



AGENDA

Commercial and Strategy Committee Meeting Tuesday, 8 June 2021

Date Tuesday, 8 June 2021

Time following the Infrastructure Committee

Location Council Chamber
Timaru District Council
King George Place
Timaru

File Reference 1425972

Timaru District Council

Notice is hereby given that a meeting of the Commercial and Strategy Committee will be held in the Council Chamber, Timaru District Council, King George Place, Timaru, on Tuesday 8 June 2021, at the conclusion of the Infrastructure Committee meeting.

Commercial and Strategy Committee Members

Cr Peter Burt (Chairperson), Cr Richard Lyon, Cr Gavin Oliver, Cr Paddy O'Reilly, Cr Barbara Gilchrist, Cr Sally Parker, Cr Stu Piddington, Cr Steve Wills, Allan Booth (Deputy Chairperson) and Mayor Nigel Bowen

Quorum – no less than 2 members

Local Authorities (Members' Interests) Act 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Ashley Harper
Acting Group Manager Commercial and Strategy

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- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**
- 5 Chairperson's Report**

6 Confirmation of Minutes

6.1 Minutes of the Commercial and Strategy Committee Meeting held on 20 April 2021

Author: Jo Doyle, Governance Advisor

Recommendation

That the Minutes of the Commercial and Strategy Committee Meeting held on 20 April 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Commercial and Strategy Committee Meeting held on 20 April 2021**



MINUTES

Commercial and Strategy Committee Meeting Tuesday, 20 April 2021

Ref: 1425972

**Minutes of Timaru District Council
Commercial and Strategy Committee Meeting
Held in the Council Chamber, Timaru District Council, King George Place, Timaru
on Tuesday, 20 April 2021 at 10.17am**

Present: Cr Peter Burt (Chairperson), Cr Richard Lyon, Cr Gavin Oliver, Cr Paddy O'Reilly, Cr Barbara Gilchrist, Cr Sally Parker, Cr Steve Wills, Allan Booth (Deputy Chairperson)

In Attendance: Chief Executive (Bede Carran), Acting Group Manager Commercial and Strategy (Ashley Harper), Chief Financial Officer (Azoora Ali), Programme Delivery Manager (Lili Delwaide), Manager of Property Services & Client Representative (Nicole Timney), Governance Advisor (Jo Doyle)

Anne Lemmens – Pleasant Point Community Board
Jennine Maguire – Geraldine Community Board

1 Apologies

Resolution 2021/25

Moved: Cr Sally Parker

Seconded: Cr Paddy O'Reilly

That apologies from Mayor Nigel Bowen and Cr Stu Piddington be received and accepted.

Carried

2 Identification of Items of Urgent Business

There were no urgent business items.

3 Identification of Matters of a Minor Nature

There were no matters of minor nature.

4 Declaration of Conflicts of Interest

There were no conflicts of interest.

5 Chairperson's Report

The Chairperson has attended the following since the last meeting:

- Council meetings and LTP workshops
- Tenders and Procurement Committee
- People and Performance Committee
- Government 3waters reforms meetings
- Timaru District Holdings meetings
- District Licensing hearings and meeting with Pleasant Point community.

Resolution 2021/26

Moved: Cr Peter Burt

Seconded: Cr Sally Parker

That the Chairpersons report be accepted.

Carried**6 Confirmation of Minutes****6.1 Minutes of the Commercial and Strategy Committee Meeting held on 16 March 2021****Resolution 2021/27**

Moved: Cr Barbara Gilchrist

Seconded: Cr Gavin Oliver

That the Minutes of the Commercial and Strategy Committee Meeting held on 16 March 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried**7 Reports****7.1 Investments and Borrowing Treasury Report for Quarter Ending 31 March 2021**

The Committee was presented with the status of Council treasury activities at 31 March 2021 by the Chief Financial Officer.

Refinancing of borrowings expiring in May 2021 is currently being considered due to a strong market, the good Fitch credit rating (AA-) is able to be used to minimise the cost of Council debt.

Historic high interest rates are now able to be replaced by lower rates which when locked in lowers the weighted cost of finance over time. The new arrangement will be started in April and May.

Resolution 2021/28

Moved: Cr Barbara Gilchrist

Seconded: Cr Gavin Oliver

That the Committee receive and note the report.

Carried**Attachments**

1 Interest Rate Projection

7.2 Overview of 2020/2021 Capital Work Programme - Dashboard

The Committee was presented with an update on the delivery status of the 2020/2021 capital work programme.

The capital expenditure for 2020/2021 is now showing at \$33.6m which is a significant increase on previous years achievements. Work is continuing at pace, with more due to get underway.

As an organisation more has been spent in the last 9 months than in any previous full financial year on capital works.

Since the last meeting, another \$9m has been awarded with another \$18m contained in the road maintenance contract over 5 years being let this morning.

There is an expectation that 55% of next year's work will be contracted by the end of this year, being the 30th of June 2021.

Resolution 2021/29

Moved: Cr Sally Parker

Seconded: Cr Barbara Gilchrist

1. That this report be received and noted.

Carried

8 Consideration of Urgent Business Items

There were no urgent business items.

9 Consideration of Minor Nature Matters

There were no matters of minor nature.

10 Exclusion of the Public

Resolution 2021/30

Moved: Cr Richard Lyon

Seconded: Deputy Chairperson Allan Booth

That the public be excluded from the following parts of the proceedings of this meeting on the grounds under section 48 of the Local Government Official Information and Meetings Act 1987 as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
11.1 - Public Excluded Minutes of the Commercial and Strategy Committee Meeting held on 16 March 2021	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy
11.2 - Property Matter	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy To enable commercial or industrial negotiations

	s7(2)(i) - The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
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Carried

11 Public Excluded Reports

11.1 Public Excluded Minutes of the Commercial and Strategy Committee Meeting held on 16 March 2021

11.2 Property Matter

12 Readmittance of the Public

Resolution 2021/31

Moved: Cr Barbara Gilchrist

Seconded: Cr Richard Lyon

That the meeting moves out of Closed Meeting into Open Meeting.

Carried

The Meeting closed at 10.44am.

.....

**Cr Peter Burt
Chairperson**

7 Reports

7.1 Venture Timaru Quarterly Report January to March 2021

Author: Ashley Harper, Acting Group Manager Commercial and Strategy

Authoriser: Ashley Harper, Acting Group Manager Commercial and Strategy

Recommendation

That the Venture Timaru report for the period ending 31 March 2021 be received and noted.

Purpose of Report

- 1 To present to the Venture Timaru six month report for the period ending 31 March 2021.

Assessment of Significance

- 2 This matter is not deemed significant under the Council's Significance and Engagement Policy.

Discussion

- 3 Venture Timaru's six month report for the period ending 31 March 2021 is attached. This is provided by Venture Timaru to Timaru District Council (as shareholder) pursuant to its Statement of Intent.
- 4 The Chief Executive of Venture Timaru will be in attendance to speak to the report.

Attachments

1. **Venture Timaru quarterly report to 31 March 2021 to Timaru District Council**



MEMORANDUM

FROM: Nigel Davenport
TO: Ashley Harper – Acting Group Manager Commercial & Strategy Timaru District Council
SUBJECT: Venture Timaru Operational Update for the three months to 31 March 2021
DATE: 21st May 2021

Background

Please find attached an update relating to our Economic Development and Visitor Promotion operations for the quarter to 31st March 2021.

Highlights

Refreshed Economic Development Strategy (EDS) and new Destination Management Plan (DMP) – known as “Project Thrive”, this is our main focus in Q3 2020/21. The extensive local stakeholder consultation is underway with the final aligned reports to be available in June 2021. This work will inform our priorities and objectives for both 2021/22 Statement of Intent (draft submitted to Council 1st March 2021) and also our workplan over the ensuing 8-10 years.

Regional Apprenticeship Initiative – being appointed by the Government to act as the third-party administrator for Mid & South Canterbury & North Otago for this initiative, we are to progressively receive \$4.0m to support up to 100 new apprentices across the priority sectors of primary, construction, engineering, manufacturing, and wood processing. Noting the economic benefit of this support as it is released into our local economies is conservatively estimated at \$14m.

As of Tuesday 2nd March 2021, less than 5 months since opening the application process, we advise that we have now fully allocated all 100 RAI Apprenticeship spaces available through this initiative (and have a further 12 on the waiting list should RAI#2 be forthcoming from the Government).

This result is being seen by central government as the exemplar for the value of direct into business funding support. Aligned to this a suite of courses supporting the apprentice and business owner have been scheduled with 4 local providers. We are also in early discussions with existing ITO's and Ara to progress the establishment of ultimately all trades block courses taking place on Ara's local campus.

Enhanced engagement with local industry

- The reforms to vocational education (ROVE) are progressing with all Polytechs and ITO's under the new national entity known as Te Pukenga. As a result of these changes we see significant opportunity to consolidate various training and courses at the Ara Campus in Timaru – not solely for South Canterbury but Central and wider South Island. We are progressing discussions with local industry, Ara, ITO's and other providers to explore what opportunities we can proactively position ourselves for increased local provision. One such opportunity is to be the South Island satellite of the Construction Centre of Vocational Excellence (ConCOVE), which is being established by the Government at MIT in Auckland.



