



Key Projects

The Long Term Plan detailed nine 'Key Projects' to assist in achieving Council's vision of **"Creating an exciting, innovative, safe, caring and friendly City, offering lifestyles based on a healthy environment and diverse growing economy."** This section gives an update on how Council intends to progress these key projects through the 2014/15 year.

Managing Building Consents is no longer considered a 'Key Project'. Council has been working with other South Island Councils (those south of the Waitaki) to better align our processes. The Managing Building Consents project is now undertaken as a part of the Building Control Activity.

The eight 'Key Projects' being further developed in the 2014/15 year are:

- Awarua Industrial Development
- Bluff Foreshore Redevelopment
- City Centre Revitalisation
- Cycling, Walking and Oreti Beach
- District Plan Review
- Population Growth
- Southland Museum and Art Gallery Redevelopment
- Urban Rejuvenation.



Awarua Industrial Development

WHAT IS THIS PROJECT?

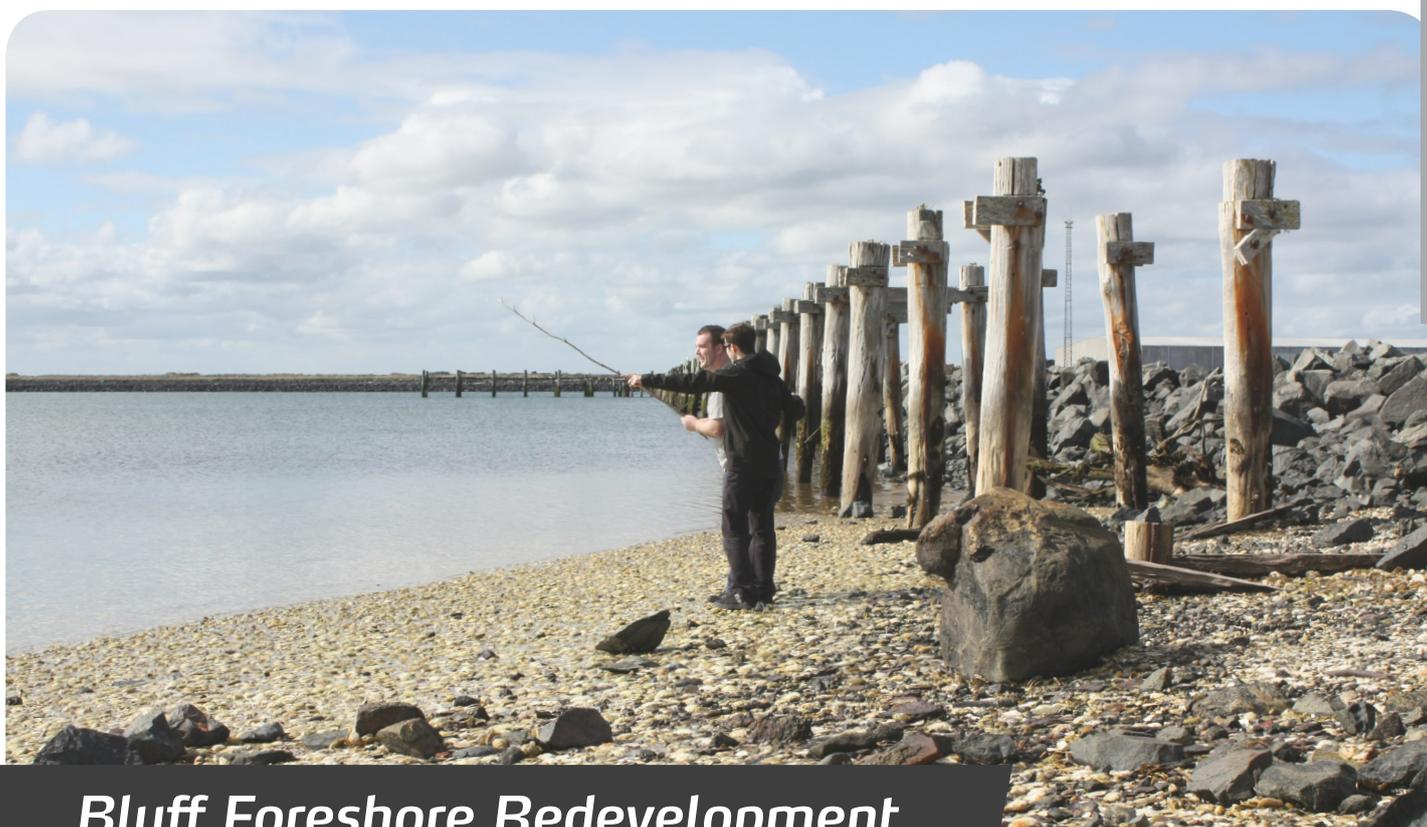
Council is undertaking the Awarua Industrial Development project to make industrial land available on the open market within the Invercargill District. Council has purchased 611.75 hectares of land at Awarua and has re-zoned the land from rural to industrial. It is anticipated that by having the land available, industrial activities will establish in Invercargill increasing employment and revenue in the District. Council intends to service the land with the necessary infrastructure for industrial activities to establish. These costs will be recouped as part of the purchase price of the land.

