



HURUNUI
District Council

**Strategy & Policy
Committee**

AGENDA

FOR AN ORDINARY MEETING TO BE HELD ON:

THURSDAY 15 SEPTEMBER 2011

COMMENCING AT 9.30AM

IN THE COUNCIL CHAMBERS
66 CARTERS ROAD,
AMBERLEY

In Hurunui we live the lives the rest of the world would love to live.

For the meeting timetable and order of business please refer to the back page fold-out.

Committee Membership

Cr Michael Malthus (Chair)
(Hanmer Springs Ward)
Winton Dalley (Mayor)
Cr Gary Cooper (Amberley Ward)
Cr Ross Little (Amberley Ward)
Cr Jude McKendry (Amberley Ward)
Cr Marie Black (Amuri/Hurunui Ward)
Cr Dick Davison (Amuri/Hurunui Ward)
Cr Jim Harré (Amuri/Hurunui Ward)
Cr Vincent Daly (Cheviot Ward)
Cr Russell Black (Glenmark Ward)

Quorum Number – Is no less than five (5) members.

STRATEGY & POLICY COMMITTEE MEETING

15 SEPTEMBER 2011

TIMETABLE

Time	Item
9.30am	Meeting commences.
10.30am	Morning tea.
10.45am	Presentation from Emergency Management Officer on Civil Defence Training.
12.30pm	Lunch.
1.00pm	Biodiversity Update: Presentation from Biodiversity Field Adviser.
3.00pm	Afternoon tea.

Item	Order of Business	Pages
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1	Minutes for confirmation – 11 August 2011	1 - 12
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4	Corporate: 4.1 Long Term Plan Steering Group Recommendations.....	15 - 30
5	Environmental: 5.1 Environmental Services Team Work Plan..... 5.2 District Plan Review Issues and Options – Hurunui Biodiversity..... 5.3 Approval to Prepare a Plan Change – Queen Mary Hospital Historic Reserve.....	31 - 34 35 - 37 38 - 49
6	Engineering: 6.1 Utilities Report..... 6.2 Roothing Report: Strategic Developments..... 6.3 Supply of New Utility Vehicle..... 6.4 Street Cleaning Contracts in Amberley, Cheviot, Waiau, Rotherham, Hanmer Springs and Culverden: 2011-2014.....	50 - 56 57 - 59 60 - 62 63

7	<p>PUBLIC EXCLUDED SESSION THE GENERAL SUBJECT OF THE MATTERS TO BE CONSIDERED WHILE THE PUBLIC IS EXCLUDED, THE REASON FOR PASSING THIS RESOLUTION IN RELATION TO THE MATTERS AND THE SPECIFIC GROUNDS UNDER SECTION 48 (1) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 FOR THE PASSING OF THIS RESOLUTION ARE AS FOLLOWS:</p>		
	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48 (1) for the passing of this resolution
	<p>Item 8 Public Excluded Minutes of the 11 August 2011 Meeting</p>	<p>The minutes contain information withheld to enable the Council to carry on, without prejudice or disadvantage, negotiations.</p>	<p>Section 48(1)(a)(i) & Section 7(2)(i)</p>
	<p>Item 9 Request for Rates Relief – Hawarden Licensing Trust</p>	<p>The report contains information which if released would affect the privacy of natural persons.</p>	<p>Section 48(1)(a)(i) & Section 48(2)(a)(i)</p>

Guidelines from Hurunui District Council’s Significance Policy:

The Committee, in considering each matter, must be:

- a. Satisfied that it has sufficient information about the practicable options and their benefits, costs and impacts, bearing in mind the significance of the decisions.
- b. Satisfied that it knows enough about and will give adequate consideration to the views and preferences of affected and interested parties bearing in mind the significance of the decisions to be made.

Questions

- a. Does the Committee have sufficient information about the issue, proposal, decisions or other matter?
- b. Does the issue, proposal, decisions or other matter:
 - affect all or a large portion of the community in a far-reaching way?
 - have a potential impact or consequence on the affected persons (being a number of persons) that is substantial?
 - have financial implications on the Council’s resources that would be substantial?
 - generate (or would be expected to generate) a high degree of controversy?
 - fail to flow logically or consequentially from a decision in the Hurunui Community Plan?

Evaluation

Council officers preparing these reports will have regard to Council’s policy on significance. Committee members will make the final assessment on whether the subject under consideration is to be regarded as being significant or not. Unless a Committee explicitly determines that the subject under consideration is to be deemed significant then the subject will be deemed as not being significant.

MINUTES OF THE MEETING OF THE HURUNUI DISTRICT COUNCIL'S STRATEGY AND POLICY COMMITTEE HELD ON THURSDAY 11 AUGUST 2011 AT 9.30AM IN THE COUNCIL CHAMBERS, 66 CARTERS ROAD, AMBERLEY.

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PRESENT:

Cr Michael Malthus (Chairperson), Mayor Winton Dalley, Councillors Russell Black, Gary Cooper, Vince Daly, Dick Davison, Jim Harré and Judith McKendry.

IN ATTENDANCE:

Judith Batchelor (Manager Environmental Services), Jason Beck (Manager Financial Services), Brian McManus (Roading Team Leader), Audrey van der Monde (Manager Community and Corporate Services), Bruce Yates (Manager Amenities and Special Projects) and Graham Sutherland (Council Secretary).

PART MEETING:

Rachel McClung (Senior Policy Planner), Clayton Wallwork (Biodiversity Field Adviser) and Jan Weaver (Policy Planner).

APOLOGIES:

Cr R Little – leave of absence. Cr M Black.

Harré/Cooper

CARRIED

CONFLICT OF INTEREST:

There were no conflict of interest declarations.

RECORDING DEVICE:

The Committee was advised that a recording device was in use for the purpose of accurately recording the minutes.

URGENT BUSINESS:

There was no urgent business.

1. MINUTES

THAT THE MINUTES OF THE STRATEGY AND POLICY COMMITTEE MEETING HELD ON 14 JULY 2011, AS CIRCULATED, ARE TAKEN AS READ AND NOW CONFIRMED.

Davison/Cooper

CARRIED

Matters Arising

- Cr McKendry asked if there was any progress on the Balcairn Reserve lease issue. The Manager Amenities and Special Projects provided an update later in the meeting.
- Cr Malthus asked how the signage for smokefree reserves would be implemented. The Manager Environmental Services advised that officers would be working with the Waimakariri District Council to share resources and were waiting for that Council to make the decision to proceed.

2. ACTION LIST

The Action List was tabled with officers confirming the relevant actions had been completed.

- With respect to the Mt Cass Road item, the Roding Team Leader tabled documents relating to a request that the Council take over responsibility for maintenance of the road. He said that officers were trying to evaluate the risk and determine what the Council would be dealing with before proceeding.

Cr Davison said that the responsibility for the road rests with Canterbury Waste Services, which was now Transwaste Canterbury Ltd. He expressed concern that if money is taken from Council roading budgets for this, it would mean other district roads would be neglected. Cr R Black agreed and said that his recollection was that the waste operators were to maintain the road during the life of the landfill.

Mayor Dalley said this matter dates back at least nine years and he suggested waiting until the Manager Roding and Utilities returned from leave as he understands the background, which includes a memorandum of understanding and variations to resource consents. Cr Malthus agreed that further discussion of this matter be deferred and that the Manager Roding and Utilities be asked to report on this matter to a subsequent Strategy and Policy Committee meeting.

- With respect to the Rail Corridors item, it was agreed to leave this on the action list until progress is made at government level.

3. FORWARD PROGRAMME

A programme of known reports and events was provided for the Committee's information and was taken as read.

4. CORPORATE

4.1 Long Term Plan Steering Group Recommendations

The Manager Community and Corporate Services reported that the Long Term Plan Steering Group last met on Wednesday 20 July 2011. The topics covered at this meeting included: the review of several financial policies; new proposed enlarged rural fire district; the Hanmer Heritage Forest Park; funds to scope projects; and tourism rate review. The recommendations were discussed in order and the Committee's decisions recorded below:

The Manager Financial Services referred to page 25 and the statement regarding balancing the budget. He said it was a Local Government Act (LGA) requirement to match budgeted expenditure with budgeted income and a requirement for depreciation as an operational expenditure. He said the Council has a policy of not rating for depreciation and there is discretion to do this in the LGA but the Council needs to make this explicit.

Cr Davison said that the Council has a correct and appropriate approach as setting flat rates for depreciation is a blunt instrument.

Cr Malthus noted a duplication correction on page 25 regarding development contributions and under "Use of Reserves" he said it needs to refer to depreciation of the "District" library building. Officers noted the corrections.

The Manager Financial Services noted that on page 29 there was no change recommended to the rates penalty policy, it was just clarifying dates and the requirement to resolve to apply penalties.

Cr Daly asked for clarification of the policy regarding capital works needed on camping reserves, in particular if there was a policy for where a private individual is leasing a reserve, can district funding be spent on that reserve while it is being leased for commercial operation.

Mayor Dalley followed on from this point and referred to the Council funding for the sewer line at the Hanmer Forest Camp and who has ownership of the asset once the work is completed. The Manager Financial Services said if there is no benefit to the community then it might not fit the criteria for reserves funding.

The Manager Financial Services agreed to investigate the reserve lease details, review the policy approach and refer it back to the steering group to tidy up.

THAT THE INFORMATION IS RECEIVED.

THAT THE COMMITTEE ACCEPTS THE STEERING GROUP'S RECOMMENDATIONS AS DETAILED BELOW:

- 1. THAT THE COMMITTEE ENDORSES THE REVIEWED RATING POLICIES (STATEMENT CONCERNING BALANCING OF THE BUDGET; RATES POSTPONEMENT; RATES PENALTIES; REAPPORTIONMENT OF DEVELOPER OUTLAYS) FOR INCLUSION INTO THE DRAFT LONG TERM PLAN 2012/22.**

THAT THE COMMITTEE AGREES THAT THE RESERVES FUNDING POLICY BE REVIEWED AND BROUGHT BACK TO THE STRATEGY AND POLICY COMMITTEE FOR CONSIDERATION.

Davison/Daly

CARRIED

With respect to the enlarged rural fire district, the Manager Amenities and Special Projects provided an update and said the recommendation is to move to the next stage of the process.

Mayor Dalley commented that the Council will be compelled to do this and there would be more demands on costs. He noted that the supporters of centralisation were likely to hold sway in this matter. Mayor Dalley said that the Council needed to be involved so it can voice its concerns and be part of the process.

Cr R Black said he does not agree with centralisation as there are no funding efficiencies and local knowledge and control is usually lost. The Manager Community and Corporate Services noted that other councils have similar concerns but have chosen to stay involved in the discussions.

2. THAT THE COMMITTEE PROCEEDS TO THE NEXT STAGE OF THE INVESTIGATION INTO THE SETTING UP OF AN ENLARGED RURAL FIRE DISTRICT INCLUDING HURUNUI DISTRICT, UNDER THE PROVISIO THAT THIS DOES NOT COMMIT THE COUNCIL TO A FINAL DECISION ON THIS MATTER.

Dalley/R Black

CARRIED

The Policy Planner noted that with respect to the Hanmer Heritage Forest track network it was an important public asset and access can be closed at anytime by the landowner. She said this was a concern as it is estimated that half a million visitors each year use the tracks.

Mayor Dalley expressed concern about funding being signalled whereas there may be options other than purchasing. He said the Council may need to signal funding in the LTP to progress the work and investigation into this matter, not necessarily for purchasing the asset.

Cr Malthus commented that as owners of the forest, Ngāi Tahu are committed to Hanmer Springs and agree how important the tracks are. He understood that they want to be part of future development in the township and future planning for the Hurunui district.

Mayor Dalley said the Council needed to apply some principles and thinking to this issue before agreeing to any funding, as this concerns a valuable asset to the district, value to the thermal pools and income to Council. He said that the Council should consider that if access was eliminated what effect would this have on overall Council funding.

Cr R Black said that if Ngāi Tahu also identified this as important to Hanmer Springs and its own investments then there might be a way to achieve the desired result in a cost-neutral way.

3. THAT THE COMMITTEE AGREES TO CONSIDER SECURING LONG-TERM ACCESS TO THE HANMER HERITAGE FOREST RECREATIONAL COVENANTED AREA THROUGH THE LONG TERM PLAN.

Malthus/Cooper

CARRIED

The meeting adjourned for morning tea at 10.50am and reconvened at 11.05am.

With respect to the recommendation regarding a budget for scoping major projects, the Manager Amenities and Special Projects provided examples like the Waipara sewerage scheme where money was used for this purpose to do a good investigation and came up with useful information, conversely the Amberley swimming pool was an educated guess by officers and was significantly out, which makes it difficult for community decision-making.

Cr Harré asked where this would be funded from and was advised it was likely to be half from general rate and half from local amenity rate. Cr Harré said he was not necessarily opposed to this but questioned the process of allocating this funding when smaller amounts for particular projects were debated thoroughly at Annual Plan time.

Mayor Dalley said that the Council has the option of the scoping costs being capitalised into the project budget if it went ahead, whereas if it did not proceed it would be from the general rate.