- We and local industry are currently assessing the potential to align the local provided and industry led Transport and Logistics Certificate in Commercial Road Transport Level 4 to the NZ Road Transport Forums recently launched Traineeship Programme. Potentially seen as a natural sustainable progression for the industry led course locally.
- Recent inconsistent supply of containers into the South Island has again highlighted the need for a committed national coastal shipping service. A service that can take any container, acts as a feeder into the larger ports such as Auckland, Tauranga and Lyttleton, and delivers in and out of Primeport and substantial container trade that is generated in the central South Island. We are engaging with key transport & logistics and enabling investor parties to assess options and interest. There are many hurdles and challenges identified, however the clear need coupled with identified make this a key focus for us presently.
- We've Got Jobs campaign launched late 2020 continued through this quarter in collaboration with business and industry and local recruitment agencies. Always difficult to assess or numerate new workers attracted to the regional but anecdotally we have received word back from several businesses that the campaign along with our suite of workforce attraction resources continues to have an impact on workers deciding to move here.
- We brought together a cross section of our primary food processing and retail sectors to discuss the high level concept of a Food Heritage Centre to celebrate the substantial and unique story of food in our area. A strong and favourable consensus received to progress the feasibility study associated with this opportunity. This to be funded via central government STAPP funding VT received, with engagement of appropriate parties to complete this currently underway.

Events – the start of the year has again been extremely busy with many events taking place. Some of those we have been actively involved in included:

- Rock N Hop
- Crusaders v Highlanders preseason rugby match at Temuka Domain – 5000+ people attending.
- Business Breakfast with Crusaders CE Colin Mansbridge hosted by VT.
- 2 x pre season games between the Canterbury Tactix and Southern Steel Netball teams
- Enhanced Farmers Markets across Timaru, Pleasant Point and Temuka
- Waitangi Whanau Fun Day
- South Canterbury Car Club meets at Levels.
- Movies in the Gardens
- South Island Masters Games

Unfortunately due to a shift in COVID levels in Auckland the new Bandquet event planned for mid-March had to be deferred until October 9th.

Promotion of our District

- a variety of campaigns were undertaken across Jan – March including Summer Holidays, Meet me in the Middle and Urban Escape (see below).
- We also launched the new Timaru Trails app which includes a variety of walking trails in Timaru initially with others across the wider district being added.

Ongoing update and maintenance of our visitor website continues. Social media campaigns are directed to special pages on the site to make information easy to find. The [Escapes](#) section offers a variety of activities for different market segments for example:

- [Timaru District Markets](#)
 - [Meet me in the middle](#)
 - [Luxury Escape to Geraldine](#)
- ROAM being the STAPP funded central south island loop driving app is progressing well with planned launch being end of May. We are working closely with neighbouring Councils on this and the planning for SCOFF 2022.
 - Geraldine Walkway and Sculpture Trail is well progressed with wide local engagement. This project has also benefited from STAPP Funding.
 - A variety of new resources have been completed in conjunction with the districts Tourism and Visitor Sector and distributed across the District. These include maps, Official Visitor Guide and more recently new “hero videos”. Below are the links to view these and we have included some images of these I the following pages:
 - [Timaru District Map](#)
 - [Timaru and Central South Island Map](#)
 - [Timaru District Official Visitor Guide](#)
 - [Geraldine Hero Video](#)
 - [Timaru Urban Hero Video](#)
 - Data Collection – Monthly collection of visitor data is now ongoing – including Air DNA, via Triptech and Infometrics.

New Business Opportunities Our direct involvement has seen a number of smaller new businesses established however the volume of enquiry of larger new Tika te Ara [Kia Tika te Ara](#).

Ongoing discussions with third party new business opportunities continue across Sustainable Energy, Waste Management, Education, Freight hubbing, Construction, Coastal Shipping, Housing and Tourism.

OBJECTIVES	KPI	ACHIEVED
encourage innovation and facilitate the growth of existing business	a minimum of 20 new connections facilitated for existing businesses per month	Yes – a variety of intro’s made e.g., Reg Apprentice training opportunities for 4 x local providers, 2 x graduates into McCain, 12 secondary schools into Driver Simulator NZ Pilot Programme etc...
assist business to re-deploy, retain, and attract a skilled workforce	quarter on quarter improvement in the district’s unemployment rate	No – June 20 3.3% , Sept 20 3.7% , Dec 20 4.0% , and March 4.2% . Still below NZ 4.7%. with trend in recent months seeing a reducing number of jobseekers By way of comparison our districts jobseekers Mar 20 were 558, peaking Aug 20 at 945 and as at April 21 609
deliver tourism and visitor attraction services for the District	quarter on quarter improvement in the district’s tourism expenditure	No – June 20 ¼ impacted by lockdown with \$30m visitor spend. Sept 20 ¼ buoyed by busy School Holidays rose to \$36m and Dec 20 ¼ to \$44m . However the March 21 ¼ fell back to \$40m
create an environment to attract and assist new and developing business	a minimum of 10 new and developing business opportunities identified and engaged per quarter	Yes – as detailed above with various promising discussions ongoing.

Financials
Venture Timaru
Profit & Loss Statement
1 July 2020 - 31 March 2021

	YTD ACTUAL	FULL YEAR REFORECAST	FULL YEAR BUDGET
INCOME			
Economic Development Grant - TDC	\$ 480,000	\$ 640,000	\$ 640,000
Tourism Grant - TDC	\$ 262,505	\$ 350,000	\$ 350,000
MyNextMove Contract - MSD	\$ 118,747	\$ 145,000	\$ 145,000
Transport & Logistics Funding - Provincial Development Unit	\$ 225,000	\$ 300,000	\$ 300,000
Capability Funding for Special Proj Role - Provincial Development Unit	\$ 33,335	\$ 39,584	\$ 39,584
Reg Apprenticeship Initiative - Provincial Development Unit	\$ 755,152		
Events Stimulus Funding - TDC	\$ 127,140	\$ 150,000	\$ 150,000
Stapp Funding	\$ 197,058	\$ 400,000	\$ 400,000
Other Income	\$ 25,700	\$ 20,750	\$ 17,750
TOTAL INCOME	\$ 2,224,637	\$ 2,045,334	\$ 2,042,334
EXPENDITURE			
Economic Development Expenses	\$ 205,071	\$ 293,103	\$ 292,090
Human Resources	\$ 245,949	\$ 336,374	\$ 332,924
Tourism Expenses	\$ 219,501	\$ 350,000	\$ 350,000
MyNextMove Expenses	\$ 101,135	\$ 145,365	\$ 145,000
Transport & Logistics Panel Expenses	\$ 169,996	\$ 300,000	\$ 300,000
Reg Apprenticeship Initiative Expenses	\$ 755,152		
Events Stimulus Payments	\$ 127,140	\$ 150,000	\$ 150,000
STAPP Expenses	\$ 197,058	\$ 400,000	\$ 400,000
Special Project ex Reserves	\$ 46,508	\$ 105,312	\$ 71,635
TOTAL EXPENSES	\$ 2,067,510	\$ 2,080,154	\$ 2,041,649
OPERATING SURPLUS/(DEFICIT)	\$ 157,127	-\$ 34,820	\$ 685

At this time of the current financial year (3 months till year-end) we have included our mid-year reforecast and compare YTD actuals against this and the originally presented full year budget contained in our SOI.

Income – reforecast year-end total income position \$2.045m remains largely as originally budgeted \$2.042m although at that stage no allowance had been given for central government funding for the Regional Apprenticeship Initiative for which we were only formally appointed to administer in Oct 2020. Noting this funding is largely pass through direct into local business with an appropriate administration fee for this service coming to VT.

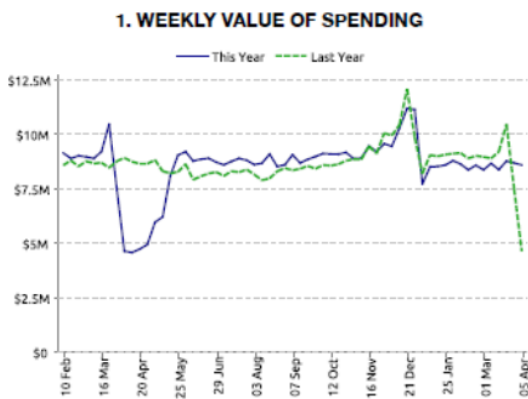
Expenses - reforecast year-end total expenses at \$2.080m is approx. \$40K above the originally budgeted \$2.042m largely due to the cost to complete the updated Economic Development Strategy and Destination Management Plan being part funded ex VT reserves with residual ex STAPP Funding.

Surplus YTD at \$157K testament to income being received in advance ex Central Government for STAPP, MyNextMove, Transport and Logistics being expensed in subsequent months.

REPORTING – Key Data Metrics:

The following weekly card spend in the district evidences clearly a noticeable reduction in week on week spend since the beginning of the year, after what had been a period post 2020 lockdown where week on week we were consistently at or above the same week spend for the prior year.