WHAT IS PLANNED FOR THIS YEAR?

Council has transferred the management of the Awarua Industrial Development project to Invercargill City Property Limited (ICPL). ICPL is a subsidiary of Invercargill City Holdings Limited, a Council Controlled Organisation. During the 2014/15 year ICPL will undertake marketing of the Awarua Industrial Development, as well as any negotiations for the sale or lease of land within it. Final design and the extent of network infrastructure required at Awarua will depend on the requirements of the industry being established.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Once an agreement for the sale or lease of the land has been entered into, the required infrastructure will be developed. The land price will include the cost of servicing. The initial cost of providing the infrastructure will be met through loan funding. This cost, as well as any interest costs, will be met by the land price and will not be funded through rates.



Bluff Foreshore Redevelopment

WHAT IS THIS PROJECT?

Council recognises the importance of assisting Bluff in becoming a bright, colourful and attractive tourist destination. The Bluff Foreshore Redevelopment project will assist by providing for economic development and further recreational opportunities in Bluff. This, in turn, will lead to events and projects being undertaken that will raise awareness, both on a national and international stage, of what Bluff and Invercargill have to offer.

WHAT IS PLANNED FOR THIS YEAR?

During the 2014/15 year, Council intends to work with the Bluff Community Board and the urban rejuvenation group Bluff 2024, to assist with community led projects. The Bluff Foreshore Redevelopment will form part of the Urban Rejuvenation project.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Council will consider applications for funding from the Bluff community to redevelop and rejuvenate the Bluff Township. \$100,000 of contestable funding is available for community groups who have identified revitalisation projects in their communities. This is included as a part of the Urban Rejuvenation budget.



City Centre Revitalisation

WHAT IS THIS PROJECT?

The City Centre Revitalisation project aims to make the City Centre the heart of the Community, where people want to be because it is where good things happen. It needs to be an exciting and relevant place for all ages, accessible and an attractive place for businesses and property developers. We want to encourage people and businesses to relocate to Invercargill and the strength and vitality of the City Centre is a factor taken into account when decisions are being made about which district people want to live and work in. Identifying opportunities and how to best develop them, as well as potential risks, issues and their solutions are all a part of the revitalisation project. A Master Plan was adopted in August 2013 and provides a vision for the inner city and will be used as a reference document for investors, the community and Council.

WHAT IS PLANNED FOR THIS YEAR?

The project has three work streams, Promotions and Attractions, Planning and Policy and Places Development. The Master Plan provides for 13 precincts and during 2014/15 Council intends to provide more detailed budgets for each of these precincts and to seek community feedback on each individual project. Within the Promotion and

Development work stream, Council will consider developing a role of a Town Centre Co-ordinator and will consider how it delivers the provision of events, promotions and assistance with business attraction. This may be via Venture Southland. The second workstream is Planning and Policy, Council is currently working through the Earthquake Prone Buildings reports and the Minister's response to them. This has the potential to have a significant impact on the City Centre. Through the District Plan work, Council will ensure that the City Centre component of the District Plan facilitates and promotes the key objectives of the City Centre Revitalisation project. The Places Development work stream will further develop detailed plans of a number of the precincts.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Council has budgeted \$1.4 million towards the design and physical works required for the City Centre Revitalisation project in 2014/15.

The promotion, heritage protection and District Plan works are all separately budgeted for through the Venture Southland, Building Control Activity and Resource Management Activity cost centres respectively.

