

Notice of Meeting:

I hereby give notice that an ordinary meeting of the Dunedin City Council will be held on:

Date: Tuesday 27 August 2019
Time: 1.00 pm
Venue: Council Chamber, Municipal Chambers, The Octagon, Dunedin

Sue Bidrose
Chief Executive Officer

Council
PUBLIC AGENDA

MEMBERSHIP**Mayor**
Deputy Mayor

Mayor Dave Cull
Cr Chris Staynes

Members

Cr David Benson-Pope	Cr Rachel Elder
Cr Christine Garey	Cr Doug Hall
Cr Aaron Hawkins	Cr Marie Laufiso
Cr Mike Lord	Cr Damian Newell
Cr Jim O'Malley	Cr Conrad Stedman
Cr Lee Vandervis	Cr Andrew Whiley
Cr Kate Wilson	

Senior Officer

Sue Bidrose, Chief Executive Officer

Governance Support Officer

Lynne Adamson

Lynne Adamson
Governance Support Officer

Telephone: 03 477 4000
Lynne.Adamson@dcc.govt.nz
www.dunedin.govt.nz

Note: Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.

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1 OPENING

Adrian Hindes (Chairman) and Martin Ginat, Dunedin Interfaith Council will open the meeting with a prayer.

2 PUBLIC FORUM

2.1 Public Forum - Seniors' Climate Action Network Wisdom of the Waterfront Development

Donna Peacock wishes to address the meeting concerning Wisdom of the Waterfront Development on behalf of SCAN (Seniors' Climate Action Network)

2.2 Public Forum - Simon Fogarty/Chris Ford - Lime Scooters

Simon Fogarty and Chris Ford wish to address the meeting concerning Lime Scooters, their location and usage on behalf of the Foundation of the Blind and Disabled Persons.

2.3 Public Forum - Anne Marie Parsons - Intercity Bus Hub

Anne Marie Parsons, wishes to address the meeting concerning the Intercity Bus Hub.

2.4 Public Forum – Quentin Blair – Water Supply – 309 Portobello Road

Quentin Blair wishes to address the meeting concerning the Application to extend urban water supply to 309 Portobello Road.

3 APOLOGIES

At the close of the agenda no apologies had been received.

4 CONFIRMATION OF AGENDA

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

DECLARATION OF INTEREST

EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.
2. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.
3. Executive Leadership Team Members' are reminded to update their register of interests as soon as practicable.

RECOMMENDATIONS

That the Council:

- a) **Notes/Amends** if necessary the Elected Members' Interest Register attached as Attachment A; and
- b) **Confirms/Amends** the proposed management plan for Elected Members' Interests.
- c) **Notes** the Executive Leadership Team Members' Interest Register as Attachment B.

Attachments

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Council - Register of Interest - current as at 21 August 2019				
Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Dave Cull	Trustee	Weller Trust - Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chair	Cosy Homes Charitable Trust	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
	Director/Shareholder	McMillan Nominees Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Co-President	UCLG (United Cities and Local Governments) - Asia Pacific Region	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Vice President	CLGF (Commonwealth Local Government Forum)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Popaway Ltd - Property Ownership - Auckland and Tarras	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	President	Local Government New Zealand (LGNZ)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	The Regent Theatre Trust of Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Sector Steering Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Theatre Trust (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
David Benson-Pope	Owner	Residential Property Ownership in Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee and Beneficiary	Blind Investment Trusts	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Commissioner	District Licensing Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Te Ao Tūroa Partnership (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Teritary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	New Zealand Labour Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Yellow-eyed Penguin Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Dunedin Heritage Fund Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Rachel Elder	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Greater South Dunedin Action Group	Decisions may be considered on the future of South Dunedin.	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Host Parent	Otago Girls High School	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Advisor/Support Capacity	Kaffelologic	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Tracks and Trails Interest Group	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chair	Southern Urban Dunedin Community Response Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Café Logic Advisory Group	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Youth Partnership Advisory Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Christine Garey	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Garey Family Trust - Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Submitter	2GP	Interest as submitter may conflict with Council responsibilities.	Withdraw from discussion and leave the table. If in confidential leave the room.
	Shareholder	G.T. Gillies Group Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Edinburgh Sister City Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Theomin Gallery Management Committee (Council Appointment)	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
Doug Hall	Director/Owner	Hall Brothers Transport Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Dunedin Crane Hire	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Wood Recyclers Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Dunedin Concrete Crushing Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Anzide Properties Ltd - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	The Woodshed 2014 Limited	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Owner	Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Farmlands	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Ravensdown Fertiliser	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	PGG Wrightson	Currently no likely conflict	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Shareholder	Silver Fern Farms	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Valley View Development Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Geekfix Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Hall Family Trust, Invercargill	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Milburn Processing Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Chinese Garden Advisory Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Donor of the use of a building free of charge to the group	Fire Brigade Restoration Society	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Financial Donor	Dunedin North Community Patrol	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Donor of the use of a building free of charge to the group	North Dunedin Blokes Shed	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Loan of a four wheel drive truck free of charge to the group for cartage of gravel	Mountainbiking Otago	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Partner	Highland Helicopters	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Supplier	Southweight Truck and Weights for testing Weigbridges Otago & Southland	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Cragieburn Reserve Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Aaron Hawkins	Chairperson	Dunedin Fringe Festival	Trust is recipient of DCC grants and a tenant of City Property Management Plan	Withdraw for all Dunedin Fringe Festival Trust and DCC discussions involving this relationship.
	Trustee	West Harbour Beautification Trust	Potential conflict WHBT work with Parks and Reserves to co-ordinate volunteer activities	Withdrawal from all West Harbour Beautification Trust/ DCC discussions involving this relationship.
	Owner	Residential Property Owner - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Creative Dunedin Partnership (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Governance and Strategy Advisory Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Co-Chair	Young Elected Members' Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Acquisitions Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Dunedin Refugee Steering Group (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Shareholder	Thank You Payroll	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	West Harbour Community Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	District Licensing Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Contractor	Freelance copywriting and performance contracts	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	ICLEI Oceania Regional Executive	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Green Party	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Marie Laufiso	Trustee	Ivala-Laufiso Family Trust - Property ownership, Dunedin	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Community Building Trust - Trust Owner of Property 111 Moray Place	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Mental Health Trust	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
	Trustee	Brockville Community Support Trust	Potential grants recipient	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Trustee	Corso Ōtepoti Dunedin Trust	Potential grants recipient	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Age Concern (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Abrahamic Interfaith Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Fair Trading Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	National Secretary	Pacifica Incorporated	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Secretary	Arai Te Uru Marae Council	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Green Party of Aotearoa New Zealand	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Secretary	Dunedin Multi-Ethnic Council	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Settlers Association (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Mike Lord	Trustee	ML and PJ Lord Family Trust - Owner of Residential Properties - Dunedin and Wanaka	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Rural Support Trust	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Federated Farmers Charitable Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Trustee	Hereweka Harbour Cones Trust	Potential grants recipient. Duties to Trust may conflict with duties of Council Office.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	Dunedin Public Art Gallery Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Fonterra	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Silver Fern Farms	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Federated Farmers		Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Mosgiel Rotary Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel RSA	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	National Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Various publicly listed companies	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Strath Taieri Community Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel Taieri Community Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	District Licensing Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Acquisitions (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Damian Newell	Employee	Mediaworks - Dunedin	Duty to Employer may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Coach of Junior Team	Green Island Rugby Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Employee/MC	Highlanders Rugby	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Gasworks Museum Trust (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Whale and Wasp Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Regent Theatre	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Masters Games Trust Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Jim O'Malley	Owner	Biocentrix Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Mosgiel Association Football Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Okia Reserve Management Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Ocho Newco Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Road Safety Action Plan (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Residential Property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Ayrmed Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Waikouaiti Coast Community Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Ice Sports Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Regional Transport Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Conrad Stedman	Owner	Residential Property Ownership in Dunedin and Cromwell	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Residential rental properties in Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Sales Manager	L J Hooker	Possible Conflict with sale of Council property/land if the Employer is acting on behalf of Council.	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Saddle Hill Community Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Booman Investments Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	No Regrets Rocking Chair Ltd T/A Dentistry on Musselburgh	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Chris Staynes	Chairman	Cargill Enterprises	Contractor and service provider to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room.
	Director	Wine Freedom	Supplier to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room.
	Patron	Otago Model Engineering Society	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Balmacewen Lions Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Southland Manufacturers Association Trust	Possible co-funder of ED project. Duties to the Trust may conflict with duties of Council	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Deputy Chair	Cancer Society of Otago/Southland	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	President	Patearoa Golf Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Trustee	CJ and CA Staynes Family Trust - Property Owner - Dunedin and Patearoa	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	George Street Wines Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Dunedin Shanghai Association (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Theomin Gallery Trust (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Chairman	Grow Dunedin Partnership (Council Appointment)	Duties may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Director/Shareholder	Saddle Hill Investment Trust Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	NZ Association of Amateur Radio and Transmitters	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Committee Member	Dunedin Shanghai Association (Council Appointment)	Duties may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
Lee Vandervis	Director	Lee Vandervis, Antonie Alm-Lequeux and Cook Allan Gibson Trustee Company Ltd - Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Bunchy Properties Ltd - Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Vandervision Audio and Lighting - Hire, Sales and Service Business	May contract and provide service to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	District Licensing Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Council Appointee	Dunedin Symphony Orchestra	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Heritage Fund Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Roading and Infrastructure Collaboration in the South of the South Island (Alternate Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Andrew Whiley	Owner/Operator	Whiley Golf Inc and New Zealand Golf Travel Ltd	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Director/Shareholder 22 May 2017	Estate of Grace Limited	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Trustee	Japek (Family Trust) - Property Ownership - Dunedin	Duties to Trust may conflict with duties of Council Office.	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Otago Golf Club	No conflict identified	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Dunedin South Rotary Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	New Zealand Professional Golfers Assn	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Spokes Person	Pro Gas Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Institute of Directors	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	National Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Peninsula Community Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairman	Volunteering Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Otaru Sister City Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Puketai Residential Centre Liaison Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Kate Wilson	Chair	Otago Central Rail Trail Charitable Trust	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Shareholder	Strathburn Limited Farm Leasee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Lay Canon	St Pauls Cathedral Greater Chapter	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Secretary	Middlemarch Swimming Club	Funder for pool	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Chair	Strath Taieri Agriculture and Rural Tourism Trust	Umbrella Charitable Trust - some parts may get grants	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	Craigieburn Reserve Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Regional Transport Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Roading and Infrastructure Collaboration in the South of the South Island (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Committee Member	Strath Taieri Community Centre	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Predator Free Dunedin	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Mahinerangi Catchment Environment (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Hockey Association	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Executive Leadership Team - Register of Interest - current as at 21 August 2019					
Name	Date of Entry	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Sue Bidrose	20/10/2016	Director	Wise Trust Management Services	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Vice President	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Permanent External Advisory Committee (PEAC) for CAPABLE NZ	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	University of Otago Department of Marketing Industry Advisory Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
			Kev Jarvis Builders - work done on private residence	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	11/12/2017	Member	Student Code of Conduct Committee, University of Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	18/07/2018	Regional Vice President	Southern Hemisphere Regional Vice President, International City Management Association (ICMA)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Sandy Graham		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential property Patearoa	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	SOLGM Democracy and Governance Support Working Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	12/02/2019	Delegation holder	Second Generation District Plan (2GP) Authority to Resolve Appeals on behalf of Council	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	06/03/2018	Member	Otago Chamber of Commerce Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	19/09/2018	Trustee	Trustee of the Taieri Airport Facilities Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	05/06/2019		TAZ Construction	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Simon Pickford	16/08/2017	Owner	Residential property, Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	SOLGM Regulatory Reference Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Marian Rillstone		Owner	Residential property, Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	South Dunedin Catholic Pastoral Area	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Otago Rowing Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	09/07/2018	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	11/02/2019		Streamline Developments Ltd - building company engaged for house maintenance		

Executive Leadership Team - Register of Interest - current as at 21 August 2019					
Name	Date of Entry	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	01/06/2019		Ray White - real estate agent for property sale	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Dave Tombs		Tenant	12 month rental property with Harcourts	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	26/10/2018	Director	Golden Block Investments Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	08/07/2019	Board Member	Southern United Football	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
John Christie		Trustee	Knox College and Salmond College	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Wife is a member	Taieri Community Facilities Playground Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Various NZX and ASX listed companies	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential Properties Mosgiel	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	15/09/2017	Trustee	Diversity Works NZ	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	09/07/2018	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Simon Drew		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Chartered Member	Engineering New Zealand	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Judge	ACENZ (Association of Consulting Engineers NZ) Innovate Awards Judge	ACENZ have own conflict of interest policies.	Would not be allowed to judge a DCC project.
	17/04/2019	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	17/04/2019		South Coast Builders engaged to carry out work on property	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	05/06/2019		Beca	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

CONFIRMATION OF MINUTES

ORDINARY COUNCIL MEETING - 30 JULY 2019

RECOMMENDATIONS

That the Council:

Confirms the public part of the minutes of the Ordinary Council meeting held on 30 July 2019 as a correct record.

Attachments

	Title	Page
⇒A	Minutes of Ordinary Council meeting held on 30 July 2019 <i>(Under Separate Cover)</i>	

MINUTES OF COMMITTEES

TOITŪ OTAGO SETTLERS MUSEUM BOARD - 3 APRIL 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Toitū Otago Settlers Museum Board meeting held on 03 April 2019

Attachments

	Title	Page
⇒A	Minutes of Toitū Otago Settlers Museum Board held on 3 April 2019 (<i>Under Separate Cover</i>)	

TOITŪ OTAGO SETTLERS MUSEUM BOARD - 3 JULY 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Toitū Otago Settlers Museum Board meeting held on 03 July 2019

Attachments

	Title	Page
⇒A	Minutes of Toitū Otago Settlers Museum Board held on 3 July 2019 (<i>Under Separate Cover</i>)	


INFRASTRUCTURE SERVICES AND NETWORKS COMMITTEE - 5 AUGUST 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Infrastructure Services and Networks Committee meeting held on 05 August 2019.

Attachments

	Title	Page
 A	Minutes of Infrastructure Services and Networks Committee held on 5 August 2019 (Under Separate Cover)	


COMMUNITY AND CULTURE COMMITTEE - 6 AUGUST 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Community and Culture Committee meeting held on 06 August 2019

Attachments

	Title	Page
 A	Minutes of Community and Culture Committee held on 6 August 2019 (<i>Under Separate Cover</i>)	

PLANNING AND ENVIRONMENT COMMITTEE - 6 AUGUST 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the Planning and Environment Committee meeting held on 06 August 2019

Attachments

	Title	Page
⇒ A	Minutes of Planning and Environment Committee held on 6 August 2019 (<i>Under Separate Cover</i>)	

MINUTES OF COMMUNITY BOARDS

WAIKOUAITI COAST COMMUNITY BOARD - 19 JUNE 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Waikouaiti Coast Community Board meeting held on 19 June 2019

Attachments

	Title	Page
⇒A	Minutes of Waikouaiti Coast Community Board held on 19 June 2019 (<i>Under Separate Cover</i>)	


MOSGIEL-TAIERI COMMUNITY BOARD - 26 JUNE 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Mosgiel-Taieri Community Board meeting held on 26 June 2019

Attachments

	Title	Page
 A	Minutes of Mosgiel-Taieri Community Board held on 26 June 2019 (<i>Under Separate Cover</i>)	


SADDLE HILL COMMUNITY BOARD - 27 JUNE 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** the minutes of the Saddle Hill Community Board meeting held on 27 June 2019

Attachments

	Title	Page
 A	Minutes of Saddle Hill Community Board held on 27 June 2019 (<i>Under Separate Cover</i>)	


WEST HARBOUR COMMUNITY BOARD - 21 AUGUST 2019

RECOMMENDATIONS

That the Council:

- a) **Notes** minutes of the West Harbour Community Board meeting held on 21 August 2019

Attachments

	Title	Page
 A	Minutes of West Harbour Community Board held on 21 August 2019 (<i>Under Separate Cover</i>)	

REPORTS

APPLICATION TO EXTEND URBAN WATER SUPPLY AREA BOUNDARY AND SUPPLY WATER TO 309 PORTOBELLO ROAD

Department: 3 Waters

EXECUTIVE SUMMARY

- 1 This report seeks the Council's decision on an application to extend the urban water supply area boundary to include 309 Portobello Road and provide an 'extraordinary' water supply connection to this property.
- 2 The analysis in this report found that extending the urban water supply area boundary and providing an extraordinary water supply connection at 309 Portobello Road does not meet the Dunedin City Council's strategic direction, risks setting a precedent and having a cumulative impact, is not technically feasible, and is not commercially beneficial to Dunedin or the DCC.

RECOMMENDATIONS

That the Council:

- a) **Declines** the application to extend the urban water supply area boundary to include 309 Portobello Road and provide an 'extraordinary' water supply connection to this property.

BACKGROUND

Property and application

- 3 The property at 309 Portobello Road is zoned Rural under the Operative Dunedin City District Plan (Operative Plan), and zoned Rural Residential 2 under the Second Generation District Plan (2GP). The site is subject to several appeals which means the relevant rules in both the Operative Plan and 2GP have effect. The property is located outside the boundaries of the urban water supply area defined in the Dunedin City Council Water Bylaw 2011 (the Bylaw) and is not charged for water supply by the DCC. The property is also self-serviced for wastewater disposal and is not charged the residential drainage rate. A map showing the property and the boundary of the urban water supply area is attached to this report as Attachment A.
- 4 In March 2019 the DCC received a written application for a change to the boundary of the water supply area to include 309 Portobello Road, so that the property could be connected to the metropolitan water supply for domestic water use. The application refers to health and hygiene

concerns arising from the inability of 309 Portobello Road's rainwater system to reliably meet demand for water.

- 5 The applicant has stated that the owner of a neighbouring property also wishes to connect to the metropolitan water supply.

Water Bylaw 2011 and previous Council decisions

- 6 The Bylaw is the key regulatory tool for managing Dunedin's water supply system. The Bylaw provides for reticulated water supply to properties within defined water supply areas, or beyond those areas to properties with residential zoning (where supply is possible). The Council, at its discretion and under certain conditions, may approve an existing or new out of zone water supply connection as an 'extraordinary supply'. The Bylaw also provides for a committee of Council to add new water supply areas. These provisions are set out at clause 2 of the Bylaw, as shown below:

Except as specifically provided for in this Bylaw, no new connections will be permitted to properties lying outside these water scheme boundaries. The addition of any new water scheme areas shall be made by a committee of the Council.

Where a connection has been installed or located outside these water scheme boundaries, prior to 1 April 2011, being the date of adoption of amendments to this Water Bylaw, the Council at its discretion, may approve the connection as an "Extraordinary Supply".

Where a Property is zoned rural but within urban water scheme boundaries and/or zoned residential but outside the water scheme boundary, the Council at its discretion may supply water as an "Extraordinary Supply". If Council does not approve an Extraordinary Supply it is required to be disconnected.

- 7 On 26 July 2011 the Infrastructure Services Committee adopted a process to consider applications for new out of zone water connections and to formalise existing out of zone water connections.
- 8 For new applications, the feasibility and benefit to the city are considered for the following key factors:
- a) Strategic;
 - b) Cumulative impact;
 - c) Technical; and
 - d) Commercial.
- 9 Between 2010 and 2014 the Council considered over 30 individual applications for out of zone water connections. The majority sought to formalise existing connections, all of which were approved. Water connections to some properties on Portobello Road that were in place prior to April 2011 have been formalised. Ten applications for new connections were also made, and two were declined. In 2014 the Infrastructure Services Committee approved an application to extend the water supply area boundary to include a new multi-lot, rural-zoned subdivision in Halfway Bush/Wakari that was considered an orderly expansion of an existing urban area and in-fill of land that could not reasonably be put to a rural use.

DISCUSSION

- 10 This application is for an extension of the urban water supply area boundary and provision of a new extraordinary water supply connection. If the urban water supply area boundary were to be extended, the connection would still be extraordinary due to the property's rural zoning. The analysis in this report applies the four key factors considered for new connections. Staff consider these factors are also the relevant factors to be considered for applications to extend the water supply area boundary. The feasibility and benefit to the city of approving this application are considered in accordance with the four key factors below. The other circumstances raised by the applicant are also considered.

Strategic considerations

- 11 Extending the urban water supply area boundary and providing a new extraordinary connection for a Rural/Rural Residential property that would not otherwise be entitled to water supply does not align with the objectives of Dunedin's strategic framework.

Spatial Plan and Operative Plan/2GP

- 12 Ad-hoc connections of individual properties to reticulated services do not align with the overall urban form objective of Dunedin's Spatial Plan or the zoning intent of the Operative Plan and 2GP. The overall urban form objective of the Spatial Plan is a "compact city with resilient townships". The Operative Plan and 2GP endeavour to protect the environment while providing for the social, cultural and economic well-being of current and future generations. Land use is controlled through zoning. Zoning identifies suitable locations for different types of activities to be established subject to meeting appropriate performance standards, including infrastructure requirements.
- 13 Rural and Rural Residential zone requirements seek to protect rural productivity and amenity. No connection to the DCC's water or wastewater infrastructure is necessary for properties in these zones as self-servicing is considered appropriate in the rural environment. In general, provision of a reticulated water supply can lead to intensification of development and expectations for additional services such as wastewater, street lighting or kerb and channelling, and an associated loss of rural land and amenity.
- 14 The zoning approach ensures the DCC's investment in infrastructure is concentrated into specific areas, enabling a cost-effective and sustainable approach to managing infrastructure while curbing inappropriate expansion. Fringe development puts unplanned pressure on existing infrastructure and diverts capacity allocated for development on appropriately zoned land.
- 15 Variation 2 to the 2GP was initiated by Council on 12 February 2019. Variation 2 is focused on the provision of additional urban development capacity areas (serviced land) to meet Dunedin's future housing needs. This will require an infrastructure capacity assessment and the identification of future infrastructure works to enable urban development. Any expansion of residential zoned land, which would require the urban water supply boundary to be extended will be considered through this process.

3 Waters Strategy

- 16 The 3 Waters Strategic Direction Statement 2010-2060 (3 Waters Strategy) identifies seven key strategic priorities, including: "We will meet the water needs of the city for the next 50 years from existing water sources." The ability of the DCC to achieve this priority was based on forecast

demand within the boundaries of the water supply areas defined in the Bylaw. Cumulative extensions of the water supply area boundary to facilitate new extraordinary water supplies are unanticipated and may compromise the DCC's ability to meet the city's water needs from existing sources.

Other strategic considerations

- 17 A holistic, city-wide assessment of where the DCC might expand provision of 3 Waters services is the fairest and most appropriate way to address new requests for servicing. Scoping work has begun on a review of the DCC's 2007 water and sanitary services assessment, which will assess servicing requirements across the entire city. In addition, extraordinary out of zone connections are being considered as part of the current review of the Water Bylaw 2011.

Cumulative impact

- 18 Extending the urban water supply area boundary and supplying water to a property in the Rural/Rural Residential zone sets a perceived precedent that may increase expectations from other property owners on Dunedin's urban fringes for water supply. This could have a cumulative impact.
- 19 As noted above, the fairest and most appropriate way to address new requests for servicing is through a holistic, city-wide assessment of servicing needs and arrangements. Several pieces of work on this are underway.

Technical considerations

- 20 Water supply connections for individual properties are typically made to a DCC reticulation main located in road reserve adjacent to the property boundary. As 309 Portobello Road is outside of the urban water supply area, there is no DCC reticulation main near the property boundary. The nearest suitable DCC reticulation main is approximately 480 metres away from 309 Portobello Road. Extending this main and therefore the urban water supply area boundary to supply water to 309 Portobello Road poses significant technical challenges.
- 21 Installing new underground services in Portobello Road is complicated by difficult ground conditions, including the presence of historic rock walls. Installing new underground services in Portobello Road would also involve further lane closures in a section of road that has been significantly impacted by works on the Peninsula Connection project.
- 22 Connecting 309 Portobello Road to any DCC reticulation main without installing new underground services in Portobello Road would require the DCC and/or the applicant to seek easements to allow the installation of a pipeline across private property, and may involve works in landslide-prone sections of hillside between Highcliff and Portobello Roads.

Commercial considerations

- 23 Rough order cost estimates install the services required to establish a compliant point of supply for 309 Portobello Road are in the hundreds of thousands of dollars. While installation of a new reticulation main would enable the DCC to charge water supply rates on an additional property (or two properties if the neighbouring property was also granted a connection), the rates revenue would not justify the capital cost of installing the new pipeline and the ongoing costs of operating it.

- 24 Extending the urban water supply area boundary and supplying water to 309 Portobello Road is not commercially feasible and is not commercially beneficial to Dunedin or the DCC.

Other considerations

- 25 The application states the current rainwater system at 309 Portobello Road cannot reliably meet the demands of a family of five for water, giving rise to health and hygiene concerns. Staff have suggested the applicant investigate other water supply options to address these concerns, including installation of a larger water storage tank, and/or the delivery of water via a registered water carrier. These options are considered appropriate for properties in Rural/Rural Residential zones.

OPTIONS

- 26 The Council must determine whether to approve or decline the application to extend the urban water supply area boundary to include 309 Portobello Road and provide an 'extraordinary' water supply connection to this property.

Option One – Decline the application (Recommended Option)

- 27 Decline the application to extend the urban water supply area boundary to include 309 Portobello Road and provide an 'extraordinary' water supply connection to this property. Consider expansion of residential zoned areas and servicing through holistic, city-wide processes such as 2GP processes, review of the DCC's 2007 water and sanitary services assessment and review of the Water Bylaw 2011.

Advantages

- Supports the DCC's strategic objectives.
- Consistent with the intent of the Water Bylaw 2011, the Operative Dunedin City District Plan and the Second Generation District Plan.
- Avoids contributing to cumulative impacts on Dunedin's urban water supply system.
- Servicing needs are considered on a holistic, city-wide basis, in line with Dunedin's strategic objectives.

Disadvantages

- The applicant is unlikely to be satisfied with the decision, as they will continue to be responsible for managing the water supply needs for their home.
- The decision may be considered inconsistent with previous decisions of Councils to approve 'extraordinary' water supply connections. This includes formalising irregular/out of zone water connections to nearby properties, however these properties had existing connections prior to April 2011 and so were assessed under different criteria.

Option Two – Approve the application

- 28 Approve the application to extend the urban water supply area boundary to include 309 Portobello Road and provide an ‘extraordinary’ water supply connection to this property. Provide an extraordinary water connection to 309 Portobello Road, subject to the terms and conditions of the Water Bylaw 2011, including that the customer will pay the required fees and charges, and will install a reduced pressure zone (RPZ) backflow prevention device.

Advantages

- The applicant will be satisfied with the decision, as they will receive a reticulated water supply for domestic purposes.

