actions are expected to impact on communities throughout the district.

SOME OF THE INITIATIVES AND ACTIONS THAT DIRECTLY RELATE TO RURAL CLUTHA DISTRICT INCLUDE:

Reviewing the District Plan

Generally the District Plan is permissive and does not overly restrict rural activities. However in key environmental areas, the District Plan will need to reflect both national and regional priorities to manage natural resources, such as our coastal areas, outstanding landscapes and biodiversity. Some work has already been done across these areas and Council will look to continue this with the involvement of our rural communities and other interested parties.

Review of halls and community centres

Changes to the Building Act 2004 as a consequence to the Canterbury earthquakes will require building owners to strengthen commercial earthquake prone buildings to at least 33% of the National Building Code, or demolish the building. The potential cost of earthquake strengthening means it makes sense for Council to review the usage, funding and long-term future of all of the district's halls and community centres.

COUNCILLOR COMMENT



Stewart Cowie
CLUTHA VALLEY WARD

"Recent rural rating valuations have risen significantly (24% in our case) and will have a rates implications for higher value properties.

Various rural water scheme upgrades and the new dairy products processing plant near Clydevale have reflects land use changes.

Council's challenge is to maintain a roading network capable of meeting the expectations and demands put on it."

The review will affect several throughout the rural rating area including those at Clutha Valley, Hillend, Lovells Flat, Moneymore, Paretai, Waipahi, Waitahuna and Waiwera. It may also affect those that are community-owned and Council-funded. Council will fund the cost of a detailed estimate to help establish what would be needed to earthquake strengthen these buildings.

WHAT WE'RE PLANNING FOR RURAL CLUTHA DISTRICT

IMPROVING WATER AND COMPLIANCE WITH DRINKING WATER STANDARDS

Council is required to "take all practicable steps" to meet national drinking water standards. This means treatment upgrades are planned for all rural water schemes.

The upgrades will take place over the next ten years. Funding assistance for these schemes is unlikely to be available as the communities they supply don't meet funding requirements, and because of the high proportion of stock-water use in the case of rural water schemes. A total of \$4 million has been budgeted for treatment upgrades between 2015/16 to 2017/18.

RURAL WATER SCHEMES: RESERVOIR RENEWALS

Many of the rural schemes water reservoirs are coming to the end of their forecast economic lives. A programme to inspect reservoirs to assess their condition and propose renewals solutions where necessary will be undertaken. Secondly a budget has been established five years after the inspection to replace the reservoirs. Exact timing of renewals will be determined by inspections and budgets may be moved forward or backwards following this.

REDUCING SPENDING BY REDUCING PAVEMENT REHABILITATION AND RESEALING WORK

As part of the development of the 2015/25 Long Term Plan, Council has reassessed the approach and strategy for how we manage and invest in the roading network.

While sealed roads make up just over a quarter of the roading network, they are the most expensive part of it.

Council has been reducing the length of sealed pavement rehabilitation activities during recent years as the risk of thin pavement failures has been reduced to a manageable level. A recent independent review has reinforced the ability for Council to take more risk through a revised strategy of further reduced pavement rehabilitations.

As a result, Council is proposing to continue to reduce the level of pavement rehabilitation work and slightly increase maintenance levels to achieve lower overall costs. The strategy going forward to manage the risk of road failure will be to maintain a contingency fund to enable Council to fund the local share required to reconstruct/strengthen up to ten kilometres of road, should there be a sudden increase in localised traffic/loading or a failure that would require such urgent pavement rehabilitation.

TARGETING INVESTMENT VIA AN ECONOMIC NETWORK PLAN

Council is also signaling that over the next three years we expect to change future spending. Instead of maintaining all roads (sealed and unsealed local roads) to a similar level, Council will target roads with the biggest economic benefit to the district. In order for Council to be able to target investment on

the roads, an 'Economic Network Plan' approach is proposed.