4. THAT THE COMMITTEE AGREES TO INCLUDING \$25,000 INTO THE LTP BUDGET IN ORDER TO SCOPE NEW ONE-OFF CAPITAL PROJECTS.

Cooper/McKendry

CARRIED

With respect to the Targeted Tourism Rate review, the Manager Financial Services commented that a consultant had been commissioned to undertake the review and would be contacting councillors for their feedback. The consultant had been provided with all the information collated by Council officers, including submissions received and emails and thoughts received earlier by councillors. The Manager Financial Services commented that the Hanmer Springs Community Board may also have a view and this would be fed into the process.

The Manager Financial Services said that he and Cr Malthus were still considering relevant parties to consult and Cr R Black suggested the consultant contact councillors for any recommendations of key people to talk to in their areas. Mayor Dalley suggested that care needs to be taken in recommending people to consult, as a cross section of ratepayers should be involved.

THAT THE INFORMATION BE RECEIVED.

Malthus/Harré

CARRIED

Presentation on Unsealed Roads Maintenance

John Kerse, Roding Engineer – Operations, gave a presentation to the Committee on good practices to improve surfaces and drainage on unsealed roads in the district.

4.2 Local Economic Development Strategy for North Canterbury

The Manager Community and Corporate Services reported that the Waimakariri District Council had initiated the development of an economic development strategy for North Canterbury, with the assistance of Enterprise North Canterbury (ENC) and the Hurunui District Council. The Council had been asked to nominate two councillors to represent Hurunui for a working group to develop the strategy.

Mayor Dalley said he felt the initiative was partly driven by opportunities presented following the Canterbury earthquakes and he said his view was that the critical concern is adding new economic activity, not moving existing activity around the region. He said the key focus should be on growing the economy and adding value to what is already being done.

Cr Harré said he wants to see a high performance economy in the Hurunui and said he moved to the district because it was a good environment for business. He suggested that the Hurunui District Council should be doing this itself. He said part of the discussion needs to include the future of ENC and whether it is still of value to the Hurunui. Cr Harré said the current focus of ENC and Waimakariri District Council was on rebuilding Kaiapoi, which he supports, but it is not of real benefit to the Hurunui to be part of that.

Cr Davison said that the whole Canterbury region needs an economic development strategy, as often Christchurch dominates economic planning in the region.

Cr Malthus agreed that the Council should try to do something with its own resources and businesses in the district and Cr R Black said all the Council can do is create an environment and economic climate where businesses would come to invest and operate.

THAT THE COUNCIL ACKNOWLEDGES THE BENEFIT THAT MAY ACCRUE FROM AN ECONOMIC DEVELOPMENT STRATEGY FOR NORTH CANTERBURY; HOWEVER THE COUNCIL FEELS IT NEEDS TO WORK THROUGH ITS OWN SOLUTIONS WITH RESPECT TO ITS OWN BUSINESSES AND GROWTH IN THE HURUNUI DISTRICT AS ITS PRIMARY FOCUS.

McKendry/Harré

CARRIED

4.3 Council Submission to the Canterbury Museum Draft Annual Plan

The Manager Community and Corporate Services reported that the Council recently made a submission to the Canterbury Museum Trust Board's Draft Annual Plan 2011/12. The report provided for the Committee's information, copies of the Council's submission, the oral submission made by Cr Malthus and the response received from the Museum Trust Board. These were attached as appendices. The Manager Community and Corporate Services also tabled a letter received from the Museum Trust explaining the decisions made by the Trust in response to submissions received.

Cr Malthus commented that he had presented an oral submission to the Museum Trust Board. He acknowledged that the Canterbury earthquakes had disrupted progress and the Hurunui District Council has accepted the levy for now but said it cannot continue and the Council agreed with the Waimakariri District Council that the legislation should be reviewed. He noted that the Museum Trust has agreed to investigate a possible review, as detailed in the tabled letter.

Cr R Black thanked Cr Malthus and officers for presenting the Council position effectively.

THAT THE INFORMATION BE RECEIVED.

Malthus/R Black

CARRIED

The meeting adjourned for lunch at 12.30pm and reconvened at 1.05pm.

Presentation on the Community Development Programme from Bronwen Byers, Community Development Adviser

The Community Development Adviser provided a presentation on her role, the vision and long term outcomes and detail of current and planned initiatives.

Cr Malthus thanked the Community Development Adviser for the presentation, noting that it provided councillors with a good understanding of this relatively new role for the Hurunui.

5. ENVIRONMENTAL

5.1 District Plan Review 'Towards Tomorrow'- Communication Strategy

The Senior Policy Planner reported a strategy for the District Plan review was adopted by the Strategy and Policy Committee at its meeting on 12 May. The strategy identified a need for a specific Communication Strategy and because this project would extend over the next three years, and beyond, it is crucial to have a plan in place to ensure continued communication with the community throughout the duration of the project. Some parts of the strategy are already in action.

The Senior Policy Planner noted that the communications strategy provides some in-depth consultation that goes beyond Resource Management Act requirements. She said the Council needs this in place to ensure continued communications with the community throughout the project. She commented that parts of the strategy were already in action and the detail regarding the issues survey would be presented to the next Council meeting for approval.

The Senior Policy Planner asked the Committee if any specific audiences had been missed and the following comments were received:

- Cr Malthus suggested that developers be a separate category as they are the people that often interact directly with the District Plan.
- Mayor Dalley asked that the key landowner list be amended to make it more representative of the district. Cr Davison said he would prefer to see a younger and broader cross-section of landowners on the list, to be more inclusive.
- Cr Harré suggested that low cost initiatives like local notice boards be used to convey information.
- Cr Malthus said that rates demands could be used to provide notice regarding review of the District Plan and a request to contact the Council if ratepayers have any issues to raise. Officers agreed to investigate the costs of this and give it consideration.

The Senior Policy Planner was asked to email councillors asking them to nominate a few people in their areas to be contacted.

THAT THE INFORMATION BE RECEIVED.

Harré/McKendry

CARRIED

5.2 Draft SNA Review Strategy

The Biodiversity Field Adviser provided a report that outlined a proposed strategy to review all Significant Natural Areas (SNA) in the Hurunui District. This is proposed to be achieved in five main steps:

1. Undertake a desk-top review to modify all SNA's using aerial photography to more accurately match actual boundaries.
2. Write to a trial group of SNA landowners outlining a number of voluntary SNA review options.
3. Undertake site visits to adjust/confirm SNA boundaries and discuss protection options.
4. Collate any agreed changes and submit as district plan changes in "batches".
5. Roll out the approach to the rest of SNA landowners, amended as necessary after feedback from the trial group.

The Biodiversity Field Adviser said that he was made aware of the background to the SNA issue in the district, sought input from a range of people and developed a process for review. He said that SNAs are still important but his proposal was to more accurately reflect these areas on the ground and seek voluntary support for their protection from landowners. The Biodiversity Field Adviser said he has noted the shortcomings of the previous process for identifying SNAs and the lack of consultation with landowners.

Cr R Black said that the previous process created a great deal of stress and conflict and that it appeared that SNA lines were drawn through the land arbitrarily and this created mistrust and cynicism in the community. He approved of the recommended process but cautioned that officers needed to proceed carefully and with good communications with landowners.

The Biodiversity Field Adviser agreed and said he has good GIS data and aerials with which to update previous maps. He said he would send examples to landowners, explain the situation and what options there are and try to find a way to work together to resolve any issues. He said the focus is very much on the voluntary approach. The Biodiversity Field Adviser also sought feedback from councillors on the make-up of a trial group of about 20 landowners to lead the way.

Mayor Dalley noted that the Council had undertaken to do something about this issue and was pleased to see progress. He also noted the National Policy Statement (NPS) on Biodiversity would be impacting on this matter. The Senior Policy Planner said that the NPS does regulate and the Council would have to comply with this.

The Manager Environmental Services noted that the Council has two successful plan changes regarding SNAs - Mendip and Conway Hills, which it can show as examples.

Cr Daly supported the voluntary approach but said that people were still a bit nervous, given the negative experiences last time. Cr R Black agreed but noted that the proposed strategy was encouraging and councillors could use their networks to reassure and encourage landowners to participate.

Cr Davison supported this and commented that many landowners are keen to support the process as long as they can see it is positive and voluntary. He noted that most landowners have a commitment to protecting their land and their environment.

Mayor Dalley commented that it was clear to him that the Biodiversity Field Adviser understands the sensitivity and importance of the matter and he was happy to support the proposed strategy.

THAT THE COUNCIL ADOPT THE BIODIVERSITY FIELD ADVISOR'S STRATEGY TO REVIEW ALL SIGNIFICANT NATURAL AREAS IN THE HURUNUI DISTRICT PLAN, AS ATTACHED TO THE AGENDA REPORT.

McKendry/Dalley

CARRIED

5.3 Submission to the Proposed Canterbury Regional Policy Statement

The Senior Policy Planner reported that the Canterbury Regional Council publicly notified the proposed Canterbury Regional Policy Statement on 18 June 2011. Submissions closed on Monday 15 August. The Canterbury Regional Policy Statement provides an overview of the resource management issues for the Canterbury Region. It sets objectives, policies and methods to achieve integrated management of the natural and physical resources. The Resource Management Act 1991 creates a hierarchy of planning instruments and requires the District Plan to 'give effect' to the Regional Policy Statement (s75(3)). The inclusion of rules in the District Plan would most often be the only appropriate methods of complying with this obligation. A draft submission had been prepared for approval by the Committee.

The Senior Policy Planner summarised the key issues and said the District Plan is required to give effect to this and the Council seeks to have requirements as broad as possible so it can move as much as needed. She noted that not all districts in the region are the same and the Council would want to hold its position on various matters, for example a prohibition on damming rivers would affect the Hurunui-Waiiau Zone Committee discussions regarding the location of major water storage.

Cr R Black thanked the Senior Policy Planner for her good work on this matter.

THAT THE STRATEGY AND POLICY COMMITTEE APPROVES THE SUBMISSION (APPENDIX 1 TO THE AGENDA REPORT) ON THE PROPOSED CANTERBURY REGIONAL POLICY STATEMENT FOR LODGEMENT WITH THE CANTERBURY REGIONAL COUNCIL.

Cooper/McKendry

CARRIED

5.4 Liquor Ban Bylaw Review

The Regulatory and Risk Officer reported that under Section 158 of Local Government Act 2002 (LGA) a bylaw made under the Act must be reviewed no later than five years after the bylaw is made. The "Hanmer Springs and Gore Bay Liquor Ban Bylaw 2006" is required to be reviewed by 26 October 2011. The purpose of the review is to determine whether the bylaw is still the best way of addressing the perceived problem. Details of the review process were provided in the report.

The Manager Environmental Services tabled an amended version of the bylaw to that included in the agenda papers. She noted that the amended version incorporates changes made following legal review and it was not changing substantive matters, only the way it is written.

Cr Harré sought clarification about whether carrying alcohol to a venue is technically breaking the bylaw but officers advised it was covered in the exemptions and was acceptable.

Cr Harré suggested that the corners of Cheltenham and Harrogate Streets in Hanmer Springs could be added, as these areas can be points where people gather and this is just outside the ban area but still part of the main public area of the town.

THAT THE COMMITTEE AGREES THAT THE HANMER SPRINGS AND GORE BAY LIQUOR BAN BYLAW 2006 BE REVIEWED AND AMENDED TO EXTEND THE AREA THAT THE BYLAW APPLIES IN GORE BAY AND TO THE EDGE OF THE MONTEITHS BAR PROPERTY ON CHELTENHAM STREET IN HANMER SPRINGS AND THAT THE SPECIAL CONSULTATIVE PROCEDURE BE INITIATED.

THAT THE COMMITTEE AGREES THAT THE AMENDED BYLAW TABLED AT THE MEETING BE THE BASIS FOR THE CONSULTATION.

Malthus/R Black

CARRIED

The meeting adjourned for afternoon tea at 3.00pm and reconvened at 3.15pm.

5.5 National Policy Statement for Freshwater Management 2011

The Policy Planner reported that the National Policy Statement (NPS) for Freshwater Management 2011 was gazetted on 12 May 2011 and took effect from 1 July 2011. Decision-makers under the Resource Management Act (RMA) will have to have regard to the NPS in consenting decisions. The RMA requires local authorities to amend regional policy statements, proposed regional policy statements, plans, proposed plans, and variations to give effect to any provision in an NPS that affects those documents.

The Policy Planner noted that the Canterbury Regional Council is the main agency for freshwater regulation and Hurunui District Council would have to wait for the new water and land plan to see what effects there would be on its own plans. In response to a question from Cr R Black, the Policy Planner said that the Canterbury Regional Council would be using the model of the Hurunui-Waiau plan and applying that throughout the district.

Cr R Black asked about the phasing out of existing over allocation of water and Mayor Dalley said the Hurunui-Waiau Zone Committee was already working on this. He said the committee is focused on nutrient loading in rivers from all land use, not just dairy and irrigators, and there was focus on voluntary and community landcare groups to lead the way in addressing this.

The Policy Planner noted that the overall quality of freshwater within a region was the key indicator and it is anticipated that some waterways can be degraded and some enhanced so it is not just individual water bodies that are the focus.

THAT THE INFORMATION BE RECEIVED.

