

STANDING COMMITTEES

WEDNESDAY 22 JULY 2021

commencing at 1.30 pm

at the Tyrone McElrea Lounge, Cross Recreation Centre

18 Glasgow Street

BALCLUTHA

CLUTHA DISTRICT COUNCIL

Notice is hereby given that a Meeting of the Regulatory and Policy Committee will be held in the Tyrone McElrea Lounge, Cross Recreation Centre, 18 Glasgow Street, Balclutha on Thursday 22 July 2021 at 1.30pm.

Steve Hill
CHIEF EXECUTIVE OFFICER

Committee Members

Councillor Bruce Vollweiler (Chairman)
Councillor Dane Catherwood
Councillor Stewart Cowie
Councillor Wayne Felts
Councillor Gaynor Finch
Councillor Mel Foster
Councillor Bruce Graham

Mayor Bryan Cadogan
Councillor John Herbert
Councillor Alison Ludemann
Councillor Lloyd McCall
Councillor Ken Payne
Councillor Carol Sutherland
Councillor Jo-anne Thomson
Councillor Selwyn Wilkinson

REGULATORY & POLICY COMMITTEE

22 JULY 2021

APOLOGIES

No apologies received at the time of printing this agenda

DECLARATIONS OF INTEREST

No declaration of interest at the time of printing this agenda

PUBLIC FORUM

DEPUTATIONS

Item	Page #	Title
		Presentation – Infometrics Ltd Nick Brundson and Brad Olsen from Infometrics Ltd with a 30-minute economic update presentation
1.	5	Manager’s Report <i>(For the Committee’s Information)</i> Report providing updates on various matters of interest to the Committee not dealt with elsewhere in the agenda
2.	9	Strategic Planning Manager’s Report <i>(For the Committee’s Information)</i> Report providing updates on various matters of interest in the Policy area
3.	11	Our Place Kaitangata Community Plan and Project Sheets <i>(For the Committee’s Decision)</i> Report seeking approval to adopt the Our Place Kaitangata Community Plan and to move forward with the priority projects identified as part of the Our Place Kaitangata Consultation
4.	46	Clutha District Climate Change Risk <i>(For the Committee’s Decision)</i> Report advising that Stage 2 of Council’s climate change leadership and response plan had been completed and was available to inform Council’s future planning and consultation processes

5.	49	<p>Environmental Reforms <i>(For the Committee's Decision)</i> Report advising the Committee on the environmental reforms announced by the Minister for the Environment. The report also seeks delegation of powers to the Chief Executive and Group Manager Planning and Regulatory to approve submissions on legislation associated with the environmental reforms</p>
6.	54	<p>Organisational Performance Report - Regulatory <i>(For the Committee's Information)</i> Report providing up-to-date statistics for Customer Service Reporting (CSR) for Regulatory activities</p>
7.	58	<p>Building Statistics <i>(For the Committee's Information)</i> Building statistics and comparisons May & June 2021</p>

Regulatory and Policy Committee

Item for INFORMATION

Report	Group Manager's Report
Meeting Date	22 July 2021
Item Number	1
Prepared By	Ian McCabe, Group Manager Planning and Regulatory
File Reference	532937

REPORT SUMMARY

This report provides updates on various matters of interest to the Committee not dealt with elsewhere in this agenda.

RECOMMENDATIONS

1. That the Regulatory and Policy Committee receives the report titled 'Group Manager's Report' dated 9 June 2021.

REPORT

1. Activity

My external activities since the last meeting of the Committee are set out below:

Date	Meetings Attended
10 June 2021	Planning Consultant – Liaison Visit
11 June 2021	Wilding Conifer Management Regional Co-ordination Group
15 June 2021	Homeowner (Kaka Point) – Noise Issue
18 June 2021	RM Reform – Monthly Update for Planning Managers (Teams)
19 June 2021	CDEM Controllers Regular Catch Up
	Wallaby Management Regional Co-ordination Group
21 June 2021	Shaun Bennett (BITCO) – Data Validation for Research Project
22 June 2021	PCG Meeting – Community Hub
24 June 2021	Council
25 June 2021	Homeowner (Waihola) – Development Obligations
8 July 2021	Real Estate Agent (Lawrence) – Property Enquiries (Various)
11 July 2021	RM Reform (Planning Managers) – NBA Exposure Draft
15 July 2021	RM Reform – Monthly Update for Planning Managers (Teams)
20 July 2021	PCG Meeting – Community Hub

2. Building Control

Building applications continue at a reasonable volume through June and the early part of July. Residential consents for new dwellings, alterations to existing dwellings and accessory buildings remain the bulk of the total building consents received and issued.

At the close of the financial year, our reporting indicates a significant increase in the value of building consents for the year from \$47,942,086 in 2019/20 to \$84,917,090 in 2020/21 – and increased of approximately 77%.

Workloads remain reasonably demanding. Three of our building control officers continue to balance workload with the demands of their diploma studies, and we have a fourth building control officer on extended leave recuperating from hip replacement surgery. We continue to manage the impact of study on workloads with the assistance of an off-site consultant.

3. Animal Control

A new dog registration year commenced on 1 July 2021. Dog registration forms were posted out on 30 June 2021. All dogs over the age of three months must be registered by 31 July 2021 to avoid having to pay additional late fees.

As at 9 July 2021, 770 dogs were registered in the district by 483 owners. We estimate that there are 6,822 dogs to be registered in the district – approximately the same number of dogs as last year. 6052 dogs remain to be registered.

Service Centres have reported that they have been busy with dog registrations. This trend will continue through to the end of the month.

Since the last Regulatory and Policy Committee meeting, Animal Control Officers have responded to 39 customer service requests regarding dogs, 12 wandering stock requests and 2 stock welfare requests.

Staff impounded 4 dogs. 3 dogs were claimed by their owners and 1 dog remains in the pound.

4. Enforcement and Monitoring

Compliance staff have responded to the following:

- 14 customer service requests regarding noise were dealt with (including out of hours requests);
- 3 customer service requests regarding abandoned vehicles;
- 1 customer service requests regarding parking;
- 0 customer service request for litter;
- 2 customer service requests for other compliance issues; and,
- 0 customer service requests for freedom camping.

Noise complaints remain the significant proportion of our customer service requests and will often take a significant amount of staff time to investigate and resolve. Of particular recent interest are three properties around the district that have generated multiple noise complaints over the last few weeks – one in Lawrence, one in Milton and one in Owaka.

Staff were also called to investigate alleged unauthorised dumping at a former landfill in Waihola. That matter is now with the Otago Regional Council.

5. District Licensing Committee

Licensing activity since the last Regulatory and Policy Committee meeting has involved the following:

- Specials – 11
- Manager's Certificates – 13
- On/Off/Club – 0

The Committee has one hearing scheduled – a new manager's certificate that has been opposed by NZ Police. The hearing is scheduled for 9 August 2021.

6. Planning/Resource Consents

Staff remain busy processing consents resource consents (land use and subdivision) and project information memorandums, and fielding planning enquiries and requests. Much of this activity (particularly the project information memorandums and customer enquiries) is reflective of the significant amount of building activity that continues throughout the District.

Consent activity since the last Regulatory and Policy Committee meeting has involved the following:

- Land Use Consents – 4
- Subdivision Consents – 4
- Combined Land Use/Subdivision – 1
- Other – 1 (Certificate of Compliance)
- Sec 223/224(c) Certificates – 4

7. Freedom Camping

Patrols along the coast and throughout The Catlins have continued at least 5 days a week through June and July 2021. Freedom camping activity remains relatively high despite being "out-of-season", although numbers of freedom campers can vary depending on the time of week and weather conditions.

There remains a generally appreciative and positive response to the presence of our Freedom Camping Officer both amongst campers and the local community. Campers welcome the opportunity to quiz our team on local attractions and places to visit, while members of the local community value our more extensive presence both manage freedom campers activities, and to advise our staff to other matters of potential interest, particularly relating to council services.

8. Staffing

Recruitment for a replacement planner for Nerilee Hakkaart's position is now well advanced. Nerilee left the Council in June 2021 to take up a position with a consultancy firm in Auckland. We have interviewed prospective candidates and are currently completing reference checks. We anticipate making an announcement about the position shortly.

There have been no other staffing changes over this reporting period.

Regulatory & Policy Committee

Item for INFORMATION

Report	Strategic Planning Manager's Report
Meeting Date	22 July 2021
Item Number	2
Prepared By	Larissa Brown – Strategic Planning Manager Mike Goldsmith – Senior Policy Advisor (GHC)
File Reference	527589

REPORT SUMMARY

This report provides updates on various matters of interest in the Policy and Strategic Planning area.

RECOMMENDATIONS

1. That the Regulatory and Policy Committee receives the report titled 'Strategic Planning Manager's Report' dated 22 July 2021.

REPORT

1. Activity

Team activities since the last meeting are set out below:

Date	Meetings Attended
17 June	Climate Change Workshop with Council
17 June	Meeting with Brooke Mitchell and Kai Promotions regarding War Memorial Reserve project (Our Place Kaitangata)
24 June	LTP Adoption Meeting
5 July	Meeting with Joyce Beck, Kaitangata Promotions about Our Place Kai

2. Long Term Plan 2021/31

Adoption of the Plan took place at the 24 June Council meeting, with the focus now turning to implementation.

3. Our Place Community Plans

The proposed Our Place Kaitangata project sheets and the draft Community Plan are included in this agenda for adoption. The development of the plan (from first consultation event to adoption) took approximately 5 months.

Initial work has commenced on the Communication and Engagement Strategy for development of Our Place West Otago.

4. Climate Change Leadership & Response project

Following on from a workshop with Council on 17 June, this agenda includes the Stage 2 report for adoption. Work on Stage 3 (Council's response) will get underway shortly.

5. Policy and Bylaw Reviews

Work on Council's Policy on Community Funding in line with LTP decisions is being drafted and will come before Council at their next meeting. Work has begun on the major area of work this year, the update of Council's Regulatory Bylaw.

Regulatory and Policy Committee

Item for DECISION

Report	Our Place Kaitangata Community Plan
Meeting Date	22 July 2021
Item Number	3
Prepared By	Mike Goldsmith – Senior Policy Advisor
File Reference	ID517650

REPORT SUMMARY

This item seeks Regulatory and Policy Committee approval to adopt the Our Place Kaitangata Community Plan, and to move forward with the priority projects identified as part of the Our Place Kaitangata consultation.

RECOMMENDATIONS

1. That the Regulatory and Policy Committee receives the ‘Our Place Kaitangata Community Plan’ report.
2. That the Regulatory and Policy Committee approves the following project groupings, as set out in the project information, or as amended for:
 - River access (Attachment 1)
 - Walking & Cycling (Attachment 2)
 - Kaitangata Pool (Attachment 3)
 - Victoria Park (Attachment 4)
 - War Memorial Reserve (Attachment 5)
 - Public Toilets (Attachment 6)
 - Roding (Attachment 7)
 - Wangaloa Domain (Attachment 8)
3. That the Regulatory and Policy Committee recommends that Council adopts the ‘Our Place Kaitangata Community Plan’ (Attachment 9), or as amended.
4. That the Regulatory and Policy Committee delegates authority to the Chief Executive to approve corrections to the ‘Our Place Kaitangata Community Plan’ if required, prior to publication of the final document.

REPORT

1 Background

Clutha District Council's goal is to promote living and working in the Clutha District. This is a key platform in our Long-Term Plan that ties closely with the Living and Working in Clutha Strategy. The focus of the Our Place Kaitangata project is to identify priority projects that support the Living and Working in Clutha Strategy in Kaitangata.

