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## **NOTICE OF MEETING**

**Notice is hereby given of the Meeting of the  
Invercargill City Council to be held in the Council  
Chamber, First Floor, Civic Administration Building,  
101 Esk Street, Invercargill on Tuesday 02 February 2022  
at 3.00 PM**

His Worship the Mayor, Sir T R Shadbolt  
Cr R L Abbott  
Cr R R Amundsen  
Cr A J Arnold  
Cr W S Clark  
Cr A H Crackett  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr D J Ludlow  
Cr I R Pottinger  
Cr N D Skelt  
Cr L F Soper

CLARE HADLEY  
CHIEF EXECUTIVE

# Council - Public Agenda

22 February 2022 03:00 PM - 05:00 PM

<b>Agenda Topic</b>	<b>Page</b>
1. Apologies	
2. Declaration of Interest	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
3. Public Forum	
4. Major Late Item	
4.1 Next Steps For City Block Decision	
The reason that the item is not in the agenda - The report was not ready at the time the agenda was published.	
The reason why the discussion of the item cannot be delayed - Matters can progress in a timely manner.	
5. <a href="#">Minutes of the Meeting of Council Held on 21 December 2021 (A3652725)</a>	6
6. <a href="#">Minutes of the Extraordinary Meeting of the Infrastructural Services Committee Held on 21 December 2021 (A3652727)</a>	12
7. <a href="#">Minutes of the Extraordinary Meeting of the Performance, Policy and Partnerships Committee Held on 21 December 2021 (A3652730)</a>	14
8. <a href="#">Minutes of the Extraordinary Meeting of the Risk and Assurance Committee Held on 21 December 2021 (A3652733)</a>	17
9. <a href="#">Minutes of the Infrastructural Services Committee Meeting held on 1 February 2022 (A3684994)</a>	21
10. <a href="#">Minutes of the Performance, Policy and Partnerships Committee Meeting held on 8 February 2022 (A3685000)</a>	27
11. <a href="#">Minutes of the Bluff Community Board Meeting held on 14 February 2022 (A3685001)</a>	32
12. <a href="#">Minutes of the Extraordinary Meeting of the Performance, Policy and Partnerships Committee Held on 17 February 2022 (A3694547)</a>	37
13. <a href="#">Report of His Worship the Mayor (A3809818)</a>	40
14. <a href="#">Next Steps for City Block Decision (A3777022)</a>	42

15. Urgent Business
16. Public Excluded Session

**Public Excluded Session**

Moved , seconded that the public be excluded from the following parts of the proceedings of this meeting, with the exception of the External Appointees, Mr Jeff Grant and Mr Lindsay McKenzie; namely:

- a) *Confirmation of Minutes of the Public Excluded Session of Council held on 21 December 2021*
- b) *Receiving of Minutes of the Public Excluded Session of the Extraordinary Risk and Assurance Committee held on 21 December 2021*
- c) *Receiving of Minutes of the Public Excluded Session of the Extraordinary Performance, Policy and Partnerships Committee held on 21 December 2021*
- d) *Receiving of Minutes of the Public Excluded Session of the Performance, Policy and Partnerships Committee held on 08 February 2022*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
a) Confirmation of Minutes of the Public Excluded Session of Council held on 21 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
b) Receiving of Minutes of the Public Excluded Session of the Extraordinary Risk and Assurance Committee held on 21 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
c) Receiving of Minutes of the Public Excluded Session of the Extraordinary Performance, Policy and Partnerships Committee held on 21 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

- d) Receiving of Minutes of the Public Excluded Session of the Performance, Policy and Partnerships Committee held on 08 February 2022

**Section 7(2)(i)**

Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

**Section 48(1)(a)**

That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7 exist under Section 7

**MINUTES OF THE MEETING OF THE INVERCARGILL CITY COUNCIL HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL, ON TUESDAY 21 DECEMBER 2021 AT 4.07 PM**

**PRESENT:** His Worship the Mayor, Sir T R Shadbolt  
Cr R R Amundsen  
Cr A J Arnold  
Cr W S Clark  
Cr A H Crackett  
Cr P W Kett  
Cr G D Lewis  
Cr D J Ludlow  
Cr M Lush  
Cr I R Pottinger  
Cr L F Soper  
Ms E Cook – Māngai – Waihopai  
Mrs P Coote – Kaikaunihera Māori – Awarua (via Zoom)  
Mr J Grant – External Appointee  
Mr L McKenzie – External Appointee