McKendry/R Black

CARRIED

5.6 Partly Operative Plan Change 23 – Urban Subdivision and Independent Senior Living Units

The Senior Policy Planner reported that the Council's decision on proposed Plan Change 23 – Urban Subdivision and Independent Senior Living Units was publicly notified on 8 June 2011. The 30 working day period for anyone to appeal this decision to the Environment Court expired on 21 July. An Appeal was lodged with the Environment Court by Four Seas Trust on 21 July. The appeal relates to parts of the decision relating to minimum allotment sizes, including, but not limited to Rule 3.2.5 in so far as it increases the minimum lot size for non-reticulated lots to 1100m² at Gore Bay. The appeal does not relate to those parts of the plan change relating to Independent Senior Living Units. The report recommended that Plan Change 23 be partly approved and deemed partly operative within five working days of public notice of such.

Cr Daly asked whether the interpretation of elderly or disabled was appropriate given people can sometimes qualify for benefits even though they are invalid, usually due to financial considerations. Cr Malthus said that the key consideration was qualifying for a benefit on health grounds.

THAT THE COUNCIL PUBLICLY NOTIFY THAT ALL THE CHANGES PROMOTED UNDER PLAN CHANGE 23 – URBAN SUBDIVISION AND INDEPENDENT SENIOR LIVING UNITS, WHICH RELATE TO INDEPENDENT SENIOR LIVING UNITS, AS LISTED IN APPENDIX 1 TO THE AGENDA REPORT, WILL BE OPERATIVE AS OF 24 AUGUST 2011, PURSUANT TO CLAUSE 20 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991.

McKendry/Davison

CARRIED

6. PUBLIC EXCLUDED SESSION

THE GENERAL SUBJECT OF THE MATTERS TO BE CONSIDERED WHILE THE PUBLIC IS EXCLUDED, THE REASON FOR PASSING THIS RESOLUTION IN RELATION TO THE MATTERS AND THE SPECIFIC GROUNDS UNDER SECTION 48 (1) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 FOR THE PASSING OF THIS RESOLUTION ARE AS FOLLOWS:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48 (1) for the passing of this resolution
Item 7 Plan Change 23 – Mediation and Delegation of Powers	The report contains information withheld to enable the local authority to carry on, without prejudice or disadvantage, negotiations.	Section 48(1)(a)(i) & 7 (2)(i)

This resolution is made in reliance on section 48 (1) (a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public.

Cooper/Dalley

CARRIED

THAT THE MEETING RESUME IN OPEN SESSION AND THAT THE MATTERS DISCUSSED IN PUBLIC EXCLUDED SESSION REMAIN CONFIDENTIAL.

R Black/Davison

CARRIED

The meeting closed at 4.26pm.

Confirmed: _____ Date: _____

Chairperson

MEETING

HURUNUI DISTRICT COUNCIL

15 September 2011

Strategy and Policy Committee Action Sheet

No.	Date	Matters to be actioned	Item No. Recorded in Minutes	Action By	Action
1	17-Mar-11	Manager Roding & Utilities to investigate Cr Daly's concern about KiwiRail not spraying weeds on railway corridors. Letter to be sent to regulatory authority on behalf of the Strategy & Policy Committee.	Urgent Business	MRU	Completed. Council advised that ECan submitted to Biosecurity Review Bill to address this issue.
2	14-Jul-11	It was noted that the Council had not received the requested Mt Cass Road report. The Committee asked officers to pursue this and report back.	6.1 Roding Report	MRU	Matter discussed at 11 August meeting. Officers asked to report to subsequent meeting.

**KNOWN STRATEGY AND POLICY COMMITTEE FORWARD PROGRAMME
(EXCLUDING PUBLIC EXCLUDED)**

Meeting Date	Report/Other	Responsibility
13 October	Financial Report	MFS
	Roading Update	MRU
	Long Term Plan Steering Group Recommendations	MCCS
	Arts & Culture Update	MCCS
	Draft Solid Waste Management Plan	SWM
	Plan Change 23 Update	MES
	Libraries Update	MCCS
	ECan Commissioner Visit	CS
10 November	Quarterly Report	MFS/MCCS
	Long Term Plan Steering Group Recommendations	MCCS
	District Plan Review Update	MES
	Presentation on Sister City Proposal	CS
1 December	Financial Report	MFS
	Roading & Utilities Update	MRU
	Long Term Plan Steering Group Recommendations	MCCS
	Youth Programme Update	MES
	Summary of Outcomes of Issues Survey for District Plan Review	MES

Acronym Key:

CEO – Chief Executive Officer
 MASP – Manager Amenities & Special Projects
 MCCS – Manager Community & Corporate Services
 MES – Manager Environmental Services
 MFS – Manager Financial Services
 MRU – Manager Rooding & Utilities
 CS – Council Secretary
 SWM – Solid Waste Manager



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy and Policy Committee

SUBJECT: Long Term Plan Steering Group Recommendations

REPORT BY: Manager Community and Corporate Services

Aud Monde

Signature: Author Manager
Audrey van der Monde

Summary Report

The Long Term Plan Steering Group last met on Wednesday 17 August 2011. The topics covered at this meeting included: Township Planning, Promotion of the District and Inflation.

Recommendation

THAT THE INFORMATION IS RECEIVED.

THAT THE COMMITTEE ACCEPTS THE STEERING GROUP'S RECOMMENDATIONS:

1. THAT THE COMMITTEE AGREES THAT FUTURE TOWNSHIP PLANNING IS DRIVEN BY THE TOWNSHIPS AND COMMUNITIES THEMSELVES, AND THAT THE COST OF RESOURCING IS MET THROUGH AMENITY FUNDING.
2. THAT THE COMMITTEE ENDORSES THE PROPOSED NEW INVESTMENT AND PROMOTION ADVISORY BOARD.
3. THAT THE COMMITTEE ENDORSES THE INTERIM INFLATION RATES FOR THE PREPARATION OF THE INITIAL BUDGET REPORTS.

BACKGROUND

The Long Term Plan (LTP) Steering Group met on Wednesday 17 August. There were two apologies with both Andrew Dalziel and David Edge on leave. The agenda items included:

1. Discussion on the different types of township planning and the management of resources, and a proposed roll out of future planning
2. Discussion and options regarding better Council promotion of the District
3. Discussion about the proposed rate of inflation for use in the LTP

Township Planning

A lengthy discussion took place to consider the different types of township planning and how this related to planning as per the District Plan. A suggested roll-out to manage and resource future town planning was put forward as an option, but rejected by the Steering Group. It was agreed by the group, that for township planning and enhancements to be effective, that this is best driven by the communities themselves rather than the Council. It was also agreed that communities need to be very clear about what they are proposing and that any costs involved are to be met by those communities through amenity funding. A primary issue for resourcing town planning is that Council Officers who would do this work, are all committed to the District Plan review. It was understood that considerations to using consultants may be required if communities sought planning work before the completion of the District Plan review. The discussion paper is appended to this report – appendix 1.

1. Steering Group's Recommendation to the Committee:

THAT THE COMMITTEE AGREES THAT FUTURE TOWNSHIP PLANNING IS DRIVEN BY THE TOWNSHIPS AND COMMUNITIES THEMSELVES, AND THAT THE COST OF RESOURCING IS MET THROUGH AMENITY FUNDING.

Promotion of the Hurunui District

There was significant discussion about how best to promote the district. It was felt that this is not done as well as it could be at present and the Group examined a number of options and variations of those. See appendix 2.

The option agreed by the Steering Group includes a new advisory board to the Council which focuses on investment and promotion of the District. This advisory board (perhaps named the Investment Promotion Advisory Board – IPAB) would essentially be a 'think tank' to come up with ways to grow the District and drive growth and promotion. The IPAB would strictly be an 'ideas' board, and not a provider of services, and they would put funding proposals to the Council.

The only staff would be a secretary. Membership would be small – perhaps six members (2 Councillors, 1 Ngai Tahu representative and 3 independent members). Their appointment would be based on appropriate skills and business acumen. IPAB would meet no more than quarterly.

The current Hurunui Tourism Board would be expanded and 'beefed up' to include events promotion as well.

The role of Enterprise North Canterbury was examined and the Group agreed that an emphasis needs to be put on them to drive value for money through Hurunui District initiatives. If they cannot provide the value the Council wants, their involvement in Hurunui may need to end, and it is up to the Council to be confident that ENC are delivering.

2. Steering Group's Recommendation to the Committee:

THE COMMITTEE ENDORSES THE PROPOSED NEW INVESTMENT AND PROMOTION ADVISORY BOARD.

Inflation to be Incorporated into the LTP

One of the key assumptions for the LTP is to allow for inflation over the 10 year period. The Society of Local Government Managers (SOLGM) has contracted Business and Economic Research Limited (BERL) to provide the sector with an assessment of the inflation factors for various categories of costs that the Councils incur. The research carried out by BERL is dependent on information from Statistics New Zealand and due to the effects of the earthquakes, the release of the June quarter economic data has been delayed and the BERL report is not due until 9 October 2011. As the Council will be undertaking various budget meetings for the LTP prior to the release date, it is required to provide an interim assessment of the inflation rates. The LTP Steering Group determined that an average inflation rate of 4% be used for the first three years of the LTP and an average of 3% for the remaining seven years. These rates will be updated when the relevant BERL data is available.

3. Steering Group's Recommendation to the Committee:

THE COMMITTEE ENDORSES THE INTERIM INFLATION RATES FOR THE PREPARATION OF THE INITIAL BUDGET REPORTS.

OPTIONS CONSIDERED

Do Nothing

The Committee is not required to consider or make any decisions on this report. Alternatively, the Committee could make its decision on the completed draft LTP prior to consultation. This is not a recommended option. The advantage of considering the work of the Steering Group is that the Committee keeps up to date with where the draft LTP is at, and the Council has the ability to influence and direct the Steering Group to ensure the draft LTP is reflective of its direction.

1st Option – Endorse the Steering Groups Recommendations

The proposals are recommended to keep the draft LTP on track and in line with the Council's direction.

POLICY AND PLAN CONSIDERATIONS

The Council is required to review its LTP every three years and therefore, this report is consistent with the Council's policy and plans.

SIGNIFICANCE

The recommendations are not deemed significant. The final draft LTP is a significant matter and the Council is required to undertake the special consultative procedure prior to finalising the LTP.

MĀORI IMPLICATIONS

Maori will be consulted with about the contents of the LTP.

FINANCIAL CONSIDERATIONS

The matter is provided for in the approved annual plan and is within budget.

CONCLUSION

After considering all issues, options and the known views of those affected, as well as giving consideration to the level of significance and the legal and financial implications, the conclusion of this report is that the Council endorses the recommendations of the Steering Group.

COMMUNITY OUTCOME(S)

A desirable place to live, work and play

WELLNESS OUTCOMES

Social wellbeing – a healthy, safe place to live, with strong community spirit, involvement and opportunity for all.

APPENDICES

1. Township Planning
2. Promotion of the District

APPENDIX 1

Town Concept Development Planning in the Hurunui District Discussion Document

Background

The purpose of this discussion document is to propose a way forward to enable robust, sustainable town planning into the future and for inclusion into the next Long Term Plan (LTP).

Over the past 10 years, a number of the district's towns have undergone a concept development planning process to varying degrees. Those towns include: Amberley, Hanmer Springs, Culverden and Amuri (Rotherham and Waiau). Concept development plans are developed from a thorough investigation of facts and trends and the vision that local residents have for their community. The plan is developed with comprehensive community involvement and has the underlying purpose is to create a community based vision and to provide an opportunity for individuals to have direct input into shaping the future of their own town. The concept development plan then guides future projects in the town to address issues identified by the community.

Concept development plans can address a range of matters including; managing growth, town beautification and community projects. For example; the Amberley Concept Plan and the Hanmer Springs Growth Management Strategy addressed all of these matters, whereas the Amuri Concept Plan focuses on beautification and community projects.

So far, the concept planning process has been initiated by the towns or ward committees/Community Board after making a case to the Council for assistance with development planning for future township growth or improvement. Typically, an amenity budget for the relevant ward has been set aside to pay for the planning work involved, community involvement and staff time. The type of concept development planning that each of the wards has been involved in has varied depending on the town and the issues the communities were trying to resolve.

The above process is community driven, however, this approach is difficult to sustain or to manage year after year. The Council's staff resources are limited, with availability very much depending on a wide range of demands. For example, over the next two years, policy and planning staff will be focused on the district plan review which the Council is required to complete by October 2013. The District Plan review will be that Department's priority.

Aside from the District Plan review, a programme should be established to review town concept plans already in place and the Council should ideally be resourced to do so. In addition to the concept development plans that are live, there is no programme for those towns that have no plan, or where plans have been completed and action is still required to implement the plan.

The Difference between the District Plan and Town Concept Development Plan

As described above, a concept development plan identifies a large range of issues the community wish to address in future development or improvement of their town. The District Plan can assist with this by introducing controls on development, such as zoning and rules or refining existing rules to better suit the community. Town concept development plans are useful to inform the District Plan change process.

