



MINUTES

Ordinary Council Meeting Tuesday, 22 October 2024

Ref: 1713740

**Minutes of Timaru District Council
Ordinary Council Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Tuesday, 22 October 2024 at 2pm**

Present: Mayor Nigel Bowen (Chairperson), Allan Booth, Peter Burt, Gavin Oliver, Sally Parker, Stu Piddington, Stacey Scott, Scott Shannon, Michelle Pye, Owen Jackson

In Attendance: Nigel Trainor (Chief Executive), Andrew Dixon (General Manager Infrastructure), Justin Bagust (Chief Information Officer), Paul Cooper (General Manager Environment), Beth Stewart (Group Manager Community Services), Nicole Timney (Group Manager Property), Andrea McAlister (Acting Group Manager People and Capability), Stephen Doran (Group Manager Corporate and Communications), Steph Forde Corporate and Strategic Planner), Maddison Gourlay (Marketing and Communications Advisor), Steve Compton (Minutes)

1 Opening Prayer

Mayor Bowen performed the Karakia

2 Apologies

Apologies were received from Ali Talbot (Temuka Community Board) and Ross Munro (Pleasant Point Community Board).

Mayor Bowen advised of a change to the Order of Business for the meeting, bringing forward item 9.1, the presentation from Students participating in the Eniwa Student Exchange, in order to allow them to return to their schools in a timely manner.

9.1 Sister Cities - Eniwa Student Exchange presentations

Three students, Hayden James (Roncalli), Ella Laming (Craighead) and Kiah Kaulave (Timaru Girls High) shared their experience of their Eniwa, Japan 2024 student exchange.

The students presented their thoughts to the Council on the highlights, challenges, and differences in the Education system and cultural differences.

Clr Oliver asked how the schools dealt with students mobile phones

The students advised that the general consensus was that schools were a little stricter than in NZ, but students were universal in their ability to plan and hide their tech from teachers.

Clr Pye asked if the students had any advice for future participants?

The students agreed that the best advice was to go for it, take a positive attitude and that learning a bit of basic Japanese would definitely be helpful

Mayor Bowen noted that a local radio station might want to host a Q&A with the Students

The students all thanked the Council for the wonderful opportunity and were thanked in turn for presenting at the meeting.

Resolution 2024/74

Moved: Cllr Gavin Oliver

Seconded: Deputy Mayor Scott Shannon

That the Sister Cities, Eniwa Student Exchange verbal presentations be received and noted.

Carried

3 Public Forum**3.1 Public Forum - Dr Phil Driver**

Dr Phil Driver presented a ten-minute report collating Climate Change information noting the potential effects of disparate global phenomena on the local economy, recommending a leadership group be formed (with suggested initial funding of \$100,000 per annum) of local leaders and stakeholders to collate and disseminate the information in order to facilitate the Council making better decisions around future spending and funding.

A copy of his report was then handed out to Councillors and Questions called for.

Cllr Scott noted a recent article in Farmers Weekly, and noted that the alternative crop mentioned in the report was not able to be processed locally, and not suitable for the local climate/soil conditions

Dr Phil Driver pointed to the investment being made elsewhere (Canada) and the variety mentioned was being used as an example of a lower water use crop (compared to Cattle) It was also noted the failure of one meat alternative business ("Beyond Meat") as a signifier of consumers dislike of plant based foods

Dr Phil Driver stated that 4 out of 5 businesses fail within first 5 years and that there are "good and bad" businesses. Noted that his report was asking the council to look at the opportunities available, and his concern that no-one was taking global events and trends into consideration when looking at local decision making

Cllr Piddington noted that a Climate Advisor had been set up, and if Dr Driver felt the need for a group, why didn't he set it up?