WEEKLY CARD TRANSACTION MEASURE
 Timaru District
 Week ending 4 April 2021



3. Change in value of spending
SWLY **CUMULATIVE**
+85.4% -1.6%

6. WEEKLY SPEND AND TRANSACTION CHANGES

Week Ending	SWLY		Cumulative	
	\$	#	\$	#
20-Dec	-7.4%	-6.2%	-1.9%	-8.1%
27-Dec	+13.0%	+6.6%	-1.5%	-7.8%
03-Jan	-5.8%	-3.4%	-1.6%	-7.7%
10-Jan	-6.0%	-4.6%	-1.7%	-7.6%
17-Jan	-5.1%	-5.5%	-1.8%	-7.6%
24-Jan	-5.3%	-4.4%	-1.9%	-7.5%
31-Jan	-3.6%	-2.4%	-1.9%	-7.4%
07-Feb	-5.5%	-4.1%	-2.0%	-7.3%
14-Feb	-5.9%	-5.3%	-2.0%	-7.3%
21-Feb	-4.8%	-4.4%	-2.1%	-7.2%
28-Feb	-6.6%	-7.6%	-2.2%	-7.2%
07-Mar	-2.6%	-1.5%	-2.2%	-7.1%
14-Mar	-9.0%	-5.6%	-2.3%	-7.1%
21-Mar	-16.2%	-3.0%	-2.6%	-7.0%
28-Mar	+15.8%	+69.1%	-2.3%	-6.3%
04-Apr	+85.4%	+212.7%	-1.6%	-5.2%

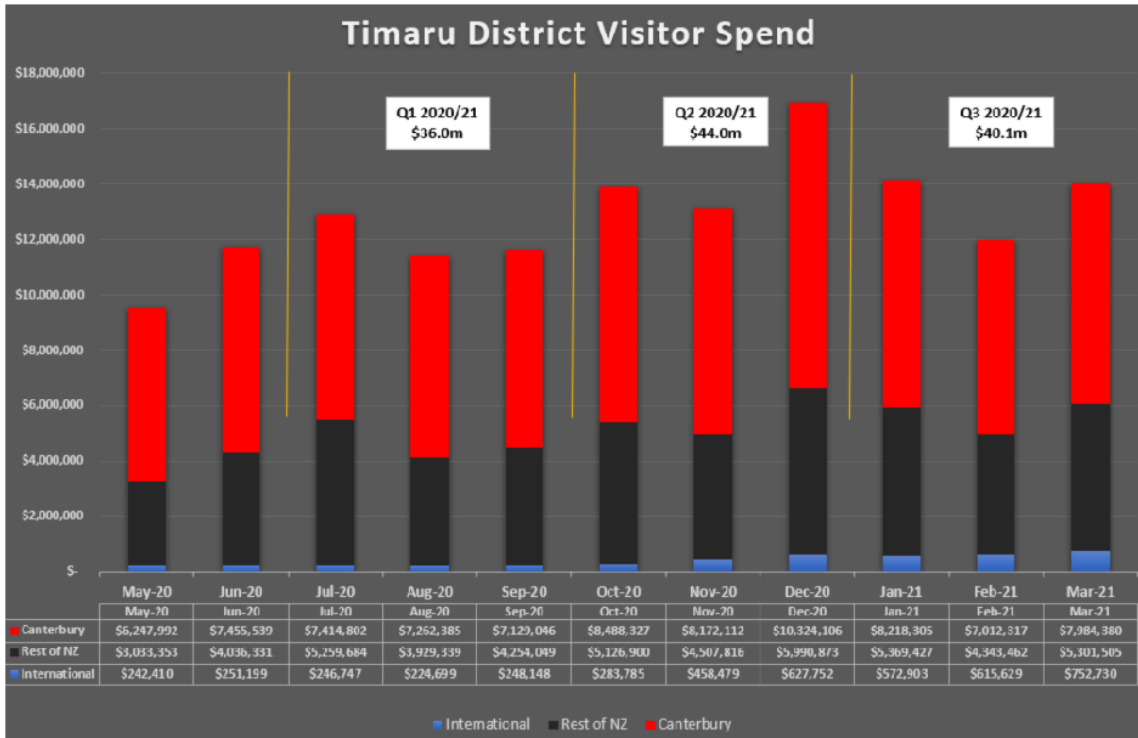
The below are high level key indicators ex Infometrics QWuartely Report to 31 March 2021. Noting we compare favourably to both the Canterbury Region and NZ in many areas as highlighted. That said the aforementioned drop in consumer spend post Xmas is concerning and will be monitored closely.

Indicator	Timaru District	Canterbury Region	New Zealand
Annual Average % change			
Gross domestic product (provisional)	-0.7 % ▼	-2.0 % ▼	-3.0 % ▼
Traffic flow	-5.5 % ▼	-8.6 % ▼	-9.6 % ▼
Consumer spending	-0.7 % ▼	-2.0 % ▼	-3.8 % ▼
Employment (place of residence)	-0.1 % ▼	-1.1 % ▼	-0.2 % ▼
Jobseeker Support recipients	35.3 % ▲	48.2 % ▲	39.8 % ▲
Tourism expenditure	-4.6 % ▼	-14.1 % ▼	-16.6 % ▼
Health enrolments	1.9 % ▲	2.0 % ▲	1.6 % ▲
Residential consents	11.5 % ▲	11.7 % ▲	9.1 % ▲
Non-residential consents	41.9 % ▲	-30.6 % ▼	5.3 % ▲
House values *	13.6 % ▲	14.8 % ▲	18.2 % ▲
House sales	11.8 % ▲	14.5 % ▲	13.4 % ▲
Car registrations	-41.5 % ▼	-42.8 % ▼	-19.2 % ▼
Commercial vehicle registrations	-11.7 % ▼	-30.6 % ▼	-16.5 % ▼
Level			
Unemployment rate	4.2 %	4.3 %	4.7 %

* Annual percentage change (latest quarter compared to a year earlier)



Below evidences a tail off of visitor spend to the District to \$40.1m after a peak \$44m recorded in the Dec 20 quarter. Noticeable was a Feb month spend of only \$11.9m v what had previously and since been months of at least \$14.0m. Ple3asingly April data just received shows a total months spend \$14.6m with this specific month inclusive of Easter and School Holidays.





	Population	House price	Income	Median multiple				
				Apr-21	Mar-21	Feb-21	Apr-20	Apr-19
New Zealand	5,126,000	810,000	\$96,114	8.43	8.80	8.15	7.25	6.35
Whangarei	98,300	670,000	\$94,288	7.11	7.70	6.89	5.65	5.53
Auckland metro	1,717,500	1,125,000	\$100,600	11.18	11.16	10.98	9.42	8.85
- North Shore	225,800	1,280,000	\$106,644	12.00	12.73	12.43	10.76	9.42
- Waitakere	204,500	995,000	\$98,781	10.07	10.02	10.20	9.07	8.05
- Central	444,100	1,320,000	\$104,016	12.69	13.38	12.55	10.71	9.41
- Manukau	368,500	1,070,000	\$93,769	11.41	10.76	10.20	8.61	8.90
Hamilton	176,500	768,000	\$93,173	8.24	8.33	8.07	6.99	6.44
Tauranga	151,300	937,500	\$91,002	10.30	9.99	9.98	7.83	7.64
Rotorua	77,300	630,000	\$92,902	6.78	7.01	6.67	5.57	5.10
Gisborne	50,700	690,000	\$83,945	8.22	7.52	7.12	4.88	4.49
Napier	88,000	810,000	\$87,410	9.27	8.23	7.87	8.20	6.13
Hastings	66,300	715,000	\$87,140	8.21	8.47	8.90	7.70	5.60
New Plymouth	86,100	620,000	\$87,730	7.07	6.97	6.87	5.00	5.16
Whanganui	48,100	470,000	\$83,622	5.62	6.24	5.64	4.19	3.40
Palmerston North	90,400	670,000	\$93,119	7.20	6.99	7.28	6.54	4.73
Wellington metro	487,700	870,000	\$103,623	8.40	8.54	8.67	7.22	6.26
- Kapiti Coast	57,000	930,000	\$90,670	10.26	9.72	8.91	6.78	6.73
- Porirua	61,000	915,000	\$99,219	9.22	9.69	9.92	7.54	6.46
- Upper Hutt	47,100	\$556,650	\$100,773	5.52	5.51	5.50	5.35	5.18
- Lower Hutt	111,800	860,000	\$101,809	8.45	7.88	8.27	5.94	6.06
- Wairarapa	40,800	600,000	\$73,854	8.12	7.88	8.70	6.58	5.20
- Wellington City	216,200	970,000	\$115,280	8.41	9.21	9.39	7.10	6.84
Nelson	54,600	743,000	\$88,350	8.41	7.73	7.84	7.48	6.39
Christchurch	394,700	590,000	\$94,243	6.26	6.38	6.18	4.93	5.01
Timaru	46,400	440,000	\$88,049	5.00	4.86	4.79	3.90	4.51
Dunedin	134,100	621,120	\$83,146	7.47	7.47	7.50	6.10	5.45
Queenstown-Lakes	47,400	1,200,000	\$75,011	16.00	15.89	13.37	11.55	12.54
Invercargill	57,100	428,500	\$87,118	4.92	4.95	4.47	3.12	3.64

This widely used “Housing Affordability Median Multiplier” sourced from Interest.co.nz is calculated by dividing the median household income into the median house price. The higher the multiple the more unaffordable housing is.

As seen, despite a glip up from March 21 levels of 4.86x to 5.00x in April we compare favourably to just about all other reported areas of NZ, however the challenge for us, as stated, is the mix of housing (and for that matter rental stock) that is available on the market at any given time.

The <\$400-500K and >\$850K segments of the market are in general terms catered for, but we crucially need new stock in the \$500-850K segment which means urgently enabling new residential subdivisions.