Council has developed a picture of current land use and associated likely impact on the network. Over the next three years an Economic Network Plan will be developed that will give Council an opportunity to understand current and future demands, and their associated likely impacts on the network. It means that larger expenditure items, such as pavement rehabilitations, can be assessed on a case-by-case basis and Council can make decisions about committing funding depending upon the economic benefit of the road, including traffic volumes. Importantly it will be a tool in helping to evaluate and ensure value for money.

MAIN PROJECTS PLANNED IN RURAL CLUTHA DISTRICT

PROJECT (All in \$000s)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Water renewals programme	453	227	189	231	119	77	802	87	284	343
Reservoir assessment and renewals	185	31	310	11		737	12	756	494	461
Drinking Water Treatment Upgrades										
Clydevale/Pomahaka	75	57	267							
Glenkenich	50	415	460							
Moa Flat	111	83	208							
North Bruce	80	519								
Owaka		31	75							
Richardson	390	389	5							
Tuapeka	60	42	374							
Waitahuna	140	104								

WORK WE WILL BE FOCUSING ON IN THIS PLAN:

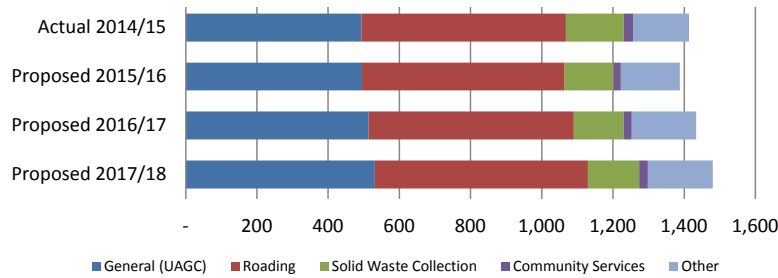
- Looking at how we target investment for roading
- Drinking water upgrades
- Water reservoir renewals programme

HOW RURAL RATES ARE EXPECTED TO CHANGE

The graphs above are indicative example of how rates are expected to change during the life of this plan.

RURAL - LIFESTYLE

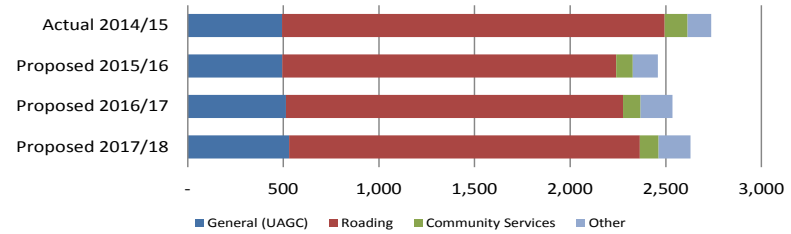
2014/15: LV: \$260,000, CV: \$490,000 | 2015/16: LV: \$300,000, CV: \$550,000



RURAL - FORESTRY

2014/15: : \$1,225,000, CV: \$1,303,000

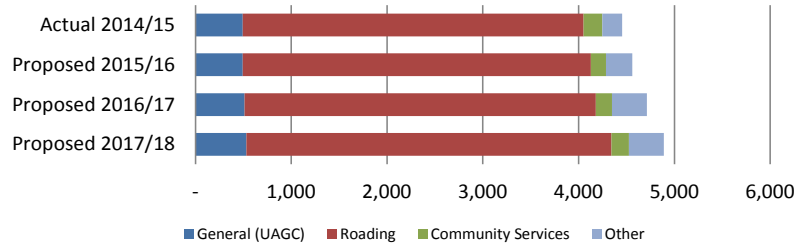
2015/16: LV: \$1,230,000, CV: \$1,310,000



RURAL 1

2014/15: LV: \$2,000,000, CV: \$2,270,000

2015/16: \$2,270,000, CV: \$3,470,000



RURAL 2

2014/15: LV: \$4,500,000, CV: \$5,300,000

2015/16: LV: : \$5,625,000, CV: \$6,525,000