Dr Driver advised he would be happy to be part of any group utilising his professional background, but felt it needed to be made up of local leaders and stakeholders

Mayor Bowen thanked Dr Driver for his time and report and noted the council would consider at the end of this meeting under item 12 of the Agenda

3.2 Public Forum - Russell Lund

Russell Lund was welcomed to the meeting and thanked the Council for the opportunity to speak and noted that he was at the meeting to provide re-assurance around the Theatre and Library restoration projects, urging the Council not to commit to an unnecessary overspend in these strained times. Mr Lund provided a history of his work on a number of heritage and historic building projects across NZ and made the following points:

- Library Roof issue – the fault lay in the design and the joints on the roof leaking – felt that a 12-18 month maintenance programme would resolve the issue and he noted that the building is unique in NZ

- Theatre Royal – noted that there were positives in that it is almost functioning. There is not a request for change of use (which can lead to significant issues), so this limits the potential for project scope creep
- Noted that the extra fly lines required were to be used for touring groups (theatre/drama etc), and that the Pareto Principle of 80/20 should be considered – (the 80/20 rule – in this case, 80% of the costs can come from trying to fulfill the final 20% of the wish-list)
- From his experience, the building could be strengthened to 65/70% (noting that banks happy to lend at 70%)
- Noted that the Theatre is not a leaky building
- Finally, asked the Council to consider the impact of the loss of the building, and the message it would send to the owners of other historic buildings

Clr Scott thanked Mr Lund for the presentation and asked if he was aware of the meeting that morning looking at the options available for the Theatre Royal/Heritage Hub project. Mr Lund confirmed he had not been at the meeting, but stressed the need for control. The Chief Executive noted that there were options, and asked if Mr Lund would be happy to spare the time to go through them with him to which Mr Lund confirmed he is happy to do this.

4 Identification of Urgent Business

Environment Canterbury Rates Error Issue Update
Local Water Done Well - Unitary Authority Options
Smithfield Closure Revenue Impact

5 Identification of Matters of a Minor Nature

Local Water Done Well Update
Art Gallery – Fire Sprinkler System Housing Structure
Aorangi Stadium Project Timeline

6 Declaration of Conflicts of Interest

Mayor Bowen declared a Conflict of Interest with item 9.8 – 2024 Brews on the Bay – Proposed Liquor Control Area.

7 Confirmation of Minutes

7.1 Minutes of the Council Meeting held on 17 September 2024

Resolution 2024/75

Moved: Clr Allan Booth
Seconded: Clr Owen Jackson

That the Minutes of the Council Meeting held on 17 September 2024 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

8 Schedules of Functions Attended

8.1 Schedule of Functions Attended by the Mayor, Deputy Mayor and Councillors

Resolution 2024/76

Moved: Mayor Nigel Bowen

Seconded: Cllr Gavin Oliver

That the Schedule of Functions Attended by the Mayor, Deputy Mayor and Councillors detailed in page 20 of the Agenda be received and noted.

Carried

8.2 Schedule of Functions Attended by the Chief Executive

Resolution 2024/77

Moved: Mayor Nigel Bowen

Seconded: Deputy Mayor Scott Shannon

That the Schedule of Functions Attended by the Chief Executive detailed in page 22 of the Agenda be received and noted.

Carried

9 Reports

9.2 Dangerous, Affected and Insanitary Buildings Policy Hearing

Mayor Bowen welcomed Christopher Templeton to the meetings and referred to page 24 of the Agenda.

Mr Templeton noted the definition of Heritage vs Scheduled buildings as defined under the 2004 Buildings Act, and that he felt it was shortsighted to treat Heritage and Listed buildings as the same

Noted that the public should be made aware of any building in these categories under risk of demolition, and that demolition should be the last resort after remediation and support.

The concern was that the buildings would simply be left until declared unsafe and then demolished.

There were no questions and Mayor Bowen noted this would be picked up by Council Officers and thanked for the submission

Mayor Bowen welcomed the Senior Policy Advisor and Building Control Manager to the meeting

The Senior Policy Advisor noted that the purpose of the report was to hear from Mr Templeton and to receive the submissions. Officers will prepare an update of the policy including written submissions (including today from Mr Templeton) so that comments and proposed amendments (if any) can be presented in the December Council Meeting, and asked the Council for further items for consideration

Mayor Bowen noted a previous conversation with Chris Thomas of Age Concern (Public Gallery) and key point around point 24 of the health submission around interagency groups which have been set up in some areas to provide pathways for referral: “the stated guidelines and information to ensure that people living in severe domestic squalor are assisted in a consistent, sustainable and efficient way” – the key concern was how does the policy support those living in those environments, and what are the support mechanisms? Noted that the health submission points out that there has been interagency groups and acknowledged that it might not be set out in this policy, but might need to be referred to/pointed to.