OFFICIAL VISITOR GUIDE

TIMARU
www.timaru.nz

MEET ME IN THE MIDDLE

TIMARU | TEMUKA | PLEASANT POINT
GERALDINE | PEEL FOREST | MESOPOTAMIA

NAU MAI HAERE MAI

WELCOME TO TIMARU DISTRICT

Timaru is located on the West Coast of Te Waiarotanga/South Island, around half way between Christchurch and Dunedin.

Our central location makes us the perfect place to connect up with friends and relatives from across the South Island. There are also direct daily flights from Wellington to Timaru for our North Island friends and whānau.

SUN & SAND

CAROLINE BAY, TIMARU

OUR DISTRICT

It's so easy to make a visit of Timaru, Geraldine, Peel Forest, Temuka, Pleasant Point, and to be back in your hometown from Caroline Bay to Mesopotamia.

It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

TIMARU CITY

It's such a lovely town to visit. You can enjoy the city's vibrant culture and scenic views. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

GERALDINE

A lovely place to escape to the charming village of Geraldine. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

PEEL FOREST

It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

PLEASANT POINT

Pleasant Point is a lovely town. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

TEMUKA

It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

MESOPOTAMIA

It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

TIMARU DISTRICT MUST-DO

There's heaps to see and do here, so we've put together some tips to get you started. You can learn more about all of this, and grab your copy over at www.timaru.nz

SCAN ME

TIMARU | TEMUKA | PLEASANT POINT
GERALDINE | PEEL FOREST | MESOPOTAMIA

OUTSTANDING FOOD

Our food producers are renowned for their innovation. It's a work towards the future, to produce unique products that we can love and others are finding out about.

Timaru is a lovely town to visit. You can enjoy the city's vibrant culture and scenic views. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

ART & CULTURE

There are Timaru museums to visit, fabulous art galleries, and downtown the Timaru Falls. It's a lovely town to visit. You can enjoy the city's vibrant culture and scenic views. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

FAMILY FUN

There's so much to do here for families and a lot of the best activities are completely free. Explore our beautiful landscape, find 'Waka' and 'Waka' more.

EPIC EVENTS

We've got lots to celebrate in Timaru. Don't miss the best of the best. It's a lovely town to visit. You can enjoy the city's vibrant culture and scenic views. It's a lovely destination and the perfect place to catch up on government business. This is better in Timaru, than anywhere else, being centrally located to most government and industry services.

FAVOURITE WALKS

Timaru's scenic location means fantastic coastal walks where you can see dolphins, penguins and the occasional whale, or take in one of our beautiful bush walks.

There are heaps of fantastic walks throughout the district. Here are some to get you started:

- ▶ **10/10/20** Cape Karaka Bay Beach and Loop
- ▶ **10/10/20** South Canterbury Outstanding Bush Walk (SCOB)
- ▶ **10/10/20** South Island Walkers' Game
- ▶ **10/10/20** Geraldine Summer Fete
- ▶ **10/10/20** Timaru Soap Box Derby
- ▶ **10/10/20** The Geraldine Festival
- ▶ **10/10/20** Go to the Park
- ▶ **10/10/20** Caroline Bay Cemetery
- ▶ **10/10/20** Timaru Festival of Arts
- ▶ **10/10/20** Children on the Bay

TIMARU TRAILS

EXPLORE TIMARU DISTRICT

Download the free Timaru Trails app to discover fascinating history, art scene and scenic walking and hiking tracks.

The Timaru Trails app will have you:

- Walking scenic coastal tracks, past the sites of ancient wharves and sea forts.
- Discovering the tales of our celebrities and heritage sites.
- Exploring our vibrant street art and sculptures.

DOWNLOAD FREE
Timaru Trails and Hike App from Google Play or the App Store

CHOOSE
Scenic walking tracks, self-guided heritage trails or cycling routes

TAKE
A tour of best spots in one App

ROAM

EXPLORE THE CENTRAL SOUTH ISLAND

Journey through an area of stunning and diverse landscapes from the Pacific Coast to the mountainous high country.

The ROAM loop app will have you:

- Visiting iconic South Island locations like Aoraki/Mt Cook, Cavendish Bay and the Clay Cliffs.
- Hiking, cycling and coastal walking in this scenic city of Timaru.
- Checking out the geology and wilderness of the Waitaki Valley.
- Discovering towering art and a cool new sanctuary in Waitaha.

All of this within an easy driving loop

GETTING HERE

Timaru is centrally located on the East Coast of the South Island, south west of about halfway between Dunedin and Christchurch. It is 115 km from the inland scenic route between Christchurch and Cairns City via Invercargill.

It is 110 km from the coast via the direct daily flight from Wellington to Timaru. Check our website for flight details.

LASTS MORE AT www.venturetimaru.nz

DRIVE TIMES FROM TIMARU

Pleasant Point	10 min
Temuka	30 min
Christchurch	30 min
Peel Forest	30 min
Talboton	1 hr 30 min
Aoraki / Mt Cook	2 hr 35 min
Trafalgar	2 hrs
Christchurch	2 hr 45 min
Christchurch	2 hr 30 min

INFORMATION CENTRES

VENTURE TIMARU INFORMATION CENTRE
Landing level one to level two, 2 George Street, Timaru. Phone: 03 686 4862

MESOPOTAMIA INFORMATION CENTRE
2004 Chalmers Street, 2004/2005 Terrace Geraldine. Phone: 03 622 1101

WAIKATA LIBRARY DAILY USE CENTRE
Terrace Library, 72 - 74 King St, Timaru. Phone: 03 686 7501

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TIMARU | TEMUKA | PLEASANT POINT | GERALDINE | PEEL FOREST | MESOPOTAMIA

MEET ME IN THE MIDDLE

Timaru is centrally located on the East Coast of the South Island, with direct daily flights from Wellington.

TIMARU
welovetimaru.nz

TIMARU TRAILS
EXPLORE TIMARU
SCENIC WALKS, HERITAGE & ART WITH TIMARU TRAILS

Download the new free Timaru Trails App from Google Play or the App Store and explore our scenic coastal tracks and self-guided art and heritage tours.

Download Timaru Trails APP

venturetimaru.nz

Venture Timaru

MEET ME IN THE MIDDLE

Timaru is centrally located on the East Coast of the South Island, with daily direct flights from Wellington. If you're after an escape with great shopping, fantastic eateries, walking tracks and outdoor activities - minus the big crowds - head to Timaru District.

TIMARU
welovetimaru.nz

THE BANDQUET
TIMARU | 13 MARCH

THE BANDQUET
TIMARU | 13 MARCH

THE BANDQUET
TIMARU | 13 MARCH

THE BANDQUET
TIMARU | 13 MARCH

Venture Timaru Tourism
Sponsored

Meet your friends and whānau in the middle at one of Timaru District's epic events this February.

VTTOURISM.CO.NZ
Check out our upcoming events

LEARN MORE

Launch of Timaru urban video. Same creative different audiences.

1. South Island parents

2. Lower North Island

3. South Island active boomers

MOVIES IN THE GARDENS 2021
ENJOY A FREE FAMILY EVENT
SAT 30 JAN 2021
TIMARU BOTANIC GARDENS

Starts 5pm with music from The Groves and food stalls.
Bring your own children, picnic, toys and enjoy!

TWO MOVIES:
9PM PETER RABBIT
9PM HUNT FOR THE WILDERPEOPLE

Lead collaboration for Alltechivers NZ

TIMARU TRAILS
Explore Timaru's fascinating history, art scenes and walking tracks in a whole new way.

From scenic coastal tracks with ship wrecks and ancient barns, to uncovering the tales of the Timaru cemetery, discovering our heritage sites and public art in our CBD

Download the Free app from the App Store and Google Play and let the trails.

6 SUMMER HOLIDAY
activities to get you out enjoying Timaru District

- 1. SUNSATIONAL 2021 CHALLENGE**
Only a single and complete challenge and limited prizes. This fun challenge runs from January 5th to 10th. Prizes include a laptop, coffee and vouchers. Register online via our website, follow the rules, complete the challenge and the Alltechivers Art Gallery. www.venturetimaru.govt.nz
- 2. ROCK POOLS AND FOSSILS**
Join us on a walk with the geologists with the South Canterbury Museum. Discover the rock pools at Washdyke on Thursday 14th and on Tuesday 19th get on a fossil hunt at Dunes Crossing. Both events are free. Address and details are provided by us when you register. www.venturetimaru.govt.nz
- 3. MOVIES IN THE GARDENS**
There are over 1000 movies, there will be food stalls, music and the music from The Groves. Bring a picnic, blankets, lawn chairs and enjoy!
Movie: One Tree House. Open 11am for the Whiteman's Pool for a bring a picnic donation for Alltechivers NZ.
- 4. BECOME A MINI GOLF CHAMP**
Save the South Canterbury Mini Golf Championship special winter practice at our indoor golf centre.
Sign up now for 10 January 20th. There are 100 entries. Junior (Under 15 years), and Open (16+). It costs \$10 to enter. Limited to 90 entries. www.venturetimaru.govt.nz
- 5. SWING AT THE NEW DRIVING RANGE**
Recently opened at Christ Church Centre. Use driving range to practice. Practice your swing to improve your game, or just have a bit of fun!
Afterschool 3.30-5.30 or 6.30 for 10 and 15 for 100. Club hours 9.30-7 days. www.venturetimaru.govt.nz
- 6. HIT THE ROAD**
Have practiced on the new Pakohanga Levin Hillside Park at Cardrona Bay?
Be sure to practice and it's so much fun. Bring bikes, inflatables and equipment along and let the kids have on the 200m long paved roads.