**IN ATTENDANCE:** Mr N Peterson – Bluff Community Board Member  
Mrs C Hadley – Chief Executive  
Mr M Day – Group Manager – Finance and Assurance  
Ms T Hurst – Group Manager – Customer and Environment  
Ms E Moogan – Group Manager – Infrastructure  
Mr S Gibling – Group Manager – Leisure and Recreation  
Mr A Cameron – Strategic Advisor/GM – ICHL  
Mr M Morris – Manager – Governance and Legal  
Ms R Suter – Manager – Strategy and Policy  
Ms L Knight – Manager – Strategic Communications  
Mr A Eng – Digital and Communications Advisor  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Cr Abbott, Cr Skelt

Moved Cr Ludlow, seconded Cr Soper and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **PUBLIC FORUM**

Nil.

4. **MAJOR LATE ITEMS**

4.1 **Minutes of the Risk and Assurance Committee Meeting Held on 16 December 2021**

4.2 **Annual Report 2020/21 Adoption**

4.3 **Matters arising from the Extraordinary Risk and Assurance Committee Meeting held on 21 December 2021 with regard to Shadbolt v ICC – Update in Public Excluded Session**

Name of the Major Late Items	The reason that the items were not in the Agenda	The reason why the discussion of the items could not be delayed
Minutes of the Risk and Assurance Committee Meeting Held on 16 December 2021	The document was not ready at the time of the publication of the agenda.	Matters could be progressed in a timely manner.
Annual Report 2020/21 Adoption	The document was not ready at the time of the publication of the agenda.	Matters could be progressed in a timely manner.
Matters arising from the Extraordinary Risk and Assurance Committee Meeting held on 21 December 2021 with regard to Shadbolt v ICC – Update in Public Excluded Session	This item had not been previously available.	Matters could be progressed in a timely manner.

Moved Cr Amundsen, seconded Cr Soper and **RESOLVED** that Council receive the Major Late Items, ‘*Minutes of the Risk and Assurance Committee Meeting Held on 16 December 2021*’, ‘*Annual Report 2020/21 Adoption*, and’ ‘*Matters arising from the Extraordinary Risk and Assurance Committee Meeting held on 21 December 2021 with regard to Shadbolt v ICC – Update in Public Excluded Session*’.

5. **MINUTES OF THE MEETING OF COUNCIL HELD ON 23 NOVEMBER 2021**  
A3603944

Moved Cr Ludlow, seconded Cr Lewis and **RESOLVED** that the minutes of the Council Meeting held on 23 November 2021 be confirmed.

6. **MINUTES OF THE EXTRAORDINARY MEETING OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE HELD ON 7 DECEMBER 2021**  
A3611842

Moved Cr Ludlow, seconded Cr Lewis and **RESOLVED** that the minutes of the Extraordinary Infrastructural Services Committee meeting held on 7 December 2021 be received.

7. **MINUTES OF THE INFRASTRUCTURAL SERVICES COMMITTEE MEETING HELD ON 7 DECEMBER 2021**  
A3611774

Moved Cr Pottinger, seconded Cr Ludlow that the minutes of the Infrastructural Services Committee meeting held on 7 December 2021 be received.

The motion, now put, was **RESOLVED** in the affirmative.

8. **MINUTES OF THE BLUFF COMMUNITY BOARD MEETING HELD ON 13 DECEMBER 2021**  
A3611838

Moved Cr Amundsen, seconded Cr Soper and **RESOLVED** that the minutes of the Bluff Community Board meeting held on 13 December 2021 be received.

9. **MINUTES OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE MEETING HELD ON 14 DECEMBER 2021**  
A3611841

Moved Cr Ludlow, seconded Cr Lewis and **RESOLVED** that the minutes of the Performance, Policy and Partnerships Committee meeting held on 14 December 2021 be received and the following recommendations confirmed.

7. **Amendment to the Community Wellbeing Fund Committee Terms of Reference**  
A3624099

4. The Governance Statement be amended at page 26 to add under Members:
  - i. A Representative of the Youth Council to be nominated at the start of each Youth Council term.
  - ii. In the event of an elected member being unable to attend, they may appoint another elected member to attend in their place in order to achieve quorum.
5. The Council and Finance Delegations Register be amended at page 14, Membership to add in:
  - i. In the event of an elected member being unable to attend, they may appoint another elected member to attend in their place in order to achieve quorum.
  - ii. A Representative of the Youth Council to be nominated at the start of each Youth Council term.