Clr Pye asked for information or an example from other NZ Councils about how they deal with Heritage buildings in the final report

Clr Shannon asked for information around our obligations under the Health Act, are they covered elsewhere as wants to avoid duplication The Building Control Manager confirmed “yes” to queries from Clrs Shannon and Pye and advised Officers will look at making necessary judgements and amendments to the policy

Resolution 2024/78

Moved: Deputy Mayor Scott Shannon

Seconded: Clr Michelle Pye

That Council:

1. Notes all written submissions received during the consultation period; and
2. Acknowledges the submitter who has spoken to their submission; and
3. Notes that all feedback will be considered as part of the deliberations on the Dangerous, Affected and Insanitary Buildings Policy.

Carried

9.3 Actions Update Register

The purpose of this report is to provide the Council with an update on the status of the action requests raised by councillors at previous Council meetings.

1. **Budget Reallocation Trial** – Mayor Bowen noted that this was a question for senior Officers around whether that rule was still being adhered to The Chief Executive confirmed there had only been one example via the Infrastructure Committee (Capital Expenditure (CapEx) moved from Covers to Plant)

2. **Subtrades** - Mayor Bowen noted that it was key that this came through to elected members, and requested a plan to see what can be done by the end of the Financial Year (June 2025)
3. **Small Trades** - The Chief Executive noted crossover noted with 9.1.ii., and discussion held around advantage of bringing small trades inhouse (e.g. cleaning (BAU), electricians) for maintenance

The Chief Executive noted that a report on the Electricians would be brought to the next meeting but there are advantages to bringing inhouse. Also working on report on cleaning submissions, noting that there are different specialisms to consider

The Chief Executive also noted that this would be looking at moving the spending from CapEx to Operational Expenditure (OpEx) budgets

Mayor Bowen also requested that painting and maintenance be brought into the report and the Chief Executive confirmed that was being looked at, as well as carpentry and plumbing.

Mayor Bowen asked for an estimated timeline through to June for each service

4. **Underutilised Assets** - Mayor Bowen requested a timeline on this Action The Chief Executive advised this has been put back on the priority list as Officers prioritised resource on the Theatre Royal and Heritage Facility project.
5. **Financial Template Action** - To be kept on Actions Register until such time as the new template is received by Council.
6. **Social Housing** – The Chief Executive confirmed a report will be presented in the December meeting following a workshop scheduled for the week prior
7. **Asset Management Role** – The Chief Executive confirmed recruitment process is live and ongoing
8. **Council Properties** – Mayor Bowen noted at the last meeting the need for a divestment policy was discussed. The Chief Executive advised that a policy in place at Waimate District Council is being looked at
9. **Coastal Erosion** – Noted that the report is to be presented today.
10. **Parks Capital Grant** – Confirmed the removal from the register and noted in the minutes
11. **Parks Budget** – Confirmed the removal from the register and noted in the minutes
12. **Monthly Financials** – Clr Pye noted the delay in receiving monthly financial update and Mayor Bowen suggested single page update would be beneficial The Chief Executive noted that this has been committed to
13. **Special Funds** – Confirmed the removal from the register and noted in the minutes

Mayor Bowen advised this can be closed off and removed from the register.

Clr Piddington concerned at deferred maintenance cost of \$4.5million, and asked to know who is dealing with this?

The Chief Executive advised the responsibility for Maintenance belongs in respective Units that use them

Mayor Bowen noted historic review of placing all maintenance in Property Unit, under previous Chief Executive and this may need to be reviewed to ensure that expertise for maintenance is all in one place

The Chief Executive advised that the issue is always the same, the lack of budget in Long Term Plan (LTP) for maintenance and noted that building assessments are getting done, and staff are being trained in Asset Management for those buildings.