CITY CENTRE REVITALISATION FUNDING IMPACT STATEMENT

Annual Plan		Annual Plan	Long Term Plan
2013/14		2014/15	2013 - 2022
\$'000		\$'000	\$'000
Sources of operational funding			
0	General rates, uniform annual general charges, rates penalties	0	0
399	Targeted rates (other than targeted rate for water supply)	444	1,121
0	Subsidies and grants for operating purposes	0	0
0	Fees, charges and targeted rates for water supply	0	0
0	Internal charges and overheads recovered	0	0
0	Local authorities fuel tax, fines, infringement fees, and other receipts	0	0
399	Total operating funding	444	1,121
Applications of operational funding			
55	Payments to staff and suppliers	105	32
137	Finance costs	131	241
0	Internal charges and overheads applied	0	0
	Other operating funding applications		
191	Total applications of operational funding	236	273
208	Surplus (deficit) of operational funding	208	848
Sources of capital funding			
0	Subsidies and grants for capital expenditure	0	0
	Development and financial contributions		
1,192	Increase (decrease) in debt	1,192	561
0	Gross proceeds from sale of assets	0	0
	Lump sum contributions		
1,192	Total sources of capital funding	1,192	561
Application of capital funding			
Capital expenditure			
0	- to meet additional demand	0	0
1,400	- to improve the level of service	1,400	1,409
0	- to replace existing assets	0	0
0	Increase (decrease) in reserves	0	0
	Increase (decrease) in investments		
1,400	Total application of capital funding	1,400	1,409
(208)	Surplus (deficit) of capital funding	(208)	(848)
(0)	Funding balance	0	0
0	Depreciation expense (not included in the above FIS)	0	0

City Centre Revitalisation project differs from the Long Term Plan due to the timing of the physical work differing from anticipated.



Cycling, Walking and Oreti Beach

WHAT IS THIS PROJECT?

Council recognises the importance of open space and recreational facilities. As such, Council has developed a Walking and Cycling Strategy to increase opportunities for walking and cycling and encourage people to utilise this type of transport or recreational area.

Oreti Beach is recognised as a regional asset and as such a Memorandum of Understanding has been developed between Council, the Department of Conservation, New Zealand Police and Environment Southland that clarifies the management roles of the parties, ensures a cooperative approach to enhancing the amenity value of Oreti Beach and assists in the development of pragmatic solutions for the day to day management of activities on Oreti Beach.

The project focuses on the implementation of strategies and initiatives developed both by Council and other parties to maintain and enhance community access to open space and recreational facilities.

WHAT IS PLANNED FOR THIS YEAR?

Council intends to continue to provide a contribution towards the Invercargill - Bluff section of the nationwide off-road walking track.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Council has budgeted \$50,000 per annum as a contribution to the Invercargill - Bluff section of the nationwide off-road walking track.



District Plan Review

WHAT IS THIS PROJECT?

The District Plan assists Council in protecting natural resources and the City's heritage as well as providing opportunities for industry, business and residential activities in a way that minimises potential conflicts in what they are trying to achieve. Reviewing the District Plan is essential in ensuring that it remains relevant to the Invercargill District's environment and to what Council is trying to achieve.

WHAT IS PLANNED FOR THIS YEAR?

During the 2014/15 year Council will continue the hearing and consideration of submissions received to the proposed District Plan. Following the submission and hearing process Council will debate the draft plan and make any amendments that are warranted in light of both the oral and written submissions received.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

The District Plan Review is a key component of the Resource Management Activity of Council. Council has budgeted approximately \$190,000 to this project which is included within the Resource Management Activity budget.



Population Growth - Mayor Tim Shadbolt

WHAT IS THIS PROJECT?

To encourage more locals to stay in Invercargill, or attract more people to move to our city, we need jobs and new industries. Council not only provides industrial land, but we actively promote new industries such as the film industry, biotechnology involving our Auckland Island pigs, and topoclimate to improve our knowledge of soil and climate so that we can diversify our agricultural base. This project is about continuing with the rebranding of our city as a dynamic, exciting, successful, creative, drought-free city that is developing innovative new industries and has a bright future full of opportunities.

WHAT IS PLANNED FOR THIS YEAR?