Timaru District Official
EVENTS CALENDAR
TIMARU | CAROLINE | TEMUKA | PLEASANT POINT | PEEL FOREST

Timaru District Official
EVENTS CALENDAR
TIMARU | CAROLINE | TEMUKA | PLEASANT POINT | PEEL FOREST

Venture Timaru
Published by Nigel Davenport • January 20 •

Venture Timaru, along with Fulton Hogan, are thrilled to be bringing The Good Oil **Tactix** to Timaru for two matches on March 12 and 13!

The pre-season matches will be against their netballing neighbours the Southern Steel, and will be held at The Southern Trust Event Centre.

These will be fantastic matches to watch! ... See More

Venture Timaru
Published by Kate O'Connell • January 13 •

TICKETS ARE ON SALE!

The Highlanders and Crusaders will descend on Temuka to lace up their boots for the 6th annual Farmlands Cup match on February 12.

Get your tickets here: <https://bit.ly/2Kaban4>

FARMLANDS CUP 2021
TEMUKA RUGBY CLUB, 12 FEBRUARY

TICKETS ON SALE NOW!
TICKETEK.CO.NZ

7.2 Vesting of Temuka Netball Association Building

Author: Nicole Timney, Manager of Property Services and Client Representative

Authoriser: Ashley Harper, Acting Group Manager Commercial and Strategy

Recommendations

1. It is recommended that the Corporate and Strategy Committee adopt Option 1, the vesting of the Temuka Netball Association Building in the Temuka Domain to the Timaru District Council at no charge.
2. That the ground lease between Timaru District Council and the Temuka Netball Association be cancelled on the date of vestment.
3. That no clubs or associations be given any special discounted rate for use of the building outside of the normal hall for hire charges once vested.

Purpose of Report

- 1 To update the Commercial and Strategy Committee on the agreement and offer from the Temuka Netball Association to vest the ownership of the building in the Temuka Domain to Timaru District Council.
- 2 The building thereafter will be available to the Temuka Community as a hall for hire at normal charges as set by Council for other halls in this category of hall for hire.

Assessment of Significance

- 3 In terms of the Councils Significance and Engagement Policy this matter is considered to be of low significance and low engagement because it involves a single building and minimal implications.

Background

- 4 The Temuka Community Board were informed by way of a paper for discussion on the 12th April 2021 of the intent of the Timaru District Council to vest the building.
- 5 Council were approached by the Temuka Netball Association advising that the club were no longer in a financial position to pay for ground lease and maintain the associations building in the Temuka Domain.
- 6 The Temuka Community Board have resolved to support the vesting of the building to the Timaru District Council.

Discussion

- 7 With ongoing costs for power, insurance and ground lease, the club reached the decision to offer the building at no cost to the Timaru District Council by way of vestment for the continued use by the Temuka Community.
- 8 The site is ideal for small groups to meet, for children's events and use by other clubs. This building will be an addition to the community facilities in the domain surrounds. Under

Council ownership there will be an improved maintenance regime and greater opportunities for other community groups to use the facility.

- 9 The toilets located in the building are also able to be accessed from the outside giving that area of the Temuka Domain publicly accessible toilets next to the adjacent parking area with easy access to the dog park area.
- 10 The financial implications on the property maintenance budget will be in the order of \$3,000 to \$5,000 per annum initially. This can be accommodated within budget for year 1 of the Long Term Plan and costs adequately covered thereafter.

Options and Preferred Option

- 11 Option 1 – That Timaru District Council adopt the Temuka Community Board recommendation and accept the vesting of the Temuka Netball Association club rooms in the Temuka Domain. There is adequate budget available within the property hall budget to complete some initial light maintenance works. This option is preferred.
- 12 Option 2 – Do nothing and work with the Temuka Netball Association in finding alternative options to cover their financial shortfall.

Consultation

- 13 A paper was presented to the Temuka Community Board in April 2021 for discussion and comment.
- 14 The Temuka Community Board fully support the vesting of the building to the Timaru District Council.

Attachments

1. **Temuka Netball Club Building Offer**  
2. **Vesting of Temuka Netball Association Building**  
3. **Temuka Community Board Minutes 12 April 2021**  

From: Diane Lyne <diane@footes.co.nz>
Sent: Tuesday, 16 March 2021 12:32 PM
To: Phillipa Steans <phillipa.steans@timdc.govt.nz>
Cc: Paddy O'Reilly <paddy.oreilly@timdc.govt.nz>; Leah Blackmore <grantleahblackmore@gmail.com>
Subject: Temuka Netball Pavilion re Meeting Held

Hi Pip

Well we had the "Special Meeting" last Sunday in regards to the future of our Temuka Netball Pavilion.
There were 13 of us with 6 apologies so not a bad turnout.

It was agreed that the Netball Centre can't afford any maintenance on the building plus all ongoing costs e.g. power and insurance due to not having the Netball Teams re Subs and no Fundraising coming into the bank account. Please note that the Netball Centre only has enough funds in the bank account to cover the power for the next 12 months.

So the outcome from all those that were in attendance at the meeting was that "YES" we move forward and approach the Timaru District Council to see if they are keen to take over the Pavilion.

I look forward to your reply on this.

Regards
Diane Lyne (Treasurer – Temuka Netball Centre)

Diane Lyne | Senior Client Manager

 53-55 Sophia St, Timaru | PO Box 531, Timaru 7940
Ph (03) 687-2036 Fax (03) 684-8032
Web: www.footes.co.nz

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8.3 Update on Property Matters**Author:** Nicole Timney, Manager of Property Services and Client Representative**Authoriser:** Ashley Harper, Acting Group Manager Commercial and Strategy**Recommendations**

1. That this report is received.
2. That the offer to gift the Temuka Netball Centre building be discussed.
3. That a recommendation be made to the Commercial and Strategy Committee.

Purpose of Report

- 1 To update the Temuka Community Board on the offer from the Temuka Netball Centre to vest or gift the ownership of the building in the Temuka Domain and their request for continued support in booking the site thereafter at a reduced rate for Netball and the Temuka Tennis Club.

Assessment of Significance

- 2 In terms of Councils Significance and Engagement Policy this matter is considered to be of low significance.

Discussion

- 3 Council has been approached by the Temuka Netball Centre advising that the club are no longer in a financial position to maintain the club building located in the Temuka Domain.
- 4 With ongoing costs for power and insurance, the club has reached a decision to offer the building to the Timaru District Council by way of vestment or gift.
- 5 This site is ideal for small groups to meet, for children's events and use by other clubs. This building would be an addition to the community facilities in the domain surrounds. Under Council ownership there will an improved maintenance regime and greater opportunities for other community groups to use the facility.
- 6 The financial implications on the property maintenance budget will be of the order of \$3000 to \$5000 per annum initially. This can be juggled within the budget for year 1 of the Long Term Plan.
- 7 The Temuka Netball Club have also requested the opportunity to be able to hire the facility, along with the Temuka Tennis Club at an agreed reduced rate after vestment or gifting of the building. It is suggested that any reduction in rent be not less than the rent payable for other similar facilities in Temuka.

Attachments

1. Temuka Netball Club Building Offer



MINUTES

Temuka Community Board Meeting Monday, 12 April 2021

Ref: 1415418

Temuka Community Board Meeting Minutes

12 April 2021

**Minutes of Timaru District Council
Temuka Community Board Meeting
Held in the Temuka Library/Service Centre, King Street, Temuka
on Monday, 12 April 2021 at 5pm**

Present: Cr Paddy O'Reilly (Chairperson), Alison Talbot (Deputy Chairperson), Cr Richard Lyon, Stephanie McCullough, Lloyd McMillan, Charles Scarsbrook, Gaye Broker

In Attendance: Mayor Nigel Bowen, Strategy & Corporate Planning Manager (Mark Low), Manager of Property Services & Client Representative (Nicole Timney), Transportation Team Leader (Simon Davenport), Elizabeth Mullan (Communications Advisor), Executive Assistant People and Digital (Ange Lumsden)

1 Apologies

It was noted that Cr Barbara Gilchrist was an apology.

2 Public Forum

There was no public forum.

3 Identification of Items of Urgent Business

There were no items of urgent business.

4 Identification of Matters of a Minor Nature

The Board agreed to discuss the following items of a minor nature:

- Winchester meeting
- Footpath sign policy
- Framed painting of old grandstand in Alpine Stadium
- Anzac Day
- Community car

5 Declaration of Conflicts of Interest

There were no conflicts of interest.

6 Chairperson's Report

The Chairperson reported on duties he had carried out since the last meeting including attending Council meetings, met residents about various issues in Temuka, attended Three Waters reform workshop, attended Theatre Royal / Heritage presentation, met with District Planning Manager around Vine Street.

Page 2

7 Confirmation of Minutes**7.1 Minutes of the Temuka Community Board Meeting held on 8 March 2021****Resolution 2021/35**

Moved: Alison Talbot
Seconded: Lloyd McMillan

That the Minutes of the Temuka Community Board Meeting held on 8 March 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

8 Reports**8.1 Temuka Central Business District Northern Area Parking**

The Community Board considered if time designated kerbside parking should be installed on the currently undesignated time kerbsides in the northern area of the Temuka Central Business District (CBD), following two requests from property owners / occupiers.