Mayor Bowen noted the key point is that Council has oversight of it, perhaps quarterly reports, and requested an update report of where we are and where we are heading.

The Chief Executive noted the need to pull money from OpEx, hence the need for status of buildings and ensure there is the budget for the maintenance, which is a challenge

General agreement that maintenance of these assets is critical

Resolution 2024/79

Moved: Clr Owen Jackson

Seconded: Clr Peter Burt

That the Council receives and notes the updates to the Actions Register.

Carried

9.4 Release of Public Excluded Items

Resolution 2024/80

Moved: Mayor Nigel Bowen

Seconded: Clr Michelle Pye

That the Council notes the following public excluded items have been released to the public;

1. Geraldine Community Board - Item 13.1 Advice on Purchase of Land and Buildings in the Geraldine Area 19 April 2023
2. Geraldine Community Board - Item 13.2 Advice on Purchase of Land and Buildings in the Geraldine Area 06 March 2024

Carried

9.5 Timaru District Holdings Ltd: Appointment of proxy for Annual Meeting

The members agreed that Mayor Nigel Bowen and Deputy Mayor Scott Shannon would be the proxy and alternative proxy at the Annual General Meeting of TDHL.

Resolution 2024/81

Moved: Clr Allan Booth

Seconded: Clr Stacey Scott

That Council appoint Mayor Bowen and Deputy Mayor Shannon as proxy and alternative proxy respectively to represent Council and vote on all matters arising at the Annual General Meeting of Timaru District Holdings Ltd.

Carried

9.6 Venture Timaru Ltd: Appointment of proxy for Annual Meeting

The members agreed that Mayor Nigel Bowen and Deputy Mayor Scott Shannon would be the proxy and alternative proxy at the Annual General Meeting of Venture Timaru Ltd.

Resolution 2024/82

Moved: Cllr Sally Parker

Seconded: Cllr Peter Burt

That Council appoint Mayor Bowen and Deputy Mayor Shannon as proxy and alternative proxy respectively to represent it and vote on all matters at the Annual Meeting of Venture Timaru Ltd.

Carried

9.7 Adoption of 2025 Meetings Calendar

Mayor Bowen noted that there were 2 options, one which allowed for more frequent shorter meetings, which would also allow urgent items to be addressed in a more timely fashion.

General discussion over concerns that Officers' time would be spent preparing for meetings versus delivery of work

Group Manager Corporate and Communications noted that there needed to be an expectation from Council that there could be a delay in returning reports. Also noted that there was a minor amendment of Option 1 around Standing Committee Meeting dates near Easter moving to avoid a clash with the Proposed District Plan Hearings that are already scheduled.

Resolution 2024/83

Moved: Mayor Nigel Bowen

Seconded: Cllr Michelle Pye

That Council;

1. Receive the "Adoption of 2025 Meetings Calendar Report" and;
2. Adopt option 4.2 ('option 2') of the proposed 2025 meetings' calendar.

Carried

9.8 2024 Brews on the Bay - Proposed Liquor Control Area

Mayor Nigel Bowen down as Chair for this item of the Agenda due to a declared conflict of Interest. Deputy Mayor, Scott Shannon took on the role of Chair for this item of the Agenda.

Chair Scott Shannon welcomed Group Manager Environmental Services and Chief Licensing Inspector/ Enforcement Officer to the meeting

The report was taken as read and floor opened to questions

Discussion included the need for the temporary ban, and the Council was advised that this had been in situ in prior years as standard. It was also noted that this was a joint venture between the Police, the event organiser and Council

Resolution 2024/84

Moved: Cllr Peter Burt

Seconded: Cllr Owen Jackson

1. That a temporary liquor control area is put in place over the entire Caroline Bay (map shown Attachment 1) to ban liquor for the period 8.00am 2 November 2024 to 8.00pm 2 November 2024 excluding the area licensed for the event.

Carried

Deputy Mayor Shannon ceded control of the meeting to Mayor Bowen who resumed the duties of the Chair.