Council is involved in almost every significant activity in the City, either directly or indirectly through Venture Southland. Council will continue to support a wide range of events and projects to encourage more locals to stay in Invercargill and attract new industries, jobs and more people to move to our City.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Council has included \$40,000 in the Mayoral Budget for promotional work and has \$200,000 of contestable funding available in the Events Fund.

Project work is undertaken by different Council activities and is included in their budgets.



Southland Museum and Art Gallery Redevelopment

WHAT IS THIS PROJECT?

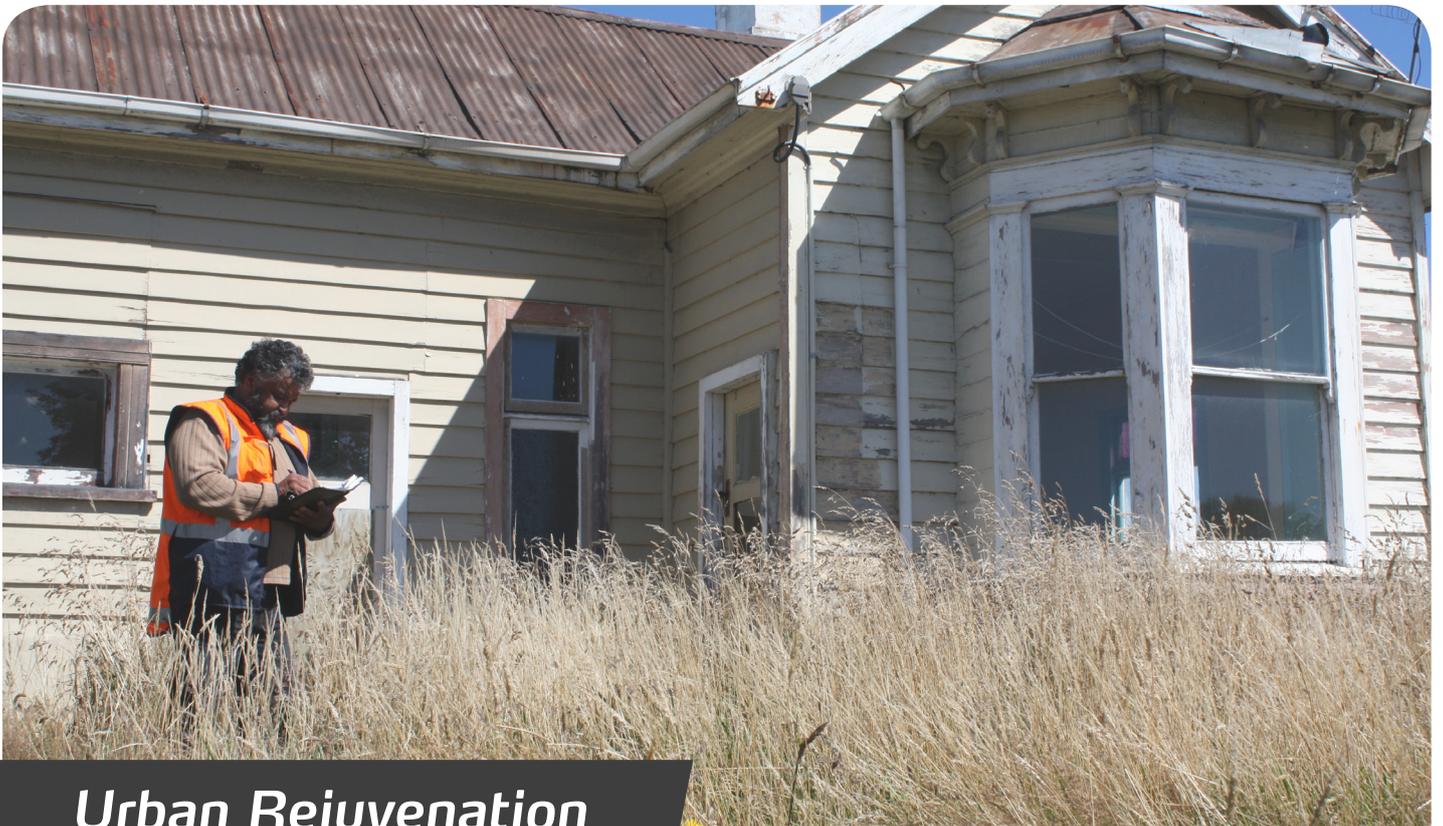
The Southland Museum and Art Gallery is limited in its ability to safeguard and make accessible artefacts and specimens which they hold in trust for the Southland Community. The current facility has a lack of exhibition spaces, a lack of adequate storage space, a lack of access to the collection items and limited workspace facilities. The redevelopment project is an opportunity to transform the facility into a first class regional museum and art gallery and help to deliver the Southland Museum and Art Gallery Trust's mission "to preserve and tell the story of Southland."