The formal process of developing the Community Plan began on 20 February 2021, with community consultation concluding on 9 April. A report summarising feedback was presented to the Regulatory and Policy Committee on 29 April, and staff met with the Kaitangata & Districts Promotion Board on 5 May to confirm the project groupings.

This item seeks Council's confirmation of priority projects, which have been identified through the consultation process. Adoption of the final community plan document is also recommended, or as amended subject to changes directed at this meeting.

2 Strategic Goals and Outcomes

As set out above.

3 Assessment of Options

At the Regulatory and Policy Standing Committee meeting on 29 April 2021 elected members discussed feedback results and agreed on the eight projects listed above. Staff were instructed to come back to Council with a report on proposed scope, roles, and responsibilities for each project. Information for each of the above projects is appended with this report.

The following headings have been applied to each project so that Council can provide the required direction:

- **Scope** or clear definition of the project.
- **Structure** including roles and responsibilities, groups, individuals, and stakeholders.
 - Whether the project is:
 - Council directed and led,
 - Community-led with Council playing a key part,
 - Community-led with Council at a distance, or
 - Some other structure.
- **Parameters** that should be applied from a Council perspective, for example existing funding for a particular project.
- Any decision-points or **trigger** points where Council wishes to exercise controls, meaning the project does not proceed past the trigger without Council approval.
- Council **resourcing** to be applied to a project.
- Any **timing** issues or notes.
- Relevance to the **Living and Working in Clutha Strategy**.
- **Communications** and key messaging.

4 Consultation

Extensive consultation was carried out between February and April 2021, with seven consultation events held in Kaitangata. The feedback was received through two primary methods: a simple ranking system for various items, and notes and feedback from conversations with locals. Eight priority projects have been selected from that process and are included within this proposal. For full details of the consultation and feedback process refer to the Our Place Kaitangata Feedback Report [here](#).

5 Policy Considerations

Consultation for this project has been prepared in accordance with Council's [Policy on Significance and Engagement](#).

6 Legal Considerations

The Our Place Kaitangata Community Plan is not subject to the same statutory requirements of a Long-Term Plan consultation document, as required by the Local Government Act 2002. Council does need to be satisfied it is in keeping with the principles of the Local Government Act 2002 and the related Significance and Engagement Policy. This approach to community feedback and consultation is in keeping with section 82 of the Local Government Act 2002.

7 Financial Impact

Possible financial impact is one of the triggers for the priority projects to come back to Council. The 2021-31 Long-Term Plan includes funding for activities which relate to some of the key projects, as identified in the following table.

Activity	Relevant Projects (Attachment No.)	Amount	Year
Develop a Reserve Management Plan for the Kaitangata-Matau Ward.	Various projects (Attachments 1 – 6, and 8)	\$20,000	2021/22
Assist with the creation of a cultural/ heritage information hub on the old town hall site in Kaitangata.	War Memorial Reserve (Attachment 5)	\$50,000 (50% share)	2023/24
Investigate options for provision of additional public toilets.	Public toilets (Attachment 6)	\$50,000	2022/23
Kaitangata Pool enhancement or replacement options analysis.	Kaitangata pool (Attachment 3)	\$15,000	2022/23
Improve the area around the Kaitangata boat ramp, improve vehicle parking/boat ramp, beautify open space area with picnic furniture/features.	River access (Attachment 1)	\$10,000	2022/23

Confirmation of preferred options and final budgets for completing these and other projects may be required as they are progressed.

8 References – Tabled/Agenda Attachments

- Information about each of the projects that make up the Our Place Kaitangata Community Plan is attached below. It is noted that these projects are not listed in terms of priority, and that the community would expect to see progress on all projects included within their Plan.
- A map of Kaitangata is also included below, annotated to show locations relevant to projects 1 – 7.
- The draft Our Place Kaitangata Community Plan is attached under separate cover.



Figure 1. Map of lower Kaitangata, showing approximate locations of projects 1-7, as proposed in this report.

Attachment 1: Project Information – River access

1. Background

A popular access point to the Clutha River/Mata-Au is the boat ramp located at the Water Street Reserve. This reserve also has a small gravel car park of about 340m² and a grassed area of about 1,000m². These two areas are separated by a low flood bank (Figure 2). Through the consultation process, most (84%) respondents rated this reserve as being 'important' or 'very important',¹ and almost a quarter of all feedback items received related to potential improvements at this site. Members of the community have committed to leading various upgrades in this area and a concept plan has been developed.

The Water Street Reserve is located in close proximity to the BMX track and skate park, War Memorial Reserve, and the Community Centre (Figure 1). Other projects included in the Our Place Kaitangata Community Plan could also link to this reserve, including walking and cycling trails and public toilets.

It is noted that Council will develop a Reserve Management Plan for Kaitangata, and this will establish a framework for the management and development of this reserve (i.e., define the purpose of the reserve, and the activities that may be undertaken).

2. Scope

The scope of this project is to make improvements to the Water Street Reserve and associated facilities. The anticipated outcome is that the value of this asset to the community will increase, and that it will become a more attractive destination for visitors.

This project has two main components:

- a. Improving the level of service of the boat ramp and surrounding reserve area. Elements include:
 - Additional vehicle parking.
 - Widening the boat ramp.
 - Reserve improvements (picnic areas, BBQ facility, seating).
- b. Riverbank improvements. Elements to be investigated and progressed where possible include:
 - Physical works to mitigate bank erosion near the boat ramp.
 - Amenities which help to improve access to the river (e.g., boat loading, swimming or kayak launching areas).

A range of other improvements were supported through the consultation process, including a jetty or wharf beside the boat ramp, and providing for commercial activities.² Although not included in the project scope, these are upgrades that the community may decide to investigate at a later stage.

¹ either a 5 or a 6 out of 6.

² e.g. kayak or boat hire, café or similar.

3. Structure

This will be a community led project, with project management and funding support from Council. Other stakeholders may include Otago Regional Council (ORC), Land Information New Zealand (LINZ), local iwi, and Kaitangata and District Promotions Inc.

4. Parameters that should be applied from a Council perspective

- a. Identification of costs in excess of existing budgets – there is no specific budget for the project identified in section 2b above.
- b. Identification and implementation of any easy wins.
- c. Alignment with activities identified in the Living and Working in Clutha Strategy, and the Clutha Destination Strategy.

5. Triggers

- a. Costs in excess of existing budgets.
- b. Projects on Council land.
- c. Funding allocations through Long Term / Annual Plans.

6. Resources

- a. Through the 2021-31 Long Term Plan, Council approved \$10,000, as a 50% share to support the first component of this community-led project (as described in 2a above).
- b. Council representation on the project group responsible for planning and implementing both components of this project, and on Kaitangata and District Promotions Inc.
- c. Council information and technical support, as required.

7. Timing

The project will need to align with the Kaitangata Reserve Management Plan, once finalised. Alignment with other projects which relate to this area (such as walking and cycling links) will also be required.

8. Communications

- a. Included in general Community Plan messaging and progress reports.
- b. Additional consultation with stakeholders.

9. Links to Living and Working Strategy

The relevant 'priority area' within the Living & Working in Clutha Strategy is:

Healthy Safe Communities	<i>“Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation.”</i>
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Figure 2. The Water Street Reserve, looking downstream. November 2020.

Attachment 2: Project Information – Walking and cycling

1. Background

Overall, the concept of improving walking and cycling opportunities was rated highly by respondents during the consultation process. Creating or improving linkages within Kaitangata itself was rated as more important than creating new links to other towns or destinations (Table 1). A route to the Clutha River mouth was also popular although this option was not rated.

Table 1. Percentage of respondents who considered potential walking & cycling options to be 'important' or 'very important'.³

Option	Percentage of respondents
Option 1 (links within Kaitangata)	60%
Option 2 (link to Balclutha/Stirling)	58%
Option 3 (link to Lake Tuakitoto)	53%

In addition, community feedback was received on the poor condition of footpaths and other links within Kaitangata. Suggestions on potential improvements were put forward for some locations, with an example shown in Figure 3.



Figure 3. Footpath/walking link at the corner of Eddystone and Start streets, Kaitangata. June 2021.

2. Scope

The scope of work includes two major components:

- a. Improved linkages within Kaitangata.
- b. Investigate broader connections (Balclutha, Lake Tuakitoto, Clutha River mouth).

3. Structure

- a. *Linkages within Kaitangata*: to be led by Council because assets are generally Council-owned, repairs can be made as part of routine maintenance programs, with more extensive improvements funded through the Annual or Long Term Plan process.

³ either a 5 or a 6 out of 6.

- b. *Connections to other locations:* to be led by the Community, given the ability of community groups or trusts to access alternative funding sources.

4. Key parameters

The key parameters to be applied by Council and/or community leaders in the implementation of this project are listed in Table 2.

Table 2. Key parameters to be applied in the implementation of the walking and cycling project

Parameter	Relevance	
	Part A (links within Kaitangata)	Part B (Link to other locations)
Identification and implementation of any easy wins which can be completed quickly, and for a relatively small cost	✓	
Annual budget for routine maintenance of footpaths	✓	
Identification of costs in excess of existing budgets	✓	✓
Route definition and any easements	✓	✓
Policy on occupation of legal road reserve (paper roads)	✓	✓
Construction where required and any facilities on the route		✓
Key crossing points	✓	✓
Access to schools	✓	
Landowner support (access)		✓

5. Trigger points where Council may wish to exercise additional controls

- Costs in excess of existing budgets.
- Requests for expenditure of Council funds not provided for in existing budgets.
- Projects on Council land.

6. Resources

- Representation on, and technical support for project groups.
- Provision of Council information, analysis, and website.
- Council contractors – appropriate use of resources through road maintenance contract.

7. Timing

- Funding dependent

8. Links to Living and Working Strategy

The relevant 'priority area' within the Living & Working in Clutha Strategy is:

Healthy Safe Communities	<i>"Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation."</i>
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9. Communications

- Included in general Community Plan messaging and progress reports.

Attachment 3: Project Information – Kaitangata Pool

1. Background

The Kaitangata Pool was constructed in the late 1960's and covered in 1996. Declining usage and high costs meant that keeping it as a Council-owned and operated facility eventually became unsustainable. In 2015/16 Council transferred the operation of the pool to the local community, through the Kaitangata Pool Group. Access is currently by a key system for private use – no lifeguards or staff are present. The facility is still owned by Council. The pool is used regularly by the community, but its remaining lifespan may be limited without a major upgrade.

Through the consultation process, the pool was rated as the most important community facility in Kaitangata. Two thirds of all respondents rated this reserve as a 6 on a scale between 1 (not important) and 6 (very important), with an average score of 5.42. Most respondents (71%) said they preferred a comprehensive pool upgrade, rather than undertaking basic repairs.

2. Scope

Investigate options for Kaitangata Pool, including enhancing the level of service of the existing pool, or building a new pool. The scope includes obtaining professional advice to determine:

- what is required to improve the level of service of the existing pool (includes heating, pump and filter system, as well as the building itself)
- requirements for a new pool (includes location, size, facilities)
- cost estimates for both these options
- the main benefits, risks, and uncertainties
- potential funding sources
- project management and procurement arrangements
- roles and responsibilities (includes Council and community-led components).

To complement this work, Council would also need to consider alignment with other projects in Kaitangata, and Council's strategic intentions (see below).



Following these investigations, further consultation may be required to determine the level of enthusiasm for the recommended option, and the capacity to fund and manage such a project.

3. Structure

This will be a Council-led project resourced by staff given:

- the importance of this project to residents
- the pool is a Council-owned facility, located on a key Council-owned reserve
- Council's experience in engaging and managing professional services.

Support from the community (through the Kaitangata Pool Group and the Kaitangata & District Promotions Inc.) will also be required.