Town Concept Development Plan	District Plan
<p>The primary purpose of a concept plan is to create a long term community based vision and to provide an opportunity for individuals to have a direct input into shaping the future of their own town. The concept development plan then guides future projects in the town to address issues identified by the community.</p>	<p>The primary purpose of the District Plan is to provide a framework for sustainably managing the natural and physical resources of the District.</p>
<p>A concept development plan contains information about physical and social features, community facilities, existing land use and economic trends. The plan identifies key issues and then establishes goals and actions to address these. The plan's maps are not zoning maps. Instead, these are a community guide to inform possible future zoning decisions</p>	<p>The District Plan contains objectives, policies, rules, planning maps and other methods to managing potential and actual environmental effects of activities on both natural and physical resources.</p> <p>The District Plan planning maps determine where activities can occur, subject to rules.</p>
<p>The concept development plan is not a statutory document (ie. There is no law requiring that a town has one).</p>	<p>The District Plan is a statutory document (required to have one by law – Resource Management Act 1991). Council is also required to address certain matters in the District Plan by law and to enforce the rules.</p>
<p>A concept development plan should be reviewed regularly to ensure that its goals and objectives are being met and are still consistent with the overall desired vision of the community. Generally, a concept development plan should be updated every 5 years in a fast growing community and every 10 years for a slower growing community. However, the plan is not inflexible; it can be amended if such an action is deemed necessary.</p>	<p>The District Plan is required to be reviewed every 10 years, but interim plan changes can be made to address new and urgent matters as they arise.</p>

Current Issues and Risks with Town Concept Development Planning

Issues and points to note regarding our current processes include:

- Town planning processes are often initiated from ad hoc requests through ward or community committees/Board
- Concept development planning commences when there are a Council staff member available
- Inaccurate costing out and budgeting for concept development planning can arise from a lack of proper scoping
- Often there is no clear idea of what the desired outcome or vision is initially (the feeling that towns should have a plan because others have done it)

- No consideration to future resourcing of the plan, ie: a Council staff member on a continuing basis
- Staff and elected member changes occur during the development of the concept planning (such is the reality of long term planning processes)
- Momentum being lost, particularly if there have been staff changes or committee/board changes
- Unclear expectations about how long it takes to develop a concept plan, and the process from there on (both staff and community)
- The process can be 'hijacked' by small vocal groups if not facilitated
- Discontent from communities over lack of action or Council not meeting expectations
- Lack of continued direction and future review points for plans
- Limited ability to resource two or more town plans at once
- It is time consuming and expensive to develop concept plans

Proposed Plan to Manage and Resource Town Concept Development Plans

As identified earlier, there is no over-arching programme to manage town concept development planning. To better manage our processes in the future and to alleviate the issues identified, a 'roll out' or 'rolling review' of town concept development planning is proposed. A suggested method to do this is shown in the table below. This suggested plan would not necessarily be absolute, but does provide a direction and a mechanism for staffing and budgeting into the future and for inclusion into the LTP.

Other Councils have undertaken various forms of town concept development planning and this is not a unique practice to Hurunui. For example, this year, the Marlborough District Council (with a Planning Company, *Urbanismplus*), received a Nancy Northcroft Planning Practice 'Highly Commended' award. The '*Growing Marlborough*' strategy is an industry-leading growth management approach for non-metropolitan areas.

Similarly to the Hurunui District, the Marlborough District is composed of many small settlements, each with unique opportunities and limitations. They experienced a number of District-wide issues particularly around infrastructure and economic development planning. Looking at how other councils have managed their resources around planning could be useful.

Growing Marlborough is a unique bottom-up growth strategy, based on detailed investigations of 19 settlements across 6 major multi-disciplinary workshops from 2008 to 2010. Over 1,000 public and stakeholder attendees were directly involved in guiding the issues identified, concepts tested, and outcomes prioritised. The ideal outcomes for each settlement and local networks of settlements were then revisited from a District-wide perspective and process of internal alignment.

Suggested Roll Out

Ward*	Review / roll out	Town**	Current plan	Current Stage
Amberley	2017	Amberley	<u>Amberley Concept Development Plan June 2005</u> – both growth and beatification	Live plan. Major urban design town upgrade almost completed; industry and business District Plan change completed; review of reserve management plans in progress; global stormwater consents in progress More projects to come.
		Amberley Beach	No Plan	
		Leithfield	No Plan	
		Leithfield Beach	No Plan	
Amuri	2015	Culverden	Culverden Concept Plan 2008 – Beautification and Enhancement Amuri Concept Development Plan October 2009 - Community projects	Plans completed. Some actions completed. Most of remaining actions underway
		Mt Lyford	Amuri Concept Development Plan October 2009 - Community projects	
		Rotherham	Amuri Concept Development Plan October 2009 - Community projects	
		Waiau	Amuri Concept Development Plan October 2009 - Community projects	

Cheviot	2013	Cheviot	No Plan	Some strategic planning done in 2007 and resulted in a plan change.
		Conway Flat	No Plan	Some concept development planning done in 2008.
		Gore Bay	No Plan	Some strategic planning done in 2007 and resulted in a plan change that was then withdrawn (Gore Bay design standards).
Glenmark	2012	Greta Valley	No Plan	
		Motunau Beach	No Plan	
		Scargill	No Plan	
		Waipara	No Plan	
Hanmer Springs	2016	Hanmer Springs	<p>Hanmer Springs Growth Management Strategy and Town Centre Development Plan 2006. – Growth, beatification and community projects</p> <p>Hanmer Township Forward Work Programme – December 2008</p>	Live plan. Major township upgrade completed. Numerous District Plan Changes completed and in progress. More phases to come. HSCB close to the plan.

Hurunui	2014	Hawarden	Waikari & Hawarden Concept Development Plan <i>October 2002 – Beautification and community projects</i>	Some projects completed. Requires revision
		Hurunui	No Plan	
		Waikari	Waikari & Hawarden Concept Development Plan <i>October 2002 – Beautification and community projects</i>	Some projects completed. Requires revision

**for the purposes of this exercise, Amuri and Hurunui are treated as two distinct communities or areas instead of a single ward*

***Only main towns have been included in the table above*

Recommendation

To ensure we are able to resource the rollout of town planning review and design, we will require additional resources as this cannot be met within the current policy and planning staff. \$30,000 is proposed to fund a part time planner.

APPENDIX 2

Promotion of the District

Discussion Document

Background

The Council has expressed a desire to actively promote and develop the Hurunui district as a place to live and work in a more direct way than it has done in the past. There has also been some discussion about event management, which the Council is not currently directly involved in. Promotion and development of the Hurunui district is currently done in various ways through the following activities:

What we have now

Hurunui Tourism Board

In the draft LTP 2009/19, Council proposed changes to the way in which it managed tourism, and consequently, these changes were implemented. Those changes included disestablishing the General Manager Tourism position in order to use that money for specific projects rather than overheads. At that point, the thermal pools and spa's marketing manager, Scott Callaway, was utilized for tourism for the first time. The former tourism board had a narrower focus than currently.

The Hurunui Tourism Board is Council committee that oversees the Council's tourism function in respect of the Hurunui district. The Board's budget is **\$280,000** per annum through the tourism rate. The thermal pools and spa also contributes **\$40,000**.

The Board has a dedicated focus on destination marketing and destination management as aligned to the values and principles of Hurunui Wellness. The role of Board members is to develop and drive the direction and strategic long term plans for tourism and marketing opportunities for the district. The Board has a marketing strategy in place, signed off by the previous Council. This strategy focuses on destination marketing and promoting the district. In addition, there is a draft tourism strategy yet to be signed off, but also focuses on promoting the district but from a tourism point of view.

The Tourism Board has the following delegations:

- Destination marketing and destination management as aligned to the values and principles of Hurunui Wellness.
- Utilise the resources and capabilities already in place in the form of the Marketing Manager, Hanmer Springs Thermal Pools and Spa, and existing advertising agency arrangements servicing the Hanmer Springs Thermal Pools and Spa, and the Hurunui i-site, in agreement with the Hanmer Springs Thermal Pools and Spa Management Committee.
- Oversee the expenditure of targeted tourism rate funds in promotion of the Hurunui district.
- Marketing associated development of business, activities, services and communities in alignment with the Hurunui Wellness strategy.
- Coordinate with internal and external stakeholders in the tourism promotion of the Council's 'Hurunui Wellness' strategy.
- Formalise the roles, responsibilities and resources of Enterprise North Canterbury with regard to regional development and business capability, reporting through the Tourism Board.

The Board is not currently involved directly in event management, but does pick up on what others do and help to promote these, particularly through newsletters and the website.

Vanessa Nelmes, the one employee dedicated to tourism as a marketing support officer, also puts out a calendar of events highlighting what's on throughout the district. \$10,000 is allocated from the tourism budget to cover overheads. There is no other staff support for the Board.

The Board's governance has suffered through the resignations of key people – Councillor Jim Harré, Geoff Banks (who cannot afford the time due to the earthquakes and impact on his business), and the stepping down of the previous chair, Deputy Mayor, Michael Malthus.

Enterprise North Canterbury

Enterprise North Canterbury (ENC) was set up by the Waimakariri and Hurunui District Councils in 2002 to encourage growth in North Canterbury due to the economic downturn at that time. HDC contributes toward ENC through a **\$50,000** per annum grant.

ENC has a strategic plan in place to 'foster an exceptional North Canterbury by encouraging the development of exceptional businesses, experiences, land use and infrastructure.' The aim is to improve North Canterbury's investment and business enabling environment so enhancing the region's competitiveness, retaining and increasing jobs, improving incomes, enhancing economic wellbeing, and thus improving the quality of life of residents.

ENC's strategic objectives are to:

- Retain and support existing small and medium enterprises – coaching, training, mentoring services; recognise business leaders and successes; promote Waimakariri district; facilitate the establishment of industry groups where sought by the sector.
- Promote the development of business to business networks; advocate to councils and government to relax barriers preventing unreasonable growth of businesses; assist new businesses looking to establish; search for and support new initiatives that will create substantial wealth.
- Lobby appropriate agencies to provide infrastructural gaps that have been identified.
- Assist town development when invited.

ENC has been involved in specific projects such as Hurunui Water and Broadband.

At its recent strategy session, the Trust members agreed on a number of projects such as:

- Land use possibilities for water
- Mentor owner/operator businesses (eg; bakers) to grow them
- Engage proactively with the 'big players'
- Work on pushing for broadband
- Promote a town in the Hurunui – eg: Cheviot (promote business activity)

ENC employs six skilled and experienced staff in a range of areas to promote and build businesses and tourism.

ENC does have a strong governance board, with highly qualified members, such as: Chair David Bedford (reappointed for a further 3 years as Chair), local winegrower and ex senior executive with Telecom; Ross Seager, who, with his wife, has transformed Oxford; Nick Harris, Harris Meats and Heller Tasty Meats. Both Mayors and CEO's are members of the Trust. As a Council Controlled Organisation (CCO), ENC has reporting arrangements into HDC each 6 months (financial and statement of intents).

Hanmer Springs i-site

This visitor information centre is now incorporated into the management of the Hanmer Springs Thermal Pools and Spa. Its aim is to provide high quality visitor information services to local businesses. There are no bonded travel agents in the Hurunui district therefore; the Council needs to promote the district itself. The Hanmer Springs i-site is a member of the NZ Visitor Information Network (VIN), which is the official provider of reliable NZ information. The i-site is able to make direct bookings for travel, tours, accommodation, sightseeing and attractions; as well as provide information about restaurants, local events, entertainment, itinerary planning etc.

Seven staff are employed at the i-site, with a small pool of casual staff for relief purposes.

Hanmer Springs Thermal Pools and Spa Management Committee

This Council sub Committee oversees and steers the direction of the Pools and Spa delegations and management. Their major role is to promote the pools, and with that, the promotion of Hanmer Springs nationally and internationally.

Two external, paid 'directors' are appointed to the Committee. Graham Heenan, the Chair, has been a full time chairman and director since 1992, (some examples include: DB South Island Brewery Ltd, Canterbury Laundry Service Ltd, Heller Tasty Ltd and Dairyworks Ltd, South Port NZ Ltd). Graham Heenan was a senior executive of Dominion Breweries (DB) for 13 years with accountability for all South Island operations from 1986-92. He has a B.Com in accounting and marketing.

Tony Sewell is the Chief Executive of Ngai Tahu Property Ltd and has been since its establishment in 1994. Tony has completed his second term on the Board of the Employers' Chamber and is standing for re-election. He has a background in quantity surveying, project management, property development and investment. Since 1994, Tony has led Ngai Tahu Property through negotiation with the Crown for the Settlement of the Ngai Tahu Claim and grown it to become the South Island's strongest property company with an asset base of \$460m specialising in property investment, property development and property trading.

Scott Callaway is the marketing manager and is paid a retainer through the Hurunui Tourism Board.