Disadvantages

- Inconsistent with the DCC’s strategic objectives.
- Inconsistent with the intent of the Water Bylaw 2011, the Operative Dunedin City District Plan and the Second Generation District Plan.
- Contributes to cumulative impacts on the water supply network.
- Sets a perceived precedent that may increase expectations from other property owners on Dunedin’s urban fringes for water supply.
- Cost impact to the DCC to install infrastructure to enable a connection outweighs the payment for services received and is not budgeted for.
- Requires further road works on Portobello Road.


NEXT STEPS

- 29 The applicant will be informed of the Council’s decision.
- 30 Should the Council approve the application, the DCC will need to undertake further work to design, cost and build the new infrastructure required to enable a compliant point of supply for 309 Portobello Road. Connection will be subject to payment of the appropriate fees and charges by the applicant.

Signatories

Author:	Scott Campbell - Policy Analyst
Authoriser:	Zoe Moffat - Planning Manager Simon Drew - General Manager Infrastructure Services

Attachments

	Title	Page
	Map: 309 Portobello Road, urban water supply area boundary and water supply network infrastructure	35

SUMMARY OF CONSIDERATIONS
Fit with purpose of Local Government

Declining the application promotes the economic, social and environmental well-being of communities in the present and for the future by promoting the objectives of Dunedin's 3 Waters Strategy and Spatial Plan, and the zoning intent of the Operative Dunedin City District Plan and 2GP.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Economic Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other strategic projects/policies/plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Out of Zone connections are contrary to the objectives of the 3 Waters Strategy and Spatial Plan.

Māori Impact Statement

Declining the application has no known impacts for tangata whenua.

Sustainability

Declining the application supports the long-term sustainability of Dunedin's water supply system.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

The Infrastructure Strategy, Annual Plan and 10 year plan does not provide for out of zone connections.

Financial considerations

Declining the application does not have any financial implications.

Significance

The significance of this decision is considered low in terms of the Council's Significance and Engagement Policy.

Engagement – external

There has been no external engagement.

Engagement - internal

3 Waters and City Development staff contributed to the preparation of this report.

Risks: Legal / Health and Safety etc.

There are no known risks.

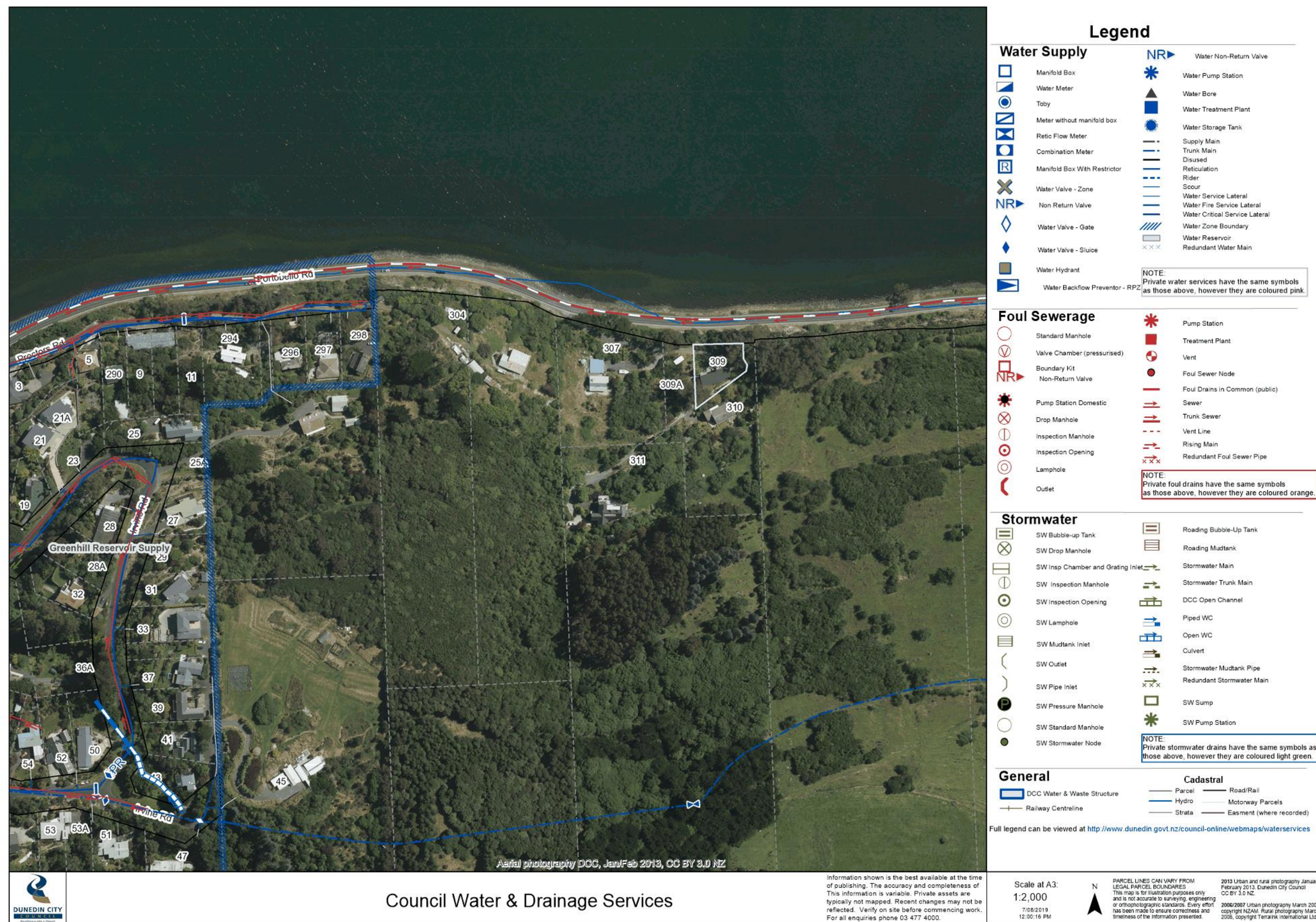
Conflict of Interest

No conflicts of interest have been identified.

SUMMARY OF CONSIDERATIONS

Community Boards

The proposed connection is in the Otago Peninsula Community Board area.



MOSGIEL MEMORIAL PARK - APPROVAL TO GRANT EASEMENTS IN FAVOUR OF 191 GORDON ROAD, MOSGIEL

Department: Parks and Recreation and Legal

EXECUTIVE SUMMARY

- 1 This report discusses an application by Gene and Dalise Sanderson, owners of 191 Gordon Road, for the grant of easements to drain sewage over part of the Mosgiel Memorial Park and recommends the easements be granted. The easements are to enable the owners to connect into the existing Council foul sewer that is located within the Mosgiel Memorial Park. The easement requirement is a condition of the resource consent for the two-lot subdivision of 191 Gordon Road, Mosgiel.
- 2 The Council is making two decisions. First a decision in its capacity as the administering body of Mosgiel Memorial Park which is a recreation reserve subject to the Reserves Act 1977 and second, a decision to exercise the Minister of Conservation's delegation.

RECOMMENDATIONS

That Council:

- a) **Acting** in its capacity as the administering body of the Mosgiel Memorial Park pursuant to the Reserves Act 1977:
 - i) **Grants** easements to drain sewage over part of Mosgiel Memorial Park located at 187D Gordon Road, Mosgiel, being Lot 1 DP 9385 as shown marked 'C' and 'D' on Plan No. M2135/1, Rev A, in favour of 191 Gordon Road, Mosgiel being Lot 11, Block V Deposited Plan 3697, Record of title OT370/19, subject to the conditions outlined in this report.
 - ii) **Approves** waiving the annual rental for use of the reserve.
 - iii) **Decides** the criteria for exemption from public notification has been met.
- b) **Acting** under delegation from the Minister of Conservation dated 12 June 2013, and pursuant to section 48 of the Reserves Act 1977, consents to the grant of easements to drain sewage over part of Mosgiel Memorial Park located at 187D Gordon Road, Mosgiel, being Lot 1 DP 9385 as shown marked 'C' and 'D' on Plan No. M2135/1, Rev A, in favour of 191 Gordon Road, Mosgiel being Lot 11, Block V Deposited Plan 3697, Record of title OT370/19, subject to the conditions outlined in this report.

BACKGROUND

- 3 Mosgiel Memorial Park (the Park) is a community reserve subject to the Reserves Act 1977, classified for recreation and vested in the Council. A 150 mm Council foul sewer runs through the Park. Several existing foul sewer connections from Gordon Road properties connect to the sewer.
- 4 The Council foul sewer line lies approx. 8 - 9 metres from the north-east boundary of 191 Gordon Road.
- 5 The Sandersons received consent on 30 July 2019 to subdivide 191 Gordon Road into two lots (SUB 2019-64). The consent contemplated that private sewage drains would be laid across the Park to connect into the Council's existing foul sewer, as this was considered by the Council's planning officers to be the most appropriate way of providing for the drainage of sewage.
- 6 An existing private foul sewer pipe over the Park connects the original dwelling at 191 Gordon Road (new Lot 1) to the Council foul sewer. There is no registered easement for this sewer connection.
- 7 New Lot 2 will require a separate foul sewer line over the Park to connect to the Council foul sewer and will require an easement for this connection.
- 8 The new private sewer line will run parallel to and approximately 1m north of the existing private sewer line. Refer to Attachment A.
- 9 The development has not yet been undertaken so the new foul sewer is not constructed. In recognising this, the decision in SUB 2019-64 at condition 2. requires that prior to certification of the survey plan, pursuant to Section 223 of the Resource Management Act 1991 (RMA), the consent holder must ensure service easements [are] provided where any private wastewater laterals cross property boundaries in favour of the property they service.
- 10 For avoidance of doubt, the decision further states; "this includes easements for Lot 2; and for Lot 1 over Lot 2, to connect wastewater laterals to the existing foul sewer located within Memorial Park".
- 11 Prior to Section 224 RMA certification being granted, the Sandersons will be required to register the easements in line with Council's approval.
- 12 To provide certainty to the Sandersons, the applicant is seeking approval of the Council, as the administering body of the reserve and as the Minister of Conservation's delegate, to the grant of easements to drain sewage pursuant to Section 48 of the Reserves Act 1977.

DISCUSSION

Council as the administering body

- 13 The Council, in its capacity as administering body of the reserve, has the responsibility for ensuring compliance with the requirements of the Reserves Act 1977 and to consider the merits of the request for a grant of easements.

Reserves Act 1977

- 14 Section 48 of the Reserves Act 1977 provides the statutory authority for the grant of easements to drain sewage over reserves.

- 15 Section 48 of the Reserves Act 1977 requires public notification of the intention to grant an easement unless it can be demonstrated that:
 - a) the reserve is vested in an administering body and is not likely to be materially altered or permanently damaged; and
 - b) the rights of the public in respect of the reserve are not likely to be permanently affected by the establishment and lawful exercise of the easement.
- 16 The existing private foul sewer connection from 191 Gordon Road has been in existence for more than 30 years, while the new private foul sewer connection is yet to be completed. Those installation works will require the affected Park ground to be reinstated. The effects on the Park of any future maintenance or repairs to the private sewers will be temporary, and the costs will not be borne by Council.
- 17 The installation of the new private foul sewer will not permanently damage the surface of the Park and public use of the Park will be generally unaffected.
- 18 Section 48 of the Reserves Act 1977 empowers the reserve's administering body (the Council), to grant easements over reserve lands subject to the Resource Management Act and the consent of the Minister of Conservation. The Minister of Conservation has delegated powers of consent to the Council, without limitation, under instrument of delegation dated 12 June 2013.

Reserve Management Plan General Policies

- 19 The Reserve Management Plan General Policies (March 2005 General Policies) provides for easements to be granted over reserves if they do not prevent the use of the reserve for its primary purpose which in this instance is recreation. They also require an assessment of alternative pipe locations and why these cannot be used.
 - a) The Council's 150mm foul sewer line lies approx. 8m inside the Park from the rear boundary of 191 Gordon Road. The only practical option available to the owners of 191 Gordon Road is to continue to drain sewage to the Council foul sewer via pipelines under the Park.
 - b) The existing 150mm Council foul sewer limits future development over the part of the Park it occupies, as do the existing private sewage pipes that connect other adjacent Gordon Road properties to Council's foul sewer. The addition of a new underground pipe from 191 Gordon Road will not create any lasting impacts on the Park or limit the public's use of the Park beyond those that already exist. As the sewers are below ground, public use of the Park is unaffected.
- 20 The General Policies recommend a maximum term equivalent to the useful life of the asset and state that easements in perpetuity "will not be granted". The Council could grant the easement for the life expectancy of the pipes (100 years); however, until the Council foul sewer is relocated, the need for these private connections will remain. Accordingly, an easement in perpetuity is recommended.
- 21 The General Policies provide for the owners of privately-owned underground facilities to pay a fee as a yearly rental to recognise the private benefit gained from use of a public reserve. If the facilities are owned by Council, the General Policies provide for the yearly rental to be waived on the recommendation of Council. Council has not charged for other private connections to this particular foul sewer.

Easement terms and conditions

22 The proposed key elements of the easement would include:

Statute	Granted pursuant to section 48 of the Reserves Act 1977 and Schedule Four of the Land Transfer Regulations 2002.
Grantee	Dunedin City Council
Subject Land	Lot 1 DP 9385
Dominant Land	Lots 1 and 2 being a proposed subdivision of Lot 11 Block V DP 3697
Purpose	Right to drain sewage
Term	In perpetuity
Rental	Nil

Merits of proposed easements

23 It is considered that the proposed easements are unlikely to cause significant impact to the use of the Park as a recreation reserve but would legalise the services for the properties at 191 Gordon Road as required by the resource consent for that subdivision.

Council as the Minister of Conservation's delegate

24 The Council, as the Minister of Conservation's delegate, has a supervisory role in ensuring that the decision on whether or not to grant the easements has been arrived at in compliance with the requirements of the Reserves Act 1977. In particular, the Council as the Minister's delegate, needs to be satisfied that the status of the land has been correctly identified, that there is statutory power to grant the easements, that the necessary statutory processes have been followed, that the classification has been appropriately considered, and the decision is a reasonable one.

OPTIONS (ACTING AS ADMINISTERING BODY OF MOSGIEL MEMORIAL PARK)

Option One – Recommended option

25 Council, acting as the administering body of Mosgiel Memorial Park, grants easements for the drainage of sewage across parts of the Mosgiel Memorial Park recreation reserve on the terms and conditions outlined in this report.

Advantages

- The proposed easements are unlikely to significantly impact the use of the reserve
- Satisfies resource consent condition
- Facilitates asset management processes.

Disadvantages

- There are no material disadvantages. Although the reserve will have additional in- ground infrastructure, potentially restricting future development of this area of the reserve, this is not seen as being material given the location of other existing infrastructure within the vicinity, and the fact that the services will be underground.

Option Two – Status Quo

26 Do not grant easements to drain sewage across parts of the Mosgiel Memorial Park recreation reserve

Advantages

- No material advantages

Disadvantages

- Does not satisfy the conditions contemplated in the approved resource consent
- Does not facilitate asset management

OPTIONS (ACTING UNDER DELEGATION FROM THE MINISTER OF CONSERVATION)

Option One – recommended option

- 27 As Council exercising its delegated legislative power, consent to the grant of easements to drain sewage across parts of the Mosgiel Memorial Park recreation reserve upon the terms and conditions outlined in this report.

Advantages

- Confirms that the Council, as administering body of the reserve, has fully considered the merits of the proposed easements and has fully complied with the requirements of the Reserves Act 1977.

Disadvantages

- There are no material disadvantages.

Option Two – Status Quo

- 28 Do not consent to the grant of the easements to drain sewage across parts of the Mosgiel Memorial Park recreation reserve

Advantages

- No material advantages

Disadvantages

- To take this option, the Council (as the Minister's delegate) would need to determine the reasons that the Reserves Act 1977 has not been fully complied with and/or the decision to grant the easements is not a reasonable one.

NEXT STEPS

- 29 If Council consents to granting the easements to drain sewage and is satisfied the legislative requirements are met, the installation of the private sewer lines will be arranged, and the survey of these pipelines undertaken to enable the easement documents to be prepared for execution.
- 30 All costs associated with the installation, survey and legal costs associated with the formalisation of these easements will be met by the applicants.

Signatories

Author:	Owen Graham - Leasing and Land Advisor Karilyn Canton - Senior In-House Legal Counsel
Authoriser:	Robert West - Group Manager Parks and Recreation

Attachments

	Title	Page
↓A	Plan showing proposed Easements for 191 Gordon Road, Mosgiel	45

SUMMARY OF CONSIDERATIONS.
Fit with purpose of Local Government

This decision relates to providing local infrastructure to existing and new dwellings and is considered good-quality and cost-effective.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Economic Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ensuring on going access to public assets is considered good asset management practice

Māori Impact Statement

No known impacts for Tangata Whenua

Sustainability

An appropriately developed and maintained sewage system contributes to social, economic and environmental sustainability.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

There are no implications for the LTP or the Annual Plan. There are no implications for current levels of service or performance measures.

The proposal is consistent with the Infrastructure Strategy.

Financial considerations

The applicant is meeting the costs of installation, survey and preparing and executing the easement documentation. On-going maintenance of the private sewer pipes will be the responsibility of the easement owners.

Significance

The decision has been assessed as being of low significance being an administrative function.

Engagement – external

The original resource consent was not publicly notified. No other external consultation has been undertaken.

Engagement - internal

Water and Waste Services and Parks and Recreation were consulted as part of the resource consent process. The Council's Senior In-House Legal Counsel has provided advice in relation to the Reserves Act requirements.

Risks: Legal / Health and Safety etc.

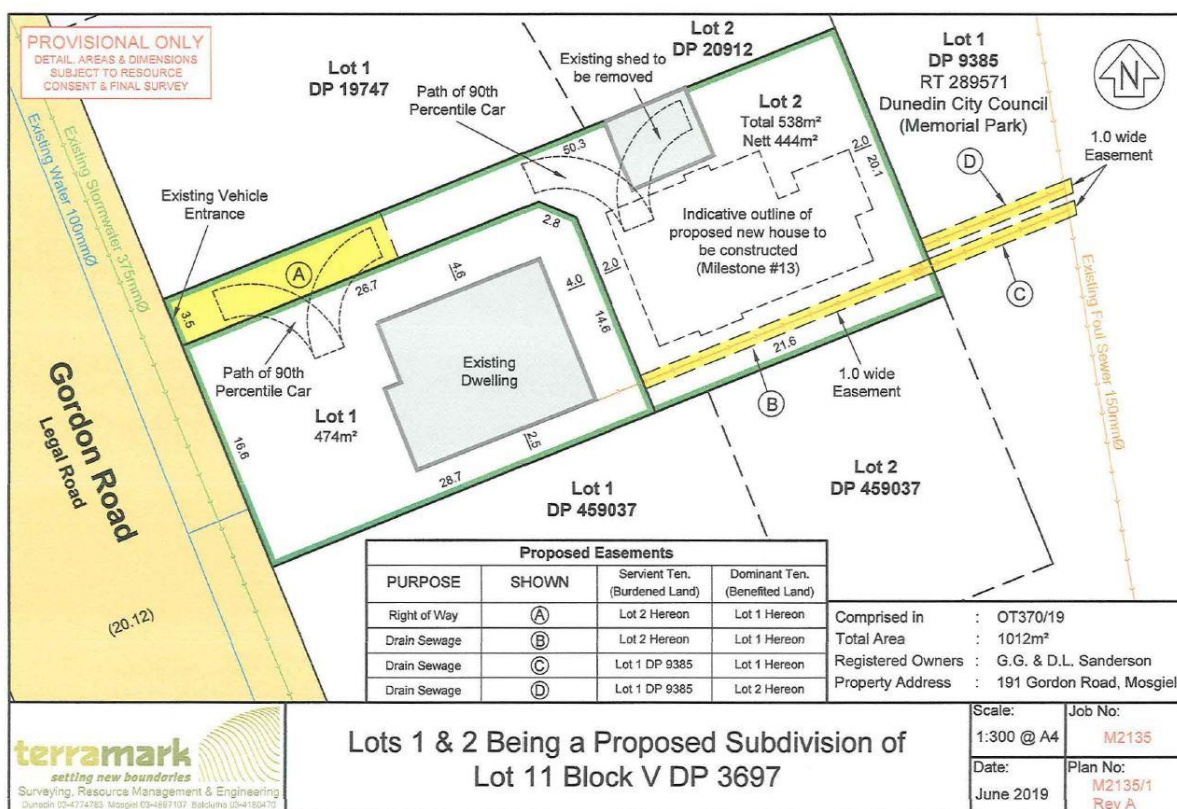
There are no material risks associated with the decisions.

Conflict of Interest

There are no known conflicts of interest.

Community Boards

The Mosgiel Community Board Chair has been advised of the proposal and has not raised any concerns about the proposal.



HOUSING ACTION PLAN FOR DUNEDIN 2019-2039 UPDATE

Department: Community and Planning

EXECUTIVE SUMMARY

- 1 At its meeting on 6 May 2019 Council agreed to take stewardship of the Mayor's Taskforce for Housing (MTFH) Housing Action Plan for Dunedin 2019-2039. This report highlights some of the work carried out by DCC staff to date.

RECOMMENDATIONS

That the Council:

- a) **Notes** the Mayor's Taskforce for Housing (MTFH) Housing Action Plan for Dunedin 2019-2039 Update.

BACKGROUND

- 2 MTFH was formed at the Council's request in late April 2018 to assist in better identifying and addressing the city's housing issues. The MTFH was a multisector group representing the Council, community housing providers, social service agencies, government departments, public health, commercial property managers and Rūnaka. An interim report was provided to Council on 26 November 2018.
- 3 The MTFH ratified the Housing Action Plan (the Plan) for Dunedin 2019 – 2039 at its final meeting on 15 April 2019. The Plan provides 16 actions under the themes of: Healthy Housing, Promote Healthy Homes across all tenures; Planning, Leadership to Deliver Community Outcomes; and Delivery, Building Homes to Meet Community Need. The actions highlight areas the Council, central government and other stakeholders need to focus on to adequately address housing needs within the city.
- 4 At the 6 May 2019 Council meeting, the following resolution was passed:

Moved (Cr Aaron Hawkins/Cr Marie Laufiso):

That the Council:

- a) *Adopt the actions outlined within the Mayor's Taskforce for Housing; Housing Action Plan for Dunedin 2019-2039.*
- b) *Decides to take a stewardship role in implementing and advocating for the Housing Action Plan for Dunedin 2019-2039 and requests staff to undertake further work to develop a detailed work programme by September 2019.*

- c) *Supports the inclusion of \$130,000 per annum in the Draft Annual Plan for the next two financial years, to coordinate and implement DCC-related actions in the Housing Action Plan for Dunedin 2019-2039, for further consideration by Council at the Annual Plan deliberations.*

Division

The Council voted by division.

For: Crs David Benson-Pope, Rachel Elder, Christine Garey, Doug Hall, Aaron Hawkins, Marie Laufiso, Mike Lord, Damian Newell, Chris Staynes, Andrew Whiley, Kate Wilson and Dave Cull (12).

Against: Cr Lee Vandervis (1).

The division was declared CARRIED by 12 votes to 1

Motion carried (CNL/2019/001)

- 5 The MTFH called upon all stakeholders with an interest / responsibility for housing to work collaboratively on actions to address the city's current and future housing issues. It also advocated for Council to steward the implementation of the Housing Action Plan for Dunedin.

DISCUSSION

- 6 The 16 actions within the Plan are intended to guide key stakeholders, Council and the wider community in meeting the city's long-term housing needs.
- 7 Some actions within the Plan are multi-layered; ranging from advocacy to substantial pieces of work such as a Housing Needs Assessment and scaling up community housing trust provision. There are 50 individual actions identified in the Plan that involve Council, central government and other partners.
- 8 In the three months since the Plan was adopted the following actions have either been completed or started for reporting purposes. These are divided into operational and strategic actions.

Operational Actions

- 9 Through the Annual Plan budget, DCC continues to invest in the Cosy Homes Charitable Trust for both its administration and subsidy of insulation. The Warm Dunedin Targeted Rate programme will continue to be advertised as an option for those who do not meet the Energy Efficiency Conservation Authorities scheme.

Developers meeting

- 10 On 13 June the DCC Property Group hosted a Public Housing Development Forum with developers, land owners, staff from the Ministry of Housing and Urban Development (MHUD), and the Ministry of Social Development (MSD). The meeting aimed to link developers and land owners with Community Housing Providers (CHPs) to increase public housing within Dunedin. At the forum the roles of central and government were explained, and an update provided on the Second-Generation District Plan (2GP).

Second Generation District Plan (2GP)

- 11 The City Development team have commenced work on Variation 2 to the 2GP to increase residential development capacity. This project is looking at a wide range of options to enable further housing. These include identifying new 'greenfield' areas to apply residential zoning, allowing more housing in existing residential areas (intensification), changing rules / performance standards to encourage or increase the feasibility of residential development, and any other actions identified as appropriate. Staff are getting ongoing input from developers and housing providers on draft options.
- 12 Staff are also developing further information to feed into growth planning. Consultants have started work on a housing preferences survey and infrastructure capacity modelling, while a request for proposals is currently underway for developing new population projections.

New staff positions

- 13 With the adoption of the Housing Action Plan, resources allocated in the 2019/20 budget will be used for the establishment of two part-time roles within the DCC. A navigator position of provide a 'green carpet' approach for developers was requested by the MTFH. A Project Coordinator role will have oversight of the over 50 actions identified in the Plan. It is expected the roles will be advertised by the end of August.

Meetings with Developers

- 14 Staff continue to make themselves available to developers for pre-application meetings and general advice. The new 'navigator' position will coordinate these with staff from planning and infrastructure teams once this person is appointed.

Strategic Actions

Submissions

- 15 The Policy Team Coordinated a submission on the bill to establish Kāinga Ora - Homes and Community. The legislation establishing Kāinga Ora (previously urban development agency) is currently before Select Committee. Kāinga Ora will consolidate Housing New Zealand, its development subsidiary HLC, and parts of the KiwiBuild Unit to ensure its development capability, and will continue Housing New Zealand's existing role as a public landlord.
- 16 The DCC submitted in favour of the new crown entity. Key points include climate resilience in urban development goals, and work with local government as a partner.
- 17 It is proposed that Kāinga Ora receive a range of statutory powers better enabling development when undertaking large-scale, complex projects at scale and pace. These have been called 'specified development projects'. The legislation that will give Kāinga Ora these statutory powers will be introduced to Parliament later this year.
- 18 Further to this Council also submitted to the Building System Legislative Reform Programme. The five key areas of change highlighted in the June submission were: Building products and methods; Occupational regulation; Risk and liability; Building levy; Offenses, penalties and public notification.

OPTIONS

- 19 There are no options.

NEXT STEPS

- 20 Staff will continue to work with external stakeholders to implement the actions set out within the Housing Action for Dunedin 2019 – 2039 and will provide regular updates to the new Council on progress.