4. Parameters that should be applied from a Council perspective

- a. Identification of costs in excess of existing budgets.
- b. Cost estimate for a significant upgrade of the Kaitangata Pool.
- c. Alignment with the Living and Working in Clutha Strategy.

5. Triggers

- a. Option analysis and further consultation.
- b. Business Case completion.
- c. Project Plan completion.
- d. Any requests for expenditure of Council funds not provided for in existing budgets.
- e. Any requests for transfer of assets.

6. Resources

- a. Through the 2021-31 Long Term Plan, Council approved \$15,000 to fund further investigation by a qualified professional.
- b. Technical support.
- c. Council's website.

7. Timing

The project will need to align with the Kaitangata Reserve Management Plan, once finalised.

8. Links to Living and Working Strategy

Relevant 'priority areas' within the Living & Working in Clutha Strategy include:

Investment in Infrastructure	<i>"Maintaining the infrastructure we have already invested in."</i>
Healthy Safe Communities	<i>"Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation."</i>

9. Communications

Included in general Community Plan messaging and progress reports.

Attachment 4: Project Information – Victoria Park Reserve

1. Background

The Victoria Park Reserve is a key reserve within Kaitangata, housing the main playground, community pool, public toilets, and a sports field. It covers a whole block, bounded by Water, Branksea, Eddystone and St Albans streets. A feature of the reserve is the approximately 40 mature trees, a mix of *Lawsoniana* and *Arbutus* species (Figure 4). Through consultation, the community identified that this reserve is very important, with an average score of 5.13 out of 6. At least 24 suggestions were received relating to potential improvements at this reserve.

2. Scope

The scope of work includes two major components:

- a. *Victoria Park improvements*: improve existing facilities or create additional elements. Items which were identified through consultation include the playground, picnic area, planting of native species, a water fountain, fencing and exercise equipment.
- b. *Tree removal or trimming*: trim or remove trees shading the pool.

3. Structure

- a. *Victoria Park improvements*: To be led by the community, given the ability of community groups to access alternative funding sources. Council may provide funding, administrative, or technical support.
- b. *Tree removal or trimming*. To be led by Council.

4. Parameters that should be applied from a Council perspective

- a. Identification of costs in excess of existing budgets:
 - The budget for routine maintenance of Kaitangata's parks and reserves is \$25,000 per year, with a further \$11,000 budgeted for non-routine maintenance (e.g., fence repairs, minor improvements).
 - Currently there is no specific budget for major improvements in Kaitangata.
 - Council has allocated additional funds for trimming or removal of trees in the 2021/22 year (see item 6 below).
- b. Cost to undertake improvements/trim or remove trees.
- c. Identification and implementation of any easy wins (e.g., additional seating) which could be completed quickly, and for a relatively small cost.

5. Triggers

Costs in excess of existing budgets.

6. Resources

- a. Council representation on any project groups which may be set up.
- b. Provision of Council information and technical support.
- c. Council approved \$35,000 in the Kaitangata Parks & Reserves Capital budget to allow for tree maintenance and removal in the 2021/22 Year.

7. Timing

- a. *Victoria Park improvements*: Funding dependant.
- b. *Tree removal or trimming*: 2021/22

This project will also need to align with the Kaitangata Reserve Management Plan, once finalised.

8. Links to Living and Working Strategy

The relevant 'priority area' within the Living & Working in Clutha Strategy is:

Healthy Safe Communities	<i>"Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation."</i>
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9. Communications

- Included in general Community Plan messaging and progress reports.
- A separate Consultation and Engagement Strategy may be required to assist with the potential removal or trimming of trees in Victoria Park.



Figure 4. Victoria Park playground shaded by surrounding trees. June 2021.

Attachment 5: Project Information – War Memorial Reserve

1. Background

The old Kaitangata town hall was demolished in 2020, due to safety issues and its failure to meet earthquake standards. The hall was located beside the War Memorial Reserve on the corner of Eddystone and Exmouth streets (Figure 5). The BMX Track, Skate Park, Water Street Reserve, and the Community Centre are all located nearby (Figure 1).

The future use of the old hall site (currently bare land) and the neighbouring reserve was a focus of the Our Place Kaitangata consultation. An initial concept plan incorporating both areas was developed to generate discussion and feedback (Figure 6).



Figure 5. The old Kaitangata War Memorial Hall site and War Memorial Reserve. June 2021.

Through the consultation process, most (62%) respondents rated this reserve as being ‘important’ or ‘very important’,⁴ and ten feedback items were received relating to potential improvements. The design elements in the concept plan were generally well supported.

It is noted that Council will develop a Reserve Management Plan for Kaitangata, and this will establish a framework for the management and development of this reserve (i.e., define the purpose of the reserve, and the activities that may be undertaken).

2. Scope

The scope of this project is to develop a community park and cultural/heritage information hub on the site of the old town hall and War Memorial Reserve.⁵

3. Structure

This will be a community led project, with support from Council.

4. Parameters that should be applied from a Council perspective

- a. Identification and implementation of any easy wins which could be completed quickly, and for a relatively small cost.
- b. Identification of costs in excess of existing budgets.

⁴ either a 5 or a 6 out of 6.

⁵ The old town hall site is 19 Eddystone Street. The War Memorial Reserve is located at 12 Exmouth Street.

5. Triggers

Costs in excess of existing budgets.

6. Resources

- a. Finalise initial design concept, incorporating community feedback.
- b. Representation on, and technical support for any project group which may be set up.
- c. Council funding of \$50,000, as a 50% contribution towards physical works and park furniture.
- d. Council contractors – through reserves maintenance contract.

7. Timing

Funding dependant: Council funding is for the 2023/24 year, to enable the community to confirm design details and undertake additional fundraising.

This project will need to align with the Kaitangata Reserve Management Plan, once finalised. Alignment with other projects in this vicinity should also be considered.

8. Links to Living and Working Strategy

Relevant “priority areas’ within the Living & Working in Clutha Strategy include:

Supporting Culture & Heritage	<p><i>“Community stories, objects, and records from all cultures within our communities are accessible.”</i></p> <p><i>“Modern innovative methods are used to showcase our culture and heritage to the district and beyond.”</i></p> <p><i>“Education, awareness, and celebration of local history is provided through displays, exhibits, programmes, events, and trails.”</i></p> <p><i>“Local history and culture are incorporated into renewal work on community facilities such as halls and public toilets.”</i></p>
Healthy Safe Communities	<p><i>“Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation.”</i></p>

9. Communication

- a. Included in general Community Plan messaging.
- b. Provision of resources through the Our Place Kaitangata [website](#).



- | | |
|---|--|
| ① Site entry and info for the gardens | ⑥ Natural attractions of the region like the coast line |
| ② History of coal and mining in the region on information board | ⑦ History of the train and the part it has played in Kaitangata life |
| ③ Tanagata Whenua information board | ⑧ Indicative option for public toilets |
| ④ River information including steamboats, floods and fishing | ⑨ Repurposed train as play elements |
| ⑤ History of the town | |

Figure 6. Concept Plan for War Memorial Reserve site

Attachment 6: Project Information – Public Toilets

1. Background

The existing public toilets in Kaitangata are located at Victoria Park and have a simple design. Since these toilets were installed, facilities such as the BMX track and skate park have been created near the centre of town. Additional developments are planned in central Kaitangata, including the War Memorial Reserve and the river front. The existing toilets are 600-700m from these facilities, creating a problem for the growing number of people who use this area.

Through consultation, residents were asked where additional public toilets should be located, and what level of service they should provide. 50% of respondents said they preferred a simple public toilet facility, with 38% noting they would prefer ‘destination toilets’, incorporating unique or special design features. Most respondents preferred the BMX track as a suitable location. However, the BMX club are not keen to have toilets on their site due to space constraints. Subsequent consultation has confirmed that the community preference is to locate new toilets on the site of an old toilet block on Exmouth Street (Figure 7), which is easily accessible, and close to (within 130m) the BMX track, skate park, and the Water Street and War Memorial reserves.



Figure 7. View of the old public toilet block on Exmouth Street, and adjacent facilities. June 2021

2. Scope

The scope of this project is to:

- i. Determine an appropriate level of service for the provision of additional public toilets in Kaitangata.
- ii. Consult with the community on the preferred option.
- iii. Create new public toilets.

3. Structure

This will be a Council-led project, as the provision of public toilets is a core service. Input from the community will also be required

4. Parameters that should be applied from a Council perspective

- a. Objectives of other stakeholders e.g., businesses, community groups and clubs.
- b. Availability of land.
- c. Proximity to nearby attractions.
- d. Parking.

5. Triggers

- a. Option analysis and further consultation.
- b. Business Case completion.⁶
- c. Project Plan completion.
- d. Requests for expenditure of Council funds not provided for in existing budgets.

6. Resources

- a. Through the 2021-31 Long Term Plan, Council approved \$50,000 to investigate options for the provision of additional public toilets.
- b. Council information and technical support, as required.

7. Timing

Funding dependant: Council funding is for the 2022/23 year.

This project will need to align with the Kaitangata Reserve Management Plan, once finalised. Alignment with other projects in this vicinity should also be considered.

8. Links to Living and Working Strategy

Relevant “priority areas’ within the Living & Working in Clutha Strategy include:

Invest in Infrastructure	<p><i>“Maintain the infrastructure we have already invested in, prioritise investment in infrastructure that balances cost, risk, & service levels.”</i></p> <p><i>“Keep rates affordability at the forefront of our actions and decisions, and work to keep rates increases at a low level.”</i></p> <p><i>“Use our solid financial position and existing infrastructure as a platform to enable growth.”</i></p>
Healthy Safe Communities	<p><i>“Council will continue to engage with local communities, to determine the best way to deliver community facilities, services and infrastructure.”</i></p>

9. Communications

- Included in general Community Plan messaging and progress reports.

⁶ Business Case to include a site plan, a description of linkages to other facilities, consideration of how the project is aligned with Council’s strategic intentions, benefits, risks, and uncertainties, cost estimate, funding sources, project management and procurement arrangements.

Attachment 7: Project Information – Roading

1. Background

Despite this topic not being included in the consultation material, 14% of all feedback items related to potential improvements to the roading network in and around Kaitangata. Most of these feedback items related to sealing of urban streets, particularly in lower Kaitangata. Dust, the rapid deterioration of the driving surface after grading, and unsafe driving practices on gravel roads were the most common issues identified.



Figure 8. Intersection of St Albans and Water streets, June 2021.

In the 2018/28 Long Term Plan, Council confirmed a budget of \$2 million for a seal extension program in some urban areas. Roads to be sealed were prioritised, based on several factors, including house numbers, traffic volume and maintenance costs. Of the seal extensions originally proposed for Kaitangata, only Branksea Street was included in the 2018/28 program.⁷ As a result, several sections of road in Kaitangata remain unsealed (Table 3).

Table 3. Unsealed roads in Kaitangata. Distances are approximate only.

Road	Unsealed length (m)	Section proposed for sealing (m)	Existing houses	Sections
1. Water Street North	1,000	480	1	8
2. St Catherine Street	325	100	6	4
3. Poole Street	135	135	4	6
4. St. Albans Street W	140	140	1	5
5. Bridport Street	155	155	4	8
6. Exe Street	145	145	2 ⁸	4
7. Berry Street	30	30	0	2
8. Water Street South	210	210	1	1
9. Cowes Street	125	125	3	7
10. St Albans Street E	60	60	2	6
11. Torquay Street	170	170	6	8
Total	2,495	1,750	30	59

Some of these unsealed streets lie within the lower Clutha flood hazard area,⁹ while others are more elevated (Figure 9). These unsealed streets provide access to

⁷ Other unsealed sections of road were removed through the LTP decision-making process.

⁸ Includes 1 commercial premises.