9.9 Three Month Provisional Financial Performance Report to 30 September 2024

The Chief Executive offered the apologies of the Chief Financial Officer who was unable to attend the meeting, presented the report as read and gave an overview of the key points including that revenue is 493K below budget, mainly driven through subsidies and grants that are behind, particularly Land Transport Unit (LTU). This is offset by fees and charges and some development and financial contributions

Other key points noted were personnel costs being over budget, in part because of the full staff roll, a potential upcoming issue with staff costs as they look to recruit summer staff (e.g. at local swimming pools), depreciation costs are on budget, and finance costs are lower, noting that we have more borrowings at lower interest rates, so a net positive variance there.

Also noted was "Other expenses" has a positive variance, around Consultancy costs within Corporate Activities, and that all the other reports are tabled for each department. The Chief Executive also advised that the majority of staff sit in Corporate, and they need to be unbundled and re-attributed to their respective units.

The Chief Executive advised that there is a small surplus of \$219,000 against a budget of deficit of \$3million so at the end of September we are doing relatively well.

Also noted was CapEx is behind planned expenditure, and the Group Manager Infrastructure will be giving Water and Roading a push along however some of this work is seasonal and therefore expenditure is not linear over the Financial Year. Recreation and Leisure relates to the buildings and two large community facility projects (Theatre Royal and Heritage Facility and Aorangi Stadium projects).

Mayor Bowen opened the floor to questions.

Cllr Pye asked for thanks to be passed along to the CFO for the changes in the presentation of the report, and queried the Waste expenses (\$329,000 above budget), as concerned that there would be a repeat of the deficit issue again, and should we be charging more for waste collection?

Group Manager Infrastructure advised there are efforts to bring that back into line as there

were some costs in the earlier part of the financial year which should be balanced later in the year, and they believe they have the budget in place to deal with expected costs

Clr Piddington questioned why the Corporate Loan Interest is \$824,000 below the budgeted amount

Chief Executive advised looking at Corporate, it is 1217 versus budget of 63, and comparing to other units being under budget, highlights the journal to allocate this to all the other departments has not happened.

Clr Piddington also questioned the outcome of previous discussions around the District Plan Consultancy fee, and asked what the final overspend is going to be there (currently \$188,000)

Group Manager Environmental Services advised that this is a phasing issue, and looking at the budget out to the end of the financial year it should come in under budget

Clr Piddington requested a note to that effect in future reports.

Clr Piddington asked for clarification on "Sewer development and Financial Contributions" income of \$162,000, but it says not budgeted for, so what is it and why?

Chief Executive advised it would be a financial contribution to some infrastructure, and the GM Infrastructure will come back to Council on that, but did note that it is actual cash, not vested assets.

Clr Piddington questioned why vehicles bought for Parks was over budget. Did we get more vehicles, or was it not budgeted for?

Group Manager Infrastructure advised when the LTP 2024-34 was prepared, \$540,000 was for replacement of Councils fleet at that time, and as per section 17a review to Council we indicated the need for a further \$500,000 in CapEX which was approved and was not in the original budget. This is reporting against the LTP budget and so is a re-forecast effectively. Clr Piddington requested a note to that effect in future reports.

Clr Jackson requested clarity re p69, under "Governance and Strategy", Elected Members Salaries is out by \$69,000

Chief Executive advise this was due in part to the previous Financial Year.

Clr Jackson noted that no Downlands Contributions have been received

Group Manager Infrastructure advised these contributions come in as new connections are made available, and take up has not been as expected, therefore it is showing that there are not likely to be many contributions.

Clr Pye noted that it looked as though Council was borrowing money to put into the bank

Chief Executive advised this was due to covenants stipulating available statutory minimum working capital.

Resolution 2024/85

Moved: Clr Stu Piddington

Seconded: Clr Michelle Pye

That Council receives and notes the three-month provisional financial performance report update for the period 1 July to 30 September 2024.

Carried

Motion

Resolution 2024/86

Moved: Mayor Nigel Bowen

Seconded: Cllr Gavin Oliver

That the meeting be extended beyond two hours.

Carried

9.10 Final Adoption by Timaru District Council of the 'Our Waitarakao Strategy'

Mayor Bowen welcomed Group Manager Environmental Services and Senior Scientist – Natural Hazards Chris Fauth (CF), from Environment Canterbury to the meeting, and author of the report, Principal Strategy Advisor Bridget Lange (BL) also from Environment Canterbury who attended the meeting online.