Signatories

Author:	Paul Coffey - Community Advisor
Authoriser:	Joy Gunn - Manager Events and Community Development Sandy Graham - General Manager City Services

Attachments

There are no attachments for this report.

SUMMARY OF CONSIDERATIONS

Fit with purpose of Local Government

This decision enables democratic local decision making and action by, and on behalf of communities. This decision promotes the social well-being of communities in the present and for the future.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Housing Action Plan set outs key actions to meet the city's housing needs, which align primarily with the Social Wellbeing, Spatial Plan and 3 Waters Strategies. The recommendations also align with the Economic Development and Integrated Transport Strategies.

Māori Impact Statement

Mana Whenua were represented on the MTFH to keep all parties informed. Maori and Pasifika peoples are identified as being over represented within the group needing public housing.

Sustainability

Ensuring there is adequate healthy housing which meets the needs of all residents means the city can sustain residents' quality of life, economically, socially and from a health perspective.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

There are no financial implications to this report. Funds were allocated in the 2019-2021 budgets.

Financial considerations

There are no financial implications to this report.

Significance

The significance of this update report is assessed as low in terms of Council's Significance and Engagement Policy.

Engagement – external

For this report there has been no external engagement, although in implementing the Housing Action Plan actions staff are in discussions with developers, land owners and central government organisations.

Engagement - internal

An internal housing group has been convened and meets monthly. The group includes staff from Building Services, Property, Planning, Policy, Enterprise Dunedin, Customer Services, and Community Development. Members of this group have contributed to the work and report.

SUMMARY OF CONSIDERATIONS

Risks: Legal / Health and Safety etc.

There are no known risks.

Conflict of Interest

There are no known conflicts of interest.

Community Boards

There are no specific implications for Community Boards, although the actions are likely to be interest to Community Boards; in particular Boards which identified housing as a key local issue.

DUNEDIN TOWN HALL - PROPOSED FORMALISATION OF RESERVES STATUS AND RESERVE CLASSIFICATION AND GRANTING OF EASEMENT

Department: Property

EXECUTIVE SUMMARY

- 1 The land status and history of acquisition for the Dunedin Town Hall has been researched and it has been concluded that the land became a Reserve under historic legislation. The requirement to formally record the Reserve status on the Record of Title was not necessary at that time.
- 2 This report recommends that the Record of Title be updated to note that the land is subject to the Reserves Act 1977, and that the land be classified as Local Purpose (Municipal and Entertainment) Reserve.
- 3 In addition, there is an easement over part of the Dunedin Town Hall land that needs to be granted under the Reserves Act.
- 4 The Council acts in its role as administering body and on behalf of the Minister of Conservation under instrument of Delegation dated 12 June 2013 in the decision-making process.
- 5 It is intended that both matters be dealt with in this report under two separate headings:
 - Reserve land status and classification
 - Easement – right to convey and transform electricity

RECOMMENDATIONS

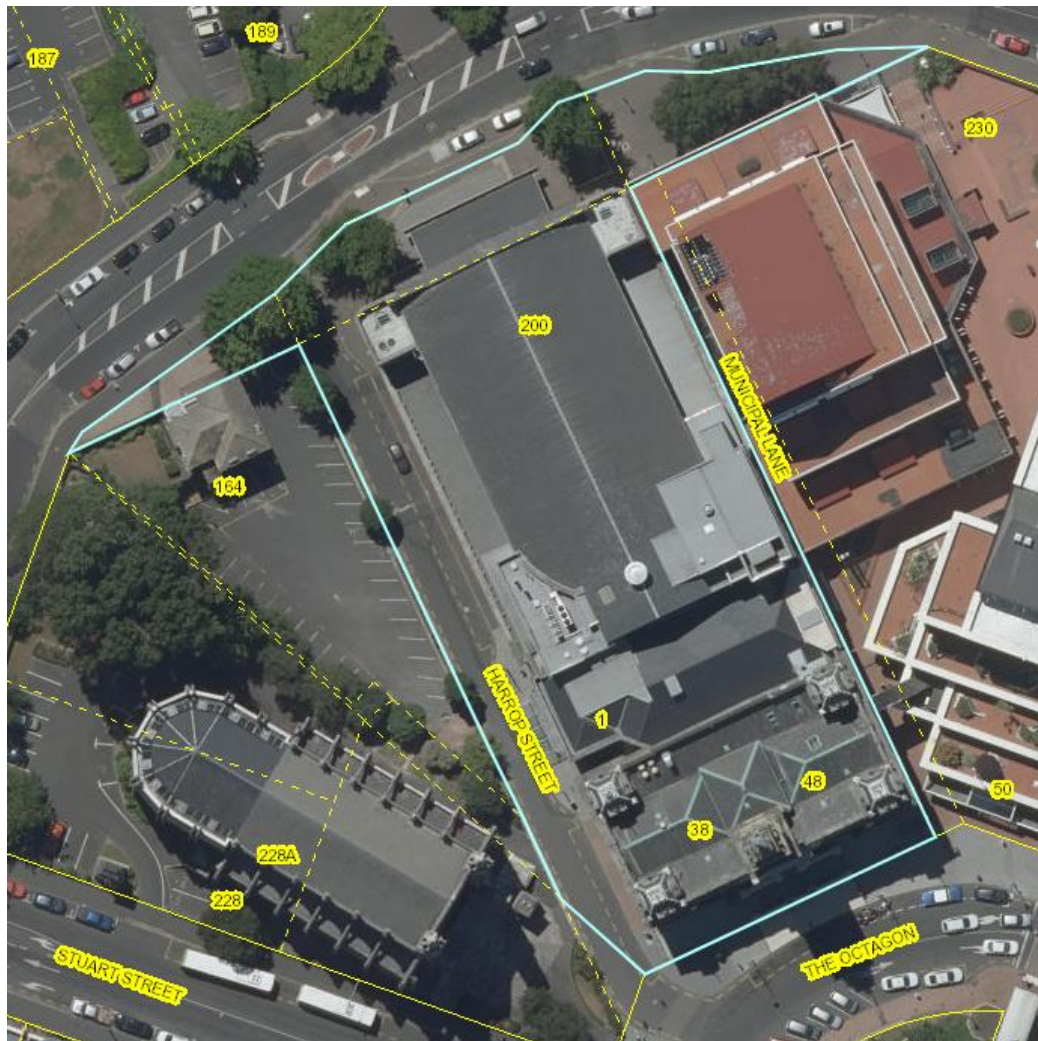
That the Council:

- a) **Resolves** that pursuant to Section 16(1) of the Reserves Act 1977, that the Reserve known as the Dunedin Town Hall be classified as Local Purpose (Municipal and Entertainment) Reserve being 4516 square metres more or less described as Lot 1, Deposited Plan 17134 all Record of Title OT8C/787.
- b) **Notes** that public notification for the classification of the Reserves known as the Town Hall is not required. There are exemptions under Sections 16(5)(a) and (b) of the Reserves Act 1977, the classification proposed is the same as the purpose for which the reserve was held and administered immediately before the commencement of the Reserves Act 1977; and under the District Plan, designation D617 includes the use as Municipal Chambers respectively.
- c) **Acting** under its delegation from the Minister of Conservation dated 12 June 2013 and pursuant to Section 16(1) of the Reserves Act 1977 that the Reserve known as the Dunedin Town Hall be classified as Local Purpose (Municipal and Entertainment) Reserve being 4516 square metres more or less described as Lot 1, Deposited Plan 17134 all Record of Title OT8C/787.
- d) **Grants**, as administering body of the Reserve, pursuant to Section 48 of the Reserves Act 1977, an easement in gross to Aurora Energy Limited for the right to convey and transform electricity over that part of the Reserve shown as A on Deposited Plan 494034 legally described as part Lot 1, Deposited Plan 17134 part Record of Title OT8C/787.
- e) **Decides** the criteria for exemption for public notification of the granting of the easement in gross to Aurora Energy Limited for the right to convey and transform electricity has been met.
- f) **Acting** under its delegation from the Minister of Conservation dated 12 June 2013 and pursuant to Section 48 of the Reserves Act 1977, grants an easement in gross to Aurora Energy Limited for the right to convey and transform electricity over that part of the Reserve shown as A on Deposited Plan 494034 legally described as part Lot 1, Deposited Plan 17134 part Record of Title OT8C/787.

DUNEDIN TOWN HALL – LAND STATUS AND PROPOSED CLASSIFICATION

BACKGROUND

- 6 The majority of the Dunedin Town Hall (“Town Hall”) is contained in Record of Title (RT) OT8C/787 and was vested in The Dunedin City Council via an historic ordinance in 1867.
- 7 Various other historic legislative actions affected the land and the conclusion reached is that the land is a Class I reserve as a site of market under the Public Reserves and Domain Act 1908.
- 8 Under current statute this translates to a land status of Reserve subject to the Reserves Act 1977 (“the Act”). For more specific details, please refer to Attachment A, a land status report undertaken by Wilkinson Rodgers.
- 9 The current Record of Title does not reflect the Reserve status, and a request to the Registrar General of Land, Land Information New Zealand (LINZ) is required to ensure “subject to the Reserves Act 1977” is noted on the RT.



DISCUSSION

- 10 It has been identified that the current RT for the Town Hall does not reflect a land status of Reserve. It is proposed to rectify this by putting a request through to the Registrar General of Land, LINZ.
- 11 Further to this under Section 16 of the Act all reserves shall be classified to ensure the control, management, development, use, maintenance and preservation of the Reserve. For reserves that are vested in Council, it is the classification of the reserve that empowers Council to undertake the day-to-day detail of management.
- 12 Reserves that are not classified are required to be administered for the purpose they had prior to 1 April 1978 until they are classified.
- 13 The Town Hall is currently used for municipal purposes such as Council meetings and functions as well as an entertainment venue. DVML hire out the spaces within the Town Hall for functions. The Metro Cinema located on Moray Place that is part of the Town Hall complex also provides entertainment to the public.
- 14 A classification for the Reserve land upon which the Town Hall is situated of Local Purpose (Municipal and Entertainment) Reserve confirms the current use.

Statutory Information and Advice

Reserve Classification

- 15 The status of the land upon which the Dunedin Town Hall is situated has been researched and it has been revealed that the land is a Reserve subject to the Reserves Act 1977. See Attachment A for these details.
- 16 Under Section 16 of the Reserves Act 1977 there is a mandatory requirement for all Reserve land to be classified. Section 16(1) of the Act allows for the control, management, development, use, maintenance and preservation of reserves for their appropriate purpose.
- 17 The Reserve is currently held as a market under historic legislation.
- 18 Pursuant to Section 16 of the Act and in order to reflect the current use of the Reserve which is municipal and entertainment, it is proposed to classify the Reserve for that purpose.

Local Purpose Reserves

- 19 Section 23 of the Act allows for the classification of an area of Reserve suitable for a specified local purpose for providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.

Public Notification

- 20 Section 16(4) of the Act requires that before classifying any reserve under subsection (1) that public notification is required.
- 21 There is an exemption under Section 16(5)(a) where the classification proposed for any reserve is substantially the same as the purpose for which the reserve was held and administered

immediately before the commencement of the Act. The Act came into force on 1 April 1978. At that time, the Reserve had not been used as a site of market for some time and the use was similar to what it is used for today.

- 22 Section 16(5)(b) also allows for an exemption from public notification regarding if the intended use of the land is in conformity with the relevant operative district plan under the Resource Management Act 1991. The area upon which the Town Hall is located is designated D617 in the Dunedin District Plan which covers the block containing the Dunedin Town Hall, Library and Civic Centre buildings. Designation D617 allows for Civic Centre, Library, Town Hall and Municipal Chambers – Dunedin City council Offices, Library and Town Hall.
- 23 The above instances demonstrate that public notification is not necessary.

Minister's Delegation – Council Resolution for Classification

- 24 The Council is the administering body of the Reserve. As the Minister of Conservation's delegate, the Council, in cases where the proposed classification confirms the existing purpose of the reserve, has a supervisory role in ensuring that the resolution for the classification of the Reserve has been arrived at in compliance with the Act. In particular, the Council needs to be satisfied that the status of the Reserve has been correctly identified and there is a statutory power to pass the resolution to classify the Reserve, that the necessary statutory processes have been followed and that the decision is a reasonable one.

Gazette Notice

- 25 Upon the passing of the resolution to classify the Reserve as Local Purpose (Municipal and Entertainment) Reserve a Gazette Notice will be prepared for publication in the New Zealand Gazette. The notice is to be signed by the Council's Chief Executive or other authorised officer and the notice will then be published in the New Zealand Gazette. Upon publication of the Gazette Notice the classification is given effect to.

PROPOSED EASEMENT – RIGHT TO CONVEY AND TRANSFORM ELECTRICITY

BACKGROUND

- 26 The re-development of the Town Hall involved the relocation and extension of various services and infrastructure. Located within the Town Hall is a transformer that supplies electricity to the Town Hall and surrounding buildings.
- 27 Please refer to Attachment B which shows photos of the access to the transformer room and the transformer room itself, for completeness DP 494034 is also included. The access to the transformer and occupation of it within the Town Hall allows for servicing, maintenance, repairs and capital works by Aurora Energy Limited. This needs to be formally recorded by way of an easement in gross for rights to convey and transform electricity.
- 28 The easement will be in favour of Aurora Energy Limited ("Aurora") as Grantee and the Dunedin City Council as Grantor.

DISCUSSION

Land Status and Council acting as administering body

- 29 As previously advised the land is a Reserve under the Reserves Act 1977.
- 30 The Council, in its capacity as administering body of the reserve, has the responsibility for ensuring compliance in terms of the Reserves Act 1977 and for considering the merits of the proposal to grant easements.
- 31 Section 48 of the Act ("Section 48") is the statutory authority for the granting of easements for public purposes.

The Reserves Act 1977

- 32 Section 48(2) requires public notification of the intention to grant an easement unless it can be demonstrated that:
- a) The reserve is vested in an administering body and is not likely to be materially altered or permanently damaged; and
 - b) The right of the public in respect of the reserve are not likely to be permanently affected by the establishment and lawful exercise of the easement.
- 33 The Town Hall building has been located on the land since the mid to late 1800s. Accordingly, any reconfiguration within the building does not affect the Reserve any more than the original establishment of the Town Hall.
- 34 The transformer room is in an isolated area located within the north-west corner basement of the Town Hall. Access to the transformer room is from Harrop Street down a private stair-well and through a second door for entry. The area is not accessible by the public nor is the public affected by this.
- 35 The requirement for public notification is not applicable.

Relevant Reserve Management Plans

- 36 The Reserves Management Plan – General Policies document ("General Policies") covers all basic issues of the day-to-day administration of reserves in Dunedin. This document is used as a guide for the management of reserves.
- 37 Although the General Policies specify that easements should be for a limited term, in this instance Council Officers recommend that the easement be granted in perpetuity. The easement is necessary for the continuing functionality of the Dunedin Town Hall and surrounding buildings for the public's use and benefit.
- 38 The General Policies allow for a fee as a yearly rental, however in this instance it is recommended that the fee be waived given the benefit of the transformer to the neighbouring Council facilities.

Merits of the Proposed Easement

- 39 The easement is necessary for the integral operation of the Town Hall and the part that it plays as a venue for municipal activities and entertainment.

Easement Terms and Conditions

40 The proposed key elements of the easement include:

Purpose of Easement	Right to Convey Electricity and Right to Transform Electricity
Statute	Granted pursuant to Section 48 of the Reserves Act 1977
Grantee	Aurora Energy Limited
Legal Description	Shown as A on DP 494034, being part Lot 1, DP 17134 part Record of Title OT8C/787
Term	In perpetuity
Rental	Nil

The terms and conditions of the easement is to be finalised by the City Solicitors.

Council as the Minister of Conservation's Delegate

- 41 The Council, in its capacity as the Minister of Conservation's delegate, has the supervisory role in ensuring that the decision on whether or not to grant the easement has been arrived at in compliance with the requirements of the Reserves Act 1977.
- 42 In particular, the Council as the Minister's delegate, needs to be satisfied that:
- The status of the land has been correctly identified;
 - There is statutory power to grant the easement;
 - The necessary statutory processes have been followed;
 - The easement has been appropriately considered;
 - The decision is a reasonable one.
- 43 It has been determined that the land on which the Town Hall is situated is a reserve and it is proposed that it be classified Local Purpose (Municipal and Entertainment) Reserve under the Reserves Act 1977. The completion of outstanding actions to record this will be undertaken prior to the registration of the easement on the RT.
- 44 Section 48 of the Reserves Act 1977 provides the statutory authority to grant the easement over the reserve. Upon Council resolutions, the statutory processes will have been followed with full consideration given to the public notification requirement.
- 45 The functions and purposes of the municipal and entertainment classification allows the Town Hall to be fully resourced for this purpose. The decision is a reasonable one taking into account the facts outlined in the report.

OPTIONS (ACTING AS ADMINISTERING BODY OF THE RESERVE AND UNDER DELEGATION FROM THE MINISTER OF CONSERVATION)

Option One – Recommended Option

- 46 That Council resolves to classify the Reserve under Section 16(1) of the Reserves Act 1977 as Local Purpose (Municipal and Entertainment) Reserve and consents to the grant of an easement to convey and transform electricity in favour of Aurora Energy Limited.

Advantages

- The classification of the reserve allows for the present use of municipal and entertainment.
- Council complies with the requirements of the Reserves Act 1977.
- Granting the easement will allow for the functionality and operation of the Town Hall as a municipal and entertainment venue.
- The easement does not affect the public use of the Town Hall.

Disadvantages

- Nil, the actions are in accordance with the Reserves Act requirements.

Option Two – Status Quo

- 47 That Council does not resolve to classify the Reserve under Section 16(1) of the Reserves Act 1977 as Local Purpose (Municipal and entertainment) Reserve and does not consent to the grant of an easement to convey and transform electricity in favour of Aurora Energy Limited.

Advantages

- Nil, the actions are in accordance with the Reserves Act requirements.

Disadvantages

- Council does not comply with the requirements of the Reserves Act 1977.
- Not granting the easement will not allow for the functionality and operation of the Town Hall as a municipal and entertainment venue.

NEXT STEPS

- 48 Upon the Record of Title being endorsed as being subject to the Reserves Act 1977, a Gazette Notice will be prepared to classify the Reserve for publishing in the New Zealand Gazette. The easement document can then be registered against the Record of Title.

Signatories

Author:	Maria Sleeman - Property Officer - Community and Civic
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Authoriser:	David Bainbridge - Group Manager Property Services Sandy Graham - General Manager City Services
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Attachments

	Title	Page
A	Land status report from Wilkinson Rodgers	63
B	Photos of Easement areas and DP 494034	67

SUMMARY OF CONSIDERATIONS
Fit with purpose of Local Government

This decision meets the needs of the community and provides for local infrastructure and is considered good quality and cost-effective.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The classification of the Town Hall Reserve ensures the continued use as municipal and entertainment. It contributes to the connected People, Vibrant and Cohesive Communities People strategic direction of the Social Wellbeing Strategy, the outcomes of the Spatial Plan by contributing to a liveable city, the Arts and Culture Strategy in terms of access and inclusion and inspired connections.

Māori Impact Statement

There are no known impacts for tangata whenua.

Sustainability

The classification of the reserve will provide a layer of protection for its specified future use while the easement will provide sustainability for the functionality and operations of the Town Hall into the future.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

There are no known implications.

Financial considerations

There are no known financial considerations.

Significance

The decision is of low significance in terms of the Council's Significant and Engagement Policy. However, it is noted that the Dunedin Centre, Town Hall and Municipal Chambers is recorded in Schedule 2 as a Strategic Council-Owned Asset. The classification is following Council's statutory obligations for the Asset, while the Easements provide for the operation and use of it.

Engagement – external

Both David Abercrombie and Associates and Wilkinson Rodgers, (John van Bolderen) have provided advice on land status.

Engagement - internal

Discussions have been undertaken with the Council's In-House Legal Team.

SUMMARY OF CONSIDERATIONS
<i>Risks: Legal / Health and Safety etc.</i> There are no known risks associated with this decision.
<i>Conflict of Interest</i> There is no identified conflict of interest.
<i>Community Boards</i> The Town Hall is not part of a Community Board area.



28 March 2018

Attention: Karilyn Canton

Dunedin City Council
50 The Octagon
P O Box 5045
Dunedin

CONSULTANCY - LAND STATUS REPORT - TOWN HALL

Thank you for your instruction to review the Land Status Report on the Town Hall site dated 12 March 2018 prepared by Abercrombie & Associates Limited. You are concerned that the current Computer Freehold Register OT8C/787 does not show the fact that it is held in trust for market purposes and subject to the Reserves Act 1977 as indicated in the Land Status Report.

1. We have reviewed the history of the title and searched the surrounding plans, titles and instruments together with the statutes and Ordinances related to the Town Hall Site.

History of the Titles for the Town Hall site

2. On 28 June 1858, as a Crown Grant Reserve No 1 was vested in the Superintendent of the Province of Otago pursuant to the Public Reserves Act 1984 for the purposes of Public Utility upon Trust for a site for a Public Hospital.
3. On 5 June 1867, the Dunedin Reserves Management Ordinance 1867 came into force. The Ordinance records that land vested in the Superintendent of the Province pursuant to the Public Reserves Act 1852 by the Public Reserves Act Amendment Act 1862 the superintendent with the consent of the Provincial Council was authorised to transfer and vest the land in a Corporation in trust for any like or other public purpose. By Section VIII of the said Ordinance Reserve No1 was transferred to and vested in the Corporation of the City of Dunedin to be held by the said Corporation and its successors in trust for a Public Market for the City of Dunedin and its inhabitants.
4. On 29 July 1873, James Macandrew made application to bring Reserve No 1 under the Land Transfer Act 1870. The application was consented to by the Corporation of the City of Dunedin. Under Section 72 of the Land Transfer Act 1870, there was an express prohibition of showing any trusts on the certificate of title. Therefore when Certificate of Title OT8/150 was issued on 29 July 1873 in the name of James Macandrew it did not show the fact that he was holding the land in trust for the Corporation of the City of Dunedin subject to the trust for a Public Market. In the Land Transfer Act Amendment Act 1880 Section 10 was instructed to "also state whether such land is intended to be held in public reserve or otherwise..." As the Registrar was not requested to amend the title to show the trusts he did not do so.
5. On 12 October 1875, the Abolition of Provinces Act 1875 became law and abolished the Provinces and the position of Superintendent. Section 9 of the Abolition of Provinces Act 1875 on the date of the abolition of the Provinces vested all land in the name of the Superintendent "in Her Majesty the Queen for the same purposes and objects and subject to the same powers and conditions, as those for and subject to which they are now held by the Superintendent."



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6. This created a problem for this title because while the Superintendent was the trustee for the Corporation of the City of Dunedin, the land had already been transferred to the Corporation of the City of Dunedin by the Dunedin Reserves Management Ordinance 1867. Therefore Section 9 did not apply to this title because of the prior transfer.
7. On 14 November 1877, The Dunedin Town Hall Site Act 1877 came into force. The act is stated to allow the purpose for which the land is held in trust to be expended to allow for part to be used for *"a town hall and also for building a fire-brigade station, market place and other such buildings for municipal purposes as to the said Council shall seem meet: Provided that the remainder of the said land shall be used solely for market purposes."* This is an authority section allowing the council to use the land for a town hall and other buildings for municipal purposes. Accordingly the current use of the land is specifically allowed but does not change the statutory purpose of the land which remains for market purposes. However what is not said by the Act but it clearly implies is that the land is owned by the Corporation of the City of Dunedin and not Her Majesty the Queen as suggested by the Section 9 of the Abolition of Provinces Act 1875.
8. On 28 September 1881, Certificate of Title OT8/150 was cancelled and new Certificate of Title OT56/63 and OT56/63A were issued for the land in Reserve No 1. Certificate of Title OT56/63 was issued with the latest legal descriptions being Sections 26, 27, 28, 31, 35, 36 and part Sections 29 and 34 Block XVII Town of Dunedin. This Certificate of title specifically states the land is part of Reserve No 1 originally granted the 25th day of June 1858 under the hand of Sir Thomas Gore Brown Governor of New Zealand to the Superintendent of Otago. This means that even though not stated the land was held on trust for Market Purposes as amended by The Dunedin Town Hall Site Act 1877.
9. On 22 December 1881, Section 31 Block XVII Town of Dunedin was transferred to the Education Board of the District of Otago and new Certificate of Title OT59/189 was issued for this section.
10. On 22 December 1881, Certificate of Title OT56/63 was cancelled and new Certificate of Title OT59/190 was issued for Sections 26, 27, 28, 35, 36 and part Sections 29 and 34 Block XVII Town of Dunedin. This Certificate of Title also specifically states the land is part of Reserve No 1 originally granted the 25th day of June 1858 under the hand of Thomas Gore Brown Governor of New Zealand to the Superintendent of Otago.
11. On 15 December 1913, the Reserves and other Lands Disposal and Public Bodies Empowering Act 1913 came into force. Section 89 deals with an exchange of land between the Dunedin City Council and the Dunedin Diocesan Trust Board (the Anglican Church Cathedral site in Dunedin). The recitals in the Section 89(1) record that the Dunedin City Council owns the Town Hall site in fee simple and the Dunedin Diocesan Trust Board owns its site in fee simple in trust for a site for a church. This is a correct statement of the Certificates of Title as they are shown in the Register Book for the Otago Land Registry. The Section goes on to authorise the exchange of land between the Dunedin City Council and the Dunedin Diocesan Trust Board.
12. On 15 October 1914, DP 2526 was deposited showing the land to be exchanged in terms of Section 89 of the Reserves and other Lands Disposal and Public Bodies Empowering Act 1913.

13. On 12 November 1914, Section 26 and parts Sections 27 and 36 Block XVII Town of Dunedin were transferred to the Dunedin Diocesan Trust Board and Certificate of Title OT173/260 was issued for this land.
14. On 12 November 1914, Certificate of Title OT59/190 was cancelled as to the balance and Certificate of Title OT173/161 was issued for Sections 28 and 35 and part Sections 27, 29, 34 and 36 Block XVII Town of Dunedin with reference to DP 2526 for the position of the eastern boundary. There was no reference to the Crown Grant or any statutory trusts set out on the Crown Grant or Act of Parliament.
15. On 1 November 1979, DP 17134 was deposited showing the land for the Town Hall site as Lot 1 DP 17134 and Lot 2 DP 17134 as the balance of the land owned by the Dunedin City Council including some land in Certificate of Title OT173/161.
16. On 5 September 1980, Certificate of Title OT173/161 was cancelled and Certificate of Title OT8C/787 was issued for Lot 1 DP 17134 and Certificate of Title OT8C/788 was issued for Lot 2 DP 17134. Certificate of Title OT8C/788 was issued without any reference to the Crown Grant or any statutory trusts set out on the Crown Grant or Act of Parliament.
17. In early 2000, Certificate of Title OT8C/787 was converted into Computer Freehold Register OT8C/787 and is the current title for the Dunedin Town Hall site.