⁹ As shown in the ORC Natural Hazards Database [\[Link\]](#). The extent of the flood hazard area is indicative only and was mapped by ORC, based on the size of the 1957 flood (3,190 m³/s).

approximately 30 existing houses, and 59 sections (Table 3). Although many of these properties lie within the flood hazard area, it is noted that much of Balclutha, Stirling, and the Clutha Delta are also included within this same mapped area, along with other proposed projects in the Our Place Kaitangata Community Plan (Figure 1).



Figure 9. Roads which are currently unsealed in lower Kaitangata. Roads proposed for sealing as part of this project are marked as a solid line. The approximate extent of the flood hazard area is marked as a yellow line.

2. Scope

- a. This project relates to sealing sections of urban road on Cowes, St Catherine, Poole, Water, St Albans, Bridport, Exe, Torquay, and Berry streets. This would involve approximately 1,750m of road sealing, as shown on Figure 9.

- b. The cost of sealing is to be included for consideration as an issue for the 2024/34 Long Term Plan. Initial estimates put the current cost at \$945k.¹⁰ The level of funding support from Waka Kotahi will also need to be considered as part of this process.¹¹
- c. Develop and implement project, depending on LTP 2024/34 submissions and decisions.

3. Structure

Council-led.

4. Parameters that should be applied from a Council perspective

- a. Meet the timelines for the 2024/34 LTP process. Council direction towards the scope for the project could be considered, as follows:
 - A project budget of \$945k for the option outlined above.
 - Indicative timing would be 2024/25. The estimated budget would therefore need to be revised to account for inflation, increases in material costs, and investigation into associated infrastructure required (drainage, stormwater, channelling).
- b. The project will be subject to other key stakeholders e.g., businesses, local groups, and Waka Kotahi.
- c. Alignment with the 'Affordable Home and Land Package', which aims to create additional homes in Kaitangata.
- d. Alignment with Council's Climate Change Leadership and Response Plan. The third stage of this project (i.e., *how should Council respond?*) is particularly relevant as it will consider how existing risks should be mitigated, and how to avoid future risk.
- e. District Plan review.

5. Triggers

- a. Council directive about which option to include in LTP 2024/34 budgets.
- b. Approval of the LTP consultation document.
- c. Decision about project in LTP 2024/34 after consultation process.

6. Resources

Council-led project resourced by staff.

7. Timing

Meet the timelines for the 2024/34 LTP. Further investigation to be completed in the 2021/22 year.

8. Links to Living and Working Strategy

Relevant "priority areas' within the Living & Working in Clutha Strategy include:

Invest in Infrastructure	"Prioritise investment in infrastructure that balances cost, risk, & service levels."
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¹⁰ Using the current estimate of \$540/m. The actual rate would depend on the final design of the roads and associated infrastructure. Additional work may be required to address drainage issues on low-lying sections.

¹¹ i.e. whether the project would meet the requirements of the funding assisted program.

	<p><i>“Keep rates affordability at the forefront of our actions and decisions, and work to keep rates increases at a low level.”</i></p> <p><i>“Use our solid financial position and existing infrastructure as a platform to enable growth.”</i></p>
Healthy Safe Communities	<p><i>“Council will continue to engage with local communities, to determine the best way to deliver community facilities, services and infrastructure.”</i></p>

9. Communications

- a. Included in general Community Plan messaging.
- b. Included in LTP messaging and consultation document.

Attachment 8: Project Information – Wangaloa Domain

1. Background

The Wangaloa Domain is located 7km to the east of Kaitangata, between the Wangaloa Golf Course and Smiths Beach (Figure 10). The domain area forms part of a gazetted Recreation Reserve.



Figure 10. Map showing extent of Wangaloa Domain (left) and the access track to Smiths Beach (right)

The domain, and the access to the beach which it provides, is valued highly by Kaitangata residents. Feedback primarily related to improving beach access, as this is difficult in places. Other suggestions were to provide for camping on this Council-owned reserve, and to block off the grassed area to prevent damage from vehicles.

2. Scope

The scope of this project is to investigate options based on community feedback. The main components are:

- a. Improved access to the beach.
- b. Improvements to the reserve. This could potentially include providing for camping or installing fencing or bollards to protect the reserve from vehicles.

If improvements can be undertaken within existing budgets, these can generally proceed.

3. Structure & resources

Council-led with community support/partnerships with community groups and individuals where relevant.

4. Parameters that should be applied from a Council perspective

- a. Identification of costs in excess of existing budgets:
 - The budget for routine maintenance of rural parks and reserves in the Clutha District is \$27,000 per year, with a further \$25,000 budgeted for non-routine maintenance (e.g., fence repairs, minor improvements).
 - Currently there is no specific budget for improvements to this reserve.
- b. Cost to undertake improvements:
 - The estimated cost for improved access to the beach would be \$2,000 - \$5,000.
 - The estimated cost to install a fence or bollards would be \$3,000 - \$8,000.
 - The estimated cost to provide for self-contained camping on this reserve is in the range of \$5,000 - \$8,000 depending on the level of service provided (e.g., site levelling, waste collection).
 - Any work to provide for camping would need to align with the requirements of the Clutha District Freedom Camping Bylaw.
- c. Identification and implementation of any easy wins which could be completed quickly, and for a relatively small cost.

5. Triggers

Costs in excess of existing budgets.

6. Resources

- a. Provision of Council information, analysis, and website.
- b. Council-led with community support/partnerships with community groups and individuals were relevant
- c. Appropriate use of resources through Council's parks and reserves maintenance contract.

7. Timing

This project will need to align with the Kaitangata Reserve Management Plan, once finalised.

8. Links to Living and Working Strategy

The relevant 'priority area' within the Living & Working in Clutha Strategy is:

Healthy Safe Communities	<i>"Support accessible and well-maintained facilities to increase levels of participation in active and passive recreation."</i>
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9. Communications

Included in general Community Plan messaging.

Attachment 9: Draft Our Place Kaitangata Community Plan

Our Place

Community Plan

Kaitangata

We're backing these key projects intended to help promote living and working in Kaitangata.



INTRODUCTION

Clutha District Council's goal is to promote living and working in the Clutha District. To help achieve this goal, Council has developed the Our Place Kaitangata Community Plan, which lists a series of key projects intended to make Kaitangata a more liveable community, and make it more attractive for people to live and work here. The projects included in this Community Plan were informed by public engagement in early 2021.

Although the Our Place Kaitangata Community Plan is primarily about Council infrastructure and facilities, it is also intended to help support and guide the activities of community groups when they make decisions about their own assets. Some of the groups which help to make this a great place to live and work include Kaitangata & District Promotions and the Kaitangata Swimming Pool Group.

This Community Plan ties closely with the 'Living and Working in Clutha Strategy'. The objective of this strategy is to help generate growth in our district, and to create a place where people want to come and work. This Community Plan is intended to provide a structure through which this strategy can actually be implemented, as shown in the following diagram. Similar plans are being developed for Clutha's other main towns.

Living & Working Strategy



Contents

- 2** Introduction
- 3-4** The process so far
- 5** Implementation
- 6-9** Priority projects Council is backing:
 - River access
 - Walking and cycling
 - Kaitangata Pool
 - Victoria Park Reserve
 - War Memorial Reserve
 - Public toilets
 - Roading
 - Wangaloa Domain Reserve

THE PROCESS SO FAR...

The consultation process

Consultation and engagement for Our Place Kaitangata aimed to seek input from the public, to support and inform the development of this community plan.

The objective was to stimulate interest in the project, encourage feedback, and develop stronger relationships and partnerships. The consultation was designed to provide accurate information for decisionmakers, to assist them in making informed choices about future projects and initiatives in Kaitangata and the surrounding area.

Council's elected members provided input and leadership for

this project, as well as approving consultation material, and assisting with consultation and engagement activities.

The public consultation phase took place from February to April 2021. Council staff and councillors attended drop-in sessions at the community centre, went along to community-based events, and arranged consultation sessions at the local pub and at the boat ramp reserve.

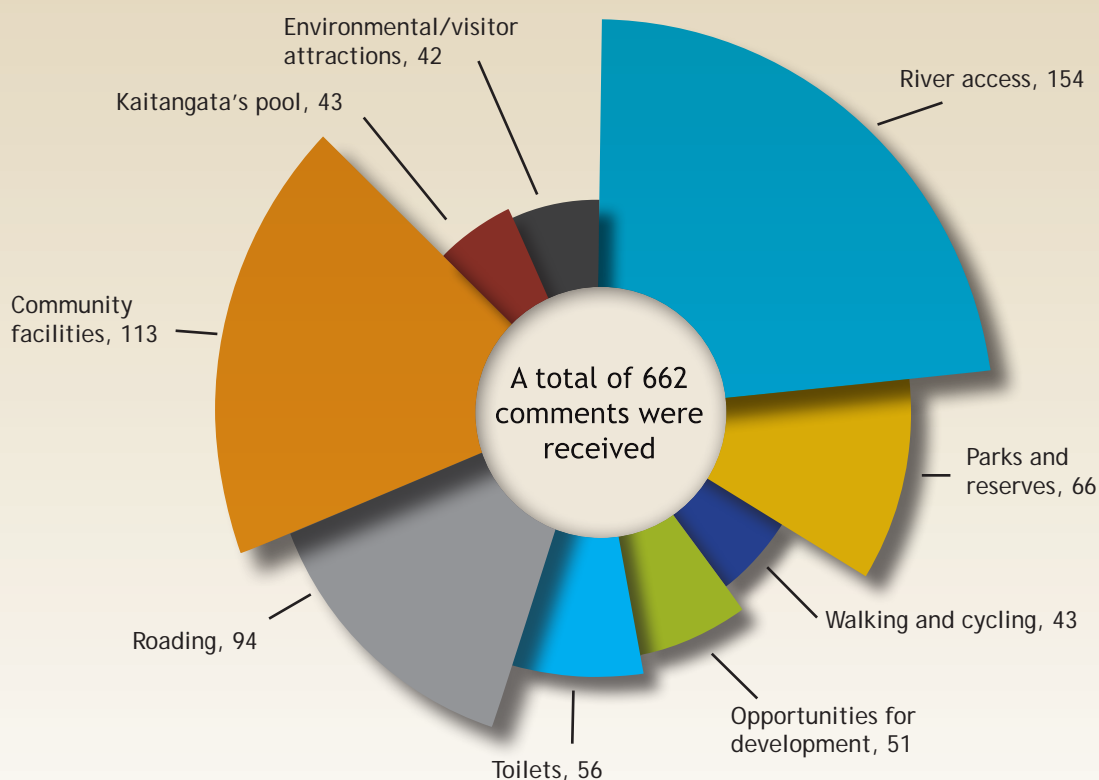
A consultation document was also developed to help prompt ideas and discussion, and this was delivered to all mailboxes in Kaitangata. Copies of the document were available from

the Kaitangata Community Centre, Council offices, and Council's website.

Nine 'focus points' were identified, representing the key areas of concern to the Kaitangata community. There were 662 feedback items received in total, and the number which related to each focus point is shown in the following graph. These items were from one-on-one conversations with locals, notes from meetings, and written submissions.

We received some great feedback from Kaitangata residents through the consultation phase, and this has helped to guide the priority projects described in this plan. A big thanks to all those that got involved!