The Community Board raised some concerns with safety of carparking on the corner of Wood Street and King Street on the South side.

Resolution 2021/36

Moved: Charles Scarsbrook
Seconded: Lloyd McMillan

That the Temuka Community Board endorse Option 2, moving to consultation of the installation of time designated parking – 'P60 - 8am to 5pm – Monday to Friday' on both sides of King Street between Wood Street and Dyson Street, and to both kerbsides on Wood Street from King Street through to Hally Terrace, in the northern area of the Temuka Central Business District, with the exception of the two parks outside Hammer Hardware which are proposed to be removed for safety reasons.

Carried

8.2 Refurbishment of Thomas Hobson Memorial

The Community Board were presented with photos and an invoice for the maintenance of the Thomas Hobson Gravestone.

Resolution 2021/37

Moved: Gaye Broker
Seconded: Stephanie McCullough

That the update be received and noted.

Carried

8.3 Update on Property Matters

The Temuka Community Board were updated on the offer from the Temuka Netball Centre to vest or gift the ownership of the building in the Temuka Domain and their request for continued support in booking the site thereafter at a reduced rate for Netball and the Temuka Tennis Club.

The building will require a new roof at some point and work done on the toilet facilities. The Community Board requested a building report prior to making a decision on this matter.

Resolution 2021/38

Moved: Alison Talbot

Seconded: Lloyd McMillan

1. That this report is received.
2. The offer to gift the Temuka Netball Centre building was discussed.
3. The Temuka Community Board requested a detailed building report prior to making any decision on this matter.

Carried

8.4 Long Term Plan 2021-31 Consultation

The Community Board were provided an update on the Long Term Plan 2021-31 consultation.

Discussion was held around the Governments proposed water reform.

Resolution 2021/39

Moved: Richard Lyon

Seconded: Charles Scarsbrook

That the Temuka Community Board receive and note this report.

Carried

9 Consideration of Urgent Business Items

There were no items of urgent business.

10 Consideration of Minor Nature Matters

The following items were discussed as matters of minor nature:

Winchester Meeting

The Chair asked the Community Board to consider holding a Community Board meeting in Winchester.

It was agreed that the 5 July Community Board meeting will be held at the Winchester Hall at 5.00pm, then inviting residents to meet the Community Board members for an open forum at 6.00pm.

Footpath Sign Policy

Several residents have asked about the rules of signage on footpaths. The Bylaws Monitoring Officer is to distribute communications to business owners.

Framed Painting of Old Grandstand in Alpine Stadium

A resident queried whether there should be a plaque on this painting. Chair to find out whether we are able to get this replaced.

Anzac Day Parade

Starts at Domain gates at 10.45am. Charles Scarsbrook and Alison Talbot are to attend this on behalf of the Community Board.

Community Car

Around five years ago the RSA approached the Community Board for funding for the operating costs of a community car that the RSA owns. Funding was provided by the Projects Trust but it never proceeded and funds were held by the Projects Trust. The Projects Trust currently funds residents to attend medical appointments in Timaru via the Geraldine community van. The RSA has now approached the Community Board to restart the van for this transport and Projects Trust have agreed to help fund this but will not be assisting with providing drivers etc.

11 Public Forum Issues Requiring Consideration

There was no public forum.

The Meeting closed at 6.25pm.

.....
Cr Paddy O'Reilly
Chairperson

7.3 Progress Report: Theatre Royal and Heritage Facility Development and Social Housing Ventilation Compliance Projects

Author: Josie McNee, Transport Procurement Advisor

Authoriser: Ashley Harper, Acting Group Manager Commercial and Strategy

Recommendation

That this report be received and noted

Purpose of Report

- 1 The purpose of this report is to inform the Committee on the progress of the two key property projects: the Theatre Royal and Heritage Facility Development project and the Social Housing Ventilation Compliance project.

Assessment of Significance

- 2 This matter is not significant in terms of the Significance and Engagement Policy because it is an information report only.

Discussion

- 3 Progress reports are attached for the Theatre Royal and Heritage Facility Development and for the Social Housing Ventilation Compliance projects.
- 4 The 2020/21 approved budget for the above projects is:
 - 4.1 \$5.2m for the Theatre Royal and Heritage Facility Development project;
 - 4.2 \$740,000 for the Social Housing Ventilation Compliance project.
- 5 The attached progress reports cover all aspects of the project up until mid May 2021 except for the financials that are actuals as of the 30th April 2021.
- 6 The progress reports include an overview of the project and their context as well as a detailed update on latest programme and current status.

Attachments

1. **Social Housing Progress Report April 2021** [!\[\]\(3d0946c14414af438def0008e8322b30_img.jpg\) !\[\]\(828aaf7b071d1ea02a45562329097457_img.jpg\)](#)
2. **Theatre Royal and Heritage Facility Development Progress Report April 2021** [!\[\]\(56451d82e6dfba768ba6cc341b9dc91e_img.jpg\) !\[\]\(9db43902c778a6e0fd462229d6e5dc16_img.jpg\)](#)

KEY PROJECT

Social Housing Ventilation Compliance

Progress report – Issue 5 – April 2021



OVERVIEW

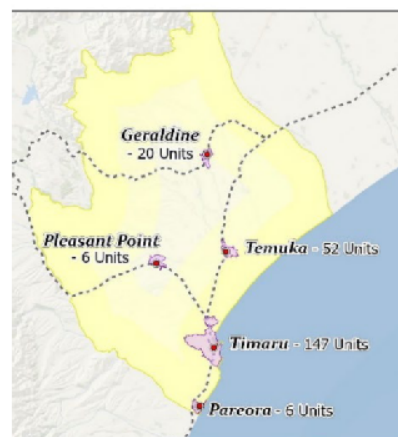
Timaru District Council currently owns and manages 231 social housing units. The Residential Tenancies (Healthy Homes Standards) Regulations 2019 requires all tenanted houses to be ventilated. In this context, the 2020/2021 Annual Plan includes a budget of \$740,000 to install bathroom fans and rangehoods in TDC social housing units. At the end of this project, all 231 social housing units will be equipped with both a bathroom fan and a rangehood.

PROJECT UPDATE



Example of installed range hood.

- The project is well underway with Pleasant Point and Pareora finished, 75% of Temuka and the majority of Timaru completed.
- As previously advised there were numerous hold ups with supplies and then reprogramming with the contractors.
- Temuka should be completed by 31 May and Geraldine and Timaru by 30 June 2021.
- Tenants have been pleased with these upgrades.
- In the final stage of the project, work has started on getting all Council units audited to Healthy Homes standards. This comprehensive check covers ventilation, draughts, heating, drainage and guttering, insulation and moisture barriers.



Distribution of TDC social housing units.

PROJECT TIMELINE



PROJECT TEAM

Project Sponsor: Ashley Harper **Project Manager:** Phillipa Steans

\$740k

Total 2020/21 Annual Plan Budget

Pleasant Point completed

Installation of Tranche 2 well progressed.

KEY PROJECT

Theatre Royal and Heritage Facility Development

Progress report – Issue 5 – April 2021



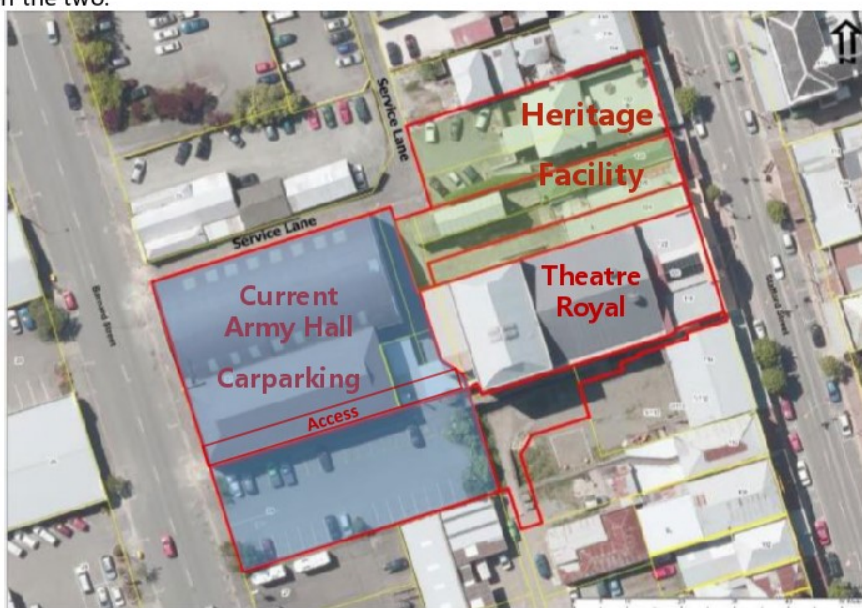
OVERVIEW

This project combines the upgrade of the Theatre Royal with the development of a new Heritage Facility, identified as key projects under our Long Term Plan.