Analysis of Position of Trusts

18. The reference to the history of the Dunedin Town Hall site titles show that there has been no break in the Dunedin City Council's ownership of the land since it took ownership in fee simple pursuant to the Dunedin Reserves Management Ordinance 1867. The fact that the original title was not shown as being subject to the statutory trusts was because no trusts were able to be shown on the Certificate of title issued at that time. This did not mean that the Dunedin City Council was not bound by those trusts. Rather the trust was considered to be an obligation by the Dunedin City Council to the Crown (on behalf of the Public) and may still be enforced by the Crown in the same manner as the beneficiary of a private trust may do so against a trustee who is shown on the title. Even though the trust is not shown on the current Computer Freehold Register it does not mean that there has been any breach of the trust.
19. However as the law was changed by the Land Transfer Act Amendment Act 1880 and remains in force as Section 129 of the Land Transfer Act 1952, it therefore seems appropriate to request the Registrar General of Land to amend the Computer Freehold Register OT8C/787 to show that it is subject to statutory Trusts for Market Purposes and also subject to the Reserves Act 1977.
20. We agree with David Abercrombie that the Reserves Act 1977 applies because it is a Class I reserve as a site of market under the Public Reserves and Domains Act 1908. The definition of a Reserve under the Reserves Act 1977 is complex and refers to types of Reserves under the prior Acts.

Summary

21. We have undertaken the investigation as far as possible in the time allowed. It shows that there are no errors on the Certificates of Title as they complied with the law at the date of issue. It is up to the Dunedin City Council to request the Registrar General of Land to update the Computer Freehold Register to reflect the subsequent law changes. Please advise if you wish the writer to make the request to the Registrar. If you do then

4

you should also advise the Department of Conservation who now administer the Reserves Act 1977 under which the trust is now enforced.

Please advise if you have any further questions.

Yours faithfully
WILKINSON RODGERS



JOHN VAN BOLDEREN
Consultant

Email: john.vanbolderen@wrlawyers.co.nz
Direct Dial: (03) 471 7547

JVB-913826-110-23-V3

**DUNEDIN TOWN HALL EASEMENT in favour of Aurora Energy Ltd
RIGHT TO CONVEY AND TRANSFORM ELECTRICITY**



Access to transformer room from Harrop Street

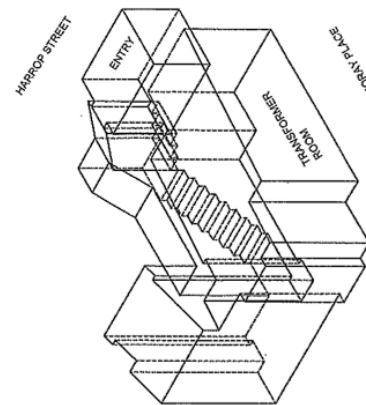
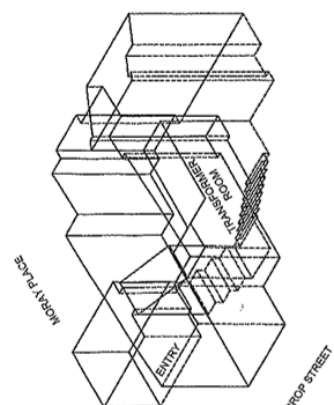
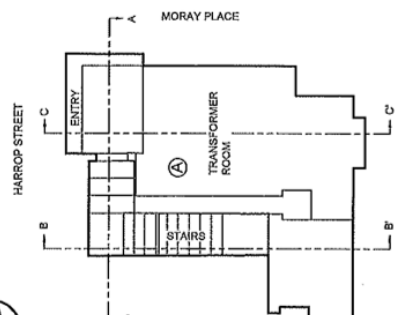
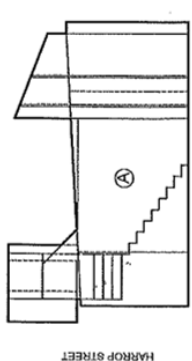
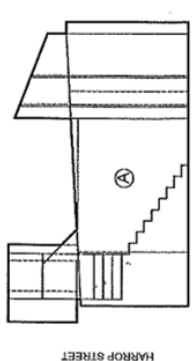
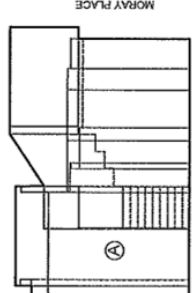
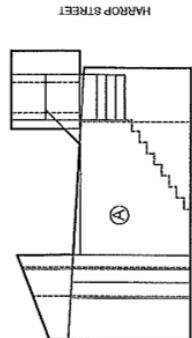


Steps from entrance to access transformer room door

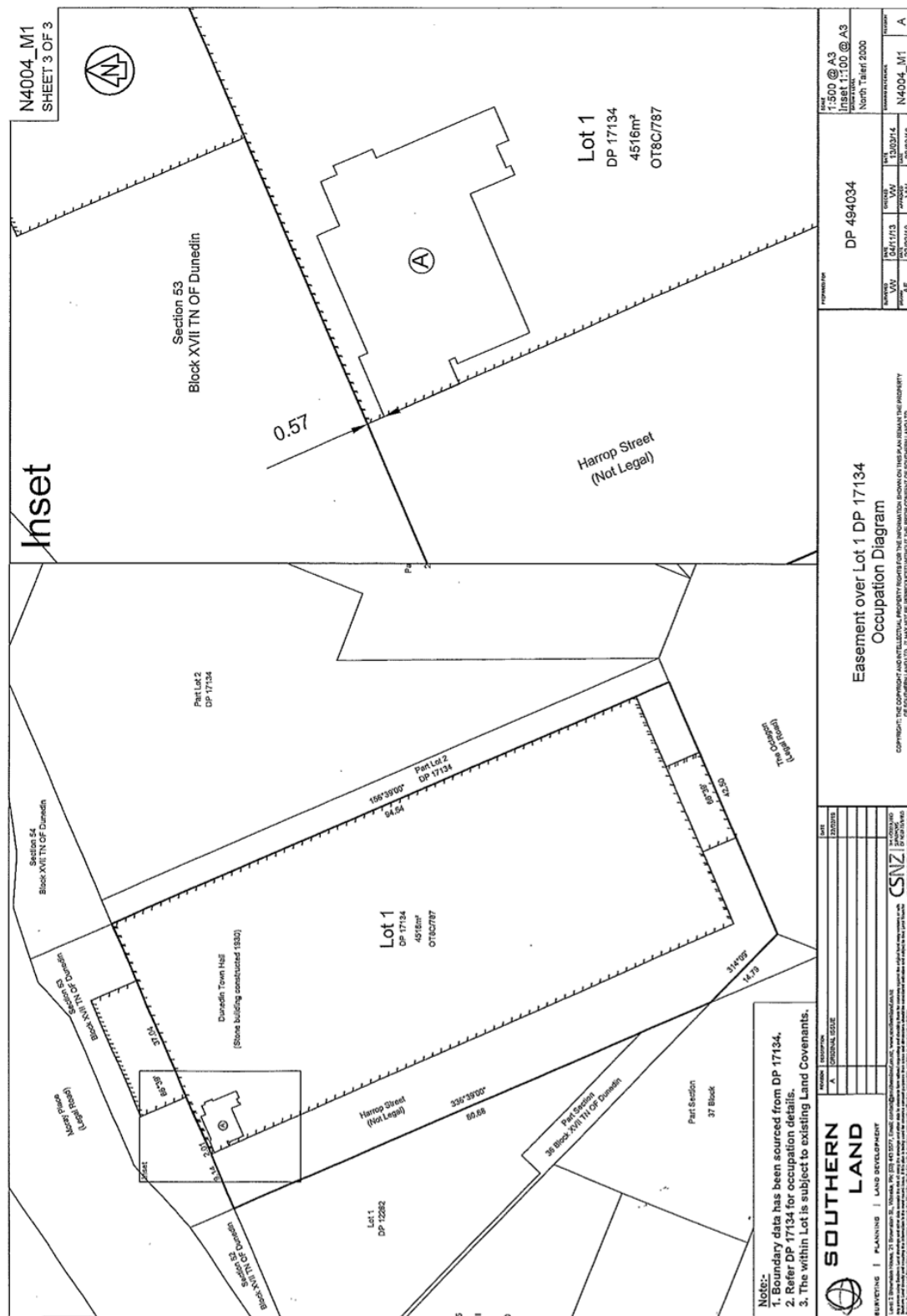


Transformers within room divided into two spaces



<p>N4004_M1 SHEET 1 OF 3</p>	<p>3d View (North)</p> 	<p>3d View (South)</p> 	<p>Plan View: Overall</p> 	<p>3d View (East)</p> 	<p>Elevation View (South)</p> 	<p>Elevation View (East)</p> 	<p>Elevation View (North)</p> 
<p>Permanent Structure Boundary Definition: Unless shown or described otherwise the horizontal extent of the easement is defined by the internal face of concrete walls, the upper vertical extents are the underside of face of concrete ceiling and the lower vertical extents are the internal surface of concrete floor.</p>							
<p>Easement over Lot 1 DP 17134 Plan, 3d & Elevation Views</p> <p>DP 494034</p> <p>Scale: 1:100 @ A3</p> <p>North Point 2000</p> <p>Author: N4004_M1</p> <p>Drawn: 13/03/14</p> <p>Check: 22/02/19</p> <p>Issue: 22/02/19</p> <p>Version: A</p> <p>Copyright © 2019 Southern Land Ltd. All rights reserved. It may not be reproduced without the prior consent of Southern Land Ltd.</p>							

[illegible]



ANIMAL SERVICES ANNUAL REPORT TO THE DEPARTMENT OF INTERNAL AFFAIRS

Department: Customer and Regulatory Services

EXECUTIVE SUMMARY

- 1 Section 10A of the Dog Control Act 1996 requires territorial authorities to publicly report each year on:
 - The administration of their dog control policy and their dog control practices (section 10A (1)); and
 - A variety of dog control related statistics (section 10A (2)).
- 2 The attached report (Attachment A) outlines the operations of the Dunedin City Council's Animal Services Unit for the year ending 30 June 2019.

RECOMMENDATIONS

That the Council:

- a) **Notes** the Animal Services annual report 2018/19 to the Department of Internal Affairs.

BACKGROUND

- 3 In accordance with section 10A of the Dog Control Act 1996 (DCA) the Dunedin City Council (DCC) is required to publicly report each financial year on the administration of its dog control policy, its dog control practices (Section 10A (1)) and on a variety of dog control related statistics (Section 10A (2)).
- 4 The primary purpose of this report is to enable the community to see how the Council is managing its dog control responsibilities.
- 5 This report is for the period 1 July 2018 to 30 June 2019.


OPTIONS

- 6 Not applicable.

Signatories

Author:	Ros MacGill - Manager Compliance Solutions
Authoriser:	Adrian Blair - Group Manager Customer and Regulatory Services Simon Pickford - General Manager Community Services

Attachments

	Title	Page
A	Annual DIA Report 1 July 2018 to 30 June 2019	75

SUMMARY OF CONSIDERATIONS
Fit with purpose of Local Government

This report relates to providing a regulatory function and it is considered good-quality and cost-effective.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spatial Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Animal Services contributes to the 'healthy and safe people' strategic direction of the Social Wellbeing Strategy, and the 'people are active' draft Parks and Recreation Strategy.

Māori Impact Statement

There are no known impacts for tangata whenua.

Sustainability

There are no implications for sustainability.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

There are no implications.

Financial considerations

There are no financial implications.

Significance

This decision is considered low in terms of the Council's Significance and Engagement Policy.

Engagement – external

There has been no external engagement.

Engagement - internal

There has been no internal engagement.

Risks: Legal / Health and Safety etc.

There are no identified legal or health and safety risks.

Conflict of Interest

There is no known conflict of interest.

Community Boards

Animal Services matters are of interest to all areas of the city.

ATTACHMENT 1**DUNEDIN CITY COUNCIL'S ANIMAL SERVICES ANNUAL REPORT TO THE
DEPARTMENT OF INTERNAL AFFAIRS FOR PERIOD ENDING 30 JUNE 2019****Dog Control Policy and Practices**

1. The Dunedin City Council covers a large geographical area, which includes both urban and rural dog owners. As at 30 June 2019 there were 18,030 registered dogs (93% were pet dogs). This is an increase of 565 dogs on the previous year.
2. To deliver an animal control service, the Council has an Animal Services Unit consisting of a Manager, Team Leader, two Administration Officers (1.6 FTEs) and six FTE Animal Services Officers, one of which is a special duties officer who also conducts school and community education sessions.
3. The Animal Services Unit has a close working relationship with key stakeholders in the community such as the Society for the Protection of Animals, local veterinarians, Police, Department of Conservation, Yellow Eyed Penguin Trust, Dog Rescue Dunedin and dog clubs.

Dog Control Enforcement Practices

4. The Animal Services Unit operates a seven-day service from 7.00am to 8.00pm during the summer (daylight saving) and between 8.00am and 6.00pm during the winter. In addition, the unit operates a 24-hour standby service for emergency call outs.
5. Over the last 12 months the unit responded to 3,393 complaints. Complaints included aggression, attacking, barking, fouling and wandering dogs and dogs that were "contained" by members of the public. Of the total number of complaints 29% were in relation to barking and 29% in relation to wandering dogs. All complaints are followed through to completion.
6. In addition, 276 dogs were impounded over the review period, a decrease of 27 on the previous year.
7. During the course of enforcing the dog control legislation and policies, 632 infringement notices were issued to dog owners, a decrease of 122 on the previous year. Two owners were prosecuted for a breach of the Dog Control Act over the 12-month period.

Dogs Prohibited, Leash Only and Dog Exercise Areas

8. The majority of Dunedin dog owners are generally very compliant with regard to not exercising their dogs in prohibited areas and in the use of a leash in "leash only" areas.

The Council has six dog exercise areas, two of which have a small dog exercise area within them, that are well patronised daily. Positive feedback from the public continues to

confirm that they are very successful with both the socialisation of dogs and the interaction of people.

9. Each of the dog exercise parks has a unique design and has been built to maximise the use of the topography of the area. The surrounding areas are regularly maintained and upgraded. The ratio of dog exercise parks to known dogs (registered and unregistered) is 1:2,289.
10. All the parks have:
 - a. Re-fillable dog poo bag dispensers; and
 - b. Double gates (air lock) to provide safe access and exit for dog owners using the parks.
11. Most parks have:
 - a. Drinking fountains;
 - b. Shelters for dog owners;
 - c. Agility equipment; and
 - d. Recently installed solar lighting.

Dog Registration and Other Fees

12. Dog registration fees increased from \$103 to \$106 to register a pet dog. The fee for the first working dog increased from \$49 to \$51 and the second and subsequent working dogs from \$25 to \$26. The annual rebate for registered neutered dog/s increased from \$6 to \$10.
13. To ensure there is ongoing compliance with owners registering their dogs, the Animal Services Unit is continuing to undertake a zero-tolerance policy in regard to any known unregistered dogs, and any dogs that were still unregistered after being issued with an infringement notice were impounded. This strategy continues to be very successful with 98% of known dogs registered during this period.
14. In addition, the Unit is monitoring the number of impounded dogs that are unregistered and during this report period 36% of impounded dogs were unregistered. This is an 8% decrease from the previous year. All impounded dogs are legally required to be registered and microchipped prior to leaving the pound.

Dog Education

15. The Dunedin City Council's Responsible Dog Owner Policy (RDOP) exists to recognise and encourage responsible dog ownership. Providing the dog owner has not had any valid complaints in the previous two years regarding the management of their dog, they may apply for RDOP status and if successful will receive a 43% discount on future dog registration fees.
16. For dog owners to become Responsible Dog Owners they are required to be present during an inspection of their property by an Animal Services Officer. The inspection is to ensure that the property meets the required standard in relation to adequate fencing and to test the dog owner's knowledge of relevant aspects of the local bylaw and Dog Control Act.
17. Currently 31% of pet owners are classified as "responsible dog owners" which is a 1% increase from the previous year.

18. The Unit is also very proactive in conducting newspaper and radio advertising programmes promoting dog owner responsibilities. This has been found to be a positive

and effective medium to assist in having dogs accepted by the public in an urban environment.

19. A school and community group education programme is also conducted and over the twelve-month period the Animal Services Officer (Special Duties) visited 8 schools and 2 community groups in Dunedin. Presentations were given to 23 classes.

Disqualified and Probationary Dog Owners

20. Over the last 12 months no dog owners were classified as a probationary. One dog owner was disqualified from owning a dog.

Menacing and Dangerous Dogs

21. The Council has classified 201 dogs as menacing (37 were classified during the last 12 months). Of the total 37 dogs classified as menacing, 17 were classified as menacing due to behaviour and 20 were classified by breed under s33c(1) Schedule 4.
22. The Council has nine dogs classified as dangerous which is two less than the previous year. During the last 12 months one dog was classified as dangerous due to a rushing offence.

Pound Facility

23. The facility continues to provide an excellent standard of kennels. The security is to a very high standard which has resulted in no break-ins.

General Information

24. As at 30 June 2019 a total of 10,841 of pet dogs have been neutered in Dunedin, which is 60% of the total number of registered pet dogs and a 1% decrease from the previous year.
25. The Council promotes a dog neutering programme for owners who would have difficulty meeting the costs. The full cost of the operation is paid by the Dunedin City Council and the number of dogs neutered in the last 12 months was 246. This service is put out to tender to local veterinarians to ensure a competitive price is achieved.
26. Over the last year 99% of impounded dogs (274 of 276) were either claimed or adopted. Two dogs (1%) were euthanised due to not being claimed by their owner and were either classified as menacing by breed (therefore not permitted to be re-homed) or when assessed by staff were found to be unsuitable to be re-homed.
27. Ninety-one per cent of registered dogs are microchipped which is a 3% increase from the previous year. This includes 100% of the classified dangerous dogs and 98% of the classified menacing dogs. The benefits of microchipping have continued over the last 12 months by:
- a. Making it easier for Animal Services Officers to identify the owners of wandering and impounded dogs;
 - b. Local veterinarians providing updated details of dogs they have microchipped which enables Animal Services to check they are registered.

28. When dog owners register a dog, they are given information packs that contain advice on how to care for their dog and their responsibilities as a dog owner.
29. To reduce dog fouling in the city more poo bag dispensers and signage have been placed at popular walking places across the city.
30. Dog Rescue Dunedin (DRD) continues to work alongside Dunedin City Council's Animal Services team under a Memorandum of Understanding helping to provide homes for unwanted pound dogs. The relationship between DRD and Animal Services has proven to be a very positive and constructive one. Because of DRD's hard work and dedication to this cause most of the unwanted pound dogs are rehomed.
31. Due the high number of barking complaints received annually by Animal Services the Animal Services Officers are now use 'bark boxes' to record barking. This device has been found to be invaluable when dealing with these complaints, particularly when dog owners are often not at home and do not realise how often their dog/s are barking.

DOG CONTROL STATISTICAL INFORMATION

Section 10A(2) of the Dog Control Act 1996 requires territorial authorities to publicly report each financial year on a variety of dog control related statistics in a tabular format.

Column B shows the total number at 30 June 2019 on DCC record and Column C shows the number recorded during the period from 1 July 2018 to 30 June 2019. For example, as at 30 June 2019 the DCC have seven dangerous dogs on record. This number changes each year as some dogs may have died and others may have moved districts. Of those seven dogs two were classified in the last twelve months.

CATEGORY (A)	Total in Dunedin City as at 30 June 2019 (B)	Period 1 July 2018 to 30 June 2019 (C)
1) Total # Registered Dogs	18,030	Statistics not required
2) Total # Probationary Owners	1	0
3) Total # Disqualified Owners	5	1
4) Total # Dangerous Dogs	9	1
Dangerous by Owner Conviction	6	1
Dangerous by Sworn Evidence	3	0
Dangerous by Owner Admittance in Writing s31(1)(c)	0	0
5) Total # Menacing Dogs	201	37
Menacing under s33A(1)(b)(i) - ie by Behaviour	94	17
Menacing under s33A(1)(b)(ii) - by Breed Characteristics	0	0
Menacing under s33C(1) by Schedule 4 Breed	107	20
6) Total # Infringement Notices	Statistics not required	632
7) Total # Complaints Received	Statistics not required	3,393
Aggressive	Statistics not required	196
Attack	Statistics not required	218
Barking	Statistics not required	980
Fouling	Statistics not required	57
Wandering	Statistics not required	997
Dogs Contained	Statistics not required	688
Dogs Impounded	Statistics not required	276
8) Total # Prosecutions Taken	Statistics not required	2
9) Total # Pet Dogs	Statistics not required	16,845
10) Total # Pet Dogs Neutered	Statistics not required	10,841
11) Total # Responsible Dog Owners	Statistics not required	4,223
12) Total # Schools Visited	Statistics not required	8
Number of Classes	Statistics not required	23
13) Total # Dog Exercise Areas	Statistics not required	8

CATEGORY (A)	Total in Dunedin City as at 30 June 2019 (B)	Period 1 July 2018 to 30 June 2019 (C)
Ratio of Known Dogs to Exercise Areas	Statistics not required	2,289

DCC SUBMISSION ON LOCAL GOVERNMENT FUNDING AND FINANCING: DRAFT REPORT

Department: Corporate Policy

EXECUTIVE SUMMARY

- 1 This report seeks approval of a Dunedin City Council (DCC) submission (Attachment A) to the Productivity Commission on the latest stage of its inquiry into local government funding and financing (Draft Report, Attachment B).

RECOMMENDATIONS

That Council:

- a) **Approves** the draft Dunedin City Council submission to the Productivity Commission on the Local Government Funding and Financing Draft Report.

BACKGROUND

- 2 New Zealand Productivity Commission (Commission) launched an inquiry into local government funding and financing in July 2018 at the request of central Government. The Commission has been tasked with identifying shortcomings in the current system, and to examine options for improving the system. The Commission began its inquiry with the release of their Local Government Funding and Financing: Issues Paper, which the DCC submitted on in February 2019.
- 3 The Commission has reviewed submissions received on the issues paper, undertaken further research, and released the next stage of its inquiry, *the Local Government Funding and Financing Draft Report*. Submission's on the Draft Report are due 29 August 2019.
- 4 The Commission has determined the current funding and financing framework performs well against the principles of a good system. The Commission's findings state the current system, based on rating properties, is simple and economically efficient, compared to alternatives, such as local income taxes. Largescale change to a radically different model would be expensive, disruptive and uncertain.
- 5 The Commission has recommended the current system should therefore remain as the foundation of a fit-for-purpose future funding and financing system for local government. However, the Commission notes councils need new tools to help them deal with some specific cost pressures that the existing funding model has been found insufficient to solve, the Commission has proposed reforms and / or new funding tools for the following areas:
 - a) supplying enough infrastructure to support rapid urban growth

- b) adapting to climate change
 - c) coping with the growth of tourism
 - d) the accumulation of responsibilities placed on local government by central government.
- 6 The Government has asked the Commission to provide a final report by 30 November 2019.

DISCUSSION

- 7 Funding and financing underpins the DCC's ability to deliver its strategic priorities. In addition, the local government funding and financing framework has significant impacts on the financial situation of not only local governments, but their local communities as well.
- 8 The submission highlights issues the DCC would like to see receive full attention as the inquiry progresses. The issues have the potential to enhance local government's ability to deliver on its strategic priorities and improve affordability for local communities.
- 9 The DCC submission is aligned with the identified four key issue areas outlined in the Draft Report: supplying infrastructure to support rapid growth, adapting to climate change, coping with the growth of tourism and the accumulation of responsibilities placed on local government.

KEY POINTS

- 10 The DCC recommends the Commission explores how central Government could facilitate meaningful dialogue between the market and the public sector, including local government.
- 11 The DCC agrees in principle with the Commission's recommendation for new funding for local government to incentivise preparation for rapid growth, allocated on the basis of new building work occurring within an authority's boundary.
- 12 The DCC agrees in principle with the Commission's recommendation that local government have access to Special Purpose Vehicles financing options.
- 13 The DCC recognises both positive and negative impacts a new value capture funding tool for councils, and encourages the Commission to explore this tool further.
- 14 The DCC is cautious about commenting on the Commission's recommended vacant land tax.
- 15 The DCC agrees with the Commission's recommendation that central Government take the lead on providing high-quality and consistent science and data, standard setting, and legal and decision-making guidance for climate change adaptation.
- 16 The DCC agrees central Government should extend the role of the New Zealand Transport Agency in co-funding local roads to include assistance to councils facing significant threats to the viability of roads and bridges from climate change.
- 17 The DCC agrees with the Commission's recommendation that central Government creates a climate-resilience agency and associated fund.
- 18 The DCC agrees with the Commission's recommendation central Government should legislate to enable local governments in tourist centres to implement an accommodation levy, and that

the Government should provide funding from the international visitor levy to local government in tourist centres for new infrastructure.

- 19 The DCC requests the Commission re-explore the Crown's rates exemption, as currently most Crown land is currently exempt from rates.
- 20 The DCC is hesitant to endorse the Commission's proposal of reducing the frequency of Long-Term Plans (LTP) from every three to every five years on the basis of reducing the administration burden on councils.
- 21 The DCC agrees with the Commission's overall recommendation that the Local Government Act needs to be reviewed to clarify and streamline the required contents of LTPs to reduce duplication, ease the compliance costs and help make them more accessible documents.
- 22 The DCC encourages the Commission use its final report on the local government funding and financing inquiry to assess and respond to the funding and financing issues the Government's three waters proposals raise.

Option One (Recommended Option) – Submit on the Local Government Funding and Financing Draft Report

- 23 The recommended option is that council approves the draft submission on the draft report, with any suggested amendments, to the Productivity Commission.

Advantages

- Allows the DCC to highlight issues that could benefit from full attention as the Commission finalises its recommendation to central Government.
- Supports an inquiry into local government funding and financing that is attuned to the specific needs and concerns of DCC.

Disadvantages

- There are no identified disadvantages for this option.

Option Two - Do not submit on the Local Government Funding and Financing Draft Report

- 24 Under this option council would not approve the submission to the Commission on the draft report.

Advantages

- There are no identified advantages for this option.

Disadvantages

- Missed opportunity to highlight issues that could benefit from full attention as the Commission finalises its recommendation to central Government.

- Missed opportunity to support the local government funding and financing being attuned to the specific needs and concerns of local government.

NEXT STEPS

- 25 If the Council approves the submission it will be sent to the Productivity Commission for consideration.