Feedback summary

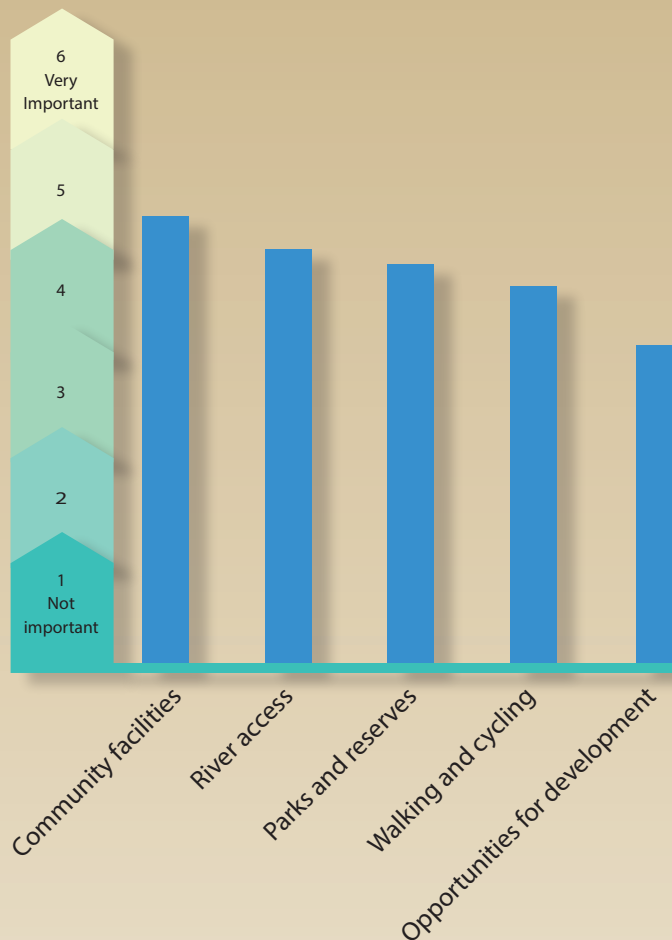


THE PROCESS SO FAR...

Summary of rankings

A key component of the consultation was a structured survey for respondents to rank the importance (or priority) of existing facilities within Kaitangata, as well as possible projects and ideas. The survey asked respondents to rank various items, on a scale between 1 (not important) to 6 (very important) for five of the focus areas listed above. There were several items within each focus area. There were 74 survey forms returned, and the average rank for each focus area is shown in the graph on the right.

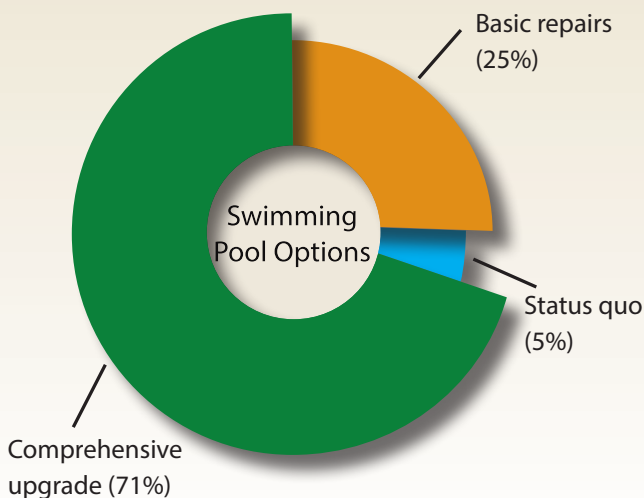
The feedback indicates that Kaitangata people value their community facilities highly, particularly the local pool and the community centre. The average rank for community facilities was 5.1 out of 6, with river access not far behind with an average rank of 4.9. Opportunities for development was the lowest ranked focus area. Within this topic, respondents ranked residential and commercial development reasonably highly, but were less in favour of industrial development.



Key consultation questions

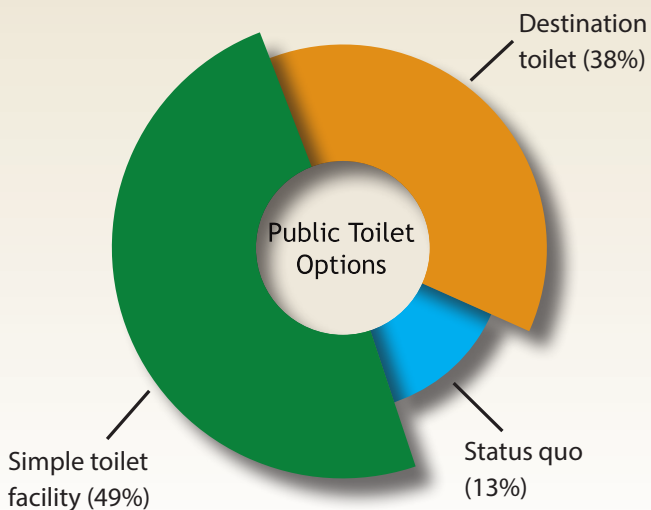
We asked what should happen with the Kaitangata Pool, and most respondents said they would prefer a comprehensive upgrade of this popular community facility.

An investigation into how the pool might be upgraded, and how this might be funded has therefore been included as a project within this community plan.



Public toilets were also a key consultation topic. Most respondents said that a simple toilet facility would be best, although a 'destination' style toilet, with unique or special design features was also reasonably popular.

Council will undertake further investigation to determine where new toilets should be located, and whether/how any design features could be included.



IMPLEMENTATION

This plan describes the projects that make up the Our Place Kaitangata Community Plan. These have been determined by community feedback as part of the Our Place project.

The priority projects section summarises the key outcomes that are anticipated, who is leading them and describes why they are important to the community. The timeframe and scope vary between each project. In some cases the timeframe is clearly defined, while other projects which simply reflect community aspirations may not yet have specific funding allocated, or an implementation plan in place. These will likely take longer to develop and are included to help guide planning and decision-making.

Updates on progress for all projects will be made available on Council's

website (www.cluthadc.govt.nz).

Council has made it clear that projects can generally proceed where financially it is rates neutral, but where a project would be seeking additional Council funding it may require additional consultation through the Long Term Plan and Annual Plan process.

Alternative sources of funding will also be considered, and Council will work alongside community groups and other agencies to make progress on some projects.

As noted, some of the projects in this plan may not be progressed immediately, due to budget constraints or other limitations. However, in the short term, Council has built into each project a requirement to consider "easy wins" as a priority.

Council's role will be to help facilitate community plan projects. This will vary from project to project, but examples of the type of support Council may provide include:

Staff and contractors undertaking work as directed, within existing budgets and work programmes.

Advocating on behalf of the community for actions or decisions by other agencies, to progress priority projects.

Direct involvement of a Council Project Manager, to direct and implement work.

Providing administrative support to groups or organisations which have been set up to manage projects.

Providing other technical support (e.g. mapping, guidance on consenting issues).



Kaitangata skate park upgrade, June 2021. Credit: O. Walker

PRIORITY PROJECTS COUNCIL IS BACKING

PROJECT 1: RIVER ACCESS

Outcome	Who's leading it?	Description
<ol style="list-style-type: none"> Improvements to the boat ramp, parking area, and Water Street Reserve. Riverbank improvements to mitigate erosion, and to improve access to the river. 	<p>This will be a community-led project, with project management and funding support from Council.</p>	<p>Part 1 of this project involves improvements to the boat ramp and surrounding area including:</p> <ul style="list-style-type: none"> Additional vehicle parking. Widening and improving the boat ramp. Reserve improvements (picnic areas, BBQ facilities, seating). <p>The second part of the project is about investigating, and where possible implementing the following improvements:</p> <ul style="list-style-type: none"> Physical works to mitigate bank erosion near the boat ramp. Amenities which help to improve access to the river, e.g. boat loading, swimming or kayak launching areas. <p><i>This project aligns with the Living & Working in Clutha Strategy, by providing facilities which encourage people to participate in active and passive recreation.</i></p>



Kaitangata Boat Ramp & Reserve. Credit: M. Goldsmith

PROJECT 2: WALKING AND CYCLING

Outcome	Who's leading it?	Description
<p>There are two parts to this project:</p> <ol style="list-style-type: none"> Improving linkages within Kaitangata. Create connections to the wider area. 	<p>Part 1 will be Council-led, as footpaths and tracks are generally 'Councilowned' assets.</p> <p>Part 2 will be community-led, given the ability of community groups or trusts to access alternative funding sources.</p>	<ul style="list-style-type: none"> <i>Linkages within Kaitangata</i>; Repairs to footpaths and trails can be undertaken as part of routine maintenance programmes, with more extensive improvements or extensions funded through the Annual or Long Term Plan process. <i>Wider connections</i>; This project is about investigating options and finding ways to fund longer trails to other towns or destinations, such as Balclutha, Lake Tuakitoto or the mouth of the Clutha River/Mata-Au. <p><i>This project aligns with the Living & Working in Clutha Strategy, by providing facilities which encourage people to participate in active and passive recreation.</i></p>



Walkway on Start & Eddystone Streets. Credit: O. Walker

PROJECT 3: KAITANGATA POOL

Outcome	Who's leading it?	Description
<p>A technical investigation and options assessment will be completed. This work will be used to help decide how this community facility should be managed and maintained into the future.</p>	<p>This will be a Council-led project, with input from the Kaitangata Pool Group.</p>	<p>This facility is owned by Council, and is managed and operated by the community through a key system. It's remaining lifespan may be limited without a major upgrade.</p> <p>Professional advice will be needed to help inform decisions on the future of the pool including:</p> <ul style="list-style-type: none"> • What is required to provide a reasonable level of service at the existing pool (the pump, filter system, heating options and the building itself). • Whether a new pool might be a more cost effective option. • The costs, benefits, risks and uncertainties for both options (i.e. upgrade existing/build new). Potential funding sources (rates, grants, fees). <p>Improvements for Victoria Park will also need to be considered as part of this project, and the roles and responsibilities of Council and the community (through the Pool Group) will need to be clearly defined. Further consultation with the community may be required once preferred options and costs have been developed.</p>



Kaitangata Pool. Credit: M. Goldsmith

This project aligns with the Living & Working in Clutha Strategy, by providing facilities which encourage people to participate in active and passive recreation.


PROJECT 4: VICTORIA PARK RESERVE

Outcome	Who's leading it?	Description
<p>There are two parts to this project:</p> <ol style="list-style-type: none"> 1. Improvements to the Victoria Park Reserve. 2. Trim or remove trees shading the pool and playground. 	<p>Improvements or additional facilities at Victoria Park will be led by the community. Council may provide funding, technical or administrative support.</p> <p>Work to trim or remove trees will be led by Council</p>	<p>The community told us that this reserve is very important. This project is intended to make further improvements to this area and ensure that the playground and surrounding park is a vibrant, well-used space.</p> <p>Several of the larger trees in this reserve are causing issues with shading. Further work is required to understand whether removal or trimming is the best option to provide more sunlight into the pool and playground, and ensure the safety of park users.</p> <p>Availability of funding and completion of the Kaitangata Reserve Management Plan are key considerations for the completion of this project.</p> <p><i>This project aligns with the Living & Working in Clutha Strategy, by providing facilities which encourage people to participate in active and passive recreation.</i></p>




Victoria Park. Credit: S. Wilkins

PROJECT 5: WAR MEMORIAL RESERVE

Outcome	Who's leading it?	Description
<p>The aim of this project is to create an attractive community park in central Kaitangata, on the site of the old town hall and War Memorial Reserve.</p>	<p>This will be a community-led project, with support from Council.</p>	<p>The old Kaitangata town hall was demolished in 2020, due to safety issues. This project will incorporate the old hall site into the adjacent War Memorial Reserve to create a centrally located hub, with links to the nearby BMX track, skate park, Clutha River, and the Community Centre.</p>
 <p>The image is a concept plan for the War Memorial Reserve. It shows a central area with various zones and features. A winding path or road is shown, with several numbered points (1-9) indicating specific locations. There are also some smaller structures and trees depicted. The plan is set against a background of greenery and a river or stream on the left side.</p>		
<p>Concept plan for the War Memorial Reserve. Credit: Rough & Milne</p>	<p><i>This project aligns with the Living & Working in Clutha Strategy, by providing facilities which encourage people to participate in active and passive recreation.</i></p>	<p>A concept plan for this reserve was included in the Our Place consultation and this has been refined based on the community feedback received.</p> <p>The main elements in the plan include:</p> <ul style="list-style-type: none"> • an open space for community gatherings • a children's play area, incorporating the existing train • a passive rest/contemplative area • heritage/cultural elements • connections to the wider community. <p>Council support includes funding and project management assistance. Council will continue to maintain the reserve through its greenspace maintenance contract.</p>