This project/development will:

- Provide a fit-for-purpose facility for local and touring performing arts and other shows within an exciting heritage theatre, and for the exhibition and education component of the South Canterbury Museum and touring heritage exhibitions. The facility will also be utilised by Aigantighe Art Gallery for touring shows, to complement the Wai-iti Road gallery.
- Improve the vibrancy of the CBD and be a catalyst for the redevelopment of the south end of Stafford Street.
- Address significant deficiencies with current facilities, and create a multi-purpose facility that the community can be proud of.
- Create jobs during and after construction, make Timaru a more dynamic and attractive place to live, work and visit - and deliver improved economic, social, cultural, educational, recreational and entertainment outcomes for our region and community.

The Theatre Royal will benefit from a new back of house, upgraded stage house, new theatrical flying system, upgraded auditorium (new seating and floor) an improved front of house, and improved access. The Heritage Facility will provide permanent and temporary exhibition and education space and cover 1335-1400sqm. Synergies between the Theatre and Heritage Facility will be optimised, with shared space, facilities and services between the two.



PROJECT TEAM

Project Sponsor: Ashley Harper – **Architect:** Architectus - **Client Representative and Theatre Lead:** Nicole Timney - **Museum Lead:** Philip Howe - **Project Manager:** Rubix

\$23.8M

Total 2018-2028 LTP Budget

\$5.2M

2020/21 Budget

Current Status:
Procurement and design

Page 1

KEY PROJECT

Theatre Royal and Heritage Facility Development

Progress report – Issue 5 – May 2021



PROJECT PROGRESS

A Concept Plan for the new facility has been presented to full Council and was adopted in early May. Preliminary Design has begun and will be completed by mid July. Detailed design will begin shortly afterwards.

- Decommissioning works are nearly complete and chandeliers and other items of furniture belonging to the Friends of the Theatre will be removed and stored until the end of the project.
- The museum and property team met with several companies to determine a scope for programme development and staging of museum artefacts including public access and movement around the new museum heritage facility. Workshop E from Wellington, who have an extensive background in exhibition design across New Zealand, have been engaged to help with the internal floor plan and visioning of programs and material for the new facility.
- Tenders have closed for demolition works and two small buildings on Stafford Street and one large building on Barnard Street will be removed with works due to begin in late June.
- A procurement plan for the construction and fit out phases is now being developed.

INDICATIVE PROJECT TIMELINE

	2020					2021												2022	2023		
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	Jan	October		
Pre-design and stakeholder engagement	█	█	█	█	█																
Stage 1 works: complete decommissioning						█	█	█	█	█	█										
Planning/investigation continues (design team)		█	█	█																	
Design				█	█	█	█	█	█	█	█	█	█	█	█	█	█				
Tendering – Stage 2 works									█	█											
Stage 2 works – deconstruction (Enabling Works)											█	█	█	█	█	█	█				
Tendering – Stage 3 works															█	█	█				
Stage 3 works - construction (Main Construction)																	█	█			
Practical completion																		█	█		

PROJECT FINANCIALS

The combined total capital cost of the project is now estimated to be \$28M.

This project is to be funded by loan, reserves and external funding.

The 2020/21 budget is \$5.2m. The expenditure to 10 May 2021 was \$750,000.

PROJECT RISKS

COVID-19 - Alert Levels and restrictions resulting in project delays or increased costs. Impact of COVID-19 on the efficiency and effectiveness of the early design phase, stakeholder consultation, and initial site investigation progress by the design team.

Construction Firms are heavily booked due to heated market and high level of construction projects. Early negotiation with prospective build contractor required to secure for 2022.

Brownfields development – site or building complexities resulting in project delays or increased costs.

Cost of building construction works due to COVID-19 and inflation could have an adverse effect on the overall budget.

7.4 Overview of 2020/2021 Capital Work Programme - Dashboard

Author: Josie McNee, Transport Procurement Advisor

Authoriser: Ashley Harper, Acting Group Manager Commercial and Strategy

Recommendation

That this report be received and noted.

Purpose of Report

- 1 The purpose of this report is to provide the Committee with an update on the delivery status of the 2020/2021 capital work programme.

Assessment of Significance

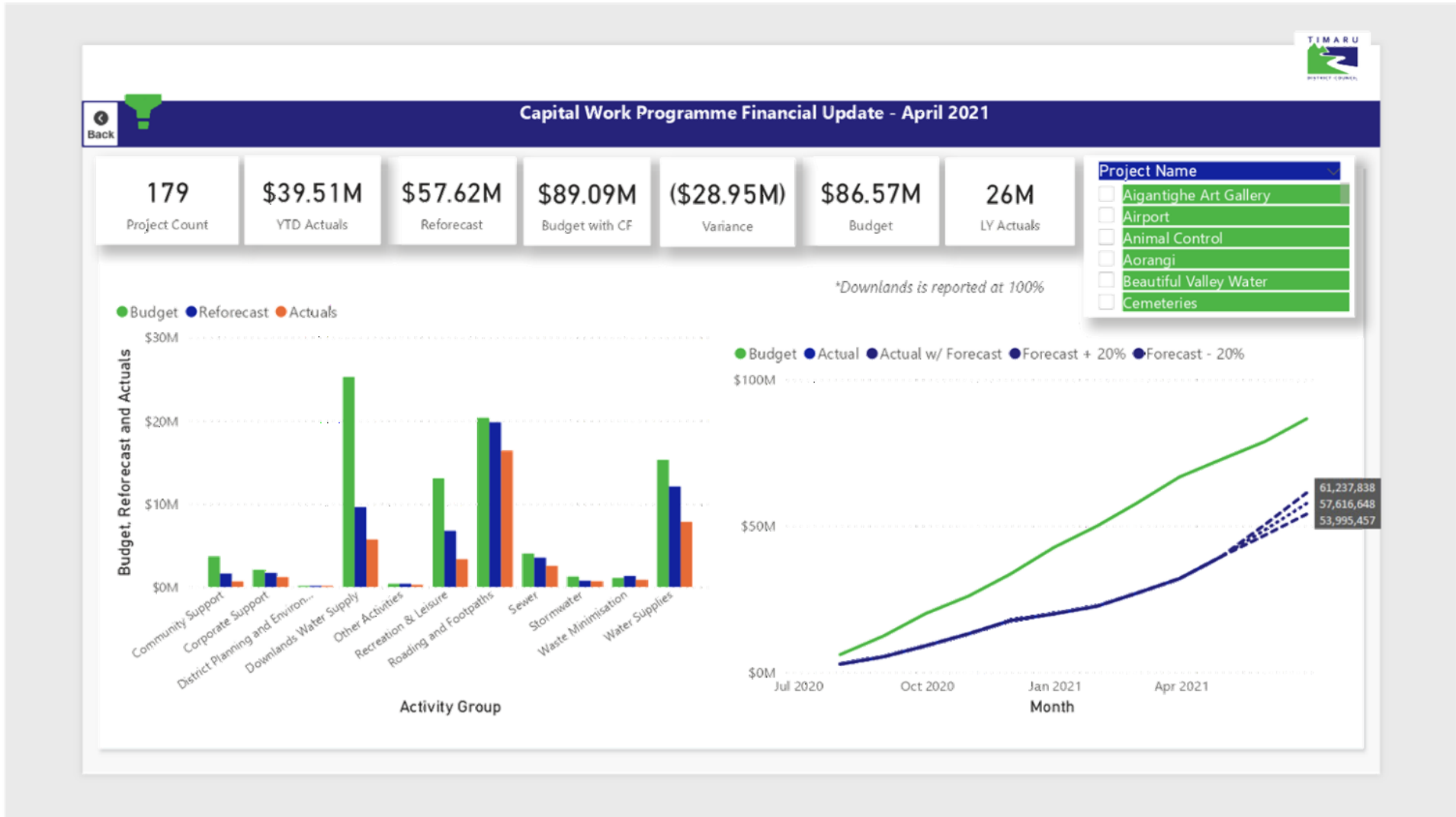
- 2 This matter is not significant according to the Significance and Engagement policy because it is an information only report.