Signatories

Author:	Hoani Yates - Policy Advisor
Authoriser:	Maria Ioannou - Corporate Policy Manager Nicola Pinfold - Group Manager Community and Planning Sandy Graham - General Manager City Services

Attachments

	Title	Page
↓A	DCC submission on Local Government Funding and Financing Draft Report	87
⇒B	Local Government Fund and Financing: Draft Report (<i>Under Separate Cover</i>)	

SUMMARY OF CONSIDERATIONS

Fit with purpose of Local Government

This decision enables democratic local decision making and action by, and on behalf of communities.
This decision promotes the social well-being of communities in the present and for the future.
This decision promotes the economic well-being of communities in the present and for the future.
This decision promotes the environmental well-being of communities in the present and for the future.
This decision promotes the cultural well-being of communities in the present and for the future.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Culture Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This submission has been made in line with the goals and objectives of the DCC strategic framework above.

Māori Impact Statement

There are no known impacts for tangata whenua at this stage.

Sustainability

The DCC submission promotes inquiry into ensuring the sustainability of services local government provides to communities and tourists.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

The DCC submission responds to Productivity Commission recommendations and suggests improvements to proposed reforms that would impact the LTP / Annual Plan / Financial Strategy / Infrastructure Strategy, but has no impact on the 10 year plan or financial strategy at this stage.

Financial considerations

There are no known financial implications at this stage.

Significance

This decision has been assessed under the Council's Significance and Engagement Policy as being of low significance.

Engagement – external

Staff reviewed draft responses to the Productivity Commission's Draft Report by the Society of Local Government Managers (SOLGM).

SUMMARY OF CONSIDERATIONS

Engagement - internal

Finance, Corporate Policy and City Development have had input into the draft DCC submission.

Finance have signalled they have reservations regarding the mechanisms of the proposed new funding for local government allocated on the basis of new building work occurring within an authority's boundary (para 5).

Risks: Legal / Health and Safety etc.

There are no known risks.

Conflict of Interest

There are no known conflicts of interest.

Community Boards

Community Boards may be interested in the Productivity Commission's inquiry into local government funding and financing and the DCC submission.



21 August 2019

New Zealand Productivity Commission
PO Box 8036
The Terrace
WELLINGTON 6143

SUBMISSION ON LOCAL GOVERNMENT FUNDING AND FINANCING: DRAFT REPORT

Introduction

1. The Dunedin City Council (DCC) thanks the Productivity Commission (Commission) for the opportunity to comment on its draft report on local government funding and financing.
2. The four key pressure points identified in the draft report resonate with the DCC.
3. The DCC particularly supports the level of attention the draft report pays to increasing central Government collaboration with local government.

Supplying infrastructure to support rapid growth

4. Dunedin, like many other urban centres, is facing increased cost pressures as it invests for growth alongside funding the necessary infrastructure renewals to maintain day to day services.
5. Since being reclassified as a medium-growth city in 2017, the DCC has identified a shortage of residential development capacity as assessed through the National Policy Statement for Urban Development Capacity. A key driver of this shortage is the lack of serviceable land and the long lead-in times for infrastructure to be installed or upgraded to prepare land for development.
6. Despite this identified shortage, the DCC has seen strong building consenting activity for the last two years with no signs of activity diminishing in the coming year; 441 new homes were consented in 2018, and similar numbers are expected this year (the average over the last 20 years has been around 325).
7. The DCC recommends the Commission explore how central Government could facilitate meaningful dialogue between the market and the public sector, including local government. This would assist in ensuring the demand of goods and services required for infrastructure projects is managed in a way that achieves economies of scale in terms of cost, time and resources whenever possible.
8. The DCC agrees in principle with the Commission's recommendation for new funding for local government to incentivise preparation for rapid growth, allocated on the basis of new building work occurring within an authority's boundary. However, the DCC questions if this approach will:

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 [DunedinCityCouncil](https://www.facebook.com/DunedinCityCouncil)  [@DnCityCouncil](https://twitter.com/DnCityCouncil)

- a) ensure there is consideration of long-term growth pressures, as well as more immediate ones,
 - b) ensure equity in allocation,
- 9. The DCC recommends regular review of the proposed building fund allocations to ensure the rapid changes around the country are identified and supported.
- 10. The DCC agrees in principle that local government should explore the viability and feasibility of using Special Purpose Vehicles (SPVs) for financing options. The DCC requests appropriate SPVs be available for all councils rather than just high growth councils, and encourages the Commission to continue exploring SPV models that both fulfil local government, and the market's needs, as well as being palatable for the ratepayer.
- 11. The DCC agrees with the Commission's recommendation that central Government, Local Government New Zealand and the New Zealand Society of Local Government Managers should work together to develop standardised templates both for the development contribution (DC) policies of councils and council assessments of DC charges for individual property developments. This is envisioned as being a DC best practice guide. The DCC believes local government is best placed to determine local solutions and policies for their rate payers and local developer community and should be encouraged, but not required, to use the standardised templates.
- 12. The DCC recognises there are both positive and negative impacts associated with a new value capture funding tool for councils, and encourages the Commission to explore this tool further. The DCC agrees in principle that property owners with significant value increases resulting from council projects should contribute to the project itself. However, the DCC is concerned it could create unnecessary complexity for council and property owners. Additionally, the DCC notes there is an overall equity issue in raising revenue from capital gains. For example, if councils build infrastructure that devalues properties (e.g. landfills) would impacted property owners then be owed a capital rebate? The DCC also notes significant legislative change may be required to fully realise the potential of a tool like this.
- 13. Whilst the DCC fully recognises that good asset management is crucial to local government's success, the DCC questions whether a capital charge for local government is an effective mechanism for incentivising good asset management. Firstly, the capital charge enforcement will create costly administration for local and central Government. And secondly, the financial burden occurred would be over and above current funding requirements for debt servicing and depreciation, which could also lead to councils raising rates to ensure services are maintained. The DCC encourages the Commission to continue exploring mechanisms to support local government in robust asset management.
- 14. The DCC is cautious about commenting on the Commission's recommended vacant land tax. It is unclear in the draft report how the vacant land tax would impact the supply of housing, how great the administration burden would be, how the flow on effects would impact ratepayers, and whether legal restrictions to such a charge exist.

Adapting to climate change

15. The DCC agrees with the Commission's recommendation that central Government take the lead on providing high-quality and consistent science and data, standard setting, and legal and decision-making guidance for climate change adaptation. However, the DCC recommends the Commission amends this statement to recommend central Government's role be primarily driven by the Climate Change Commission.
16. The DCC would also like to see central Government's role expanded to include a clear mandate for partnering with councils in the coordination of national adaptation planning to ensure plans and policies are workable at the local level and that delivery is shared amongst the many different players. This approach would also make use of the relationships that exist between local government and the community to address climate change challenges.
17. As the DCC responds to climate change, partnerships are proving to be essential in ensuring opportunities are realised, communities supported and empowered to work towards positive and regenerative outcomes, and activity is coordinated. Inclusive thinking has been invaluable to the DCC, ensuring local context and knowledge are embedded and actions can be taken forward collaboratively.
18. In South Dunedin, the current focus area for adaptation activity in Dunedin, the community are working in partnership with other stakeholders including the DCC, Ngāi Tahu, the University of Otago, the Otago Regional Council and GNS Science. The DCC appreciates the steps being taken at the central Government level to take a cross-cutting approach when it comes to responding to climate change and agrees with the draft report recommendation that further central Government support and guidance is needed. The DCC encourages any moves by the Commission to encourage central Government to strengthen its cross cutting and supportive role in climate change adaptation work, recognising the critical interdependencies of many areas of work. For example, climate change objectives could be embedded into the purpose of Kāinga Ora to deliver low carbon communities and minimise adding new climate risks.
19. The DCC strongly agrees with the draft report that the institutional and legislative frameworks need to move from their current focus on recovery after an event towards reducing risk before an event and the council asks the Commission to consider how central Government support local government and other agencies with day to day assessments of the future climate impacts of new policies, plans, proposals or other business as usual activities on future risk. Without this type of support, there is a risk of organisations continuing to make decisions at all levels that increase emissions, are at odds with adaptation activity, and add new risks regardless of the institutional and legislative changes.
20. The DCC agrees central Government should extend the role of the New Zealand Transport Agency in co-funding local roads to include assistance to councils facing significant threats to the viability of roads and bridges from climate change.
21. The DCC agrees with the Commission's recommendation that central Government creates a climate-resilience agency and associated fund to help at-risk councils redesign, and possibly relocate and rebuild wastewater, stormwater and flood-protection infrastructure threatened by the impacts of climate change.

22. The tangible transfer of good practice is an area where the DCC recommends the Commission could focus attention. To achieve this, the DCC would like to see the establishment of a contestable adaptation fund, in partnership with agencies such as the new Infrastructure Commission, Treasury and MBIE, where successful application is predicated on criteria such as partnership (e.g. between councils, iwi, the community and other agencies, and minimising duplicated efforts). Alongside funding successful bids would receive on the ground guidance and expertise from central Government departments. This type of approach would support activity and go some way to ensuring New Zealand utilises good practice when it comes to adapting to climate change.

Coping with the growth of tourism

23. A current major concern of late for the DCC is the impact of visitor growth on the city. The large and rapid increase in tourism is placing considerable pressure on several types of infrastructure in popular tourist destinations, such as Port Chalmers. Port Chalmers has seen exceptional tourism growth in the form of cruise ship visitors, with visiting ship numbers rising from 89 in 2017-18 to an expected 130 in 2019-20. Such a rapid increase puts strain on local roads, parking, public toilets, water and wastewater.
24. The DCC recognises there are many cultural, social benefits and economic benefits from tourism. However, the DCC notes the importance of value over volume, especially when it comes to the environment. Ensuring there are appropriate resources such as adequate infrastructure, is critical in managing growth and spreading investment and resources across all areas. The DCC encourages the Commission to explore ways in which central Government can help local government to ensure tourism growth is managed as sustainably as possible.
25. The DCC agrees with the Commission's recommendation central Government should legislate to enable local governments in tourist centres to implement an accommodation levy, and that the Government should provide funding from the international visitor levy to local government in tourist centres for new infrastructure.
26. The DCC requests current central Government tourism funding models, such as the Tourism Infrastructure Fund, not be replaced by the proposed funds above and rather that the proposed fund be additional.

Accumulation of responsibilities

27. The DCC has observed increasing service-level expectations from ratepayers as well as an accumulation of responsibilities from central Government, which when added together come at a considerable cost. This increase in costs manifests in a number of ways, from demand for longer opening hours at community pools to new water regulations requiring greater investment than previously planned. To this end, the DCC encourages the Commission to look at how central Government decision-making processes, including the legislative process, can fully acknowledge the financial impacts on local government and explore how they will be addressed.
28. The DCC is concerned the current methodology for preparing the Local Government Cost Index is insufficient for forecasting the prices that local authorities are likely to face. The DCC supports the

Commission's recommendation that local government carry out more frequent reweighting, and for the methodology to include output indices and to disaggregate by council type.

29. The DCC requests the Commission re-explore the Crown's rates exemption. Most Crown land is currently exempt from rates. This includes land occupied by institutions such as schools' universities and hospitals, as well as the conservation estate. The DCC agrees with the Commissions previous inquiries, that central government should pay rates on its properties with rebates / exemptions being determined on a case by case basis.
30. The DCC believes local government is best placed to determine local solutions and policies for their rate payers and community and should be allowed to decide individually whether it is appropriate to include an adjustment for anticipated price inflation when they set rates each year.
31. The DCC, recognises good local democracy often calls for extensive engagement from community partners, in particular with Mana Whenua as Treaty of Waitangi partners. These engagement processes can often be long-running and resource intensive. Rather than just examining the Treaty cost on councils, the DCC encourages the Commission to investigate and comment on how central Government might assist councils to enable their partners, particularly Treaty partners, to engage where their resources are put under pressure by such processes. These pressures also exist for our voluntary sector partners and others.
32. The DCC is hesitant to endorse the Commission's proposal of reducing the frequency of Long-Term Plans (LTP) from every three to every five years on the basis of reducing the administration burden on councils. The DCC believes any cost / time savings produced by reducing the frequency would be outweighed by the frequency of amendments a five-year LTP would require.
33. The DCC also notes a change to the LTP cycle from three to five years would result in at least one, and possibly two elected councils fully bound by decisions of the previous council, over any given ten-year period.
34. The DCC agrees with the Commission's overall recommendation that the Local Government Act needs to be reviewed to clarify and streamline the required contents of LTPs to reduce duplication, ease the compliance costs and help make them more accessible documents.
35. The DCC would like to see the Commission focus on how to return the LTP to its intended purpose: to discuss the issues communities face and the choices before the community and the local authority, with the final plan being a statement of medium-term intent. The current legislation has been framed in a way that disciplines such as asset management are made practical necessities by requiring disclosure of information in the LTP. The result is a document that is lengthy and contains detail many ratepayers do not need or want. Some disclosure requirements, such as those around assets, could be removed as there is already a practical requirement to prepare asset management plans. Asset disclosures should focus on the envelope for capital spending in each group and significant capital projects.
36. The DCC thanks the Commission for its in-depth commentary on the funding and financing challenges facing local government in the provision of three waters services. The DCC acknowledges the need for improvements across this sector and is looking closely at the

implications of the Government's proposed reforms to strengthen the regulation of drinking water, wastewater and stormwater announced on 31 July 2019.

37. The Government's three waters proposals are far-reaching. They include the introduction of a dedicated water regulator and measures to strengthen compliance, monitoring and enforcement of drinking water regulations. They also include a new obligation on local government to ensure communities in their districts have access to safe drinking water, and to work with non-council suppliers struggling to maintain their supplies.

38. The DCC encourages the Commission use its final report on the local government funding and financing inquiry to assess and respond to the funding and financing issues the Government's three waters proposals raise.

Concluding remarks

39. Once again, we thank the Productivity Commission for the opportunity to provide input on the local government funding and financing draft report. We look forward to the continuing conversation as the draft report is finalised.

OTAGO REGIONAL ECONOMIC DEVELOPMENT FRAMEWORK

Department: Enterprise Dunedin

EXECUTIVE SUMMARY

- 1 The purpose of this report is to present the Otago Regional Economic Development (ORED) framework.
- 2 The framework has been endorsed by the Otago Mayoral and Chief Executive Forums and received by the Clutha and Queenstown Lakes District Councils' on 8 August and Central Otago District and Otago Regional Councils' on 14 August. Waitaki District Council will receive the ORED Framework on 27 August 2019.
- 3 The report also notes an application has been submitted to the Provincial Growth Fund (PGF) for funding to build capacity, portfolio manage and support PGF activities across the Otago region.

RECOMMENDATIONS

That the Council:

- a) **Receives** the attached Otago Regional Economic Development (ORED) framework 2019.
- b) **Notes** a proposal has been submitted to the Provincial Growth Fund (PGF) for \$200,000 per annum available for two years (2019/20 - 20/21) to build capacity, portfolio management and support PGF activities across the Otago region.
- c) **Notes** approval from the Otago Council Chief Executives to use this funding to appoint two advisors:
 - i) A coastal Otago portfolio advisor covering Clutha, Dunedin and Waitaki, hosted by Enterprise Dunedin;
 - ii) An inland Otago portfolio advisor covering Central Otago and Queenstown Lakes, hosted by Central Otago District Council.

BACKGROUND

- 4 The 2013-23 Dunedin Economic Development Strategy (EDS) theme of *Linkages beyond our border* notes the importance of strengthening the links between industries and business across the Otago region. The EDS recognises that 'Dunedin needs Otago and Otago needs Dunedin' (refer: page 32/33, Dunedin 2013-23 EDS).

- 5 In 2018, a project team comprised of economic development managers from across Otago (including Enterprise Dunedin) was formed to work with Ministry of Business, Innovation and Employment (MBIE) on the development of an Otago Regional Economic Development (ORED) framework.
- 6 The framework was intended to help facilitate collaboration between Councils on regional economic development strengths, weaknesses, opportunities and threats and support applications to government on initiatives such as the Provincial Growth Fund (PGF).

DISCUSSION

- 7 The ORED Working Group (composed of Council economic development agencies, MBIE and Ministry of Social Development officials) has developed the ORED strategic framework over the last year. The attached ORED strategic framework is intended to:
 - a) Identify and assess strategic priorities for economic development across Otago;
 - b) Provide a tool to identify, assess and recommend economic development activities and projects - including PGF applications within the proposed themes;
 - c) Provide a basis for strengthening the partnership with Ngāi Tahu and engaging with Government and stakeholders.
- 8 The framework has been informed by the Better Business Case methodology, workshops and interviews with stakeholders (including MBIE) and industry across Otago. The framework has four high level outcomes:

High level OUTCOMES:	Our people	Our communities	Our environment	Our culture
What outcomes do we want to contribute to?	Improved wellbeing for all	More vibrant, prosperous and resilient communities	Improved environmental sustainability	Stronger, more productive partnerships with Ngāi Tahu

- 9 To achieve these outcomes, the framework highlights four objectives, five key themes and a commitment.

Our OBJECTIVES: What do we want to focus on improving in order to help achieve those outcomes?	To provide multi-district benefits through economic development initiatives	To increase regional productivity	To assist Otago to access the skills and experience it needs to prosper	To improve the ability of Otago communities to respond to social, environmental, economic and cultural opportunities
Our THEMES: What are the priority areas for change that will help us meet our objectives and contribute to the outcomes?	Connectivity		Productivity	
	Enabling greater connections between people, between districts, across the region, and nationally and internationally		Fostering innovative new ideas with productivity growth impacts	
	Talent	Housing		Sustainability
	Making Otago the place for skilled and experienced people to live, study, work and invest	Improving the availability, choice and quality of accommodation for individuals, families, seasonal and migrant workers		Improving the resilience of key sectors and the sustainable use of the region’s human, social, economic and natural assets
Our COMMITMENT: What is key for successfully achieving our objectives and contributing to the outcomes?	Collaboration			
	Greater collaboration that extends more widely than just between districts, but also with iwi, industry, the neighbouring regions and central Government. This will be proactively supported across the region through the provision of appropriate and targeted resources.			

- 10 Members of the ORED Working Group met with local rūnaka regarding the framework on 16 April 2019. The rūnaka has welcomed a partnership approach on the framework and indicated their overall support for the approach and interest in the identified themes.
- 11 The ORED Working Group considers the framework is sufficiently developed and robust to inform the consideration of potential collaborative economic development activities. The ORED strategic framework was endorsed by the Chief Executive Forum on 23 May 2019 and Mayoral Forum on 17 June 2019.
- 12 The framework has been received by the Clutha and Queenstown Lakes District Council on 8 August and Central Otago District and Otago Regional Council on 14 August. Waitaki District Council will receive the ORED Framework on 27 August 2019.

Provincial Development Unit: Enterprise Capacity Funding

- 13 On 2 April 2019, all economic development agencies received a letter from Fletcher Tabuteau, Parliamentary Undersecretary for Regional Economic Development, confirming each region is eligible for \$200,000 per annum for two years to support PGF portfolio management and regional coordination, subject to an express application to the PGF (attachment 2).

- 14 The ORED Working Group has prepared an application to the PGF fund two advisors to build capacity, portfolio management and support activities across the Otago region.
- 15 Those positions are proposed to be fixed-term, for a period of two years from 2019/20, and will be split as follows:
 - a) A Coastal Otago portfolio advisor covering Clutha, Dunedin and Waitaki, and hosted by Enterprise Dunedin, Dunedin City Council;
 - b) An Inland Otago portfolio advisor covering Central Otago and Queenstown Lakes, and hosted by Central Otago District Council.
- 16 Under the proposal, Central Otago District Council and Dunedin City Council will appoint each advisor in accordance with their recruitment policy. The appointment is intended to be rates neutral.

OPTIONS

- 17 As a report for noting there are no options.

NEXT STEPS

- 18 The ORED Working Group will consider and develop proposals and projects under each of the themes for consideration by Otago Councils, the Otago Chief Executive and Mayoral forums.
- 19 As a first-generation framework the ORED Working Group will review the document at the end of the first year. The ORED Working Group will continue:
 - a) Tracking, recording and regularly updating Chief Executives on potential PGF ideas, concepts and applications;
 - b) If requested, providing general feedback on proposed PGF applications (not assessing PGF applications – noting that this will be undertaken by the Ministry of Business Innovation and Employment (MBIE) as part of the PGF decision-making process);
 - c) Notifying Otago Chief Executives of any requests for regional support of applications;
 - d) On receipt of a request, discussing the application and assessing its alignment with the framework prior to advising Otago Chief Executives.

Signatories

Author:	Fraser Liggett - Economic Development Programme Manager
Authoriser:	John Christie - Director Enterprise Dunedin

Attachments

Title	Page
A Otago Regional Economic Development (ORED) Framework	99

SUMMARY OF CONSIDERATIONS

Fit with purpose of Local Government

This decision promotes the social, economic, environmental and cultural well-being of communities in the present and for the future.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spatial Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The ORED framework contributes directly to the Economic Development Strategy and themes. The themes identified in the ORED framework are also likely to inform activities which will contribute to the Social Wellbeing Strategy and Arts and Culture Strategy.

Māori Impact Statement

The ORED framework was discussed with the Maori Participation Working Party on 28 November 2018. Members of the ORED Working Group met with Aukaha and local rūnaka regarding the role of Ngāi Tahu in the framework on 16 April 2019. The rūnaka has welcomed a partnership approach on the framework and indicated their overall support for the approach and interest in the identified themes.

Sustainability

The ORED framework includes 'sustainability' as a theme and priority of improving the resilience of key sectors and the sustainable use of the region's human, social, economic and natural assets.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

There are no implications.

Financial considerations

There are no financial implications.

Significance

As a report for noting this decision is considered low in terms of the Council's Significance and Engagement Policy.

Engagement – external

Approximately 40 organisations and individuals across Otago have been engaged on the development of the ORED framework. The Otago Chief Executive and Mayoral Forums have been engaged significantly and have endorsed the ORED framework. The framework has also been presented to all other Councils in Otago in August.

Engagement - internal

The Executive Leadership Team was briefed on the ORED framework on 3 July 2019.

SUMMARY OF CONSIDERATIONS

Risks: Legal / Health and Safety etc.

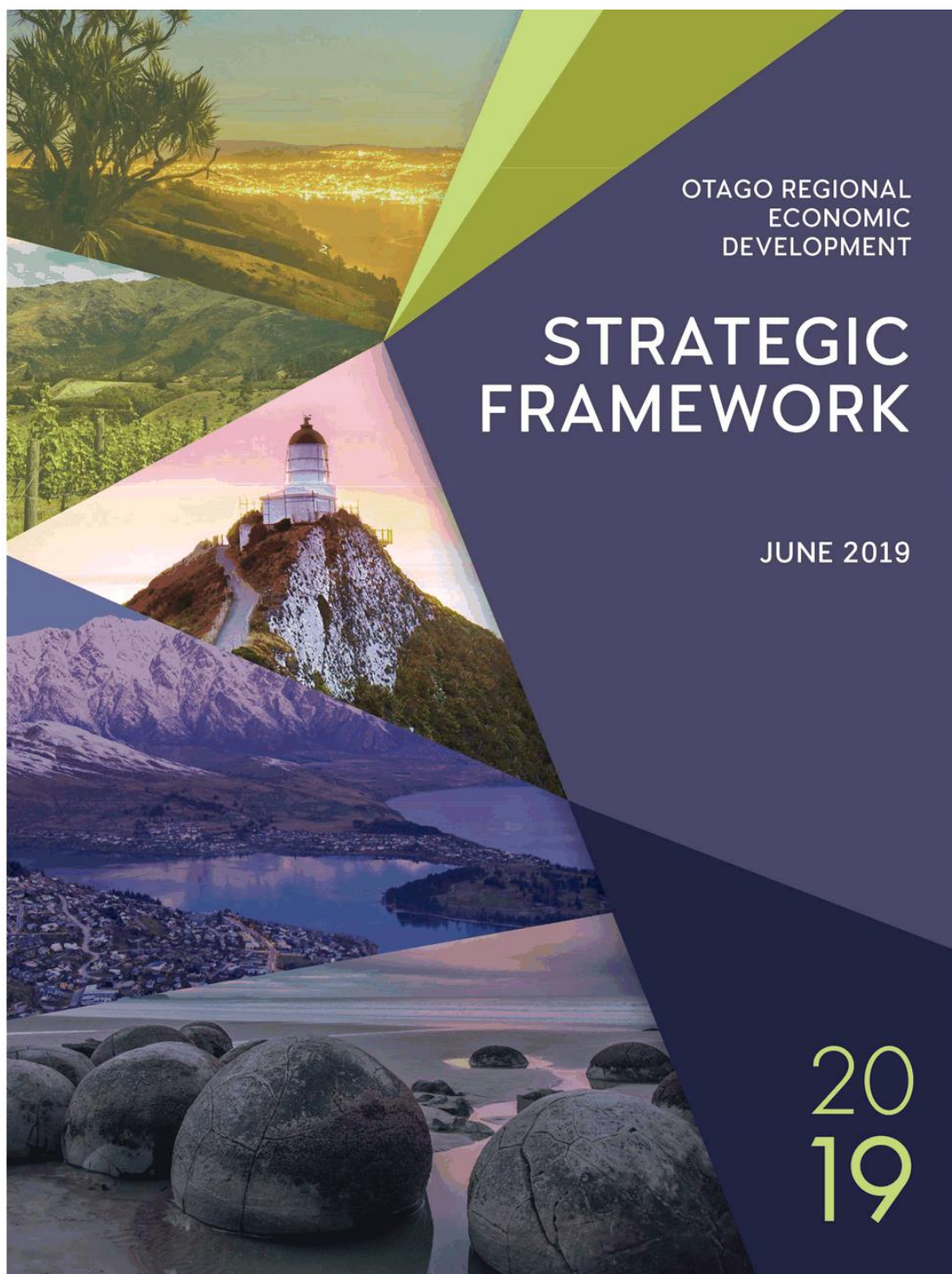
There are no identified risks.

Conflict of Interest

There is no conflict of interest

Community Boards

There are no implications for Community Boards.