PROJECT 6: PUBLIC TOILETS

Outcome	Who's leading it?	Description
<p>Provide additional public toilets in central Kaitangata.</p>	<p>This will be a Council-led project, with community input on key decisions.</p>	<p>There was widespread support for additional public toilets in central Kaitangata through the consultation process, with the existing toilets located 650m away at Victoria Park. A range of options were identified, including on the site of an old toilet block on Exmouth Street.</p>
 <p>The image shows a white, single-story building with a gabled roof, identified as an old toilet block. It is situated on a grassy area with utility poles and wires in the background. The sky is clear and blue.</p>		
<p>Old toilet block, Exmouth St. Credit: M. Goldsmith</p>	<p><i>This project aligns with the Living & Working in Clutha Strategy, by investing in infrastructure which enables growth, and promoting healthy, safe communities.</i></p>	<p>New toilets in this area would serve existing and planned developments in central Kaitangata, including the skate park, BMX track, and the War Memorial and Water Street reserves. Council has allocated funding towards this project, with further work required to finalise the project scope (location, level of service, design).</p>

PROJECT 7: ROADING

Outcome	Who's leading it?	Description
Seal extension programme on urban streets in Kaitangata.	This will be a Council-led project, as roading is a core service.	Through the consultation process, there was considerable support to include urban road sealing as a project within the Our Place Kaitangata Community Place. This project relates mainly to unsealed sections in the lower, western part of Kaitangata, parts of which are potentially flood-prone. A number of short sections of road on the more elevated parts of town could also be considered. Road sealing is expensive, and this project would have a noticeable rates impact. Road sealing options will therefore be included as a key consultation topic in the 2024/34 Long Term Plan, before Council makes a decision on whether or not to progress this work. <i>This project aligns with the Living & Working in Clutha Strategy, by investing in infrastructure which enables growth, and promoting healthy, safe communities.</i>



Water Street & St Albans Street pot-wholes. Credit: M. Goldsmith

PROJECT 8: WANGALOA DOMAIN RESERVE

Outcome	Who's leading it?	Description
Improvements to make the reserve more user-friendly and accessible.	This will be a Council-led project, with support from the local community.	The Wangaloa Domain provides access to Smith's Beach and is a popular spot for local residents, especially during the summer months. The Wangaloa Golf Course is located on the same piece of reserve land. Potential improvements includes: <ul style="list-style-type: none"> • Better beach access (currently the track is steep and tricky in places). • Improvements to the reserve itself. This could include providing for camping, or installing fencing or ballards to protect the grassed area from damage by cars. Availability of funding and completion of the Kaitangata Reserve Management Plan are key considerations for the completion of this project. Work to provide for camping would need to align with the Clutha District Freedom Camping Bylaw. Any easy wins which can be implemented within existing budgets will be progressed first. This might include changes to the maintenance program such as mowing, vegetation trimming, or minor repairs.



Access to Smith's Beach. Credit: M. Goldsmith

Regulatory and Policy Committee

Item for DECISION

Report	Clutha District Climate Change Risk
Meeting Date	22 July 2021
Item Number	4
Prepared By	Michael Goldsmith - Senior Policy Advisor
File Reference	527127

REPORT SUMMARY

A report satisfying the requirements of stage 2 of Council's climate change leadership and response plan has been completed and is available to inform Council's future planning and consultation processes.

Note the report is attached under a separate cover.

RECOMMENDATIONS

1. That Regulatory and Policy Committee receives the Clutha District Climate Change Risk Report, dated 22 July 2021
2. That the Regulatory and Policy Committee confirms that this work, GHC Consulting Report 2021/05: Griffin, C. *The risk of climate change to the built environment in the Clutha District*, June 2021, will be used to inform:
 - a. A programme of engagement with key stakeholders to raise awareness and to gather additional hazard and risk information.
 - b. The development of stage 3 of the climate change leadership and response plan (*how to respond*).
 - c. The development of the 2024/54 Infrastructure Strategy, 2024/34 Long Term Plan and other key decisions.

REPORT

1 Background

Through the 2019 annual plan process Council committed to developing a three-stage climate change leadership and response plan to provide leadership, fulfil obligations and to help plan for the future impacts of climate change in the Clutha District.

GHC Consulting (GHC) was contracted to undertake the first stage of this project in 2019. This involved an assessment of the *impacts* of climate change, at the district, ward, and community scale.

GHC were contracted to undertake the second stage of the project in 2020. This work has identified climate change *risks* facing the transport, three waters, homes and buildings, public amenities, and waste sectors. A Councillor workshop, explaining the key outcomes of this second stage was held on 17 June 2021.

2 Strategic Goals and Outcomes

This work is intended to improve the understanding of climate change risk in the Clutha District, and to enable the delivery of resilient infrastructure services in the future. As such, it will help Council to make effective progress on the priority areas identified in the *Living and Working in Clutha Strategy*. In particular:

- Invest in Infrastructure
- Quality Housing
- Adapt to Climate Change
- Healthy Safe Communities.



Living & Working Strategic Framework

3 Consultation

Effective consultation is a fundamental component of climate change planning. While the first and second stages of this project have initiated a limited process of engagement, it is recommended that consultation is expanded to reach a wider audience and capture a greater array of community views.

Previous: A workshop was held with Council staff in February 2021 to define the vulnerability of infrastructure in the Clutha District, and the consequence (risk) if certain assets were damaged or disrupted by a climatic hazard. Limited iwi engagement was also undertaken to help inform this work. Some local knowledge around climate change impacts and observed trends over time was also collected as part of the stage 1 impacts report.

Proposed: It is recommended that additional work be undertaken to raise awareness of the key findings of the climate change risk report, alongside other ¹ amongst key stakeholders. This includes local iwi, community boards, community groups,² council contractors, and Council staff.

This engagement work would help to gather additional local-level hazard and risk information held by these stakeholders, and to understand their key areas of concern. It would also help to inform stage 3 of the climate change leadership and response plan (i.e., *how should Council respond?*). Local Councillors, and staff from the regulatory,

¹ As well as relevant national/regional investigations.

² e.g., the Kaka Point Community Group

service delivery, and policy teams should therefore be involved with this work. Collaboration with the Otago Regional Council should also be considered.

In addition to this engagement work, the leadership and response plan, and the information provided to date should be made available through Council's website.³

Communications material may be required to complete the work proposed above.

4 Policy Considerations

The attached report is intended to:

- a. Inform the development of the 2024/34 Long Term Plan (LTP) and Activity Management Plans (AMP's), so that the management of Council's assets and activities can more accurately reflect the likely impacts of climate change.
- b. Provide localised information about how climate change will affect the risk to critical infrastructure in the future.
- c. Inform the review of the District Plan, to enable the sustainable management of the natural and cultural environment and the appropriate use of Council infrastructure.
- d. Assist the public to make more informed decisions, by providing climate change information through Council's website or via community consultation events.

It is noted that the third stage of this project is to:

- Ensure that information about the likely effects and risks associated with climate change is available, and incorporated into appropriate planning, decision-making, and responses. This information will enable CDC to share and coordinate the management of risk, and to communicate with stakeholders about priorities.

5 Legal Considerations

N/A

6 Financial Impact

Council has previously confirmed funding of \$30,000 (\$20,000 in 2021/22 and \$10,000 in 2022/23) for subsequent stages of the climate change leadership & response programme, with this work expected to be completed in 2022.

7 References – Tabled/Agenda Attachments

- GHC Consulting Report 2021/05: Griffin, C. *The risk of climate change to the built environment in the Clutha District*, June 2021.

³ A link to a similar example is here: www.kapiticoast.govt.nz/our-district/our-environment/climate-change/

Regulatory & Policy Committee

Item for DECISION

Report	Environmental Legislation Reforms
Meeting Date	22 July 2021
Item Number	5
Prepared By	Ian McCabe – Group Manager Planning and Regulatory
File Reference	545784

PURPOSE

The report briefs the Committee on the environmental reforms announced by Minister for the Environment David Parker and seeks delegation of powers to the Chief Executive and Group Manager Planning and Regulatory to approve submissions on legislation associated with the environmental reforms.

REPORT SUMMARY

Minister for the Environment David Parker has announced that the Resource Management Act 1991 (RMA) is going to be repealed and replaced with three new Acts. Additionally, National Policy Statements are also proposed to be consulted on during the formulation of the proposed new Acts.

The timeframe to draft, consult and implement the new Acts is ambitious and aggressive. Accordingly, it is expected that there will be insufficient time to get draft submissions on the proposed legislation to Council for approval prior to submissions closing.

This report recommends that the approval process for submissions on new environmental legislation and national policy statements is delegated to the Chief Executive and Group Manager Planning and Regulatory so that submissions can be lodged within the required timeframes.

Submissions will be reported back to the Regulatory and Policy Committee for its information and endorsement when meetings occur.

RECOMMENDATIONS

- 1. That the Regulatory and Policy Committee receives the report entitled Environmental Legislation Reform dated 22 July 2021.**
- 2. That the Regulatory and Policy Committee delegates the powers of approving submissions on environmental legislation reforms and National Policy Statements to the Chief Executive and Group Manager Planning and Regulatory.**

- 3. That the Regulatory and Policy Committee agrees to a potential joint submission (where necessary) with the other Otago and Southland Councils on the environmental legislation reforms.**

REPORT

1 Background

In June 2020, the Randerson Report was published recommending that the RMA was out date and that it should be replaced with three new pieces of legislation:

- Natural and Built Environments Act (NBA)
- Strategic Planning Act (SPA)
- Climate Adaptation Act (CAA)

In February 2021, Minister Parker announced that the RMA would be repealed, and these new Acts as suggested would replace it.

The Government anticipates that the new Acts will create a faster and simpler way of protecting the natural environment, enabling development and helping improve housing supply.

They will provide a more effective role for Māori in the system, simplify planning while reducing costs and time, as well as improving our response to the effects of climate change.

The proposed SPA will ensure we have better, more integrated strategic planning for how a region will grow and change over time and how development will be provided for within environmental limits.

The proposed SPA provides for long-term regional spatial strategies that integrate land use planning, environmental regulation, infrastructure provision and funding, climate change responses and natural hazard risk reduction. These strategies will work alongside the proposed Natural and Built Environments Act and other key legislation covering climate change, transport and local government.

As the new SPA legislation integrates decision-making across a number of portfolios, the Government has decided to use a new way of collaborative working – a formal interdepartmental executive board - made possible under the Public Service Act 2020 to optimise the quality of input to the development of the SPA.

The new Strategic Planning Reform Board met for the first time on 29 April 2021. Membership of the Board includes the chief executives of Environment, Transport, Housing and Urban Development, Internal Affairs, Treasury and Conservation.

The proposed NBA is to be the replacement for the Resource Management Act (1991). The NBA's purpose will be to enhance the quality of the built and natural environments for the wellbeing of current and future generations. The NBA proposes a system of outcomes, limits and targets set through a national planning framework which will be

incorporated into a combined plan – one per region – prepared by central government, local government and mana whenua.