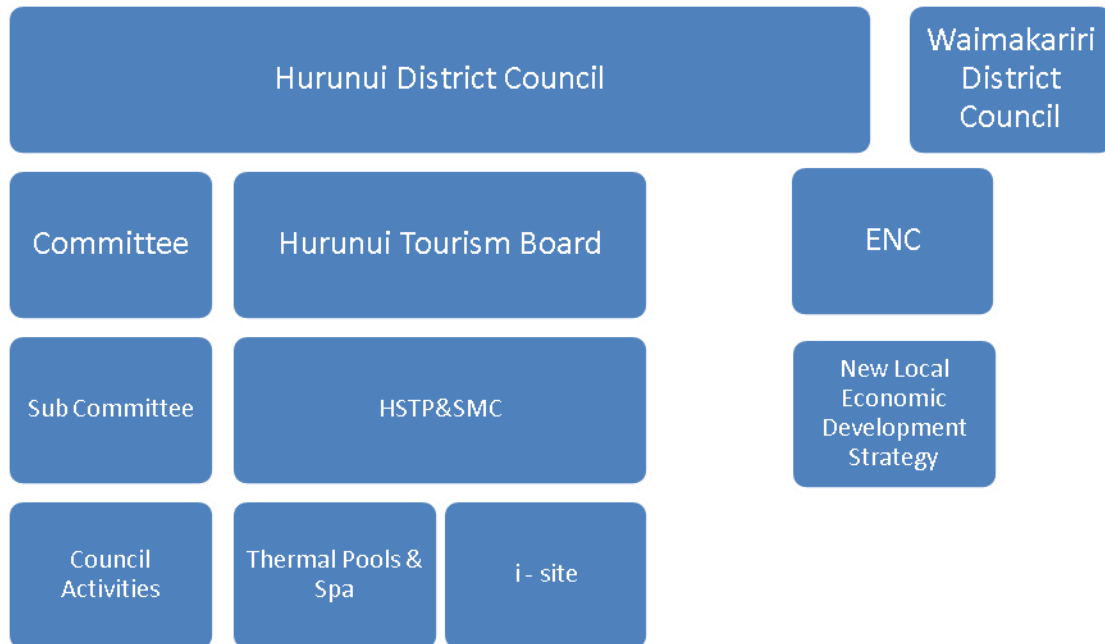
New North Canterbury Economic Development Strategy (to be drafted)

Recently the Waimakariri District Council initiated an economic development forum called "the North Canterbury economy: where to now? WDC, with the help of ENC, also hope to bring HDC on board to develop a strategy for economic development for North Canterbury as opposed to focusing on district boundaries. This stems from the notion that North Canterbury is recognised as a 'region' and that there are probably advantages in working together on a future direction. It is early days at this stage, and the strategy has not yet been written, but hoped to be concluded by the end of the calendar year.

Proposal

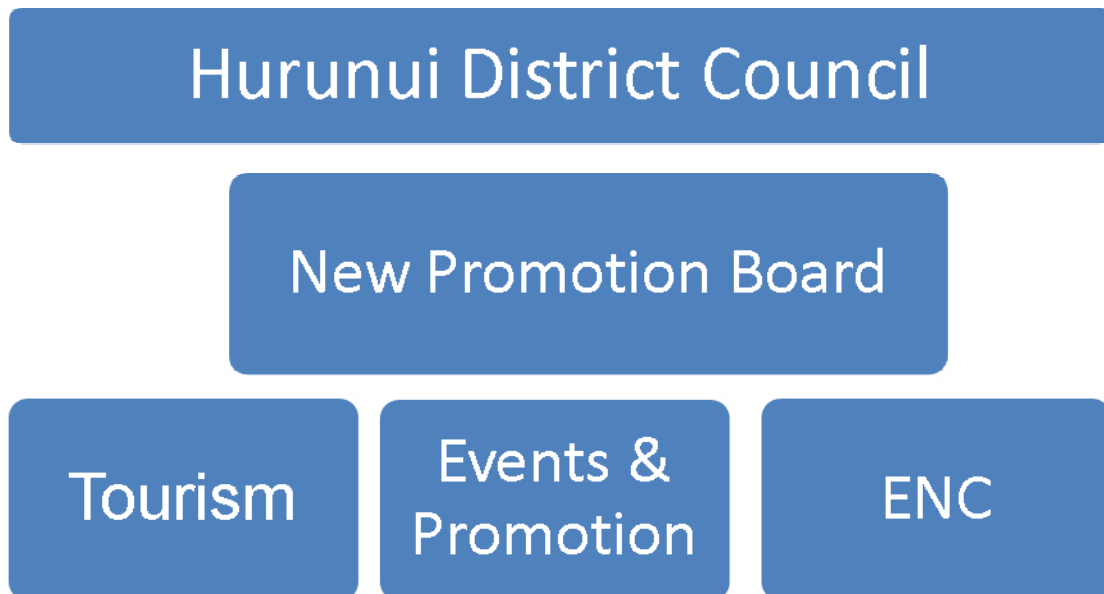
Some members of Council have questioned whether there are other ways of promoting and developing the District, and perhaps rationalising the activities already in place to create more focus without necessarily spending more.

Current structure



Notes:

- The above model is the current model used by the Council and shows the different levels of governance and activity.
 - The Tourism Board is a committee of Council
 - The HSTP&S Management Committee is a subcommittee of council
 - The HSTP&S and the i-site are Council activities
 - ENC is a joint CCO with HDC and WDC
 - The new Local Economic Development Strategy is yet to be developed and is also a joint collaboration between HDC, WDC and ENC

New Option 1**Notes:**

- A new 'promotions board' would oversee and direct the operations for tourism, events and promotion and ENC. Would need to be determined whether this was a committee or sub-committee of Council
- The tourism function may or may not have a dedicated board
- The events and promotion function would need to be carried out by dedicated staff or contractors
- Funded through 40% targeted rate for tourism operators; 60% general rate
- General rate for economic development, events and promotions
- Continuation of Hanmer Springs Thermal Pools & Spa Management Committee possible
- ENC continues as now - \$50,000 grant

New Option 2

Another option (from Strategic Day in April)

**Notes:**

- The promotions board directs all economic, tourism, promotion and events
- This could possibly include the thermal pools and spa
- This would mean that the current boards and committees (HSTP&S and Hurunui Tourism Board) would be disestablished

- Funded through targeted rates and general rates, and surpluses from the thermal pools and spa (which would also need to be used on resources)
- ENC is no longer contracted, hence the \$50,000 grant goes into the running of the promotions board
 - Disestablishing a CCO would involve a process including consultation with the community and WDC as the other partner (legal costs)
 - This could mean the cessation of ENC
- Will need staff to carry out direction of the board, including a person skilled in economic development

New Option 3

Variation on Status Quo

This option looks the same as the current structure but would involve beefing up the role of the Hurunui Tourism Board and adding 'event and promotion management' to its portfolio. The consequence of this would be that at least one council officer would probably be required to put into place the actual events and that this option would therefore, require further funding.

Discussion

We need to properly define what is meant by 'event's to progress this area. Questions to consider include:

- Do we need an events strategy to define Council's role and vision?
 - Do we have signature events such as Winton's 'one week of Hurunui' events idea?
 - Are these Council sponsored events, or Council funded?
 - What capacity do our communities have to stage events?
 - What events are likely to be supported by the Hurunui community?
 - Are there partnership opportunities, or funding opportunities?

What is in place?

Events in the Hurunui are captured and highlighted through our websites. Vanessa Nelmes puts together an events calendar and this is available on the Hurunui tourism website, as well as through both the Council and Hanmer Springs thermal pools and spa websites.



HURUNUI

District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy and Policy Committee

SUBJECT: Environmental Services Team Work Plan

REPORT BY: Manager Environmental Services

A handwritten signature in black ink that reads "J - Batchelor". The signature is written in a cursive, flowing style.

Signature:

Author
Judith Batchelor

Manager

Summary Report

Attached for the Committee's information is the current work plan for the Environmental Services team with the timing of individual projects.

Recommendation

THAT THE INFORMATION BE RECEIVED.

**Environmental Services Project Planning
Updated September 2011**

Project	Timing	Lead Officers
RMA Advocacy		
Canterbury Regional Policy Statement	Submission lodged	Rachel McClung
NES plantation forestry	Submission lodged	Jan Weaver
NPS biodiversity	Submission lodged	Rachel/Judith
General Policy Work		
Amberley East Side Reserve/Landor Proposal	Current	Rachel McClung Jason Beck
Waipara River Strategy	Current/ongoing	Helga Rigg
Biodiversity	Pilot project review SNA's	Clayton Wallwork
Queen Mary Site Historic Reserve Management Plan	Open for public submissions closes 7/10/11	Jan Weaver
HSTR Reserves Management Plan for new area to vest as recreation reserve.	Open for public submissions closes 7/10/11	Jan Weaver
Queen Mary reporting to the Crown	Financial report completed	Bruce Yates Jason Beck
District Reserve Management Plan Review	Consultation with reserve committees	Rebecca Holden
Hurunui Lakes access	DOC negotiating with leaseholders	Jan Weaver
District Plan review	Issues survey to be distributed	Rachel McClung
Review Public Places bylaw	Change to be drafted	Liz White

Event management policy Hanmer Springs	On line form to be developed, amend reserve management plans, charging regime has been implemented	Jan Weaver
Freedom Camping bylaw	Adopted – signage to be erected	Sue Courtney
Review statutory delegations		Rebecca Holden
Amuri Arts Council – market location	HSCB	Bruce Yates
Review Hanmer Springs Gore Bay Liquor Ban Bylaw 2006	Submissions close 7/09/11	Charlotte Belcher
Plan Changes		
PC21 Waipara Oaks hearing panel appointed	Hearing 7-8 September Commissioner Dean Chrystal Councillors Little and Black	Helga Rigg
PC23 Urban subdivision hearing	Partly operative part subject to appeal	Rachel McClung
PC27 Minor dwelling units	Operative 7/09/11	Rebecca Holden
PC28 Apartment living	Notified 31/08/11	Liz White
PC29 Mendip Hills approval to notify	Hearing panel Councillors Malthus McKendry and Cooper	Jan Weaver
PC30 Queen Mary Hospital Historic Reserve	Approval to prepare a plan change S and P 15 th September	Liz White
PC31 Car parking standards	Notified 31/08/11	Liz White
PC32 Rural subdivision	Notified 31/08/11	Emma Frazer

Resource consents		
Hurunui Wind - Meridian	Direct referral to Environment Court	Helga Rigg
Willowside Place 60 lot subdivision	Hearing panel Councillor's Malthus, McKendry and Cooper	Liz White
Farmer Street Gore Bay	Hearing 5/09/11 Commissioner Dean Chrystal, Councillors Little and Daly.	Liz White



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy and Policy Committee

SUBJECT: District Plan Review
'Towards Tomorrow' – Hurunui Biodiversity

REPORT BY: Senior Policy Planner

Signature: Author Rachel McClung Manager

Summary Report

The Council has recently embarked on the review of the District Plan. A number of issues were identified as requiring background work, the issue of biodiversity was one of those. Therefore, Boffa Miskell consultancy were commissioned to complete a desk top exercise to outline the difficulties Council encountered during the development of the operative district plan and the rapid and extensive changes that have taken place in approaches to biodiversity management since that time, including changes to the legislative framework.

The report provided an analysis of potential strategies to address the issue in the District and provided recommendations on the way forward. Council's work programme has already initiated some of the recommendations.

Recommendation

THAT THE INFORMATION BE RECEIVED.

BACKGROUND

The Council has recently embarked on the review of the District Plan. A number of issues were identified as requiring background work, the issue of biodiversity was one of those. Therefore, Boffa Miskell consultancy were commissioned to complete a desk top exercise to outline the difficulties Council encountered during the development of the operative district plan and the rapid and extensive changes that have taken place in approaches to biodiversity management since that time, including changes to the legislative framework. The report also contains a useful explanation of what biodiversity is and why it is an issue. The report was circulated separately to the agenda due to its size.

The report provided an analysis of potential strategies to address the issue in the District and provided recommendations on the way forward. It recommended a mix of both regulatory and non-regulatory methods as the preferred forward path. These include:

- District Plan
- Biodiversity Strategy
- Community committee
- Biodiversity Field Advisor
- Funds/grants
- Information and education
- Support and encouragement for landowners

The recommended next steps for taking the issues and options identified in this report forward are:

The next steps for taking the issues and options identified in this report forward are:

- The Council to prepare a strategy for dealing with biodiversity issues and including communication with the public.
- The Council to define (draft) goals for biodiversity protection/management, and confirm (or otherwise redefine) the recommended actions set out above.
- The Council to make decisions on what options to take to public consultation, together with the (draft) goals and actions.
- The Council to undertake general public consultation on the goals, actions and options, with a particular focus on potentially affected landowners.
- The Council to undertake targeted consultation with key stakeholders e.g. the Regional Council, Federated Farmers, Forest and Bird, the Department of Conservation, Fish and Game, etc.

Following such consultation processes, the Council will then be in a position to consider the community's views on these issues and make decisions on confirming goals and actions and pursuing options as part of developing an implementation programme, including the District Plan review process.

Where are we at now?

District Plan

The Strategy and Policy committee, at its last meeting, approved a work programme for Council's Biodiversity Field Advisor. The work programme includes a trial review of Significant Natural Area (SNA) boundaries as identified in the District Plan. As an initial step, the boundaries will be reviewed as a desktop exercise and then 'ground truthed' with the approval of the land owner. If land owners are happy with the outcome of this exercise, the SNA boundaries would then be amended through the District Plan review process.

Biodiversity Strategy

The Hurunui Biodiversity Strategy is due for review. However, the government has proposed a National Policy Statement on Indigenous Biodiversity and the Regional Council has also proposed changes to the Regional Policy Statement. Therefore, it is considered appropriate to wait for the outcome of these processes before reviewing the Hurunui Biodiversity Strategy.

Community Committee

Again, given the amount of work being led by other agencies, it is considered that the timing is not right to establish such a committee at this point. The Hurunui Waiau Zone Committee is currently carrying out extensive consultation in this area and the Council would risk community consultation fatigue and potentially result in ineffective consultation. A more appropriate timing for such a committee once other relevant consultations have drawn to an end and the Council has a firmer understanding of both Nationals and Regional policy direction. The likely timing of this would be mid 2012.