Document control

Document Information

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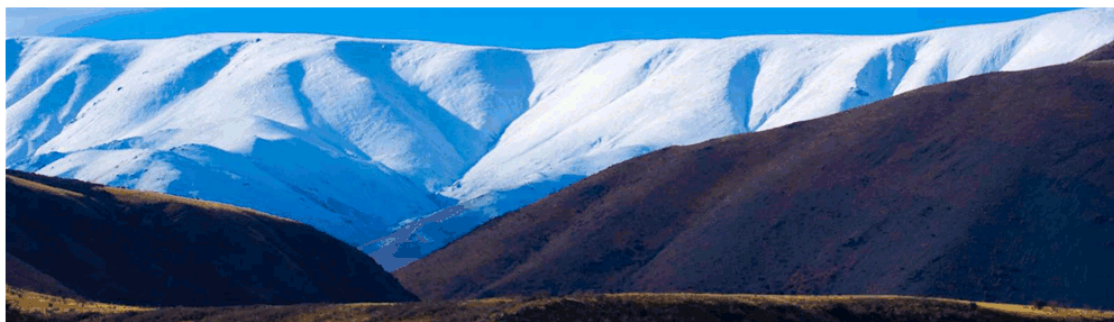
Document History

Version	Issue Date	Notes
1.0	3 December 2018	For review by the ORED Working Group
2.0	8 February 2019	For review by the ORED Working Group
3.0	18 March 2019	For review by the ORED Working Group
4.0	11 April 2020	For review by mana whenua
6.0	16 May 2019	For review by Council Chief Executives
7.0	7 June 2019	For review by Mayors

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Foreword



Otago is New Zealand's second largest region, spanning 32,000 square kilometres (or 12 per cent of New Zealand's total land area). It incorporates the districts of Waitaki, Queenstown Lakes, Clutha and Central Otago and the city of Dunedin, and boasts a diverse landscape - from rugged coastlines to spectacular mountains.

The region's economy is as diverse as its landscapes. All of Otago have experienced growth over the past year, with Queenstown Lakes and Central Otago districts experiencing significant growth.

While Otago's locality, size and diversity are strengths that create economic opportunities, they also present some challenges – and if the region's economic potential is to be fully realised, these must be considered and addressed.

Focusing on collaboration

The region comprises five territorial authority areas administered by the Dunedin City, Waitaki District, Central Otago District, Clutha District and Queenstown Lakes District councils. Under the Local Government (Community Wellbeing) Amendment Act 2019, in addition to enabling democratic decision-making and action by and on behalf of the community, each council is responsible for promoting the social, economic, environmental and cultural wellbeing of their respective communities. Working across each territorial authority area, the Otago Regional Council is responsible for managing the region's land, air and water resources on behalf of the community – while also taking into account the region's economic wellbeing.

Although Otago's economic performance is typically driven by external influences outside anyone's direct control, we cannot rely solely on market forces to drive our destiny. As councils, we have a responsibility to help both identify and address the challenges and opportunities that will contribute to unlocking Otago's full economic potential.

The key to doing this is through proactive, consistent and sustained collaboration firstly within our region, and then ultimately with other regions and beyond.

Previous experience has highlighted that collaboration across the Otago region on economic development is particularly challenging - due mainly to our geographic remoteness, dispersed population and diverse local economies.

With this in mind, the economic development units from Otago's five local authorities, along with representatives from Otago Regional Council, have come together to form the *Otago Regional Economic Development (ORED)*

Working Group to set a clear intent, and establish a sound basis, for ongoing collaboration. The purpose of the group is to help identify and progress economic development opportunities to improve the economic wellbeing of people within the Otago region.

The group's intention is to work collaboratively with each other, and to develop productive long-term relationships with key stakeholders throughout the region – including our Treaty partners Ngāi Tahu, government agencies, businesses and education providers – for Otago's benefit.

Creating a framework to support success

To establish this shared understanding and provide a reference point for navigating our collective journey, the Working Group has developed this Strategic Framework. The process addressed three key questions: ***Why does Otago need to change and why now? What does Otago want to achieve and what needs to change? How does Otago get to where it wants to be?***

The Strategic Framework is intended to support effective collaboration and help guide decision-making that is in the best interests of, and produces the best outcomes for, the Otago regional economy. It will also help stakeholders have confidence that any initiatives progressed reflect local aspirations and expectations and are strategically aligned with New Zealand's future direction.

Coming together to develop this strategic framework, and engaging with key stakeholders during the process, has been pivotal in establishing sound working relationships and a shared understanding of what we need to focus on collectively to help progress Otago's economy.

The Framework is intended to be a living document that will be tested, reviewed and updated in consultation with stakeholders over the next 12 months and brought back to Otago council chief executives for their agreement.

We would like to acknowledge and thank Lewis Weatherall, Director of Business Case Consulting, for his work in facilitating and developing this framework, along with the Ministry of Business, Innovation and Employment for their support and guidance throughout the process.

The Otago Regional Economic Development Working Group



Fraser Liggett
Dunedin City Council



Linda Moore
Clutha Development



Rebecca McElrea
Central Otago District Council



Gerard Quinn
Waitaki District Council



Peter Harris
Queenstown Lakes District Council



Ian McCabe
Otago Regional Council

Framework Overview



Purpose and structure

The Otago Regional Economic Development Strategic Framework ('the Framework') has been developed collaboratively through an Advisory Group consisting of Working Group members, Government representatives and key regional stakeholders. Input was also provided by key stakeholders through a series of interviews held across the region (refer Appendix ONE).

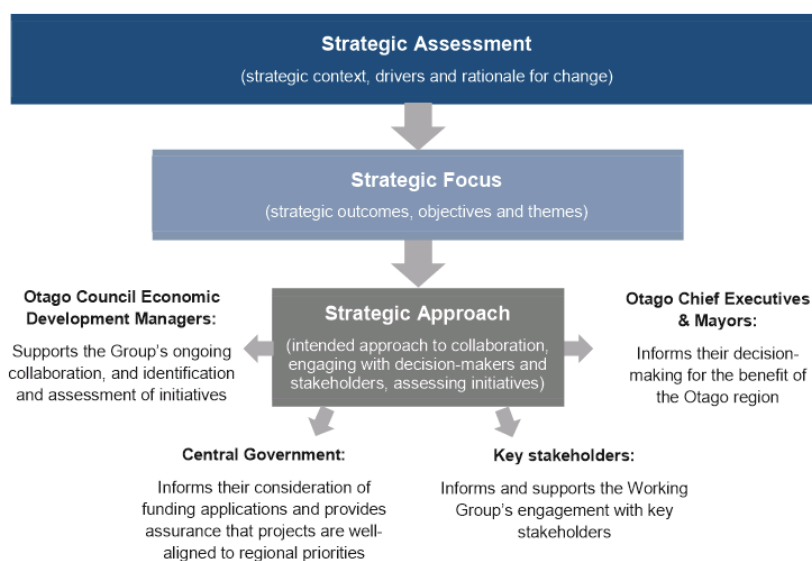
The Framework is a living document that will be revised and updated over the coming months as it is tested further with a wider group of stakeholders, more information comes to hand, and economic development initiatives are identified and progressed. Implementation of the Framework will be supported by processes that will be developed by the Working Group in consultation with stakeholders.

Overall, the Framework is intended to support focused and productive long-term collaboration between the Otago councils. It will:

- Help us identify and assess the strategic priorities for economic development across Otago
- Provide a basis for the Working Group to identify, assess and prioritise economic development activities and projects which align with the strategic priorities and provide the greatest regional benefits
- Provide a basis for further and ongoing engagement with stakeholders within and beyond the Otago region

It incorporates three key components:

- **Strategic Assessment:** the strategic context, strategic drivers and rationale for change
- **Strategic Focus:** the specific outcomes, objectives and themes we will focus on (based on the Strategic Assessment)
- **Strategic Approach:** how we intend to collaborate as a group, report to decision-makers, engage with stakeholders, and identify and assess initiatives (based on our Strategic Focus)



Strategic assessment at a glance

The Otago context – what we have

- The second-largest land area for any region in New Zealand
- A dispersed population
- A history of rich resources – including gold and fresh water
- A diverse, multi-speed economy
- Steady growth and strong economic fundamentals
- Education providers offering a diverse range of educational opportunities
- A growing pool of creative and high-technology enterprises

The national context - Central Government priorities

- Economic development that improves all New Zealanders' wellbeing and living standards
- The four capitals (resources needed to lift living standards) – natural, human, social, financial/physical
- Commitment to the principles of Te Tiriti o Waitangi
- Five dimensions of higher living standards - sustainability, equity, risk, economic growth, social cohesion
- Other priorities and policy – such as those for climate change, water quality and housing

Drivers for change – factors that impact economic progress

- Barriers to connectivity and collaboration – geographical remoteness and diversity, a dispersed population, diverse local economies
- A shortage of skilled labour for some sectors
- Maximising the contribution of skilled and experienced people
- Relatively low business productivity
- Areas of narrow economic focus with potentially low resilience
- A shortage suitable housing in some areas to support employment growth
- Variability and sustainability of our water supplies
- Sustainability of the region's natural, human, social and economic resources



Strategic focus at a glance

Based on the strategic assessment and discussions with key stakeholders, the following outcomes, objectives and themes are the focus of the framework.

High level OUTCOMES:	Our people	Our communities	Our environment	Our culture
What outcomes do we want to contribute to?	Improved wellbeing for all	More vibrant, prosperous and resilient communities	Improved environmental sustainability	Stronger, more productive partnerships with Ngāi Tahu

Our OBJECTIVES:				
What do we want to focus on improving in order to help achieve those outcomes?	To provide multi-district benefits through economic development initiatives	To increase regional productivity	To assist Otago to access the skills and experience it needs to prosper	To improve the ability of Otago communities to respond to social, environmental, economic and cultural opportunities

Our THEMES: What are the priority areas for change that will help us meet our objectives and contribute to the outcomes?	Connectivity		Productivity
	Enabling greater connections between people, between districts, across the region, and nationally and internationally		Fostering innovative new ideas with productivity growth impacts
	Talent	Housing	Sustainability
	Making Otago the place for skilled and experienced people to live, study, work and invest	Improving the availability, choice and quality of accommodation for individuals, families, seasonal and migrant workers	Improving the resilience of key sectors and the sustainable use of the region's human, social, economic and natural assets

Our COMMITMENT:	Collaboration
What is key for successfully achieving our objectives and contributing to the outcomes?	Greater collaboration that extends more widely than just between districts, but also with iwi, industry, the neighbouring regions and central Government.
	This will be proactively supported across the region through the provision of appropriate and targeted resources.

Strategic approach at a glance

The Working Group will develop detailed terms of reference over the coming 12 months and processes to support implementation of the Framework. In general, within the terms of reference the role of the Working Group will include:

- Identifying and assessing economic development projects of regional interest
- Reporting to the region's decision-makers on current and proposed economic development projects
- Seeking support and/or funding from the region's decision-makers for projects that can deliver multi-district benefits
- Reporting to the region's decision-makers on the progress of regional projects
- Facilitating connections between stakeholders (regional, national and international) where it is of benefit to the region's economy
- Providing feedback, guidance and/or support to stakeholders undertaking projects that deliver multi-district benefits
- Reviewing and updating the Strategic Framework over the next 12 months, in collaboration with key stakeholders, and bringing it back to Otago council chief executives for agreement
- Continuing to review and amend the framework, as required

Identifying and assessing projects under the framework

Project ideas will either be generated through the Working Group or by other parties via the Working Group. The Working Group will identify projects through discussion at its regular forums, and through ongoing engagement with key stakeholders and the region's decision-makers. The Stakeholder Engagement Plan, which underpinned the development of this framework, will be reviewed and further developed to support this.

Assessing projects using multi-criteria analysis

A prioritisation approach has been developed to help assess whether projects and initiatives are well-aligned to the Framework and are likely to provide significant benefits to Otago stakeholders.

The Working Group will take a multi-criteria analysis approach to assessing and prioritising projects. Multi-criteria analysis is a structured method that will enable the group and decision-makers to transparently and consistently assess and rank proposals against a set of pre-determined objectives and assessment criteria.

Engaging with stakeholders

The Working Group will engage with the following stakeholders in accordance with its Stakeholder Engagement Plan, which will be regularly revised and updated:

- Otago Chief Executives and Mayors
- Central Government departments and agencies
- Key stakeholders
- All other stakeholders (including Otago residents and national and international stakeholders)

The Framework

PART ONE: Strategic assessment



Why a framework?

The Otago Regional Economic Development Working Group

In 2017, economic development units from the six Otago local authorities began discussing opportunities to work more closely together to identify and progress opportunities for economic development across the Otago region.

Subsequent advice from Ministry of Business, Innovation and Employment that funding applications for regional economic development projects have greater strength when they are aligned to a regional framework or strategy added further momentum to the group's discussions.

As a result, the Otago Regional Economic Development Working Group was formed to provide a structure for ongoing collaboration and in mid-2018 the Group commissioned the development of a Strategic Framework to inform regional decision-making.

This framework is intended to support focused and productive long-term collaboration between the Otago councils, including the identification and progression of economic development activities and projects which align with the strategic priorities and provide regional benefits.

The Strategic Framework consists of two main deliverables:

- **a strategic assessment** intended to provide a compelling case for change – a logical line of sight from where Otago is now to where Otago wants to be (which becomes our strategic focus)
- **a strategic approach** to inform and support the development of, and decision-making on, initiatives which will best meet the identified regional economic development objectives and priority themes.

Approach taken

The Government's Better Business Cases (BBC) framework was used as a basis for developing the framework. This provides:

- a structured approach based on consideration of five dimensions of planning and implementing change – strategic, economic, commercial, financial and management
- stakeholders with early opportunities to engage, to challenge the thinking and to shape the direction of proposals, and
- decision-makers with confidence and assurance that they are doing the right things and in the right way.

A key aspect of the approach taken was a series of externally facilitated workshops with an advisory group and key stakeholder interviews which enabled:

- ✓ collaboration – working together on the analysis and thinking
- ✓ challenge – robust testing and challenging of ideas using empirical data, and
- ✓ consensus – building support for the key issues and recommendations.

Overall, development of the strategic framework addressed three overarching questions:

- 1) **Why does Otago need to change and why now?**
- 2) **What does Otago want to achieve and what needs to change?**
- 3) **How does Otago get to where it wants to be?**

To answer the 'big three' questions, the process involved sequentially working through more detailed questions under the following groupings:

	The Current Context	What is our strategic context? Our region, our history, our people. Does our strategy align with current government, sectoral and regional policies and goals?
	Drivers for Change	What is driving us to consider change? What opportunities and strengths can we leverage? What threats and weaknesses need to be managed?
	Rationale for Change	Why change and why now? What is our call to action?
	Our Objectives	What do we want to achieve from change? And what outcomes will we contribute to improving?
	Strategic Themes	What needs to change? Where are we now? What are the strategic priorities that will inform our decision-making and focus our change effort?
	Prioritisation	How will we prioritise our efforts? Which potential initiatives will best meet our needs and optimise value to our stakeholders? (i.e. the optimal combination of benefits, costs and risks – the preferred way forward)



The current context

New Zealand's second-largest region

Otago is New Zealand's second largest region, spanning 32,000 square kilometres, or 12% of New Zealand's total land area. Otago boasts a diverse landscape - from rugged coastlines to spectacular mountains.

The Otago region extends from the Waitaki River in the north to The Brothers Point in the south and inland to Lake Wakatipu, Queenstown, Hawea, Haast Pass and Lindis Pass. The coastline stretches 480 kilometres from the Waitaki River to Wallace Beach in the south.

Otago spans the local government districts of Queenstown Lakes, Central Otago, Clutha (South and West Otago), Waitaki (North and East Otago) and Dunedin City. The region is covered by the Otago Regional Council, except for part of Waitaki district, which is affiliated with Canterbury Regional Council. While the Waitaki District falls partly within each of the Otago and Canterbury regions, 90% of its population live in Otago.

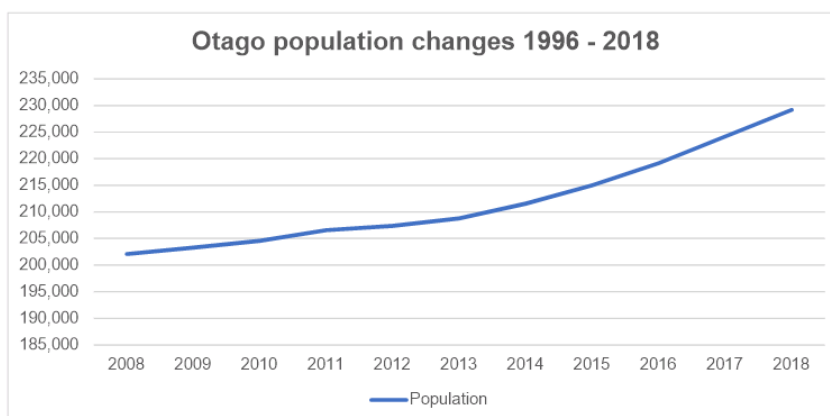
Our Treaty partners - Ngāi Tahu

The principles of the Treaty of Waitangi - Partnership, Protection and Participation, are integral to the implementation of the ORED framework. The Working Group will develop and give effect to this relationship by partnering with local rūnaka and with agencies such as Aukaha. Guidance will be sought from the rūnaka regarding engagement with Ngāi Tahu on specific priorities, themes and activities.

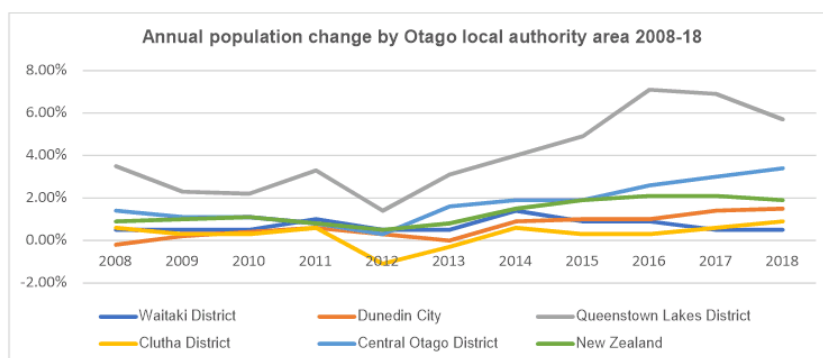
Population

Officially, Otago's resident population is 224,200 (or 4.7 percent of New Zealand's total population of 4,793,900). Dunedin City is the second largest city in the South Island, with a population of 128,800.

For the period from 1996 to 2018, all areas in Otago experienced population growth, with the exception of Clutha District. Queenstown Lakes District has experienced the highest growth over this period, with the population increasing from 14,800 to 39,200.

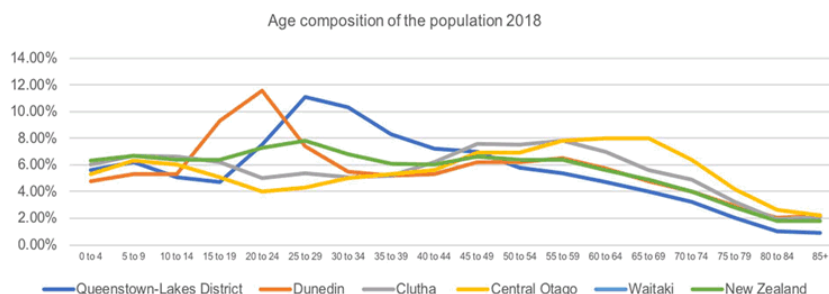


Source: Infometrics (based on Statistics New Zealand subnational population estimates)



Statistics NZ population estimates to June 2018 show all areas of Otago have experienced growth over the past year, with Queenstown Lakes and Central Otago districts experiencing significant growth:

	2017	2018	Increase	% ↑
Dunedin	128,800	130,700	1,900	1.5%
Queenstown Lakes	37,100	39,100	2,000	5.5%
Waitaki	22,200	22,300	100	0.6%
Central Otago	20,300	21,000	700	3.6%
Clutha	17,550	17,700	150	0.7%
NEW ZEALAND	4,793,900	4,885,300	91,500	1.9%



Although both Queenstown Lakes and Dunedin have large youth cohorts, the median age of residents across Otago is still slightly above the national average. Otago's current median age is 38, compared to 37 nationally.

The median age in Otago is projected to be 43.5 by 2043, which is consistent with the projected median age of 43 nationally. However, Central Otago is one of 12 districts in New Zealand, and the only one in Otago, projected to have a median age of 50 by 2043.

Economy

There is a diverse economy at play in the Otago region.

The agriculture profile of Otago is different from many other regions. No single industry dominates in the way that dairy does in Taranaki or Southland. Pockets of dairying in Clutha and Waitaki are sat against a strong backbone of sheep and beef across the region. The horticulture, pip and stone fruit industries are strong and growing, and wine growing is a significant sector.

Access to water and irrigation is a major factor in supporting agriculture development in some parts of the region. Weather can be a significant risk to these industries, particularly in Central Otago where it can impact on seasonal workforce demands and the availability of water.

The visitor industry is very strong, with tourism representing 15.3% of the total regional gross domestic product (GDP). The visitor industry is concentrated on Queenstown with over five million international visitor nights each year. It is also multi-seasonal, flattening out the peaks and troughs.

While there is strong tourism growth in Dunedin, it is still significantly reliant on the Government-funded health and education sectors.

Engineering and manufacturing are legacy industries that are expected to show signs of resurgence after having struggled for a long period. This has involved companies re-gearing themselves to a modern technology market or new start-ups. These entities are largely Dunedin and Oamaru-based and form an important platform for future development.

The scale of enterprises is also changing. While Dunedin has lost many of its legacy corporate entities, some remain in the engineering and financial industries. Rather like "ground cover" there are new industries growing on the "forest floor". Many do not yet have significant scale, but they will in time.

Similarly, the small business profile of the region, especially in the visitor industry, is giving way to growing corporate entities with the scale to mount larger infrastructure projects. Along with the largest hospital build in New Zealand's history, these are important developments when looking ahead.

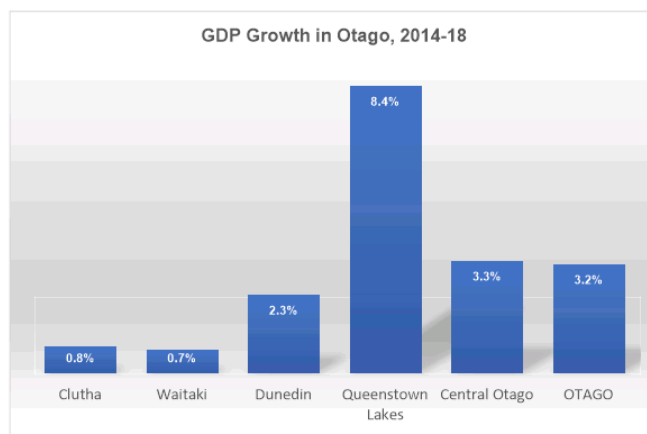
The lagging nature of statistics means not all of these changes are showing up in the data as yet, but the pace at which they are evolving means they will in the near future.

While overall growth in Otago's GDP has tracked well over the past five years at an average of nearly 3.2 per cent per annum (compared to 3.3 per cent nationally per annum), there was significant variation between the five Otago territorial authorities, highlighted in the following charts:

According to Infometrics, in 2018 Otago's GDP increased by 3.6% to \$10.4 billion, primarily due to rises in agriculture, rental, hiring, real estate services and construction. This is 4.3% of the national economy. This is part of a pattern of steady growth of 3.2% per annum over the five years 2014-2018 (behind Marlborough, Auckland, Canterbury and Northland).



Growth in GDP by territorial authority 2014-2018



Source: Infometrics

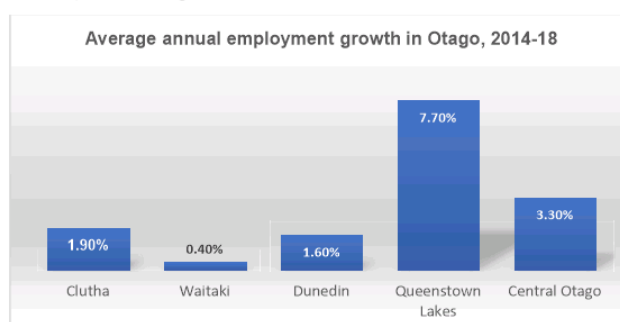
Employment

Across Otago in 2018:

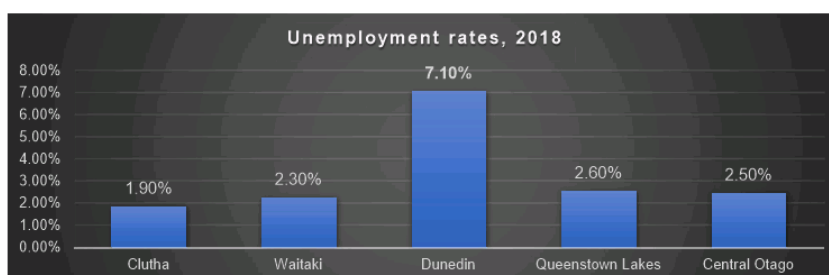
- Average employment growth was **2.6%** (compared with a national rate of 3%)
- Average unemployment was **3.3%** (compared with a national rate of 4.6%)
- The NEET rate (people aged 15-24 Not in Education, Employment or Training) was relatively low at **8.9%** (compared with a national rate of 11.7%).

Overall, Otago has had steady growth in employment over the five years from 2014-18, averaging 2.7 per cent per annum (exceeding the national average of 2.6 percent per annum).

However, as with GDP, there were significant variations across the territorial authorities:



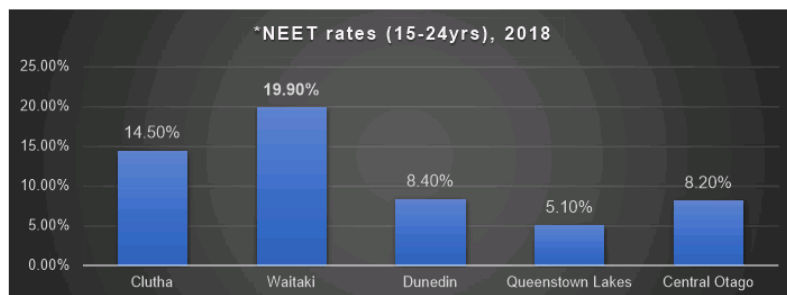
Unemployment rates



Underlying unemployment in Otago is low, but it is higher in Dunedin, even though jobs have been growing in Dunedin. Recent job growth has come at a time where there was still significant structural change in Dunedin's labour market. Longstanding hollowing out in the manufacturing sector has continued, but job gains have been made in industries such as professional services where skills are not so transferable. It may be that migrants from other parts of New Zealand have been more successful in getting these roles than those that were made unemployed in Dunedin. With net migration of 1,700 and employment growth of 1,600 between 2016 and 2017, it's plausible that workers moving into the city are filling the bulk of new jobs, and a small group of residents remain unemployed as they lack the skills that employers want. That said, unemployment in Dunedin is now beginning to show signs of tracking down again.