WHAT IS PLANNED FOR THIS YEAR?

Council plans to carry out preliminary investigation of three redevelopment proposals so that the best alternative can be identified. The proposals will include redevelopment of the museum in the existing pyramid as well as in a new building beside the pyramid.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Council plans to spend up to \$225,000 on consultants fees this year to carry out the preliminary design work for three redevelopment proposals. The benefit of this will be the clarification of earthquake strengthening costs for each proposal.



Urban Rejuvenation

WHAT IS THIS PROJECT?

Council has identified areas within Invercargill where the age and quality of housing stock is a significant issue that requires addressing. To encourage people to live and work in Invercargill there is a need to ensure that all homes are warm and healthy and all neighbourhoods are desirable places to live. The Urban Rejuvenation project aims to encourage community-led revitalisation projects in these areas. The project is well underway with groups from the South City, Glengarry and Bluff areas already established and a business organisation in Windsor.

WHAT IS PLANNED FOR THIS YEAR?

Council will continue to work with all urban revitalisation groups in a positive way. Projects are community initiated and driven. Council considers applications for funding from the different groups.

Council will continue to work with owners of overgrown sections to ensure that they are mown and

cleared of rubble. This will ensure that no nuisance is caused to the immediate neighbourhood. Staff continue to work with property owners of dilapidated buildings to either have them repaired or demolished.

WHAT HAVE WE PLANNED TO SPEND THIS YEAR?

Alongside the \$100,000 budgeted for consultants fees, Council has also budgeted a further \$100,000 of contestable funding that is available for community groups who have identified revitalisation projects in their communities.

Council has also budgeted capital expenditure for street works in South City. The Environmental Health Activity includes \$75,000 in its budget to process the overgrown sections and dilapidated buildings project.

URBAN REJUVENATION FUNDING IMPACT STATEMENT

<i>Annual Plan</i>		<i>Annual Plan</i>	<i>Long Term Plan</i>
<i>2013/14</i>		<i>2014/15</i>	<i>2013 - 2022</i>
<i>\$'000</i>		<i>\$'000</i>	<i>2014/15</i>
			<i>\$'000</i>
Sources of operational funding			
153	General rates, uniform annual general charges, rates penalties	277	149
0	Targeted rates (other than targeted rate for water supply)	0	0
0	Subsidies and grants for operating purposes	0	0
0	Fees, charges and targeted rates for water supply	0	0
60	Internal charges and overheads recovered	0	0
0	Local authorities fuel tax, fines, infringement fees, and other receipts	0	0
213	Total operating funding	277	149
Applications of operational funding			
97	Payments to staff and suppliers	223	149
26	Finance costs	25	0
60	Internal charges and overheads applied	0	0
	Other operating funding applications		
183	Total applications of operational funding	248	149
30	Surplus (deficit) of operational funding	30	0
Sources of capital funding			
0	Subsidies and grants for capital expenditure	0	0
	Development and financial contributions		
370	Increase (decrease) in debt	370	0
0	Gross proceeds from sale of assets	0	0
	Lump sum contributions		
370	Total sources of capital funding	370	0
Application of capital funding			
	Capital expenditure		
0	- to meet additional demand	0	0
400	- to improve the level of service	400	0
0	- to replace existing assets	0	0
0	Increase (decrease) in reserves	0	0
	Increase (decrease) in investments		
400	Total application of capital funding	400	0
(30)	Surplus (deficit) of capital funding	(30)	0
0	Funding balance	0	0
0	Depreciation expense (not included in the above FIS)	0	0

The Urban Rejuvenation rates draw is within 10% of what was anticipated in the Long Term Plan. Capital expenditure and debt funding is higher than anticipated in the Long Term Plan for street work improvements in South City.