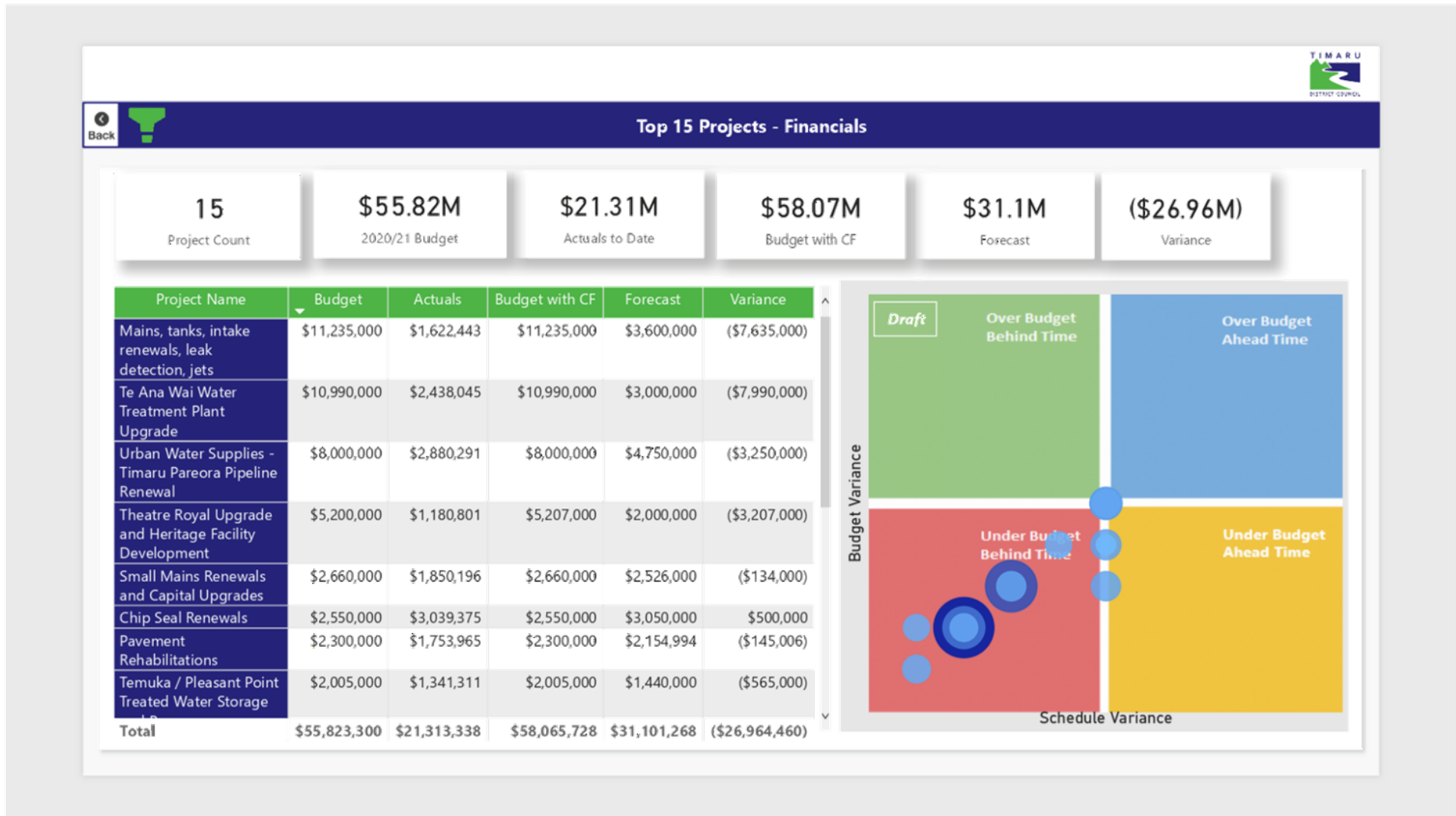
Discussion

- 3 The attached dashboard provides an overview of the status of the 2020/2021 capital work programme for Timaru District Council, including the capital expenditure planned on behalf of the Downlands Water Supply Joint Standing Committee (included in the dashboard at 100%).
- 4 Council's annual plan for 2020/21 comprises a capital expenditure programme valued at \$57.62m for Timaru District Council. Additionally, Timaru District Council is also undertaking a \$25.3m of capital work on behalf of the Downlands Water Supply Joint Standing Committee. The combined total is \$82.9m.
- 5 The attached dashboard includes graph showing the distribution of actual capital expenditure against budget until 30 April and the estimated spend through until 30 June 2021. As highlighted in the graph, significant expenditure has occurred this year, with year to date actual expenditure of \$39.51M. The results for April 2021 are provisional as the last invoices for the month are currently being processed at the time of writing this report.
- 6 A predicted spend of \$57.6M is forecast for year end. This is a significant increase on last year (\$32.71M) and 2018/19 (\$30.08M), highlighting the elevated work levels by Council staff and contractors. Construction contractors have been supportive of the Council, resourcing up to provide the capability needed. Weather conditions have also meant that contractors have not been compromised by wet days up until the 28th of May, maximising productivity.
- 7 There are currently 11 projects in the construction phase. With a number of projects continuing into next year and procurement well advanced in others, it is expected that 50% of next year's capital programme will be awarded by 30 June 2021. This will ensure there is a strong start to the next financial years work programme.

Attachments

1. **Timaru District Council Programme Delivery Dashboard April 2021**  



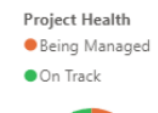
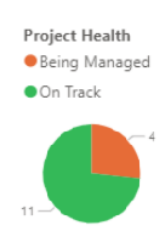
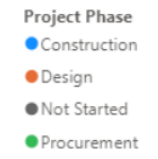


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Project Name	Budget	Actuals	Budget with CF	Forecast	Variance
and Pumps					
Coach / Tiplady Roundabout	\$2,000,000	\$1,651,452	\$2,000,000	\$1,700,000	(\$300,000)
Urban Water Supplies - Reticulation and Service Renewals	\$1,867,000	\$1,234,270	\$1,867,000	\$1,855,000	(\$12,000)
Halls & Community Centres - Caroline Bay Soundshell Seating Upgrade	\$1,793,300	\$299,655	\$1,793,300	\$804,200	(\$989,100)
Washdyke Network Improvements	\$1,500,000	\$681,525	\$1,500,000	\$700,000	(\$800,000)
Te Ana Wai Raw Water Storage	\$1,460,000	\$656,816	\$1,460,000	\$1,350,000	(\$110,000)
Timaru Footpath Renewals	\$1,200,000	\$805,402	\$1,325,928	\$1,250,000	(\$75,928)
Intersection Upgrades/Safety Improvements	\$550,000	\$679,026	\$2,473,428	\$2,166,907	(\$306,521)
Total	\$55,310,300	\$22,114,573	\$57,366,656	\$32,347,101	(\$25,019,555)

Status Report – Top 15 Projects – 30 April 2021

Project Name	Budget	Project Health	Project Phase	Project Schedule	Commentary
Mains, tanks, intake renewals, leak detection, jets	\$11,235,000	●	Construction	Behind	Covid caused delay in supply and installation of the German liner for Section 1 of the pipeline. Resource consent delay for Section 2. Procurement of Section 2 now complete. Construction to be carried forward.
Te Ana Wai Water Treatment Plant Upgrade	\$10,990,000	●	Construction	Behind	Delay in designation of the site, work is underway. Scheduled for completion by December 2021.
Urban Water Supplies - Timaru Pareora Pipeline Renewal	\$8,000,000	●	Construction	Behind	Section 1 (Lindis Fane to Pareora Gorge) under construction, 3.5km delay due to land owner winter grazing requirements restricting access, to recommence September 2021. Section 2 (Pareora Gorge) lining of pipe dependent on completion of Te Ana Wai section 1. Section 3 let to Paul Smith, to be completed in 2021/22. Lizard issue being managed with specialist herpetologists.
Theatre Royal Upgrade and Heritage Facility Development	\$5,200,000	●	Design	Behind	Building momentum after slow start. Concept approved. Prelim design underway. Demolition begins mid June.
Small Mains Renewals and Capital Upgrades	\$2,660,000	●	Construction	On	Made up of a number of small contracts, all progressing satisfactorily.
Chip Seal Renewals	\$2,550,000	●	Construction	On	Two additional crews brought on in March to ensure programme completed prior to winter. Some remaining microsurfacing completed in April, also emergency works on Brockley Road where polymer modified emulsion was applied due to increased demands from quarry traffic. Used microsurfacing (slurry) for first time in about ten years. Joint contract with Waimate DC.
Pavement Rehabilitations	\$2,300,000	●	Construction	On	Generally carried out under Road Maintenance Contract.
Temuka / Pleasant Point Treated Water Storage and Pumps	\$2,005,000	●	Construction	Behind	Temuka treated water reservoir to be fully commissioned by end of May. Temuka pump station being procured, construction to be carried forward. Delay due to high tender prices, project split into reservoir and pump station and re-tendered.
Coach / Tiplady Roundabout	\$2,000,000	●	Construction	On	Variation of \$418K approved for additional overlay on Coach and Tiplady Roads. Could be delayed by cold weather, but RAB will be complete by year end.
Urban Water Supplies - Reticulation and Service Renewals	\$1,867,000	●	Construction	On	Made up of a number of small contracts, all progressing satisfactorily.
Halls & Community Centres - Caroline Bay Soundshell Seating Upgrade	\$1,793,300	●	Procurement	Behind	Procurement underway, tenders being evaluated.
Washdyke Network Improvements	\$1,500,000	●	Not Started	Behind	Delay due to Waka Kotahi not yet approving business case. Feedback is unlikely to be in next NLTP. Variance to be utilised in prioritised low cost low risk projects.
Te Ana Wai Raw Water Storage	\$1,460,000	●	Construction	On	Let to Rocey. Has overcome delays with land designation and issues with lining for the ponds.
Timaru Footpath Renewals	\$1,200,000	●	Construction	On	On track to complete programme by end of June. Footpath renewals completed for Carlisle Place, Lindus St, Craighead St, Wai-iti Rd and Tyne St.
Intersection Upgrades/Safety Improvements	\$550,000	●	Construction	On	Completed three major intersections, currently liaising with Opuha Water to complete a fourth.



8 Consideration of Urgent Business Items

9 Consideration of Minor Nature Matters

10 Exclusion of the Public**Recommendation**

That the public be excluded from the following parts of the proceedings of this meeting on the grounds under section 48 of the Local Government Official Information and Meetings Act 1987 as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
11.1 - Public Excluded Minutes of the Commercial and Strategy Committee Meeting held on 20 April 2021	<p>s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>To protect a person's privacy</p> <p>To enable commercial or industrial negotiations</p>

11 Public Excluded Reports

11.1 Public Excluded Minutes of the Commercial and Strategy Committee Meeting held on 20 April 2021

12 Readmittance of the Public