NEET rates

*NEET - people aged 15-24 Not in Education, Employment or Training

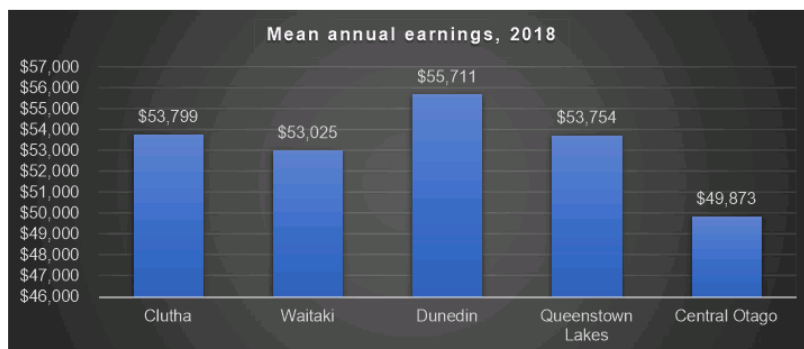


Source: Infometrics

Provincial economies in the rural heartland often have higher NEET rates than in areas attracting new population or that have education opportunities.

Earnings

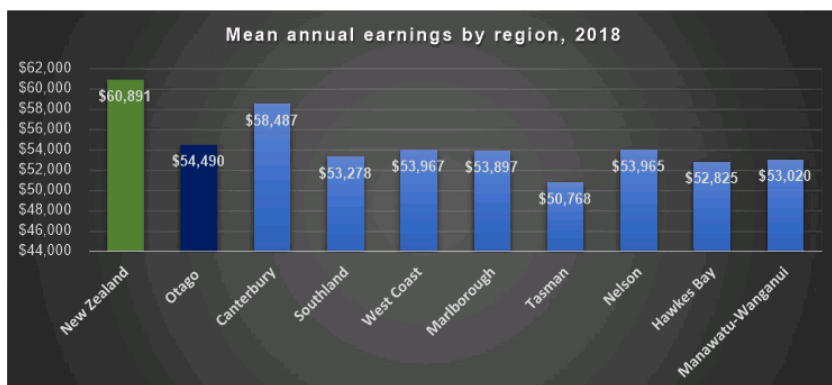
In 2018, mean earnings (income earned in employment) across all areas in Otago sat below the national average of \$60,891:



Source: Infometrics

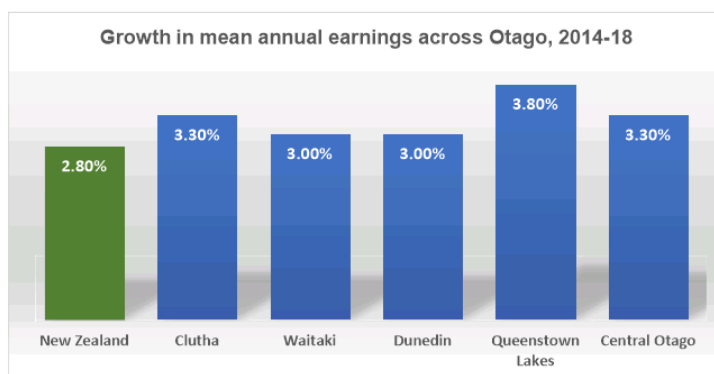
While mean annual earnings in Otago were below the national average, it is worth noting that all provinces in New Zealand's regions have lower earnings than the national average. The national average is inflated by what happens in the big cities, where employment is concentrated in higher-paying professional services roles.

When compared to other regions in the South Island and similar-sized regions in the North Island, mean annual earnings in Otago compare favourably, as illustrated in the following graph:



Source: Infometrics

Otago recorded steady growth in mean annual earnings over the five years from 2014-18, averaging 3.3 per cent per annum (exceeding the national average of 2.8 percent per annum). Of note is growth in earnings over all areas in 2018.

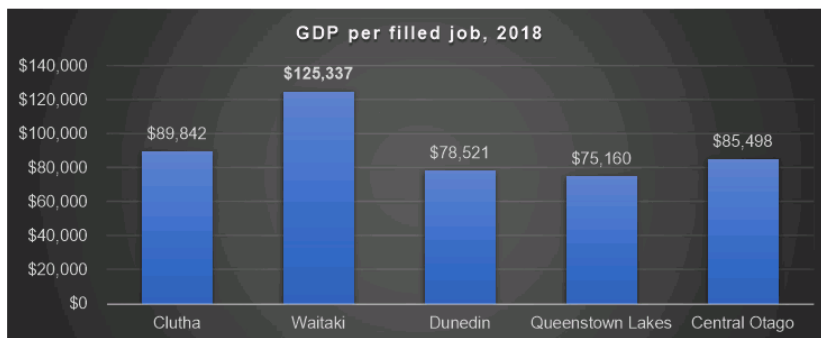


Source: Infometrics

Productivity

Productivity means how many resources – such as labour or capital investment – are needed to produce a certain amount of goods or services.

GDP per filled job averaged \$95,274 across Otago, compared to \$97,174 for New Zealand overall.

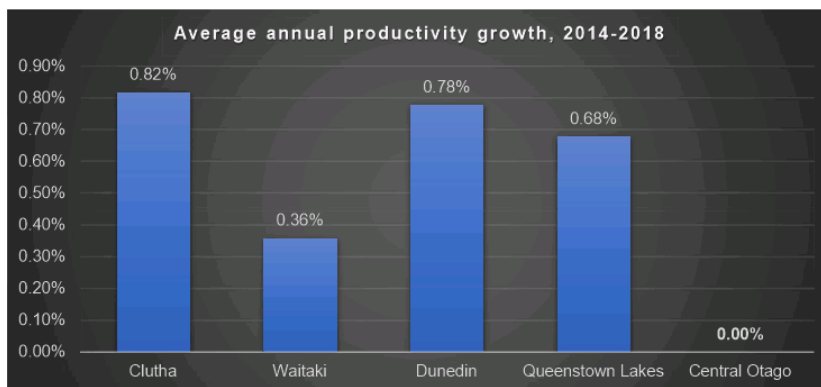


Source: Infometrics

Annual productivity growth from 2014 to 2018 averaged 0.53 percent across Otago (compared to 0.76 per cent for New Zealand overall). However, there was variation across the region, with Central Otago experiencing zero average annual growth while Dunedin and Clutha's average annual growth over the five years was above the national average.

Much of the productivity differences across Otago are driven by different industry mixes in each area. For example, Waitaki District's high level of productivity is driven by earnings in the capital-intensive mining sector. If you look at the productivity of other industries in Waitaki, they are often no higher than other parts of Otago.

At the other end of the spectrum, Queenstown's low productivity is driven by the large number of jobs in the tourism sector. Many of these jobs are less capital-intensive so have lower underlying productivity. There are also a lot of part-time roles tourism that mean there are more filled jobs to a unit of GDP.



Source: Infometrics

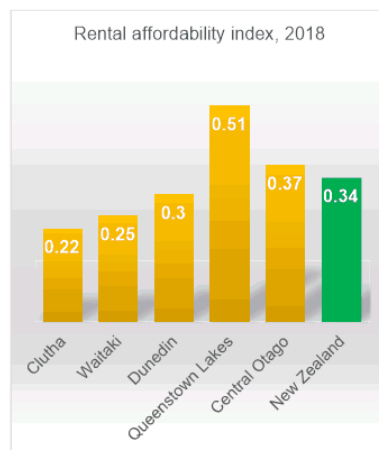
Housing affordability

While average house prices and rents across Otago are appreciably below national averages, as with other indicators, there is significant variation between districts.

The housing and rental affordability indices for each area are shown below. **The higher the housing or rental affordability index, the less affordable housing or rent is in the area.**



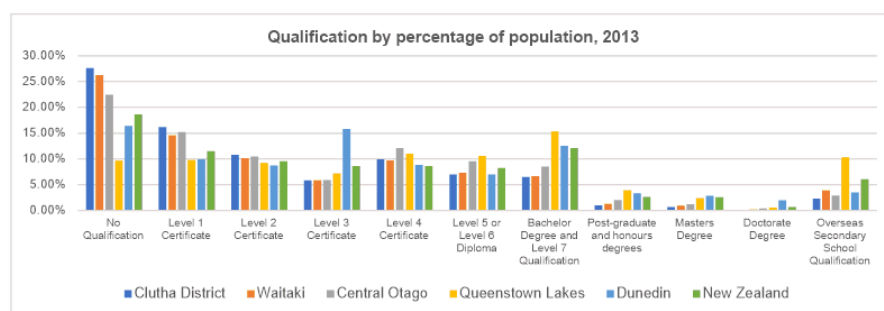
Source: Infometrics





Education

Educational performance across the region at primary, secondary and tertiary levels is generally high when compared to other New Zealand regions.¹



Source: Infometrics

Tertiary education is primarily focused in Dunedin, through the University of Otago and the Otago Polytechnic. The latter has a significant campus presence in Cromwell offering a range of tertiary courses including horticulture, viticulture and hospitality. Telford (a campus of Southern Institute of Technology) is based in Balclutha and Ara (polytechnic) has a campus presence in Oamaru.

There are also some private schools and institutions, notably the Queenstown Resort College which specialises in tourism and hospitality management training.

Environment

Otago's unique and beautiful natural environment is one of its greatest assets and a drawcard for millions of visitors from New Zealand and overseas every year.

Sustainable use of the region's resources is vital to economic progress and sustainability. Issues of key concern for Otago councils and residents include:

- Sustaining water availability and quality, especially in areas of agricultural intensification
- Pest management, notably rabbit and wallaby control
- Maintaining the region's unique biodiversity and ecosystems
- Maintaining and improving air quality
- Coastal protection in the Clutha, Dunedin and Waitaki areas
- Protecting air, land and waterways from hazardous substances

¹ <https://www.educationcounts.govt.nz/know-your-region>

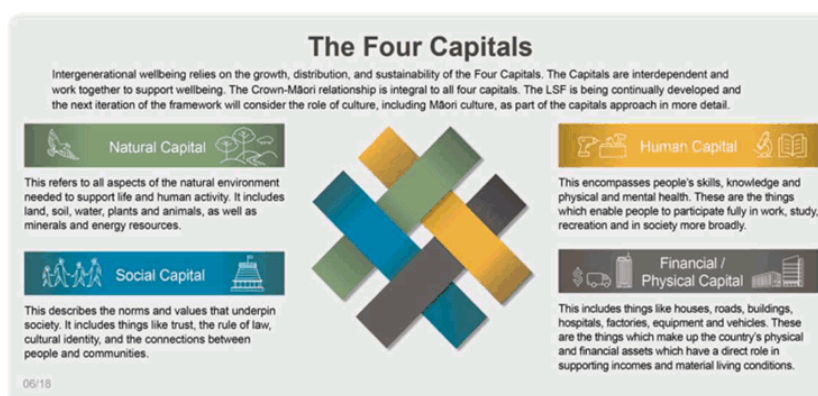
Central Government economic development goals

The Government has signalled a significant change in policy settings towards a focus on greater wellbeing. The November 2017 Speech from the Throne signalled the current Government's economic development strategy:

"This Government is committed to building a strong economy, to being fiscally responsible and to providing certainty... There will be a clear focus on sustainable economic development, supporting regional economies, increasing exports, lifting wages and reducing inequality. This Government ... will encourage the economy to flourish, but not at the expense of damaging our natural resources or people's wellbeing... The economic strategy will focus on how we improve the wellbeing and living standards of all New Zealanders."

A focus on wellbeing

The wellbeing focus leverages the Treasury's Living Standards Framework to inform the Government's investment priorities and funding decisions. The Treasury vision of "higher living standards for New Zealanders" is based on the stewardship of four capital stocks. Capital is defined as a store of future value – the resources needed to lift living standards.



The five dimensions of higher living standards (that Government can have an impact on, are practical and can be measured) are:

- **Sustainability for the future:** human, social and physical/ financial capital as well as natural capital.
- **Equity:** not just about income distribution – also about the distribution of everything of value and also whether there are fair processes.
- **Risk:** not just about economic or natural hazard risk - also about risks to social outcomes and people.
- **Economic growth:** not just about lifting people's incomes - also the resources available to spend on community assets, like schools, hospitals, welfare, and roads.
- **Social cohesion:** not just about lifting social connectedness - also about the role of things like the rule of law in promoting economic growth, and the fairness of government's processes in promoting equity.

The Treasury has commissioned the development of a Living Standards Dashboard, which will be used to monitor inter-generational wellbeing. The Living Standards Framework underpinned decision-making for the 2019 Budget and is set to underpin future wellbeing budgets.

In addition to considering to Government's wellbeing focus in the development of this strategy, consideration has been (and will continue to be) given to other Government priorities and policy.

Drivers for change

Otago has many advantages and strengths which are driving our economic and population growth. However, there are also several factors which are holding our economy back or will hold it back in the future if steps are not taken to address them.

The following issues and opportunities were identified for Otago's economy by the Working Group in consultation with an advisory group and key stakeholders. They are our 'drivers for change' – those things we believe need to be addressed to achieve our objectives.

Geographic remoteness, a dispersed population, and diverse local economies

Reflecting the scale, remoteness and geographical diversity of the region, each of the five districts face unique issues, challenges and economic drivers. The districts are focussed on differing district priorities with local economic benefits. They compete for visitor income and development resources.

Otago's remoteness also means many businesses have to rely on the broader regional, national and international environment to provide resources, talent and investment. When combined with the small local market, some local businesses can struggle to achieve the same economies of scale as those in the same industries in larger markets.

In addition to the disparate economic drivers for each of the districts, the people of Otago have a strong parochial sense of identity - "their place" and "their heritage". In addition, Otago people "do things differently here", which can hamper collaborative attempts across the region to make change.

Currently there is no regional mandate in the existing Local Government Act for the six regional territorial authorities to collaborate for whole of region benefits.

Opportunity

There is an opportunity, through the OREW Working Group, to improve collaboration and connectivity between the territorial authority areas and advance economic development initiatives that will provide multi-district benefits.

A shortage of skilled labour and housing in some areas

Jobs exist - but not always the people or housing.

Otago can often be regarded as a place to visit, play and study, rather than a permanent destination. The region experiences significant flows of visitors, transient workers and non-residents – for example, at any one time, Queenstown hosts 34 visitors for every one resident, and annually, Dunedin attracts thousands of students from outside the region and from overseas.

Its remoteness means that Otago businesses cannot easily benefit from the access to the labour and customer markets, goods, services and infrastructure characteristic in larger commercial centres.

The region has diverse labour market characteristics, with pockets of both low unemployment and high rates of NEETS (people aged 15-24 Not in Employment, Education or Training). While low by national standards, NEET rates do vary considerably across the region, with higher rates in Waitaki, Clutha and parts of Dunedin city.

There are serious concerns about the ongoing availability of skilled labour. This includes not only lack of the right people, but the impacts of an ageing population, non-availability of housing (or affordable or suitable housing) and concerns about the future of immigration policy on labour availability.

Farming, horticulture, viticulture, wine making and tourism are all highly seasonal activities. Seasonality impacts on the financial viability of many businesses, many of which have to earn enough over their peak seasons to sustain them through the rest of the year. Employing more seasonal workers to manage peak demands is a

major challenge for both business and the community, especially as there is a lack of local workers and suitable and affordable accommodation around Queenstown and Central Otago.

Housing concerns are region-wide. In Dunedin it more relates to the quality of existing housing stock and acute shortages of rental accommodation. While housing is more affordable in Clutha and Waitaki, employers also find it difficult to access suitable housing for workers and their families.

Opportunity

There is an opportunity to fill jobs and leverage economic growth by tapping into the significant flows of people through the region while also ensuring there is sufficient and appropriate accommodation for them.

Maximising the contribution of highly skilled and experienced people

There is a high level of pride in the educational status of the region and of its tertiary education institutions - Otago produces many highly educated and skilled people. While a significant number of these seek careers elsewhere, many retain an ongoing affinity with the region.

There are a number of successful and experienced business people that choose to live in Otago but have either retired or manage businesses elsewhere. In addition, there is a migration of capital to the region with high net worth people setting up residence in its most attractive areas. These are New Zealanders who live in the region and regularly commute to Auckland, Australia or further afield. There are also internationals who manage their businesses from a New Zealand base but often operate in an international market.

Besides these high net worth people, the region is also attracting people from the creative and media industries. The film industry is essentially driven by identifying locations, but this is a potential stepping off point for a more complete regional film offering.

Opportunity

There are opportunities to tap into the pool of expertise, talent and investment resources offered by successful and experienced people living in Otago or living elsewhere but with a strong affiliation to the region.



Relatively low business productivity

While parts of the region's economy are experiencing exceptional growth and new jobs are being created, one of the key concerns is that job productivity is not growing at the same pace. The Otago region has lower GDP per filled job and lower productivity growth than New Zealand overall, as outlined in the Strategic Assessment.

The region's tourism and horticultural sectors are made up of small businesses with low-wage, low-skill jobs and high staff turnover, typically generating lower GDP per hour worked than other industries.

Low productivity in itself does not mean an enterprise is not competitive or profitable. However, sustained low productivity growth is seen as a critical barrier to providing opportunities for progression into higher skilled roles and increased business profitability within the region. This is due to the underlying nature of key sectors, and maybe also due to businesses being established for lifestyle reasons rather than long term growth.

The tourism sector, in particular, typically includes small businesses with low-wage and low-skill jobs and high staff turnover. Tourism generates lower productivity growth than other industries that employ people with higher skills, pay higher wages and use information and communications technology (ICT) and other capital to work more efficiently.

Opportunity

While there are issues associated with productivity Otago, there is also a growing pool of creative and high-technology enterprises in the region leveraging off our strong knowledge base, research strengths, and skilled and experienced people. There are opportunities to support existing businesses to increase productivity and to further facilitate and support higher productivity enterprises.

Areas of narrow economic focus with potentially low resilience

While Otago encompasses a diverse range of economies, the economies within each territorial area tend to be quite narrowly focused, resulting in potential low resilience.

Queenstown is a tourism drawcard, which has significant implications for the rest of the region, but also other parts of the country. This important tourism market has a global destination brand, is multi-seasonal with long visitor stays (around four nights on average). The relative narrowness of the tourism-based economy is a potential weakness, as is the lack of resilience to adverse travel, economic or climatic events.

Growing visitor numbers are placing demands on existing transport and social infrastructure. Some parts of the asset base are ageing and struggle to provide capacity and accessibility to cope with both increasing resident growth and visitor numbers.

Demand for housing for the growing resident service population is high, with resulting problems of supply and affordability in areas within commuting distance of Queenstown.

Dunedin relies on the Government for more than 20 per cent of its GDP, primarily through provision of education and health services.

Clutha on the other hand, relies heavily on agriculture (dairy, sheep, beef and grain farming and meat processing), while Waitaki's GDP is heavily reliant on mining, meat and dairy production in 2018. All of these industries are export-focused and at the mercy of international commodity price cycles.

Central Otago's economy is more diverse, with the heaviest reliance for GDP in 2018 on electricity production (accounting for 8.1 per cent) and sheep, beef and grain farming (accounting for 5.4 per cent), followed by heavy and civil engineering construction (also accounting for 5.4 per cent).

Opportunity

There are opportunities to identify and support initiatives to create greater diversity and resilience within Otago's local economies.

Feedback and anecdotal evidence suggest that within Otago there is a desire that growth is not indiscriminate and does not come at the expense of damaging the region's unique environment and lifestyle. There is also awareness of the effects of climate change on the agriculture-based economy, water availability and our coastlines and roading infrastructure.

Approximately 23% of New Zealand's lake surface area occurs in Otago and the region produces 17% of New Zealand's hydroelectric generation. As a significant producer of renewable energy, there is an opportunity for Otago to take a leadership role in contributing to the Government's goal to transition to 100% renewable electricity by 2035.

Although sustainability tends to have an environmental focus, the Working Group views sustainability as including the sustainable stewardship of all four capitals – natural, human, social and economic.

Reactive and short-term responses are likely to be ineffective and have the potential to waste scarce investment resources on disjointed, duplicated and unaffordable infrastructure, limiting the choices available to future generations.

Opportunity

There is an opportunity through the Working Group, the Framework and collaboration with stakeholders for economic development initiatives, which are sustainable across all four capitals, to be identified and promoted within Otago.

Availability and quality of water resources

Otago's agricultural sector and many of its industries rely on a consistent, reliable and good quality water supply.

Predominant westerly winds and strong mountainous influences caused by the Southern Alps result in the Clutha headwaters receiving up to 2,400mm of rainfall annually. However, Central Otago receives much less rain due to the rain shadow effect of the Alps, with Alexandra and the Upper Taieri having a continental climate and receiving on average less than 400mm annually, the lowest in region.

Despite the large total water volumes present in the region, many areas of Otago run short of summertime water. While water has significantly changed local agricultural economies, it is a critical resource for the region that currently risks being over-utilised, as well as creating tensions between the needs of farmers and recreational users.

In Central Otago, water for irrigation is taken under deemed permits originally issued more than 100 years ago for gold mining (and due to expire in 2021). As a result, many local rivers are over-allocated. The Otago Regional Council is working with the local community to consider the best way to manage Otago water resources.

The quality of water in much of Otago is among the highest in New Zealand. However, the effects of urbanisation and intensive farming are putting pressure on some water quality and aquatic ecosystems. Dunedin's urban waterways have experienced stormwater contamination and intensive farming is having a detrimental effect on waterways in areas of south and west Otago.

Opportunity

There is an opportunity through the Working Group, the framework and collaboration with stakeholders for economic development initiatives to be identified and promoted which enhance the sustainability and quality of Otago's water resources.

Rationale for change

Based on the drivers for change identified the Working Group identified and tested the following problem statements for inclusion in an investment logic map (ILM). The ILM forms the basis for development of the strategic objectives and themes (strategic focus):

1. Disparate economic drivers across our districts are limiting opportunities for collaborative regional economic development
2. Opportunities to drive economic growth are being limited by our inability to attract, retain and fully utilise our skills and expertise
3. Reliance on low productivity industries is constraining wage growth and limiting regional growth and investment
4. Otago's sustainability will be undermined if we fail to proactively respond to emerging demographic, environmental and social challenges.

The one-page ILM is included as Appendix ONE.

The Framework



What do we want to achieve?

Ultimately, through implementing this framework, we want to contribute to achieving these high-level outcomes for the Otago Region:

Our people	Our communities	Our environment	Our culture
Improved wellbeing for all	More vibrant, prosperous and resilient communities	Improved environmental sustainability	Stronger, more productive partnerships with Ngāi Tahu

Our Strategic Objectives

Based on addressing the issues raised earlier, the Working Group agreed a set of four main objectives we want to focus on achieving:

1. To provide multi-district benefits through economic development initiatives
2. To increase regional productivity
3. To assist Otago to access the skills and experience it needs to prosper
4. To improve the ability of Otago communities to respond to social, environmental, economic and cultural opportunities.

Successfully achieving these objectives is expected to contribute to achieving the high-level outcomes identified above.

For each objective, some potential measures for success have been included. These will be further developed and refined as the Working Group tests the framework with stakeholders and identifies and progresses projects.

OBJECTIVE ONE:

To provide multi-district benefits through economic development initiatives

The Working Group was established to identify and progress economic development opportunities across the Otago region. The first objective clarifies the commitment of the Group to increase proactive collaboration and co-operation across the five districts, and to ensure that this collaboration is effective in generating significant and tangible benefits for the region as a whole.

The Group identified and prioritised a genuine need to work more effectively together, particularly where initiatives potentially impact on two or more districts or where resources could be effectively pooled for better effect. The focus is also on economic development initiatives that would not otherwise be implemented by the districts independently, usually because the benefits, costs and risks are borne unequally across the five districts.

The Group also noted the potential for avoiding the costs of competition and duplicated effort within the region, particularly around potential visitor attractions and infrastructure decisions.

Maintaining effective working relationships between all five councils is critical to the successful achievement of the objective. This objective reinforces the need to leverage existing governance mechanisms to enable the region to engage more effectively nationally, for example in applying for Provincial Growth Fund support, and internationally, when representing the interests of the whole region.

Potential indicators for measuring progress towards this objective include:

- **Number of collaborative initiatives that realise multi-district benefits (human, social, economic and natural)**
- **Increases in GDP per capita across the region**
- **Increases in average salaries across the region**

OBJECTIVE TWO:

To increase regional productivity

Productivity means how many resources – such as labour or capital investment - are needed to produce a certain amount of goods or services. Productivity growth results when businesses are able to scale without labour. Raising productivity makes our business enterprises more competitive, raises profits, and allows them to pay higher wages.

While many Otago businesses often represent a lifestyle choice, business owners work extremely hard and could benefit from initiatives to assist them to achieve greater productivity. This is true not just in respect of Otago's small businesses, but more widely for the public sector and social enterprises who compete in the same labour markets.

This objective aims to focus the Working Group's efforts on:

- ✓ supporting new and innovative business opportunities
- ✓ taking a whole of region perspective to lifting productivity
- ✓ attracting new ventures that complement existing tourism and horticultural sectors
- ✓ knowledge intensive industries, and
- ✓ enhancing partnerships with industry and Government.

Potential indicators for measuring progress towards this objective include:

- **Increases in GDP per job filled**
- **GDP growth in the tourism, hospitality and horticultural sectors**

OBJECTIVE THREE:

To assist Otago to access the skills and experience it needs to prosper

As well as lifting job productivity, the group highlighted the need to help Otago enterprises to grow, attract and retain the skilled staff, experience, talent and investment needed to keep up with demands to expand their businesses and grow ideas.

This was not just about attracting more people to Otago to live or finding workers to meet the seasonal and uneven demands for labour in the region – there was also a focus on 'growing our own' skilled and experienced people. Stakeholders consistently expressed concerns about unconstrained population and visitor growth.

The focus of this objective is also on better utilising our existing regional skills, experience and investors more efficiently, including:

- Otago residents

- ex-Otago people resident elsewhere in New Zealand and overseas
- high net worth business people living in the region, and
- visitors travelling through the region who may wish to shift to Otago.

Flow-on effects can include improving the prosperity and vibrancy of regional communities. Thriving and vibrant town centres with choices of authentic attractions, events and things to do were identified as essential for supporting social cohesion, attracting visitors and retaining young families.

Potential indicators for measuring progress towards this objective include:

- **Job growth**
- **Positive employer feedback on accessing appropriately skilled and experienced employees**
- **Increases in the number of business units**
- **Consented investment in non-residential building**

OBJECTIVE FOUR:

To improve the ability of Otago communities to respond to social, environmental and economic challenges

This objective contributes to the desire of the Working Group to assist in developing resilient, proud communities with a strong sense of place. This was seen as being particularly important in rural towns struggling with static and ageing populations.

This objective aims to:

- ✓ enhance access to affordable and suitable housing
- ✓ improve our energy efficiency
- ✓ improve regional asset resilience and condition.