The first milestone for the reform package was the release of the exposure draft of the most important parts of the NBA legislation (an exposure draft is legislation that has not yet formally been introduced into parliament and which is shared with the public for initial feedback and is designed to help speed up the process).

2 Issues

The timeframe to pass the three pieces of legislation and Policy Statements into law is very aggressive. It is anticipated that the three Acts will become law this parliamentary term. Current timetabling indicates towards the end of 2022 for the NBA and the SPA. The CAA may be slightly later (early 2023).

Given the aggressive timeframe, engagement with the Local Government sector will be short and focus on high level principles as opposed to the detail. It is anticipated that any consultation will likely span two weeks and accordingly it is anticipated that there will be insufficient time to put a draft submission to Council for approval prior to the submission period closing.

The Otago and Southland Councils are looking to combine their submissions to get a united voice from the lower South Island. It is considered that combining with other Councils will give more weight as opposed to individual councils having a lone voice in the crowd.

The exposure draft of the NBA was released for submissions on 29 June 2021. Submissions close on 4 August 2021. The exposure draft and related parliamentary paper (which includes explanatory material to the exposure draft) is available from the Ministry for the Environment website ([Resource management system reform | Ministry for the Environment](#)) and has been downloaded to the Councillors One Drive for your further information.

The Otago/Southland RMA Reform Group, made up of planning staff from amongst the Otago/Southland local authorities and iwi, met to discuss the exposure draft on 13 July 2021. The intent at this stage is to have a draft joint submission out for consideration and comment by 23 July 2021, the day after the Committee meets. Comments and proposed alterations completed by 27 July 2021 with a view to finalising and lodging the submission by 4 August 2021.

It is anticipated that given the aggressive pace of these reforms, this type of tight timeframe will be repeated as the legislative reforms are progressed.

This report seeks a delegation for submissions on the three proposed Acts and any National Policy Statements being consulted on alongside the environmental reforms.

3 Assessment of Options

Option 1 – Council delegates power to approve submissions

<i>Advantages</i>	<i>Disadvantages</i>
<p>Submissions lodged within tight submission timeframes.</p> <p>Otago/Southland have a combined voice on strategic matters of interest and/or concern in developing the new Acts.</p>	<p>Council will not review or approve draft submissions before they are submitted.</p>

Option 2 – Council not delegate powers to approve submissions

<i>Advantages</i>	<i>Disadvantages</i>
<p>Council reviews and approves any submissions before they are submitted</p>	<p>Council potentially misses opportunity to lodge submissions because timeframes for submissions do not coincide with Council meeting dates.</p>

Option 1 is recommended as it will enable a Council to be responsive to aggressive timeframes and will allow for the “Otago context” to be incorporated into Government decisions on environmental reforms

4 Consultation

Consultation on the new legislation may be extended to the general public.

Due to the tight timeframes it is anticipated that Council will not have sufficient time to consult with the community on the contents of any submissions.

Reports outlining the content of submissions will be submitted to the Regulatory and Policy Committee after they have been submitted. These reports will be in the “public” section of the agenda.

5 Policy Considerations

The environmental reforms will have a significant impact on the future national, and regional planning framework, including the content and how stringent or permissive future regulations will be.

These reforms will materially impact on the existing Clutha District Plan and our communities. Accordingly, submitting on the reforms may be considered a priority for Council so that the Otago context can be considered when Government is making decisions.

6 Legal Considerations

There is no legal responsibility to submit on the environmental reforms. Rather, the submission period enables Council to highlight potential issues that are likely to impact the Southland District Council and its Communities.

7 Financial Impact

No significant costs are anticipated with this decision. Existing staff capacity will be sufficient to draft submissions to the proposed legislation.

Once the new Acts are passed into law, Council will need to give effect to the legislation, which may cause changes to priorities, additional costs, and education with our communities.

8 Attachments

Nil

Regulatory & Policy Committee

Item for INFORMATION

Report	Organisational Performance Report
Meeting Date	22 July 2021
Item Number	6
Prepared By	Ian McCabe – Group Manager Planning and Regulatory
File Reference	541746

REPORT SUMMARY

This report provides up-to-date stats for the Customer Service Reporting (CSR) for Regulatory activities.

The report contains information on how soon customers are being contacted in respect of service requests.

See below for the Regulatory results.

RECOMMENDATIONS

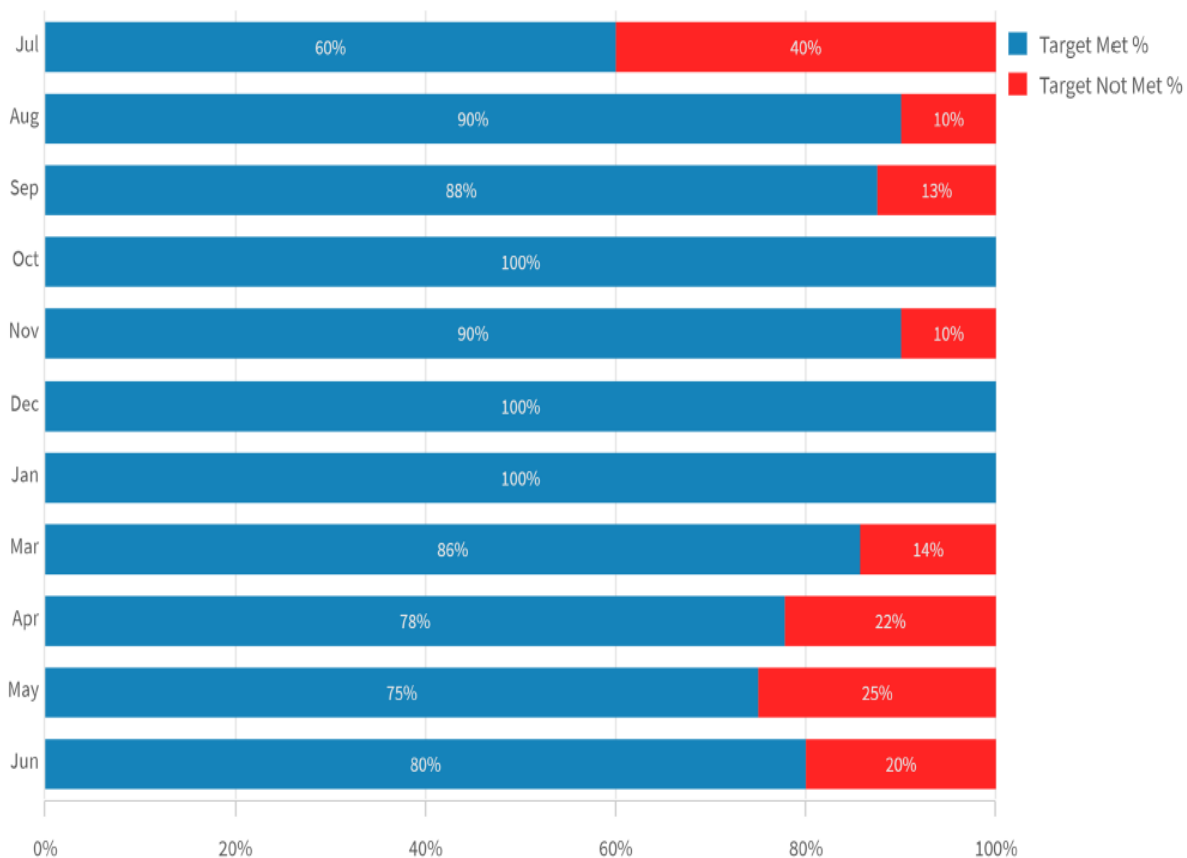
- 1. That the Regulatory and Policy Committee receives the ‘Organisational Performance Report’, dated 22 July 2021.**