Biodiversity Field Advisor

Funding for this part time position was approved in March 2011 through the DOC administered Bio Condition and Advice Fund for a further three years. Subsequently Council appointed a Biodiversity Field Advisor, Clayton Wallwork, in June and have since approved a SNA review work programme as discussed above.

Funds/ Grants

Significant amounts of funding have been made available from ECAN for the Immediate Steps program with the Canterbury Water Management Strategy, as well as funding available through the environment enhancement fund. Both these funds are available for biodiversity protection and enhancement. The Hurunui/Mainpower environment fund continues to be oversubscribed and is very popular.

Information and Education

Work around providing information and education is continuing at a modest level with the focus currently on reviewing SNA areas on private land.

Support and Encouragement for Landowners

As above there is not a specific strategy for this work area however, a lot of this will flow out of the SNA review work program. As areas and willing landowners are identified through the SNA process, support and encouragement will be provided to improve biodiversity outcomes.



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy & Policy Committee

SUBJECT: Approval to prepare a plan change – Queen Mary Hospital Historic Reserve.

REPORT BY: Manager Environmental Services

J. Batchelor

Signature: Author Manager
Judith Batchelor

Summary Report

Following the vesting of part of the former Queen Mary hospital site in the Council as a historic reserve, future planning has been undertaken for the site. This has included the preparation of a landscape report, conservation management plans, and the notification of a draft reserve management plan that is currently being consulted on.

This strategic planning has identified that the current District Plan provisions for the Queen Mary Hospital Historic Reserve site are no longer the most appropriate provisions for the site.

The report sets out the documents and statutes that apply to the site, identifies areas where these existing provisions may be inadequate, and considers a series of options for future management of the site. The overall recommendations include the approval by the committee of the drafting of a plan change.

Recommendation

THAT THE COMMITTEE APPROVE THE PREPARATION OF A CHANGE TO THE DISTRICT PLAN IN RELATION TO THE QUEEN MARY HOSPITAL HISTORIC RESERVE SITE.

THAT THE COMMITTEE CONSIDER THE OTHER MANAGEMENT TECHNIQUES RECOMMENDED IN THE REPORT.

BACKGROUND

Context of this Report

Part of the former Queen Mary Hospital site has been vested in the Hurunui District Council as a historic reserve. As part of the planning for the ongoing use and development of the site, it has been identified that the current District Plan standards which apply to the site may not be the most appropriate given the change of the former hospital site to a reserve. In addition to the District Plan provisions, there are a number of other documents relevant to the site which need to be considered.

This report firstly sets out the documents and statutes which apply to the site. It then identifies where the current management techniques, including the District Plan provisions, may be deficient, and presents a series of options for how these deficiencies may be addressed, with recommendations on what options are considered to be most appropriate to be applied to this site. These are summarised in Table 1 at the end of this report; however, the Table should be read in conjunction with the report itself to provide context.

What provisions currently apply to the Queen Mary Hospital Historic Reserve (QMHR) site?

District Plan

Business Zone

The current zoning of the site is Business. This zoning is relatively permissive, allowing for a smorgasbord of activities with minimal regulation.

Notable trees

There are a number of notable trees in the site. For those identified, consent is required:

- to damage, harm or fell those trees;
- for construction/earthworks within 10m of base; or
- for pruning that does not meet certain conditions (e.g. deadwood or smaller branches).

Heritage buildings

Two of the buildings on the site - Chisholm Ward & Soldier's Block – require consent if they are to be altered, modified, removed or destroyed.

Hanmer Basin

The site is within the Hanmer Basin which is an 'Environment of special concern' in the Plan, for which there are special provisions. Some of the design standard provisions may be applicable to changes to the buildings, e.g. permitted colours for re-painting.

Parking requirements

The Plan has car parking standards pertaining to different types of activity. Any future use of the buildings (and potentially some use of open space areas) would require a number of car parks to be provided on the site, or if the requisite numbers of parks were not to be provided, consent would be required.

Reserves Act

The site is vested in the Council as a historic reserve and therefore the Reserves Act 1977 applies to it. The two main provisions of relevance are outlined below.

Management Plan

Under the Reserves Act, a management plan for the reserve is required to be prepared. The Council is currently working through this process, with a draft plan currently being consulted on. When complete, the management plan will provide guidelines for the development of the reserve, planning and future use. However the management plan in itself is not a form of regulation.

Trees

The cutting or destroying of any trees on the reserve requires the approval of the Minister of Conservation. It is anticipated that the full Landscape Development Report (see below) can be submitted for this requirement.

Landscape Development Report (LDR)

A LDR has been prepared by Peter Rough Landscape Architects to assist the Council in future planning for the reserve with respect to landscape matters. It provides an inventory of the landscape features on the site, and sets out a series of recommendations for short-term and long-term landscape planning. It has no statutory weight on its own, and acts as an advisory document. However it provides useful guidance and would be relied on as part of any statutory process, e.g. consent to prune/remove notable trees.

Conservation Management Plans (CMP)

CMPs in general terms are used for heritage buildings to identify the heritage values associated with those buildings and to provide guidance for decision-making relating to use of such buildings. CMPs have been prepared by a heritage expert for the three main buildings on the site. While the CMPs in themselves have no statutory base, they are strongly relied on when assessing resource consents for modifications to heritage buildings.

Historic Places

Registrations

The site has two registrations in the register of historic places, kept by the New Zealand Historic Places Trust under the Historic Places Act. The first (7583 – historic area) covers the whole site and the Thermal Pools & Spa, the second (7612 – historic place) the Soldier's Block, Chisholm Ward, Nurses' hostel and their environs. The registrations in themselves do not result in any further regulation (the NZHPT has effectively an advisory, not a regulatory role), but they are often the basis for District Plan regulation. For example, the NZHPT are involved in resource consent processes for scheduled heritage items.

Archaeological

The Historic Places Act includes an authority process requirement for modification, damage or destruction to archaeological sites. Previous heritage assessments undertaken for the site have identified areas where it is likely the provisions of the HPA would apply, and therefore an authority from the NZHPT would be needed for such works as earthworks, fencing or landscaping.

Heritage Order

A heritage order is a provision in a district plan to protect the heritage qualities of a particular place or structure.

In 2004, the Council, acting in its capacity as a Heritage Protection Authority under the RMA, gave notice of its requirement for a heritage order on this site. Although the heritage order has not been progressed further, this notice of requirement has an interim effect, which requires permission from the Council to be obtained before a number of specified works or development can be undertaken on the site, e.g. removal of trees, subdivision, building removal and so on. This was put in place due to circumstances at the time which led the Council to resolve that the interim order was necessary to protect the heritage features of the entire site, not just the identified buildings.

The Council has approved various works under the interim order, including the removal of two non-scheduled buildings, the subdivision which created the reserve site, and the extension of the thermal pools into the area that their site now extends into to. The Council has previously resolved not to remove the order until such time as the Reserve Management Plan for the site is approved.

Where are the gaps?

District Plan

Notable Trees

The LDR, as well as a previous landscape assessment undertaken for the site (Lucas Associates 2004) identifies some additional trees or tree groups which they consider should be protected. A number of these are also identified in the Historic Area registration. Given that this LDR includes an arborist assessment, as well as taking into account the heritage values of such trees, it is considered appropriate to amend the District Plan to include these trees as notable.

Heritage Buildings

Given the Historic Place registration pertaining to the three main buildings on site, it is recommended that the Nurses Hostel is also included in the District Plan's Schedule of Heritage Features. In addition, the LDR also recommends protection of the Blacksmith's building through the Plan provisions. It is recommended that this be further investigated.

Hanmer Basin

Given the uniqueness of the site, it may not be appropriate for the general design standards for Hanmer Springs to be applied to this site. For example the existing buildings will not meet some standards, but contribute to Hanmer Springs' special character in their own right. However, if the site was exempted from meeting the design standards, there should be some mechanism to ensure building design and character is appropriate for the site.

Parking requirements

The draft reserve management plan envisages that additional hard stand areas for car parking would not be appropriate on the reserve. This is further emphasised in the LDR which recommends a reduction in the existing hard stand areas and recommends consideration as to the allowance of vehicle access into the reserve at all.

However, it is likely (although dependent on the end use of the buildings) that the Plan standards will require a greater number of car parks to be provided on the site than is possible within the existing (or any reduced) car parking areas. Given the nature and character of the site, as described in the draft reserve management plan and the LDR, careful thought needs to be given to whether there should be an amendment to the parking standards on this site. This includes consideration of how car parks might be provided off-site, so as to balance the character of the site, with the adequate provision of car parks for activities on the site. For example, the parking standards could be retained, but a change made so that the parking requirements are required to be met in part (or in full) by cash-in-lieu contributions rather than all within the site. It is recommended that appropriate parking provisions for the site be investigated.

Business Zone

It has always been anticipated by the Council that there will be some commercial use of the site. However, this zoning is generally not considered to be consistent with the overall character and anticipated use and development of the site, as determined by its vesting as a historic reserve, and identified through the drafting of the reserve management plan by the stakeholder group.

The most appropriate zone currently in the District Plan is considered to be the 'Open Space' zone. The Open Space zone provides for a number of activities that are listed below as 'permitted' activities, subject to meeting certain general standards:

- (a) Reserves and recreational activities and facilities managed under an operative reserve management plan
- (b) Recreational activities
- (c) Community amenity facilities
- (d) Maintenance of existing water and soil conservation works
- (e) Signs and earthworks ancillary to permitted activities
- (f) Temporary activities
- (g) Utilities
- (h) Buildings and structures ancillary to permitted activities
- (i) Roads

If an activity is proposed that is not within this list, resource consent would be required. For example, unless contemplated in the reserve management plan, any commercial activity would require resource consent.

While on the face of it this zoning might appear to provide 'teeth' to the reserve management plan, a difficulty arises in determining if any particular activity is allowed for under the reserve management plan, given that the plan is a guidance document. In other words, it does not provide (nor is it part of its function) a 'black and white' determination of what activities are appropriate. Therefore an applicant could argue that their proposed use of the building is in accordance with the reserve management plan and therefore a permitted activity under the District Plan, while others consider the proposed use is not in accordance with the reserve management plan, because it is indicative, not specific.

The Council is not restricted to applying an existing zoning to the site, such as Business or Open Space. Through the process that is required to be undertaken for a plan change, it may be determined that a new zone specific to the site is the most appropriate method.

Reserves Act

The Reserve Management Plan is currently going through the community consultation process required before adoption in its final form. Consideration does however need to be given as to how the management plan might be implemented, for example, if aspects of it should be incorporated into a District Plan amendment to give it statutory backing.

As noted earlier, any works on trees in the reserve will require approval from the Minister for Conservation, and it is anticipated that this can be requested under one approval for the overall LDR.

Landscape Development Report

As the LDR is an advisory document, it can be left as such, or can be incorporated into other documents where appropriate. For example, it could form part of the assessment criteria for consents in the District Plan.

Conservation Plans

Again, the CMPs could be incorporated into the District Plan by reference. However this is probably unnecessary given the existing assessment criteria in the District Plan meaning that they would be considered in any case.

Historic Places

As identified earlier, the Historic Plan registration over the buildings on the site includes the Nurses Hostel, which is inconsistent with the District Plan, and is recommended that this is addressed through its incorporation into the District Plan's scheduled heritage features to ensure consistency and meet the Plan's aims.

Regular discussion with the NZHPT is also recommended to ensure that if any works are proposed requiring an archaeological consent, this is identified early in the process so it can be applied for in a timely manner.

Heritage Order

If the interim heritage order is not removed, it will continue to have interim effect and there is therefore likely to be a 'doubling up' of requirements which would need to be obtained for any development of the site. This is not considered to be efficient or necessary if appropriate protections are put in place through the District Plan or other mechanisms.

What are the overall options to address these gaps?

Changes to the District Plan

Minor Amendments

As outlined in this report, there are several more minor amendments recommended to the District Plan, being:

- Additional notable trees being included, as identified in the LDR;
- Inclusion of the Nurses Hostel in the Schedule of Heritage Features;
- Changes to parking requirements and/or off-site parking contribution requirement;
- Exclusion of buildings on this site from the more general Hanmer Basin design standards;

Regardless of the Council's decisions on other possible options, including further changes to the District Plan, it is recommended that a Plan Change be undertaken to address these matters. It is not recommended that these matters are left for consideration at the time of the overall District Plan review, given that there is an expectation that developments (e.g. short-term landscaping recommendations, establishing uses in the buildings) will take place prior to the wider District Plan review process in 2013.

Zoning

As noted earlier, the existing business zoning of the site is not considered the most appropriate zoning due to the site's vesting as a reserve space and its special character.

In general terms, a re-zoning to Open Space is more appropriate, however in itself is problematic (e.g. difficulty outlined earlier with respect to determining if an activity is anticipated in the reserve management plan). It is therefore recommended that as part of the proposed plan change process, consideration be given to changing the zoning, subject to the further considerations below, and the additional options presented later in this report.

The open space listed permitted activities are generally for large recreation reserves where buildings and other facilities are likely to be ancillary to that use. This site differs because it already contains large buildings on the site, and is a historic reserve rather than a recreational one. In this respect the existing permitted activities do not align well with the likely uses of the buildings that have been considered through the stakeholder group, and the initial submissions by the public to the reserve management planning process.