GM Environmental Services noted that this was an example of what can be achieved when different agencies come together and work well, and handed over to BL taking the strategy and report as read

BL thanked for the support of Council and drew attention to an editing mistake to the strategy in the Agenda Pack, apologising for the mistake. Noted that this will be amended in the final version of the Strategy in line with what was agreed with the Steering Group. Noted that we are seeking the adoption of the Strategy approved by the steering group and that that version is the correct one.

Specifically, referred to p103 of the Agenda pack (page 20 of the Strategy itself), under "Ongoing Actions" in the first paragraph should say:

"Sustainable increase in the expected natural range of ecosystem cover within the catchment, with an intergenerational ambition of 15% of catchment land coverage being returned to indigenous dominant healthy ecosystems. This effort will focus on public and/or marginal non-productive land that is voluntarily made available through the goodwill for this purpose. Such ecosystems will be broadly classified as those contributing positively towards strategy outcomes one and two."

BL noted this was not a fundamental change in meaning

In addition, this has been a great story for all involved with genuine effective collaboration of the four partners with effective communication with the community and stakeholders. There has been a high level of engagement.

BL noted that the community response has been positive with a high level of engagement, with recognition of this being a special place in need of protection.

BL also noted that the phased approach to community engagement allowed for ideas and feedback and engagement from a diverse spectrum of the community, allowing them to find common ground and shared aspirations.

BL noted this was a real collaborative effort, and passed to CF to discuss strategy

CF took the document as read and wanted to advise on actions going forwards if adopted. Noted that they are looking for a sustainable project that lasts. With small and incremental actions co-invested and shared with everybody, which would lead to an overall big change given time.

CF further noted that at the next LTP, there would be the opportunity to look at bigger ticket items/decisions/plans for the area in order that they could be in the best possible position to take advantage of any funding opportunities

Chair thanked the teams for their efforts and opened the floor for questions

Clr Booth queried what was available in the budget?

CF responded here is budget set aside for 3 years to do investigative work around pest control/planting but would be looking to landowners and industries for contributions. The current budget is \$100,000 per annum.

Clr Oliver noted that this was an awesome project and thanked all involved.

Clr Pye endorsed Clr Oliver's view, and the view that this is a great example of team managing some of the initial pushback.

Resolution 2024/87

Moved: Clr Sally Parker

Seconded: Clr Peter Burt

That Council

1. Adopts the Our Waitarakao: Waitarakao Washdyke Lagoon Catchment Strategy with minor amendments on page 20 (Attachment 1).
2. Notes that the Our Waitarakao: Waitarakao Washdyke Lagoon Catchment Strategy was formally endorsed by the Our Waitarakao Strategy Development Steering Group on 27 September 2024.

Carried

9.11 CityTown Programme Update - Year One Deliverables

Mayor Bowen welcomed Group Manager Infrastructure and Development Manager to the meeting, referring to page 124 of Agenda.

GM Infrastructure noted that they are here to update Council and look for commitment to move forward. There are a number of strands: e.g. new toilet block and other projects to refresh the Central Business District (CBD).

Development Manager noted the previous resolution from the Council within the LTP Budget allocation was generously provided to fund the project which was framed, but was somewhat open-ended as to what the funds were to be applied for, but was referred to the

relevant chapters in the masterplan. Noted that happy to take report as read and open the floor to questions

Clr Piddington asked about the “slippery tiles” issue

Development Manager advised that just under \$30K has been spent on enhancements out of a \$500K budget, which is the work that has been done outside the C&L building. We are expecting to spend the full \$500K on this within the financial year. They are lining up with the renewals that need to take place.

Clr Piddington also requested that communication go out on this matter to inform the community what was being done and when.

Development Manager advised the planning work for this was underway.

Discussion took place about budget items in the masterplan.

There is money in the masterplan budget for events activation to increase local footfall, to see what gaps there are between VT and CBD Groups.