Potential indicators for measuring progress towards this objective include:

- **Improvements to housing affordability indices**
- **Reductions in community recovery time from adverse events (social, environmental, economic)**
- **Increased percentage of renewable energy supply and use**
- **Changes to population age profiles**

Strategic Themes

These are the priority areas for change that we will focus on to help meet our objectives and contribute to the outcomes:

Connectivity

To enable better connections between people, between districts, across the region, and both nationally and internationally	
Where are we now?	What needs to change?
<p>Otago is characterised by both its remoteness from international markets and by the scale of the region. People need to travel to go to work, to play, to meet people, to socialise, to shop or to go to events or attractions. The means relatively long car journeys over geographically constrained roads.</p> <p>While there have been some improvements in flight options and public transport, low economies of scale and disperse populations can limit the development of transport alternatives.</p> <p>While there have been significant improvements digital connectivity in the Gigatowns, there are still challenges with black spots and both access to, and take-up of, high speed broadband.</p> <p>There are isolated pockets of expertise across the region and opportunities to connect these people and businesses to develop, invest and scale new ideas.</p>	<p>Otago people need to be more connected - locally, nationally and internationally.</p> <p>This is not just about growing, attracting and retaining skills and talent, but about establishing connections across the region to make the most of existing business skills and experience, investment resources and leadership.</p> <p>The need to leverage off current initiatives and start-ups, particularly in the creative sector was acknowledged.</p> <p>Possible changes in the current situation include enhancing the visibility of available skills and jobs - and matching people with resources and investment.</p> <p>More events to attract international talent, to showcase existing business success stories, and to enable local talent to collaborate.</p>



Productivity

To foster innovative new ideas with productivity growth impacts	
Where are we now?	What needs to change?
<p>There a low tolerance to risk to invest in untried or unproven ideas by traditional investors, mirroring Dunedin's public sector culture and the region's Scottish Presbyterian origins.</p> <p>Otago start-ups operate in silos, have high transaction costs and lack visibility of key players.</p> <p>It can be difficult for these start-ups to make connections and access both business experience and venture capital.</p> <p>Productivity growth enables businesses to scale without labour. The region's tourism, horticulture and viticulture sectors include small businesses employing low skilled workers and offering low wage jobs. These businesses generate lower GDP per hour worked than other industries that employ people with higher skills, pay higher wages and use ICT and capital to work more efficiently.</p>	<p>There needs to be more support for new and innovative business opportunities that could enhance the resilience of Otago's economy.</p> <p>Leveraging the growing pool of creative and high-technology enterprises, Otago's strong knowledge base and the University-based research strengths.</p> <p>Having enabling infrastructure and events in place to attract international talent and to showcase existing business success stories.</p> <p>Encouraging existing industries to lift their productivity growth.</p> <p>Lifting existing tourism productivity growth by better utilising existing facilities and capability, by spreading visitors around more of the region and with multi-seasonal attractions.</p>

Talent

To assist Otago to access the skills and experience it needs to prosper	
Where are we now?	What needs to change?
<p>Unemployment in the region is lower than nationally and businesses indicate that opportunities exist, but the people don't.</p> <p>But there are also barriers to accessing adequate family accommodation that make shifting to Otago less attractive.</p> <p>There are also shortages of people with high-level talents in particular sectors. In-work skills development and career pathways are also limited.</p> <p>Each of the districts employ migrant labour to overcome local labour shortages and to manage seasonal peaks.</p> <p>While the region creates talented tertiary students, there are few incentives to stay in the region and tap this talent.</p> <p>There are opportunities to more fully utilise the talent and investment potential already living in the region.</p> <p>Although ex-Otago people living elsewhere have a strong sense of pride in growing up and/or being educated in Otago, they are not currently targeted for their skills, experience and investment.</p>	<p>Attract families to Otago to work and live.</p> <p>Reduce the impacts of cost barriers for living and working in the region.</p> <p>Increase the availability and choice of appropriate and affordable housing for families shifting to Otago for work.</p> <p>There are isolated pockets of expertise across the region and opportunities to connect these people and businesses to develop, invest and scale new ideas.</p> <p>Increase the retention of skills and talent in the region.</p> <p>Existing businesses are retained and encouraged to grow.</p> <p>The Advisory Group also identified the need to reach out and leverage those people elsewhere nationally or internationally with an existing affinity and connection with the region.</p>

Housing

To improve the availability, choice and quality of accommodation for families, seasonal and migrant workers	
Where are we now?	What needs to change?
Access to appropriate accommodation is a recurring theme across all the districts.	Making it easier for families shifting to Otago to find appropriate housing.
While jobs exist across the region, a barrier to attracting people is the lack of appropriate accommodation.	Extending the range of choices for smaller, high quality rental and ownership dwellings.
Businesses are finding it difficult to accommodate seasonal and migrant workers, limiting both growth and labour supply.	Finding ways to better cater for changing demographics within communities.
Property development is limited by the availability of suitable parcels of land, low returns and a resistance to high-density housing.	Releasing existing land parcels for residential developments.
Where long-term rental or ownership housing is available, it is often unaffordable to low income families.	Meeting the increasing demands for seasonal and migrant workers.
Gross yields from landlords can be up to four times higher with Airbnbs than from long-term rentals.	Making it easier for migrant families and seasonal workers to feel welcomed, supported and integrated into Otago communities.
The Mayoral Taskforce is to build 1,000 affordable homes in the Queenstown Lakes district in the next 10 years.	Providing more consistent planning and consenting processes that balance regulatory and labour market requirements.

Sustainability

To improve the resilience of key sectors and the sustainable use of the region's human, social, economic and natural assets	
Where are we now?	What needs to change?
High growth is putting existing infrastructure under pressure. In Queenstown the ratio of visitors to residents exceeds 34:1, making it difficult to fund infrastructure growth off a narrow ratepayer base.	Long term capacity management of water infrastructure and transport assets.
The focus on tourism and lack of diversity means the regional economy is exposed to adverse travel, economic, seismic or climatic events.	Integrated transport planning and investment of air, rail, shipping and road across regional networks.
Lack of appropriate housing and career progression makes it difficult to grow or manage sustainable workforces.	Authorities invest in the right people, risk management and planning capability for the future.
Smaller stores cannot compete with the larger discount chains on price. Online alternatives mean that town centres will need to change to avoid losing their relevance as a focal point for communities to gather and socialise.	Better understanding of future trends, skill gaps and skills development to inform planning for a sustainable Otago workforce.
Otago is a region of geographical and climatic extremes. Key transport networks are exposed to major seismic or flooding events. Global warming will impact on the viability of marginal agriculture crops and aggravate water shortages.	Build the resilience of small town centres to manage change, to retain their authenticity and to thrive.
	Future-proofing and flexibility by anticipating, and managing for, the impacts of environmental change.
	Improving energy efficiency and considering alternative renewable energy resources to help achieve Government's targets.
	Balance the sustainable use of water across social, economic, recreational and cultural demands.

Our Commitment

Consistent and ongoing collaboration between the Working Group members, and between the Working Group and stakeholders, is critical to implementing regional economic development projects that will create multi-district benefits.

Collaboration

Greater collaboration that extends more widely than just between districts, but also with iwi, industry, the neighbouring regions and central Government	
Where are we now?	What need to change?
<p>There is no regional mandate in the Local Government Act for the six regional territorial authorities to collaborate.</p> <p>Each of the five districts face different issues, challenges and economic drivers. The districts can be inwardly focussed on addressing different local priorities with local economic benefits.</p> <p>Otago parochialism is both a strength and a weakness. There is an attitude that "we do things differently here", which at times hampers collaborative attempts across the region.</p> <p>Districts can potentially compete for visitor income and development resources, as well as duplicating effort.</p> <p>The establishment of the Working Group has provided an important opportunity for coordinating and assisting to advance economic development initiatives across the six authorities.</p>	<p>The Otago region needs to project an integrated and united approach on key strategic issues. This includes responding to national and international opportunities where a collective stance is required.</p> <p>Improving transparency and communication of local initiatives within the region.</p> <p>Reducing competition and duplication of effort.</p> <p>Identifying and striving for mutual benefits that contribute to both regional and wider outcomes.</p> <p>Ongoing commitment from Otago's leadership forums on priorities and resourcing to achieve Otago's objectives.</p>



The Framework

PART THREE: strategic approach



Collaboration as a Working Group

The Working Group will maintain regular contact and ensure ongoing collaboration through:

- Communicating regularly via email and phone on matters of shared interest
- Holding fortnightly teleconferences
- Holding monthly face to face meetings as a group
- Meeting at other times, as required

Terms of reference

The Working Group will develop detailed terms of reference over the coming 12 months and processes to support implementation of the Framework. In general, within the terms of reference the role of the Working Group will include:

- Identifying and assessing economic development projects of regional interest
- Reporting to the region's decision-makers on current and proposed economic development projects
- Seeking support and/or funding from the region's decision-makers for projects that can deliver multi-district benefits
- Reporting to the region's decision-makers on the progress of regional projects
- Facilitating connections between stakeholders (regional, national and international) where it is of benefit to the region's economy
- Providing feedback, guidance and/or support to stakeholders undertaking projects that deliver multi-district benefits
- Reviewing and updating the Strategic Framework over the next 12 months, in collaboration with key stakeholders, and bringing it back to Otago council chief executives for agreement
- Continuing to review and amend the framework, as required

Identifying projects

Project ideas will either be generated through the Working Group or by other parties via the Working Group.

The Working Group will identify projects through discussion at its regular forums, and through ongoing engagement with key stakeholders and the region's decision-makers. The Stakeholder Engagement Plan, which underpinned the development this framework, will be reviewed and further developed to support this.

Assessing projects using multi-criteria analysis

A prioritisation approach has been developed to help assess whether projects and initiatives are well-aligned to the Framework and are likely to provide significant benefits to Otago stakeholders.

The Working Group have established the following principles for assessing and prioritising projects:

- the process should add rigour to the selection of regional economic development projects and initiatives
- ORED assessments are intended to provide additional assurance to regional and Government decision-makers that a project is well-aligned to regional priorities
- the Working Group do not have the responsibility for funding decisions
- the Working Group assessment result does not necessarily impact on existing decisions to support a regional initiative.

The Working Group anticipates that proposals for regional economic development projects and initiatives will generally be very high level. Benefits and risks are unlikely to be reliably quantified in monetary terms. Similarly, cost estimates are likely to be indicative and subject to a high degree of uncertainty.

The prioritisation approach is therefore based on the application of qualitative decision analysis techniques and panel-based scoring approaches to rank potential regional economic development proposals.

The Working Group will take a multi-criteria analysis approach to assessing and prioritising projects. Multi-criteria analysis is a structured method that will enable the group and decision-makers to transparently and consistently assess and rank proposals against a set of pre-determined objectives and assessment criteria.

The analysis follows a series of logical steps allowing the assessment panel to determine an overall relative score of each proposal under consideration. The process ensures that the panel can express their preferences in a way that can be readily and logically explained.



Assessment criteria and scoring

The overall goal is to optimise the use of our economic, human, social and natural resources to best increase the wellbeing of the people of the Otago region – that is, to optimise the value from investment in a portfolio of Regional Economic Development proposals that will collectively best meet our objectives and provide the optimal mix of:

- **Benefits**
the gains experienced by Otago, Government and other stakeholders, whether these are economic, social or environmental, or whether these benefits can be expressed in monetary, quantitative or qualitative terms. This includes the consideration of distributional trade-offs between different stakeholder groups and also between changes in human, social, economic and natural capital.
- **Costs**
the whole of life costs to the region's ratepayers, as well as the consideration of how costs are imposed on other parts of society, other regions or external stakeholders, including Government.
- **Risks**
the chance of something happening that will have a consequence on the achievement of proposal objectives. Can be either related to the delivery of services, impacts on the Otago region or can be externally imposed.

As an input to the assessment criteria scoring the Working Group will conduct a preliminary qualitative multi-attribute utility (MAU) analysis of the relative costs, benefits and risks of the proposal. This is used to profile and provide a more detailed understanding of the likely value to be added by the proposal (and the relative trade-offs).



1. Analysis of the Proposal's Value to the Otago Region							
Criteria	Sub-criteria	Weight	Ranking				
Benefits to the region	Financial/ Physical Capital	25%	Minor	Moderate	Significant		
	Human Capital	25%	Minor	Moderate	Significant		
	Social Capital	25%	Minor	Moderate	Significant		
	Natural Capital	25%	Minor	Moderate	Significant		
Costs	Estimate of Project Funding Scale	n/a	Major (over \$10m)	Medium (\$1- \$10m)	Moderate (under \$1m)		
Risks	Project-based	34%	Extreme	V high	High	Med	Low
	Organisation	33%	Extreme	V high	High	Med	Low
	External	33%	Extreme	V high	High	Med	Low

The second part of the assessment will build on this initial analysis of value to determine an overall assessment of the relative strategic alignment, value and achievability of the proposal.

The following scoring and weighting basis was agreed by the Working Group as being fit for purpose for the assessment of each of the nine criteria, with corresponding quantitative scores from 0 to 3.

✓✓	The proposal strongly meets the criteria (3)
✓	The proposal broadly meets the criteria (2)
?	The proposal may meet the criteria (1)
X	The proposal does not meet the criteria (0)

The overall scores can be weighted and combined to given an overall average score between 0 and 3.0 for the proposal being assessed. The proposals can then be categorised in one of three groups:

- Low priority proposal (scoring less than 1.0)
- Medium priority proposal (1.0 or more but less than 2.0)
- High priority proposal (2.0 or higher)

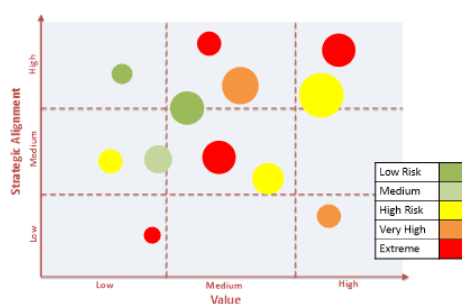
The following draft assessment criteria have been developed, based on the themes and critical success factors identified by the Advisory Group. This will be tested by the group and with key stakeholders and amended as required.

2. Criteria for Assessing Regional Economic Development Proposals		
Criteria	Weight	Description
Collaboration	7%	How well will the proposal provide multi-district benefits through greater collaboration on economic development initiatives?
Productivity	7%	How well will the proposal increase regional productivity?
Talent	7%	How well will the proposal assist Otago to access the talent it needs to prosper?
Resilience	7%	How well will the proposal improve the ability of Otago communities to respond to change?
Alignment	7%	How well does the proposal align contribute to the six priority themes for change?
Value	35%	How well is the proposal likely to optimise value (in terms of the previous analysis of benefits, costs and risks)?
Supplier Capacity & Capability	10%	How well is the proposal likely to result in successful arrangements with the supplier market for required services? (e.g. construction, specialist staff, facilities)
Affordability	10%	How likely can the proposal be funded from potential sources of finance?
Achievability	10%	How likely is the proposal to be delivered successfully given the capability of the organisation?
Total	100%	Overall weighted average score between 0.0 and 3.0

Possible presentation of the assessment results

Where there are competing alternative proposals, the results of the assessment may be presented graphically to aid decision-making and the communication of the relative trade-offs between. For example, alternative proposals can be mapped by their assessment scores for Value against Strategic Alignment (the combination of Collaboration, Productivity, Talent, Resilience and Alignment with the six themes).

Relative scales of the estimates of project funding and risk can be demonstrated by the size and colour of the data points. This aids in the choice and management of synergist investment portfolios.



Engagement

Mayors and Chief Executives

The Working Group will present regular updates to the Mayoral and Chief Executive forums on progress with the Framework and regional economic development projects.

Where decisions are required on provision of support or funding for significant regional economic development projects, a report will be brought before the forums. Further discussion is required to confirm where final decision-making will lie.

Decisions not requiring support from Mayors and Chief Executives will be made according to delegations within each in Council or Economic Development Agency.

Our Treaty partner – Ngāi Tahu

Where there is mutual benefit and interest the Working Group will engage with Ngāi Tahu to develop and progress regional economic development initiatives.

Central Government

The Working Group will continue to regularly engage with representatives from the Ministry for Business, Innovation and Employment and with other Government agencies as required.

Where funding is sought from the Government for regional projects initiated through the Framework, the Working Group will develop these in consultation with stakeholders and seek endorsement from the regions Mayors and Chief Executives prior to submission.

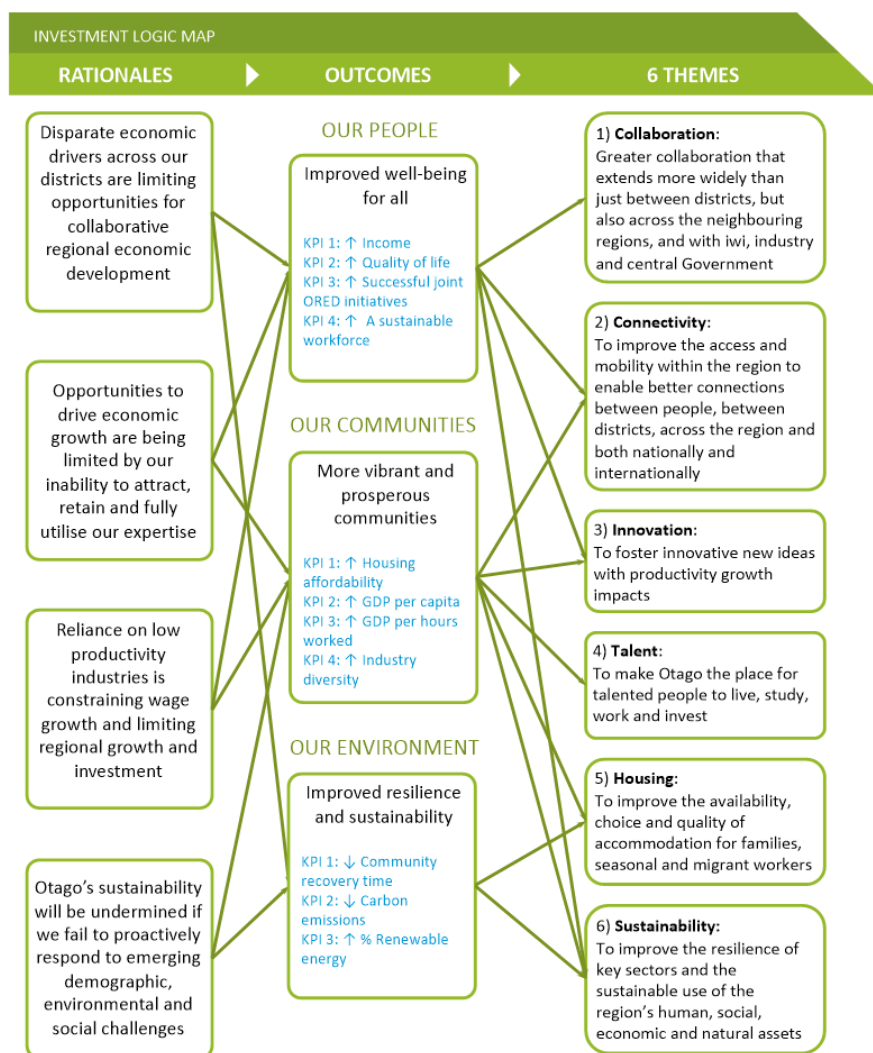
Key stakeholders

The Working Group used a Stakeholder Engagement Plan to support development of the Framework (the list of key stakeholders engaged with in developing the Framework is included as Appendix THREE). The Engagement Plan will be reviewed and updated by the Working Group to support and progress ongoing engagement with stakeholders, which will include testing and amending the Framework as required over the coming 12 months and bringing it back to Otago council chief executives for agreement.

Appendix ONE:

investment logic map

The investment logic map is a one-page graphical story that provides the logical line of sight from the "why" – the rationale for action, to the "what" – what needs to change to contribute to the three high level outcomes. This map is the end product of a series of five externally facilitated workshops with the ORED Advisory Group (consisting of Working Group members, specialist advisors and observers from the Ministry of Business, innovation and Enterprise and the Ministry of Social Development).



Appendix TWO:

environmental scan

As part of the 29 October facilitated workshop process, the Advisory Group conducted an environmental scan to consider what opportunities and strengths can be leveraged, and what threats and weaknesses needed to be managed.

Opportunities to Leverage:	Threats to Manage:
<p>New technologies:</p> <ul style="list-style-type: none"> vegetable based proteins changes in preferences digital/ virtual tourism <p>Our existing talent:</p> <ul style="list-style-type: none"> better utilise our existing skills, experience, investors match talent to jobs <p>Renewable Energy:</p> <ul style="list-style-type: none"> Otago supply and use of renewables? 	<p>Society sentiments:</p> <ul style="list-style-type: none"> bi-political with Labour urban and National hinterland public sentiment is pro-environment/ landscape social push-backs on irrigation/ greening <p>Poor resilience:</p> <ul style="list-style-type: none"> exposed to international travel risks major earthquake Queenstown potentially isolated from assistance (cf post Kaikoura quake) <p>Climate change:</p> <ul style="list-style-type: none"> low emissions targets high carbon footprint? LGNZ policy Potential risk reduction and retreat <p>Water:</p> <ul style="list-style-type: none"> impacts of water allocations (e.g. the Maniototo allocations were set in the gold-mining era) over-allocated in total reduce nitrogens?
Strengths to Build on:	Weaknesses to Address:
<p>Natural amenity:</p> <ul style="list-style-type: none"> diverse landscapes accessible and attractive to visitors/residents Queenstown is the "jewel in the crown" focus on brand Queenstown, not Otago? <p>Our expertise:</p> <ul style="list-style-type: none"> high in Dunedin isolated elsewhere, with some good skills not being utilised (e.g. experience & potential investors) <p>Knowledge economy:</p> <ul style="list-style-type: none"> Dunedin SMART city Otago is agile accelerators biotechnology University research <p>Renewable energy:</p> <ul style="list-style-type: none"> significant supplier of hydroelectric power 	<p>Geographically dispersed population:</p> <ul style="list-style-type: none"> ad-hoc population growth transient visitors costs of commuting to Queenstown risks of duplicated/ isolated decisions <p>Low productivity growth:</p> <ul style="list-style-type: none"> nature of low wage sectors (horticulture/ health/ education/ tourism) dominated by small businesses not attractive to larger employers a flow of talent that doesn't stick seasonal workers people commuting to work in Queenstown <p>Housing:</p> <ul style="list-style-type: none"> availability of low-cost housing high living costs for those on low incomes perceived as expensive and unaffordable high non-resident population poor design and bespoke building code seen as the minimum inefficient energy use lack of density in new developments <p>Lack of economic diversity:</p> <ul style="list-style-type: none"> tourism - poor sustainability? agriculture - more innovative with higher productivity gains public health, education and social (in Dunedin).

Appendix THREE:

consultation

The Working Group held interviews during October/November to test the initial thinking with key regional stakeholders identified as having high levels of both influence and interest in this analysis.

District	Stakeholder	Role
Central Otago	Sanchia Jacobs	Chief Executive, Central Otago District Council
	David Ritchie	Olivers Restaurant, Clyde
	Greg Bodeker	Director, Bodeker Scientific
	Basil Goodman	Chair, Seasonal Solutions
	Daniel Prew	Regional Manager, The Warehouse
	Stuart Heal	Self-employed contractor, ex Southern PHO, CRT
	Tim Cadogan	Mayor, Central Otago District Council
Queenstown	Bridget Legnavsky	GM, Cadrona Alpine Resort, Wanaka Chamber of Commerce
	Ross McRobie	Chair, Audit and Risk, Queenstown Lakes District Council
	Jason Watkins	Business Development Manager, CUBE start-up
	Michelle Morss	Strategy and Development Manager, Corporate Services, QLDC
	Ann Lockhart	Chief Executive Officer, Queenstown Chamber of Commerce
	Craig Douglas	Chair, Queenstown Chamber of Commerce
	Jim Boulton	Mayor, Queenstown Lakes District Council
Clutha	Mike Theelan	Chief Executive Officer, Queenstown Lakes District Council
	Bryan Cadogan	Mayor, Clutha District
	Steve Hill	Chief Executive Officer, Clutha District Council
	Andrew Johns	Operations Manager, Danone Nutricia
Dunedin	Silvio Tenci	Plant Manager, Silver Fern Farms
	Dougal McGowan	Chamber of Commerce
	Virginia Nicholls	Otago Southland Employers Association
	Jason Lindsay	Petridish
	David Thomson	Director Planning and Funding, University of Otago
	Des Adamson	Business Relationship Manager, Dunedin City Council
	Casey Davies-Bell	Start Up Dunedin
	Angus Pauley	Start Up Dunedin
	Heidi Renata	Innov8 HQ
	Sarah Gardner	Chief Executive Officer, Otago Regional Council
	Dave Cull	Mayor, Dunedin City Council
	Chris Staynes	Deputy Mayor, Dunedin City Council
Waitaki	Dr. Sue Bidrose	Chief Executive Officer, Dunedin City Council
	Nicolas Erdody	Tech Entrepreneur
	Jane Smith	Farmer, North Otago Sustainable Land Management Group
	Gary Kircher	Mayor, Waitaki District

	Sabra Moore	Manager- Regional Stakeholder Engagement, ARA Institute
	Sandra Famlton	Employment Consultant, Workbridge
	Fergus Power	Chief Executive Officer, Waitaki District Council
	Julia McLennan	Oamaru Board member, Otago Chamber of Commerce and two reps
	Melanie Tavendale	Deputy Mayor, Waitaki District

RESOLUTION TO EXCLUDE THE PUBLIC

That the Council excludes the public from the following part of the proceedings of this meeting (pursuant to the provisions of the Local Government Official Information and Meetings Act 1987) namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution	Reason for Confidentiality
C Options for the Protection of Foulde Marr	<p>S7(2)(g) The withholding of the information is necessary to maintain legal professional privilege.</p> <p>S7(2)(i) The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>	
C1 Confirmation of the Confidential Minutes of Ordinary Council meeting - 30 July 2019 - Public Excluded	<p>S7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.</p>	.	
C2 Property Negotiations	<p>S7(2)(g) The withholding of the information is necessary to maintain legal professional privilege.</p> <p>S7(2)(i) The withholding of the information is necessary to enable</p>	<p>S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>	This report is confidential to protect Council's position in respect of property negotiations..

	the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).		
C3 Film Dunedin Development	<p>S7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>S7(2)(h) The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p> <p>S7(2)(i) The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>	
C4 Dunedin City Holdings Group Appointments	<p>S7(2)(a) The withholding of the information is necessary to protect the privacy of natural</p>	<p>S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for</p>	

	persons, including that of a deceased person.	which good reason for withholding exists under section 7.	
C5 Annual Review - DCC Treasury Risk Management Policy	S7(2)(h) The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	
C6 Dunedin City Council's Letter of Expectation for Dunedin City Holdings Limited and Group	S7(2)(c)(i) The withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information or information from the same source and it is in the public interest that such information should continue to be supplied.	S48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	This letter is presented in draft form for discussion prior to finalisation, signing and issuing to Dunedin City Holdings Limited..

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 6 or Section 7 of that Act, or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above after each item.