If a new Open Space sub-zone were to be created, specific to the site, it could list a range of permitted activities that are more appropriate to the character of this site, and align these with the draft reserve management plan. However, listed activities in the District Plan tend to be quite generic, for example "recreational activities" or "commercial activities", whereas the draft reserve management plan anticipates that some recreational and some commercial activities will be appropriate on the site, whereas others will not. In addition, because it is difficult to know what all the potential end uses of the buildings that may be appropriate are, it is difficult to provide a definitive list of permitted activities. For example, an acceptable use that is not in the list would be likely to be granted a resource consent, but would still have to go through the consent process. This is therefore unlikely to be the most efficient solution.

As an alternative, given the high value associated with the site, the District Plan could be amended to require consent for *any* permanent activity. While on the face of it this may seem overly burdensome, it is important to remember that consent is already required for any changes to the buildings. Therefore a consent for alterations to the building *and* for the use itself could be made and assessed as one application. Assessment criteria could include reference to the reserve management plan. This would also allow for consideration of broader matters such as the erection of any new buildings or extensions to existing buildings, including the design of these. This is one option that could be considered in a plan change, bearing in mind that it is through the process of drafting a plan change that consideration would need to be given to whether this is the most effective and efficient way to achieve the objectives of the District Plan and purpose of the RMA.

For temporary uses, such as fetes or weddings, such a process (consent always required) is considered to be too restrictive. The District Plan (including permitted activities in Open Space zones) currently allows for temporary activities that meet certain standards. In general terms it is recommended that this be applied to the site, although minor amendments may be required, for example, temporary activities require all parking to be provided within the site, and this is unlikely to be appropriate for this site. Standards could be applied in the District Plan for such activities e.g. specifying no alcohol, hours of operation, number of people etc.

However, as will be outlined further below, it is considered that this should be addressed through a policy or bylaw rather than a District Plan rule. In other words it is recommended that temporary activities generally be allowed for under the District Plan, while regulating these through other means. This provides the Council with the ability to regulate such activities, without resulting in two consents/permits being required.

Bylaw

As a reserve under the jurisdiction of the Reserves Act 1977, there is the opportunity for the Council to make a bylaw pertaining to this site, under section 106 of that Act. This section allows for bylaws to be made which address several of the matters in this report, and in the draft reserve management plan. For example:

- the use of whole or any part of the reserve (s106a);
- the preservation of its flora and fauna and historic features (s106a);
- the exclusion of horses, dogs, or other animals from the reserve (s106b);
- prescribing conditions on access to the whole or part of the reserve (including any building) and fixing charges for admission (s106c);
- Controlling vehicles within whole or part of reserve (s106d);
- Prohibiting liquor within whole or part of reserve (s106f);
- Generally regulating the use of a reserve, maintaining order and preventing nuisance within it, and for the safety of people using the reserve.

A bylaw is therefore a way to regulate the use of the reserve, and can effectively regulate those matters identified in the reserve management plan. It would allow for the regulation (or prohibition) of activities, control of vehicles and so on. As with other Council bylaws, regulation could be undertaken through permits.

Although the bylaw option is comprehensive in the way it can be used to implement the reserve management plan, it could result in a doubling up of permissions required. For example, if an application proposed the use of a building, it is likely they would need resource consent for any change to the building itself, a permit under the bylaw, as well as a lease from the Council. Similarly, the preservation of flora is regulated through both the District Plan's notable trees and the general permission over the whole reserve by the minister of Conservation under the Reserves Act.

However, a bylaw may provide a good option to address certain activities that are difficult to regulate under other provisions – for example, the restriction on where vehicles can and cannot go is better managed through a bylaw than through the District Plan. Similarly, conditions/permits for temporary activities is probably better managed through a bylaw (or a policy – refer below) than the District Plan.

Heritage Order

As per the bylaw option, while the heritage order seems a comprehensive manner in which to address management of the reserve, it would result in a doubling up of permissions required. It is therefore recommended that the interim order be removed, subject to other appropriate mechanisms (as recommended in this report) being put into place.

Policies

In some respects, because the Council is landowner/manager of the site, it has some ultimate control over its use and management. However as a public body, any decisions over that use and management need to be open and transparent to the public. This is often done by way of a policy, setting out the Council's aims and intentions. Rather than regulating the specific future use of the buildings through the District Plan (as opposed to the requirement for consent to alter the building itself), the Council could address uses through a specific policy.

This would be particularly useful in terms of any leases for the buildings. Such a leasing policy could also refer to the Reserve Management Plan. Because any tenancy will be subject to a lease agreement, a policy would not create an additional layer of regulation, but it would provide guidance to the Council and prospective tenants as to what sort of leases are likely (or unlikely) to be granted. The policy could also set out how proposals will be assessed and by whom, e.g. a Council sub-Committee.

Similarly, the Council could have a policy on the temporary use of outdoor areas of the site. As an example, the Council has adopted such an interim policy in relation to activities on the grounds other than passive recreation, which requires written application, and sets out who decides on such applications, as well as guideline criteria. The only downside to such a policy is that there is no mechanism to enforce breaches of such policy, e.g. if a group continues an activity past the specified time or consumes alcohol. In many respects a bylaw addressing these matters is a policy with statutory backing, but it is more formal.

Conclusion

The Table overleaf summarises the background, options and recommendations outlined in this report.

Because of the unique nature of this site, and the multiple factors which apply to it, a series of options is recommended in relation to the management of the site, as one single option is not considered to be the most appropriate.

As is the first recommendation of this report, approval is sought from the Committee for a plan change to be drafted. This plan change would include those matters identified in the report as requiring amendment, for example, additional notable trees and heritage items. The drafting process would also consider options for the less clear-cut matters, such as identifying appropriate parking standards for the site, and considering the most appropriate zoning and activity provisions and rules for the zone.

The second recommendation of this report pertains to those matters outside the District Plan, but which may have an influence on the final form of the plan change. For example, non-regulatory methods such as a policy might result in a lesser form of regulation in the Plan itself. It is therefore important that the Committee consider these other provisions in order to understand how they might influence the form of the Plan Change.

Next Steps

If the Committee approves the drafting of a plan change, this would initially be undertaken by staff. The RMA requirements for a plan change requires the consideration of options, in order to identify what are the most efficient and effective provisions in order to meet the objectives of the Plan and the RMA. For example, several options for the zoning of the site and rules around its use would need to be considered, including those canvassed in this report. Provisions for similar sites in other districts' plans would also be taken into account.

As part of the drafting process, it may also be necessary to hold a Councillor workshop, the purpose of which would be to gain some initial direction from elected members on the final form of the proposed plan change.

A draft plan change and section 32 report would then be brought before the Committee for approval to notify to go through the public submission process.

Table One – Summary

Current Provisions				
Trees	Buildings	Open Areas	Hard stand	Access
District Plan notable trees	District Plan scheduled heritage items	District Plan – temporary activities	District Plan parking provisions	
Ministerial approval	District Plan permitted activities			
LDR guidance	Conservation Plans			
Reserve Management Plan	Lease			
Options				
	Leasing Policy	Bylaw	Plan Change for lower parking standards and/or cash-in-lieu policy	Bylaw
	Plan Change with new rules for permitted activities	District Plan rules		
	Plan Change requiring consent for all uses of buildings	Policy		
Recommendations				
Update DP with identified additional notable trees	Update District Plan with additional heritage feature (Nurses Hostel) AND Plan Change provisions for uses of buildings AND/OR Leasing Policy Consequential changes to District Plan e.g. zoning, permitted activities.	Bylaw with permit system OR Policy with permission system Consequential changes to District Plan temporary activities.	Plan change to reduce parking with requirement for cash-in-lieu payment or similar.	No change for now (review in future if restrictions become necessary).

OPTIONS CONSIDERED

Do Nothing

This option is not recommended as it has been identified that there are deficiencies with the current zoning and provisions of the District Plan as they pertain to this site.

1st Option – Approve preparation of a plan change for the Queen Mary Hospital Historic Reserve site.

This is the recommended option. It allows for investigation into what zoning and other provisions are the most appropriate for the site, and for this investigation to be included in a proposed plan change.

2nd Option – Defer matter until the final Reserve Management Plan has been adopted.

The final form of the Reserve Management Plan may affect what the most appropriate provisions of a plan change should be. However, the process of preparing a reserve plan is well advanced. It is considered that the drafting of a plan change can be commenced while this process is occurring, and will ensure the council is in a better position to implement the final form of the reserve management plan. The Council will still need to approve the plan change for notification, and this will occur after the reserve management plan has been adopted. Therefore this option is not recommended.

POLICY AND PLAN CONSIDERATIONS

As outlined in this report, the preparation of a change to the District Plan is being recommended. Both the Resource Management Act 1991 and the District Plan itself anticipates that changes to the Plan may be necessary to better implement the objectives of the Plan and meet the purposes of the Act.

SIGNIFICANCE

The recommendation in itself is not deemed significant. Any subsequent District Plan Change will be required to go through the formal statutory process under the Resource Management Act 1991, including public consultation.

MĀORI IMPLICATIONS

Reference has been made to Te Poha o Tohu Raumati (Te Rūnanga o Kaikōura's Environmental Management Plan) on this issue. The site is known to be of importance to Maori, and representatives from Te Runanga o Kaikoura have been involved in the stakeholder group for the reserve management plan. As part of the plan change process it is expected that further dialogue with Runanga will occur.

FINANCIAL CONSIDERATIONS

The plan change process has financial implications which have been allowed for in the budget.

LEGAL CONSIDERATIONS

There are no legal considerations significant to this decision in itself. If preparation of a plan change is approved as recommended, there are statutory requirements under the RMA 1991 that need to be followed.

CONCLUSION

After considering all issues, options and the known views of those affected, as well as giving consideration to the level of significance and the legal and financial implications, the conclusion / recommendation of this report is

THAT THE COMMITTEE APPROVE THE PREPARATION OF A CHANGE TO THE DISTRICT PLAN IN RELATION TO THE QUEEN MARY HOSPITAL HISTORIC RESERVE SITE.

THAT THE COMMITTEE CONSIDER THE OTHER MANAGEMENT TECHNIQUES RECOMMENDED IN THE REPORT.

COMMUNITY OUTCOME(S)

A desirable place to live, work and play
Enhance our thriving local economy
Enhance our environmental responsibility

WELLNESS OUTCOMES

Economic wellbeing – a thriving local economy with prosperity at all levels: individuals (residents), businesses, and communities.

Social wellbeing – a healthy, safe place to live, with strong community spirit, involvement and opportunity for all.

Environmental wellbeing – comprehensive and continuous focus on all environmental responsibilities and sustainable planning.

Landscape & Outlook – recognising, enjoying, and treasuring Hurunui's rich landscape values: alpine, coastal, rural, townscapes, fresh air & clean skies.



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy & Policy Committee

SUBJECT: Utilities Report

REPORT BY: Operations Engineer - Utilities

A handwritten signature in black ink, appearing to read 'B. Nye'.

Signature:

Author
Bob Nye

A handwritten signature in black ink, appearing to read 'D. Edge'.

Manager
David Edge

Summary Report

This report includes for a comprehensive review of the utilities maintenance works, new utility works through contracts, investigation projects and asset management, as at the end of July 2011.

Recommendation

THAT THE INFORMATION BE RECEIVED.

BACKGROUND

WATER

To provide a sustainable supply of water that meets the needs of present and future domestic and agricultural/horticultural consumers, and complies with the New Zealand Drinking Water Standards (2005 – revised 2008).

Water Supplies – Operations and maintenance

Operations engineer:	Bob Nye
Contractor:	In-house works
Start date:	01 July 2011
Completion date:	30 June 2012
HDC budget (total expenditure):	\$3,387,743
Expenditure to end July 2011:	\$152,423
Percentage expenditure:	5%
Percentage time:	8.3%

Hurunui District Council intends to continue to own, control, manage and operate all of the public water systems (see appendix 1). The day to day maintenance of the Council water systems is carried out by the Hurunui District operational staff.

Council is required to provide water services in accordance with the Local Government Act 2002. Council is responsible for the ongoing maintenance of public infrastructure assets, improving public water supply schemes, and providing water treatment and distribution services. Our water supply is categorised as follows:-

On-demand water supply; this covers the abstraction, treatment and reticulation of potable water (drinking water) to urban communities in the Hurunui District, where water is delivered to consumer's taps under pressure.

Restricted water supply; this covers the abstraction, treatment and reticulation of stock and domestic water to rural properties in our district, where water is delivered to consumer's tanks at a set rate of flow on a continual basis, as 'units' of water.

Officer's comments: - *All schemes are performing well with few complaints of no water. Some problems with pumps failing to start as a result of 'ripple control'.*

Water Supplies - Capital

Operations engineer:	Bob Nye
Contractor:	In-house works
Start date:	01 July 2011
Completion date:	30 June 2012
HDC budget:	\$2,439,159
Expenditure to end July 2011:	\$12,688
Percentage expenditure:	1%
Percentage time:	8.3%

There are currently 13 Council owned water schemes in the District, extracting water from 23 different sources (eight of which are on permanent boil water notices). The schemes are overseen by Water Committees with delegated responsibilities for planning and development of their schemes.