12. **Rezoning of 7 and 9\* Kennington Road**  
A3630822

2. That it resolves to amend the Invercargill City District Plan 2019 to apply the Industrial 3 (Large) Zone Objectives, Policies and Rules to 7 Kennington Road (Sec 2 SO 484274) AND 9\* Kennington Road (Pt Lot 2 DP 1110).



**14. Plan Change 1, Te Puawai Residential Development**  
A3630820

2. Pursuant to Clause 10 of Schedule One of the Resource Management Act 1991:
  - a. Approves Plan Change 1 – Te Puawai Residential Development in accordance with the reasons set out in the attached report.
  - b. Accepts, rejects, accepts in part or rejects in part submission points in line with the recommendations contained within the attached report (A3637319).

10. **REPORT OF HIS WORSHIP THE MAYOR**  
A3631322

Moved His Worship the Mayor, seconded Cr Kett and **RESOLVED** that Council:

1. Receive the report 'Mayoral Report'.

11. **MINUTES OF THE RISK AND ASSURANCE COMMITTEE MEETING HELD ON 16 DECEMBER 2021**  
A3611847

Moved Cr Amundsen, seconded Cr Ludlow that the minutes of the Risk and Assurance Committee Meeting held on 16 December 2021 be received.

Cr Pottinger raised a query about the Health and Safety risk update in the minutes and he asked about the health and safety of staff who wear masks for an extended duration of time. It was noted that it may be inconvenient for staff who were in public facing roles at all times however, science was clear that wearing a mask was a positive step that one could take for themselves and those around them.

The motion, now put was **RESOLVED** in the affirmative.

12. **ANNUAL REPORT 2020/21 ADOPTION – VERBAL UPDATE**

Mr Michael Day provided a verbal update and noted that the annual report would be ready by 5.00 pm.

13. **URGENT BUSINESS**

Nil.

14. **COUNCIL IN PUBLIC EXCLUDED SESSION**

Moved Cr Soper, seconded Cr Crackett and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting, with the exception of the External Appointees, Mr Jeff Grant and Mr Lindsay McKenzie, namely:

- (a) *Confirmation of minutes of the Public Excluded Session of Council held on 23 November 2021*
- (b) *Receiving of minutes of the Public Excluded Session of the Infrastructural Services Committee meeting held on 7 December 2021*
- (c) *Receiving of minutes of the Public Excluded Session of the Risk and Assurance Committee meeting held on 16 December 2021*
- (d) *Director Remuneration – Invercargill City Holdings Limited group*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
(a) Confirmation of minutes of the Public Excluded Session of Council held on 23 November 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
(b) Receiving of minutes of the Public Excluded Session of the Infrastructural Services Committee meeting held on 7 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
(c) Receiving of minutes of the Public Excluded Session of the Risk and Assurance Committee meeting held on 16 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
(d) Director Remuneration – Invercargill City Holdings	<b>Section 7(2)(f)(i)</b> maintain the effective conduct of public affairs through the free and	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to

Limited group frank expression of result in the disclosure  
opinions by or between of information for  
or to members or which good reason for  
officers or employees of withholding would  
any local authority, in exist under Section 7  
the course of their duty

**Note:** The meeting was adjourned at 4.35 pm.

**Note:** The meeting was reconvened at 6.29 pm.

15. **ANNUAL REPORT 2020/21 ADOPTION**  
A3659898

Moved Cr Ludlow, seconded Cr Lewis and **RESOLVED** that Council:

1. Notes that the Risk and Assurance Committee have reviewed the draft Annual Report.
2. Notes that Audit New Zealand's opinion will have a limited scope, and will not cover the valuation of Council's Infrastructure and Operational assets. The limitation of scope is based on the conclusion that based on the increases in economic indicators available to Council from March to June 2021, Council should have revalued these assets.
3. The Risk and Assurance Committee recommends that Council adopts the 2020/21 Annual Report for the Invercargill City Council Group.
4. Authorises the General Manager – Finance and Assurance to make minor changes to the 2020/21 Annual Report prior to publication.
5. Authorises the Mayor and Chief Executive to sign the Audit New Zealand Letter of Representation for the 2021 Annual Report.
6. Authorises the Mayor and Chief Executive to sign the Statement of Compliance within the 2021 Annual Report.
7. Authorises the General Manager – Finance and Assurance to make changes necessary to the Summary Annual Report document and release it for publication within 20 working days of signing.
8. Exempt Invercargill Community Recreation and Sports Trust from being a Council Controlled Organisation from 1 July 2021 for a further three years, noting that a decision of Council earlier in 2021 has indicated that this entity will be wound up by 30 June 2022.