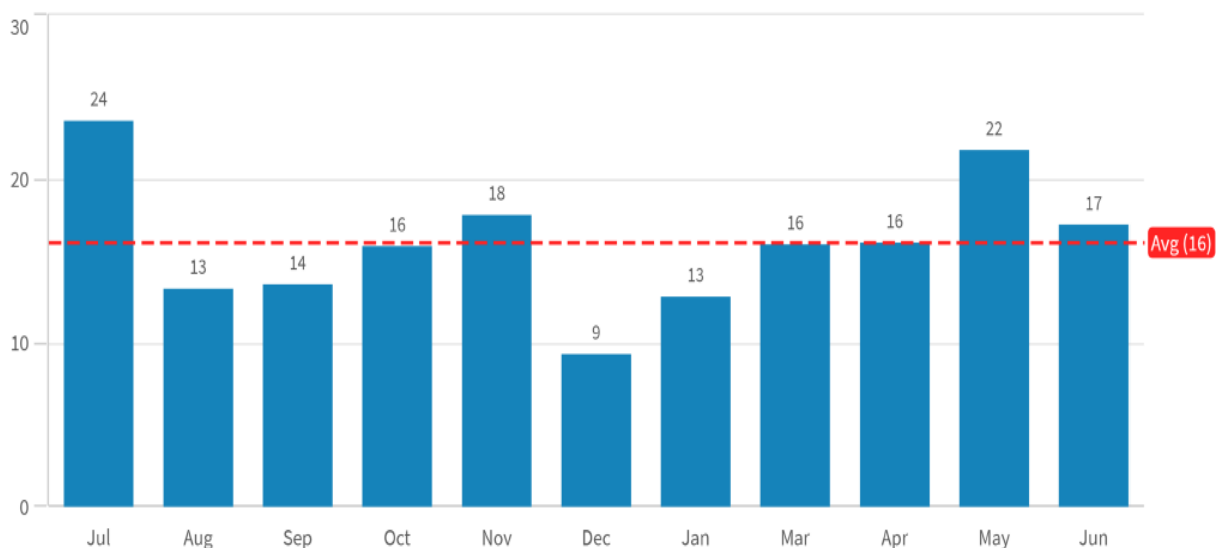
YTD Regulatory Consents Report

Resource Consents 2020/2021 YTD

Granted %



Avg Days to Grant

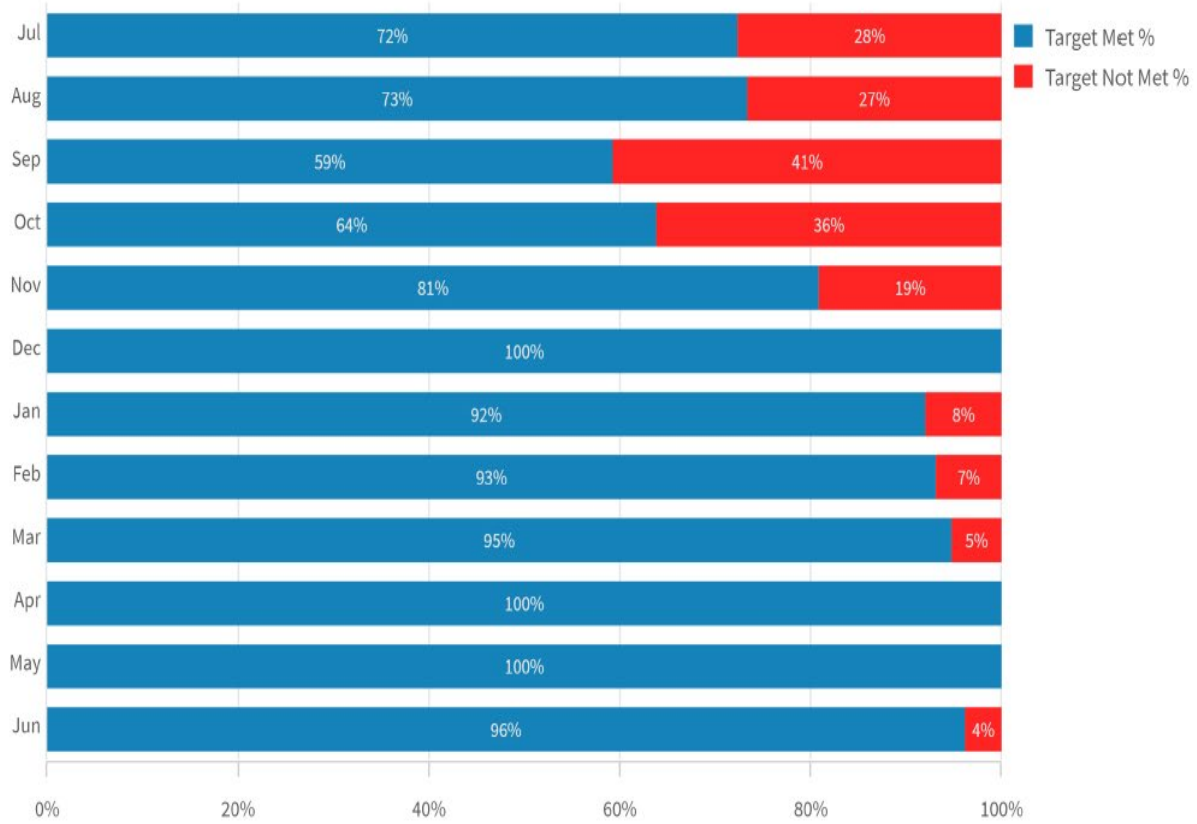




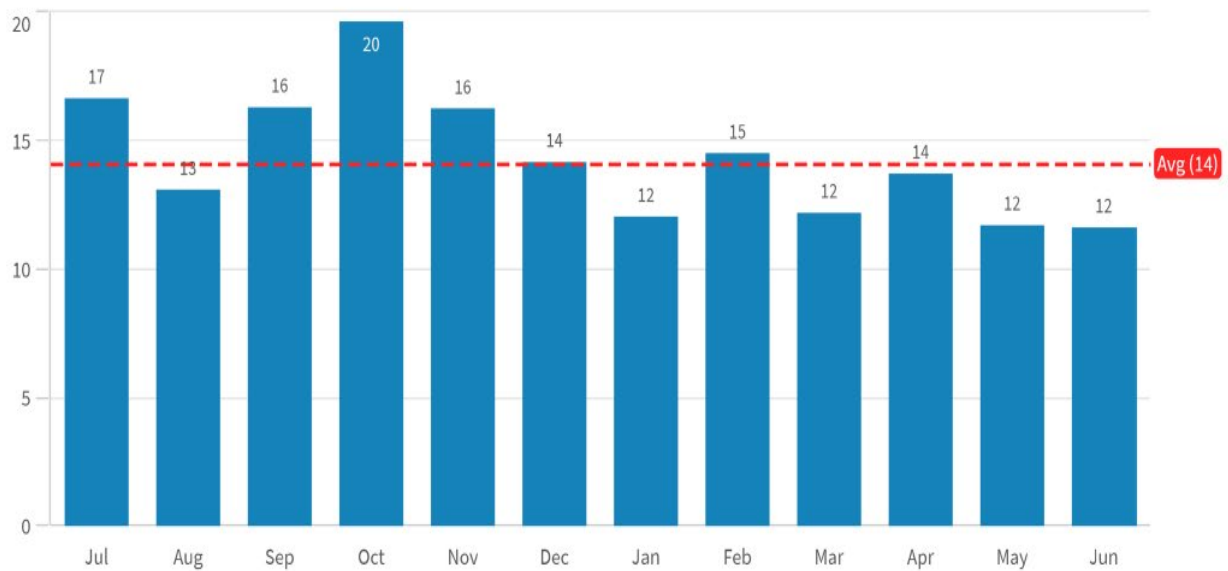
YTD Regulatory Consents Report

Building Consents 2020/2021 YTD

Approved %



Avg Days to Approve





Customer Contacts

2021/2022 Contact KPI Performance by Department/Request Type

CDC Department <input type="text"/> Type <input type="text"/>		Period <input type="text"/>	
	Jul	YTD	
Totals			
Regulatory	89%	89%	89%
Compliance	100%	100%	100%
Dogs	94%	94%	94%
Noise	63%	63%	63%



Resolution

2021/2022 Resolution KPI Performance by Department/Request Type

CDC Department <input type="text"/> Type <input type="text"/>		Period <input type="text"/>	
	Jul	YTD	
Totals	90%	90%	90%
Regulatory	90%	90%	90%
Compliance	100%	100%	100%
Dogs	95%	95%	95%
Noise	63%	63%	63%

Regulatory and Policy Committee

Item for INFORMATION

Report	Building Statistics – May & June 2021
Meeting Date	22 July 2021
Item Number	7
Prepared By	Wendy Copeland – Regulatory Services Administrator
File Reference	527722

REPORT SUMMARY

Building statistics and comparisons for May & June 2021.

RECOMMENDATIONS

That the Regulatory and Policy Committee receives the report titled 'Building Statistics', dated 22 July 2021.

May 2021

Balclutha Ward		
Type	Number	Value
Accessory Buildings	2	71,000
Additions & Alterations	2	356,000
Commercial/Industrial	2	99,700
Farm Buildings	0	0
Heating Units	9	77,137
New Dwellings	3	1,344,000
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
Total	18	1,947,837

Bruce Ward		
Type	Number	Value
Accessory Buildings	1	65,000
Additions & Alterations	3	34,000
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	3	22,883
New Dwellings	3	1,635,740
Other	2	12,900
Plumbing & Drainage	0	0
Resited Buildings	2	318,500
Total	14	2,089,023

Catlins Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	4	29,500
New Dwellings	0	0
Other *	1	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
Total	5	29,500

* Temporary Marquee

Clinton Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	2	11,000
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	1	120,000
Total	3	131,000

Clutha Valley Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	0	0
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	2	20,000
Resited Buildings	0	0
Total	2	20,000

Kai/Matau Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	2	15,720
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
	2	15,720

Lawrence/Tuapeka Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	2	171,500
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	3	30,000
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
Total	5	201,500

West Otago Ward		
Type	Number	Value
Accessory Buildings	2	34,000
Additions & Alterations	1	20,000
Commercial/Industrial	0	0
Farm Buildings	1	35,000
Heating Units	1	5,000
New Dwellings	1	650,000
Other *	1	0
Plumbing & Drainage	0	0
Resited Buildings	1	42,000
Total	8	786,000

* Temporary Marquee

Comparison with May 2020

	May 2020		May 2021	
	No.	Value	No.	Value
Accessory Buildings	1	10,000	5	170,000
Additions & Alterations	5	210,000	8	581,500
Commercial/Industrial	2	598,000	2	99,700
Farm Buildings	2	99,135	1	35,000
Heating Units	16	97,496	24	191,240
New Dwellings	7	3,388,200	7	3,629,740
Other	1	25,000	4	12,900
Plumbing & Drainage	1	24,000	2	20,000
Resited Buildings	0	0	4	480,500
Total	35	4,451,831	57	5,220,580

Comparison Year to Date with 2019 - 20

	July 2019 – May 2020		July 2020 - May 2021	
	No.	Value	No.	Value
Accessory Buildings	23	823,364	51	1,979,935
Additions & Alterations	47	1,697,439	59	3,880,435
Commercial/Industrial	30	17,238,475	26	27,590,300
Farm Buildings	40	2,016,139	33	3,772,653
Heating Units	98	596,576	150	944,037
New Dwellings	59	20,341,376	73	28,030,608
Other	14	921,000	19	898,400
Plumbing & Drainage	19	156,441	35	269,883
Resited Buildings	3	144,000	11	914,500
Total	333	43,934,810	457	68,280,751

Land Information Memoranda processed for May 2021 was 14 bringing the total for the year to 202.

Land Information Memoranda processed 1/7/19 to 30/6/20 totalled 198.

June 2021

Balclutha Ward		
<i>Type</i>	<i>Number</i>	<i>Value</i>
Accessory Buildings	3	97,500
Additions & Alterations	4	381,530
Commercial/Industrial	1	11,000,000
Farm Buildings	1	32,000
Heating Units	4	27,379
New Dwellings	2	1,130,000
Other	0	0
Plumbing & Drainage	4	10,000
Resited Buildings	1	70,000
Total	20	12,748,409

Bruce Ward		
<i>Type</i>	<i>Number</i>	<i>Value</i>
Accessory Buildings	2	95,400
Additions & Alterations	3	85,000
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	5	44,250
New Dwellings	2	1,163,980
Other	0	0
Plumbing & Drainage	1	2,000
Resited Buildings	0	0
Total	12	1,390,630

Catlins Ward		
<i>Type</i>	<i>Number</i>	<i>Value</i>
Accessory Buildings	1	50,000
Additions & Alterations	1	20,000
Commercial/Industrial	1	100,000
Farm Buildings	1	14,000
Heating Units	5	25,000
New Dwellings	1	160,000
Other	0	0
Plumbing & Drainage	1	12,000
Resited Buildings	0	0
Total	11	381,000

Clinton Ward		
Type	Number	Value
Accessory Buildings	1	16,000
Additions & Alterations	1	200,000
Commercial/Industrial	0	0
Farm Buildings	1	50,000
Heating Units	5	30,400
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
Total	8	296,400

Clutha Valley Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	1	200,000
Farm Buildings	1	70,000
Heating Units	3	15,000
New Dwellings	0	0
Other *	1	300,000
Plumbing & Drainage	2	14,000
Resited Buildings	0	0
Total	8	599,000

* Transportable Dwelling

Kai/Matau Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	2	12,300
New Dwellings	2	660,000
Other	0	0
Plumbing & Drainage	1	4,000
Resited Buildings	0	0
	5	676,300

Lawrence/Tuapeka Ward		
Type	Number	Value
Accessory Buildings	0	0
Additions & Alterations	1	5,000
Commercial/Industrial	0	0
Farm Buildings	0	0
Heating Units	5	23,000
New Dwellings	2	444,000
Other	0	0
Plumbing & Drainage	1	16,000
Resited Buildings	0	0
Total	9	488,000

West Otago Ward		
Type	Number	Value
Accessory Buildings	1	23,000
Additions & Alterations	0	0
Commercial/Industrial	0	0
Farm Buildings	1	22,000
Heating Units	2	11,600
New Dwellings	0	0
Other	0	0
Plumbing & Drainage	0	0
Resited Buildings	0	0
Total	4	56,600

Comparison with June 2020

	June 2020		June 2021	
	No.	Value	No.	Value
Accessory Buildings	4	105,453	8	281,900
Additions & Alterations	10	503,500	10	691,530
Commercial/Industrial	2	172,600	3	11,300,000
Farm Buildings	6	179,000	5	188,000
Heating Units	33	191,784	31	188,929
New Dwellings	10	2,834,925	9	3,557,980
Other	0	0	1	300,000
Plumbing & Drainage	2	20,014	10	58,000
Resited Buildings	0	0	1	70,000
Total	67	4,007,276	78	16,636,339

Comparison Year to Date with 2019 - 20**July 2019 – June 2020****July 2020 - June 2021**

	No.	Value	No.	Value
Accessory Buildings	27	928,817	59	2,261,835
Additions & Alterations	57	2,200,939	69	4,571,965
Commercial/Industrial	32	17,411,075	29	38,890,300
Farm Buildings	46	2,195,139	38	3,960,653
Heating Units	131	788,360	181	1,132,966
New Dwellings	69	23,176,301	82	31,588,588
Other	14	921,000	20	1,198,400
Plumbing & Drainage	21	176,455	45	327,883
Resited Buildings	3	144,000	12	984,500
Total	400	47,942,086	535	84,917,090

Land Information Memoranda processed for June 2021 was 24 bringing the total for the year to 226.

Land Information Memoranda processed 1/7/19 to 30/6/20 totalled 198.