Officer's comments: - *Considerable time spent preparing for the year to come, especially evaluating our polythene welding. Testing a number of welded samples has confirmed a high standard of workmanship. Additional equipment has been purchased to maintain this and facilitate a more efficient operation*

Amberley Scheme

HDC capital budget:	\$564,800
Expenditure to end July 2011:	\$409
Percentage expenditure:	0.1%
Percentage time:	8.3%

Leithfield Beach Scheme

HDC capital budget:	\$16,120
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Ashley Rural Scheme

HDC capital budget:	\$162,914
Expenditure to end July 2011:	\$1,145
Percentage expenditure:	1%
Percentage time:	8.3%

Culverden Scheme

HDC capital budget:	\$65,125
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Waiau Town Scheme

HDC capital budget:	\$34,284
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Amuri Plains Scheme

HDC capital budget:	\$5,000
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Balmoral Scheme

HDC capital budget:	\$23,871
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Waiau Rural Scheme

HDC capital budget:	\$55,500
Expenditure to end July 2011:	\$438
Percentage expenditure:	4%
Percentage time:	8.3%

New shed constructed, but changeover including pipework and electrical still to be done.

Cheviot Scheme

HDC capital budget:	\$710,197
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Waipara Scheme

HDC capital budget:	\$21,112
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Hanmer Springs Scheme

HDC capital budget:	\$450,157
Expenditure to end July 2011:	\$8,154
Percentage expenditure:	2%
Percentage time:	8.3%

Most of the budget (\$411,760) for new or replacement pipe

Hawarden-Waikari Scheme

HDC capital budget:	\$16,520
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Hurunui Rural Scheme

HDC capital budget:	\$196,688
Expenditure to end July 2011:	\$2,542
Percentage expenditure:	1%
Percentage time:	8.3%

SEWER

To provide proficient, cost-effective sewage disposal schemes to the needs of the community.

Sewerage – Operations and maintenance

Operations engineer:	Bob Nye
Contractor:	In-house works
Start date:	01 July 2010
Completion date:	30 June 2011
HDC budget (total expenditure):	\$597,367
Expenditure to end April 2011:	\$16,169
Percentage expenditure:	3%
Percentage time:	8.3%

Council is required to provide wastewater services in accordance with the Local Government Act 2002. This activity covers the safe collection, treatment and disposal of wastewater from urban areas of the Hurunui District in seven separate schemes:-

- Amberley
- Cheviot
- Great Valley
- Motunau Beach
- Hanmer Springs
- Hawarden
- Waikari

These serve all but four urban localities. All use oxidation ponds for treatment of sewage and 14 pump stations are operated within the pipeline infrastructure.

Council provides this service to support the development of the district and to protect the physical environment and the health of the community through good sanitary practices.

Officer's comments: - All schemes are performing well, but wet weather infiltration and inflow are an on-going problem.

Sewerage - Capital

Operations engineer:	Bob Nye
Contractor:	In-house works
Start date:	01 July 2010
Completion date:	30 June 2011
HDC budget (direct expenditure):	\$66,840
Expenditure to end April 2011:	\$60,360
Percentage expenditure:	90%
Percentage time:	8.3%

Significant Council capital expenditure should be loan funded for the life of the investment. If loans are not raised, then it will be from annual rates. The Council may loan fund sewerage main extensions with the loan repayments met by those properties directly benefitting where the majority of the property owners agree to the extension.

If any of the Capital expenditure caters for future growth of the scheme, then that portion of the expenditure that relates to growth will be funded from future users via Development Contributions. Landowners with the new connections will pay the cost of connecting to the nearest main, plus any new sub-dividers putting in the sub-main.

Property owners wanting new connections will pay those costs necessary for the connection and any levies as specified in the Development Contributions policy. The Council should pay any costs of scheme requirements that are over and above those necessary for the connection and the direct costs.

Officer's comments: - *Work basically confined to finishing existing projects at Amberley and Hanmer Springs.*

Amberley Sewer

HDC capital budget:	\$0
Expenditure to end July 2011:	\$46,933
Percentage expenditure:	0%
Percentage time:	8.3%

Expenditure mainly completing existing contract

Culverden Sewer

HDC capital budget:	\$0
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Cheviot Sewer

HDC capital budget:	\$5,000
Expenditure to end July 2011:	\$947
Percentage expenditure:	19%
Percentage time:	8.3%

Greta Valley Sewer

HDC capital budget:	\$2684
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Motunau Beach Sewer

HDC capital budget:	\$7000
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Waipara Sewer

HDC capital budget:	\$0
Expenditure to end July 2011:	\$0
Percentage expenditure:	0%
Percentage time:	8.3%

Hanmer Springs Sewer

HDC capital budget:	\$36,840
Expenditure to end July 2011:	\$9,198
Percentage expenditure:	25%
Percentage time:	8.3%

Hawarden Sewer

HDC capital budget:	\$13,000
Expenditure to end July 2011:	\$557
Percentage expenditure:	4%
Percentage time:	8.3%

Waikari Sewer

HDC capital budget:	\$5,000
Expenditure to end July 2011:	\$2,311
Percentage expenditure:	46%
Percentage time:	8.3%

SUMMARY

A targeted effort will be made through 2011/2012 for completion of all projects, with associated robust financial tracking of all expenditures and project tracking of all time frames, thus ensuring that early warning systems are in effect to address resource shortages or cost over-runs (early warning/notice to water committees and S&P Committee, including for strategy to resolve).



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy & Policy Committee

SUBJECT: Roading Report: Strategic Developments

REPORT BY: Manager Roading and Utilities

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Signature: Author
David Edge

Summary Report

The report includes for a summary of the conversation detail held between the Roading Section and the Hurunui District Council's NZTA Funding Manager regarding the level of the Financial Assistance Rate (FAR) for the future 2012/2015 three year road maintenance programme.

Recommendation

THAT THE INFORMATION BE RECEIVED.

BACKGROUND

Confirmation has been provided that Hurunui District Council (HDC) will not have any reductions in their current FAR, which currently sits at 50% financial contribution from NZTA for maintenance, operations and renewal works. All other districts in the Canterbury Region have been cut by various percentages for the 2012/2015 three year road maintenance programme.

The Minor Improvement programme budgets (safety improvement considerations) have been currently set at a maximum of 8% of the total Maintenance & Operations and Renewals works programme budgets. This funding rule has subsequently been amended for the 2012/2015 three year road maintenance programme to provide for an uncontested maximum of 5% of the total Maintenance & Operations and Renewals works programme budgets. The remaining 3% is at contest and requires all Road Controlling Agencies nationally to provide business cases to support their proposals within this work category, thus putting rural local authorities at risk of not stacking up under the requirement regime of benefit cost ratio determinants to secure high priority. The contest group may well include for NZTA as well, but at the time of this report, this could not be verified or denied by NZTA. I will follow up on this issue for final resolution. The cost impact to our current roading programme (2011/12) will be approximately \$167,000 less funding under the minor improvement works programme, requiring the roading team to pick up high priority safety works under their current maintenance/renewal programme, thus providing less money for core work outputs.

Three years of strategic road maintenance contract approach improvements have provided substantial cost savings under our new road maintenance contracts, driving down unit cost rates and making ourselves attractive for NZTA to invest more money for greater returns (efficiency, effectiveness and productivity). This was a core consideration for the investment regime under the 2009/12 three year road maintenance funding programme. However, with the impacts of natural disasters and a drop in the economy, NZTA have re-thought their strategy and have now considered dropping the FARs to those Councils who now don't need as much, i.e. those who have now provided the outcomes of doing "more with less". This appears to be a rewarding environment for those who have mismanaged their core responsibilities, thus requiring (and getting) more investment from NZTA to get their assets back ship-shape (asset improvements and/or management improvements). I will be watching this space with great intrigue, but making sure that every cent of the current NZTA funding is match-funded and well spent every financial year for best-value outcomes.

The FAR level for Demand Management and Community Programmes (the Road Safety Coordination Committee and the Road Safety Coordinator's outputs and outcomes) is going to be dropped from the current assistance rate of 75% to that of the maintenance FAR plus 10% (in the case of the HDC, this is 60%) in the 2012/15 three year road maintenance programme budget. The current programme is budgeted at \$56,000 for 2011/12, with \$42,000 funded from NZTA and \$14,000 funded from local share (75/25). The imposition of this decision is that HDC will either have to raise their local share from \$14,000 to \$22,400 (an increase of \$8,400) to retain the same effective total budget of \$56,000 or retain its current local share at \$14,000 and reduce the total effective budget for this work category to \$35,000 (with \$21,000 from NZTA). This is forewarning for a consideration and conversation that

will need to take place as we plan ahead for the next 2012/13 financial year (value for money; return on investment, community expectations, etc.).

Good news – the unsubsidised monies budgeted this year for roading have been match funded by the NZTA financial carry-overs from 2010/11, thus ensuring a good return on our extra investment into roading assets this year. This combined with the great competitive rates secured through the new road maintenance contracts, will ensure an even better return on Council's investment.

NZTA have also been approached to consider co-funding the district-wide storm water catchment and management plans, a precursor to a strategic LTCCP 2012-2022 consideration, still to be presented to Council in October 2011. The NZTA Programme Manager has taken this under advisement as this is the first time that he has been asked for this consideration. This study would be a risk-management undertaking to ascertain the rainfall return-period impacts to our bridge stock in terms of aperture sizes and flow capabilities. A report will come to S&P Committee of any development in this regard.

An outcome from the NZTA Technical Audit on our local roads was a need to invest more maintenance into the Inland Road, thus providing a suitable level of service when the road is required as an alternative route to SH1. This impacts upon both the local road category (financially funded at 50/50 between HDC and NZTA respectively), as well as the Special Purpose road section (financially funded 100% by NZTA). Reviews are being submitted to NZTA through LTP on-line for due consideration of the identified work output programme to meet this defined need.



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy and Policy Committee

SUBJECT: Supply of New Utility Vehicle

REPORT BY: Operations Engineer Utilities

Handwritten signature of R Nye.

Signature: Author
R Nye

Handwritten signature of the Manager.

Manager

Summary Report

This report recommends the purchase of a replacement vehicle that has exceeded the distance and age guidelines as set out in Council's Plant and Light Vehicles Policy, for Water & Waste Water Officers.

Recommendation

THAT A HOLDEN COLORADO SPACE CAB 4WD BE PURCHASED FOR THE COST OF \$30,065.22.

Background

The existing vehicle is almost eight years old and has exceeded the distance and age guidelines as set out in Council's Plant and Light Vehicles Policy.

OPTIONS CONSIDERED**Do Nothing**

The existing vehicle is likely to incur increasing maintenance costs.

1st Option - Purchase of Holden Colorado LX Space Cab 4WD.

This option provides the most economical solution and is available from a local dealer. The same models purchased last year have proved to be very suitable for the purpose.

Capital Cost \$30,065.22

2nd Option - Purchase of Mitsubishi Triton Club Cab 4WD

Capital Cost \$30,258.00

3rd Option - Purchase of Mazda BT50 Cab Plus 4WD

This vehicle is also available from a local dealer.

Capital Cost \$30,997.52

POLICY AND PLAN CONSIDERATIONS

The LTCCP identifies the need to provide safe and appropriate vehicles for maintenance of water schemes.

SIGNIFICANCE

The recommendation is not considered significant.

MĀORI IMPLICATIONS

There are no implications for Maori that have been identified.

FINANCIAL CONSIDERATIONS

The existing budget is adequate for the recommended purchase.

CONCLUSION

After considering all issues, options and the known views of those affected, as well as giving consideration to the level of significance and the legal and financial implications, the conclusion / recommendation of this report is THAT A HOLDEN COLORADO LX SPACE CAB 4WD BE PURCHASED FOR THE SUM OF \$30,065.22.

COMMUNITY OUTCOME(S)

A healthy, safe place to live

HSPL

Enhance our essential infrastructure

ESIN

APPENDICES

Comparison of Cab Plus vehicles

Comparison of Utility Vehicles

	Excl GST	cc	Kw	Torque	towing	lock	fuel	
Colorado	\$30,065.22	3000	120	360	3000			lsd
Triton GL	\$30,258.00	2500	133	407	2700	11.8	8	diff lock
Mazda BT50	\$30,997.52	3000	115	380	3000	12	9.5	lsd



HURUNUI
District Council

Meeting Date:

15 September 2011

REPORT TO: Strategy and Policy Committee

SUBJECT: Street Cleaning Contracts in Amberley, Cheviot, Waiiau, Rotherham, Hanmer Springs and Culverden : 2011-2014

REPORT BY: Manager Amenities and Special Projects

A handwritten signature in black ink, appearing to be 'M. O. T.', is written over a horizontal line.

Signature:

Author

Manager

Summary Report

Tenders for street cleaning contracts in six townships were publicly advertised and closed on 5 September 2011. The work involved in these contracts is channel sweeping, sump cleaning, removal of leaves and other tasks.

At the time of preparing this agenda, the tenders were still being evaluated so a recommendation will be circulated separately, prior to the meeting.

Contracts for Waikari, Hawarden and Greta Valley are presently held by the respective fire brigades and because the amount of the contracts are relatively small, and the work is being satisfactorily performed, those contracts will be "rolled over" with a small adjustment for the increased costs since 2008.

Recommendation

THAT THE INFORMATION BE RECEIVED.