There being no further business, the meeting finished at 6.30 pm.

**MINUTES OF THE EXTRAORDINARY MEETING OF THE INFRASTRUCTURAL SERVICES COMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL ON TUESDAY 21 DECEMBER 2021 AT 2.30 PM**

**PRESENT:** Cr I R Pottinger (Chair)  
Cr A H Crackett (Deputy Chair)  
His Worship the Mayor, Sir T R Shadbolt  
Cr R R Amundsen  
Cr A J Arnold  
Cr W S Clark  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr D J Ludlow  
Cr L F Soper  
Ms E Cook – Māngai – Waihopai  
Mr L McKenzie – External Appointee  
Mr J Grant – External Appointee

**IN ATTENDANCE:** Mr N Henderson – Bluff Community Board Member  
Mrs C Hadley – Chief Executive  
Ms E Moogan – Group Manager – Infrastructure  
Mr M Day – Group Manager – Finance and Assurance  
Ms T Hurst – Group Manager – Customer and Environment  
Mr S Gibling – Group Manager – Leisure and Recreation  
Mr A Cameron – Strategic Advisor/GM – ICHL  
Mr J Rees – Manager – Engineering Services  
Mr H Powell – Policy Advisor  
Mr A Eng – Digital and Communications Advisor  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGY**

Cr Abbott

Moved Cr Ludlow, seconded Cr Lewis and **RESOLVED** that the apology be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **CODE OF PRACTICE FOR LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE BYLAW**  
A3643564

Mr Jeremy Rees and Mr Hayden Powell spoke to the report. It was noted that this topic was brought to Council and adopted on 23 November 2021, and that consultation took place between 24 November 2021 and 10 December 2021. It was further noted there had been no changes to the Practice Note arising from the consultation.

In response to a query to talk to the significant points being addressed by the Practice Note, it was advised they were about standardisation and consistency of connections to services at the time of subdivision and stormwater design criteria to ensure good practice throughout Invercargill.

Moved Cr Soper, seconded Cr Ludlow and **RESOLVED** that the Infrastructural Services Committee:

1. Receive the report "Adoption of Practice Note - Code of Practice for Land Development and Subdivision Infrastructure Bylaw".
2. Receive the summary of submissions (A3643252) and emailed submission(A3643291).
3. Adopt the proposed Practice Note (A3612081).

There being no further business, the meeting finished at 2.38 pm.

**MINUTES OF THE EXTRAORDINARY MEETING OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL ON 21 DECEMBER 2021 AT 3.42 PM**

**PRESENT:** Cr D J Ludlow (Chair)  
Cr R R Amundsen (Deputy Chair)  
His Worship the Mayor, Sir T R Shadbolt  
Cr A J Arnold  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr I R Pottinger  
Cr L F Soper  
Ms E Cook – Māngai – Waihopai  
Mr J Grant – External Appointee  
Mr L McKenzie – External Appointee

**IN ATTENDANCE:** Mr N Peterson – Bluff Community Board Member  
Mrs C Hadley – Chief Executive  
Mr M Day – Group Manager – Finance and Assurance  
Ms T Hurst – Group Manager – Customer and Environment  
Ms E Moogan – Group Manager – Infrastructure  
Mr S Gibling – Group Manager – Leisure and Recreation  
Mr A Cameron – Strategic Advisor/GM – ICHL  
Mr M Morris – Manager – Governance and Legal  
Ms R Suter – Manager – Strategy and Policy  
Ms L Knight – Manager – Strategic Communications  
Mr A Eng – Digital and Communications Advisor  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Cr Abbott, Cr Skelt

Moved Cr Lewis, seconded Ms Cook and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **ANNUAL REPORT 2020/21 ADOPTION**

Officers recommended the delegation to consider the Annual Report 2020/21 Adoption be handed back to Council.