Further discussion was had about the feedback that had been received, and what officers can do in response to them. Some limitations were raised because of the regulatory settings we have and that our policies could be more enabling. Work was happening with Gap Filler to see how our settings compare with other districts.

CLlr Scott expressed some disappointment with the vibrancy list, with it’s lack of tangible items and disagreed with the calculation of some of the costs and questioned where the additional budget was coming from.

It was noted that this total spend was split over a number of years so didn’t fit in this years budget and didn’t include the \$200,000 operational budget that included many of the vibrancy measures. This was to be funded from cost saving measures.

It was stressed that the funding wouldn’t be spent until the money has been found. Noting that businesses in the CBD are waiting for action to happen.

Further discussion was had about the positive benefits of the project, with particular discussion on earthquake prone buildings, and Sophia Street Car Park and use of car park occupancy data and the plans over replacement of outdated parking meters.

The GM infrastructure said the project was paused until the completion of soil testing, which would better inform the amount of work that needed to take place.

Some more discussion was had around the Terrace footbridge, including the costs and viability of the project. It was through that we need to package the project up to see how much the market would price it at.

Clarity was sought on us not spending the \$200,000 until it was found.

Resolution 2024/88

Moved: Clr Allan Booth

Seconded: Clr Owen Jackson

In Favour: Cllrs Allan Booth, Peter Burt, Gavin Oliver, Sally Parker, Stacey Scott, Scott Shannon and Owen Jackson

Against: Clrs Stu Piddington and Michelle Pye

Abstained: Mayor Nigel Bowen

Carried 7/2

That Council;

1. Receive and note stakeholder feedback on the CityTown Masterplan and proposed Next Steps; and
2. Approve the redevelopment of Strathallan Corner in conjunction with the new toilet construction; and
3. Endorse the prioritisation and budget allocation for the FY2024-25 vibrancy Initiatives.

Carried

9.12 Potential future Coastal Erosion - Redruth Landfill

Mayor Bowen welcomed Waste Operations Manager and Group Manager Infrastructure to the meeting, referring to page 150 of the Agenda and taking the report as read

Waste Operations Manager noted that erosion inevitable but will likely take over 100 years, and the rail line provides an effective buffer, which Kiwirail are vociferous about maintaining

General discussion included risks associated with high rainfall and associated potential flooding of the adjacent Saltwater Creek.

Also considered was the impact on future generations, and need to understand costings, but it was noted that investigations would come at a cost.

Resolution 2024/89

Moved: Clr Peter Burt

Seconded: Clr Michelle Pye

That the Council receives and notes the Redruth Resource Recovery Park and landfill – Erosion and Inundation Assessment.

Carried

10 Consideration of Urgent Business Items

10.1 Environment Canterbury Rates Error Issue

Mayor Bowen requested for report on ECan Rates issue, reports to Date with outline of what has been done to remedy it, and do we continue charging through effectively

Group Manager Corporate and Communications advised the rates resolution is being passed at tomorrow's ECan meeting, and as soon as that is done, the final calculations will be made, and they will go out in the 2nd quarter mailout (due in December), and any payments made in instalment one will be taken off then

Mayor Bowen noted the second part was the assessment of the benefit of the \$200,000 revenue for the service versus the engagement officers are exposed to with the community. Talking to ECan

councillors, they do not receive any feedback because they do not administer the collection of the rates.

The Chief Executive noted officers are looking at the possibility of sending out two bills in future, one under TDC letterhead, the other under ECan letterhead.

Resolution 2024/90

Moved: Mayor Nigel Bowen

Seconded: Cllr Stu Piddington

Mayor Nigel Bowen moved that a report be brought back to Council with information on the progress of resolving the rating issue, benefits of providing this service on behalf of Environment Canterbury and that officers look into options to invoice the rates separately.

Carried

10.2 Local Water Done Well – Unitary Authority Options

Resolution 2024/88

Moved: Mayor Nigel Bowen

Seconded: Cllr Stu Piddington

Mayor Nigel Bowen requested a paper be brought to Council on an initial pathway for a unitary authority to deliver Water Services.

Carried

10.3 Smithfield Closure Revenue Impact

Resolution 2024/88

Moved: Mayor Nigel Bowen

Seconded: Cllr Stu Piddington

Mayor Bowen requested a report from the Group Manager Infrastructure on the impact of the Smithfield closure on revenue.

Carried

Noting items 10.1, 10.2 and 10.3 were moved, seconded and unanimously carried as stated above as one motion but have been separated for the purposes of these minutes.

11 Consideration of Minor Nature Matters

11.1 Local Water Done Well Update

Cllr Piddington raised the minor nature item requesting an update on the progress of Local Water Done Well.

The Chief Executive advised that meetings have taken place with Department of Internal Affairs (DIA) and neighbouring local councils, a project team has been set up with existing internal resources and one external financial member, and they are working on the Local Water Done Well Delivery Plan. The team are looking to bring a report to the Infrastructure Standing Committee Meeting in November.

Noted that the water financials as a standalone entity looks to be sustainable, however, there will be a financial impact for the Council which needs to be assessed.

The DIA have been impressing on us, that the CCO model will be preferred, either standalone or with neighbouring councils to be determined.

Ashburton and Waitaki District Councils are currently working towards setting up their own Council Controlled Organisations (CCO's) however they are not against a merger at this stage.

The 5 councils (Ashburton, Timaru, Waitaki, Waimate and Mackenzie) are working well together at this stage and the external member of the Timaru project team will bring the other four Councils together to look over financials in due course.

Confirmed that concern is over stranded overheads, and confirmed that approximately 12% of current staff working in Water (plus back office)

Chair noted that DIA concerned at the potential for 60/70 CCO's, and this is partly why we need to further the conversation around Unitary Authorities and working better together particularly with Waimate and Mackenzie.

11.2 Art Gallery - Fire Sprinkler System Housing Structure

Clr Allan Booth requested information regarding the placement of the Fire Sprinkler System storage structure and described it as an eyesore outside an Art Gallery.

Group Manager Community Services and Property Projects Officer were invited to the meeting.

Group Manager Community Services advised that there were a number of contributing factors and regulations to the positioning of this infrastructure including: ease of access for emergency services; proximity to combustible materials (including natural material such as trees); proximity to other structures and buildings; proximity to the hydrant valves; conversations, review and subsequent advice from Heritage New Zealand and Fire and Emergency New Zealand; and opportunity to utilise the façade of the structure for advertising purposes which will reduce the operating costs associated with advertising directly on the main building. It was noted that there was no alternative site within the grounds.

Property Projects Officer added that the structure is not yet complete, and when complete the appearance of the housing will be in the same style and colour as the main building, and allow for advertising space when complete.

The site plan distributed to Councillors, along with contributing factors mentioned, highlights that there is no alternate option.

Clr Booth questioned why the structure couldn't be adjacent to the modern part of the building, as most modern buildings allow for it to be included into the design. Property Projects officer advised that this would trigger a consent amendment as it would affect a separate part of the building, would increase cost and also pose a risk of water entering the art store. It was also noted that in a brand new building, these housing structures can be incorporated into the design.

11.3 Aorangi Stadium Project Timeline

Clr Piddington requested an update on the timeline moving forward with the Aorangi Stadium Project

The Chief Executive advised that the Tenders have been received and are being evaluated which will be followed by a paper to the Tenders and Procurement Committee on the 19th November and planning for a Council meeting on the same day to consider the outcome and recommendation from that Committee.

12 Public Forum Items Requiring Consideration**12.1 Public Forum Consideration– Dr Phil Driver****Recommendation**

The Members agreed that there is already a number of projects underway, some with funding via Council through Sustainable South Canterbury, through Venture Timaru, through industry bodies, and Clr Pye noted that it does not seem like a good investment of \$100K trying to fix a national problem at a local level.

12.2 Public Forum Consideration - Russell Lund

Clr Piddington questioned whether we could utilise Mr Lund's expertise to review the design of the Theatre Royal Project.

The Chief Executive advised that he will connect with Mr Lund to discuss.

13 Public Excluded Reports

Nil

The meeting closed at 5.05pm.

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Chairperson