Moved Cr Ludlow, seconded Cr Amundsen and **RESOLVED** that the Performance, Policy and Partnerships Committee the delegation on the determination of the Annual Report 2020/21 Adoption be handed back to Full Council.

4. **MAJOR LATE ITEM**

4.1 **Next Steps for City Block Proposal for Consultation in January 2022 (in Public Excluded Session)**

The reason that the item was not in the Agenda	The reason why the discussion of the item could not be delayed
The item came to hand after the agenda was published.	So that matters can be progressed in a timely manner.

Moved Cr Soper, seconded Cr Amundsen and **RESOLVED** that the Major Late Item 'Next Steps for City Block Proposal for Consultation in January 2022' be received in Public Excluded Session.

5. **PUBLIC EXCLUDED SESSION**

Moved Cr Ludlow, seconded Cr Soper that the public be excluded from the following parts of the proceedings of this meeting; with the exception of the external appointees, Mr Jeff Grant and Mr Lindsay McKenzie, namely,

- (a) *Te Unua | Reimagining Phase Report From The Museum Governance Group*
- (b) *Next Steps for City Block Proposal for Consultation in January 2022*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the local government official information and meetings act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
(a) Te Unua   Reimagining Phase Report From The Museum Governance Group	<b>Section 7(2)(f)(ii)</b> Maintain the effective conduct of public affairs through the protection of such members, officers, employees, and persons from improper pressure or harassment	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

- (b) Next Steps for City Block Proposal for Consultation in January 2022

**Section 7(2)(f)(i)**

Maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority, in the course of their duty

**Section 7(2)(f)(ii)**

Maintain the effective conduct of public affairs through the protection of such members, officers, employees, and persons from improper pressure or harassment

**Section 7(2)(i)**

Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

**Section 48(1)(a)**

That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

There being no further business, the meeting finished at 5.21 pm.



**MINUTES OF THE EXTRAORDINARY MEETING OF THE RISK AND ASSURANCE  
COMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC  
ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL ON TUESDAY  
21 DECEMBER 2021 AT 2.40 PM**

**PRESENT:** Mr B Robertson (Chair)  
Cr R R Amundsen  
Cr A J Arnold  
Cr W S Clark  
Cr A H Crackett  
Mr R Jackson  
Cr D J Ludlow  
Cr I R Pottinger  
Mr J Grant – External Appointee  
Mr L McKenzie – External Appointee

**IN ATTENDANCE:** His Worship the Mayor, Sir T R Shadbolt  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr L F Soper  
Ms E Cook – Māngai – Waihopai  
Mrs P Coote – Kaikaunihera Māori – Awarua (via zoom)  
Mrs C Hadley – Chief Executive  
Mr M Day – Group Manager – Finance and Assurance  
Ms T Hurst – Group Manager – Customer and Environment  
Ms E Moogan – Group Manager – Infrastructure  
Mr S Gibling – Group Manager – Leisure and Recreation  
Mr M Morris – Manager – Governance and Legal  
Ms P Christie – Manager – Financial Services  
Ms L Knight – Manager – Strategic Communications  
Mr A Eng – Digital and Communications Advisor  
Ms M Cassiere – Executive Governance Officer  
Mr D Ollson – Audit New Zealand (via zoom)  
Mr C Genet – Audit New Zealand (via zoom)

1. **APOLOGIES**

Cr Abbott, Cr Skelt. Mr Ross Jackson for lateness.

Moved Mr Robertson, seconded Cr Ludlow and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **MAJOR LATE ITEM**

4.1 **Shadbolt v ICC – Update (in Public Excluded Session)**

The reason that the item was not in the agenda	The reason why the discussion of the item could not be delayed
The item came to hand after the agenda was published.	So that matters can be progressed in a timely manner.

Moved Mr Robertson, seconded Cr Amundsen and **RESOLVED** that the Major Late Item ‘*Shadbolt v ICC – Update*’ be received in Public Excluded Session.

4. **PUBLIC EXCLUDED SESSION**

Moved Mr Robertson, seconded Cr Kett that the public be excluded from the following parts of the proceedings of this meeting; with the exception of the external appointees, Mr Jeff Grant and Mr Lindsay McKenzie, namely,

(a) *Shadbolt v ICC - Update*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the local government official information and meetings act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
(a) Shadbolt v ICC - Update	<b>Section 7(2)(g)</b> Maintain legal professional privilege	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

**Note:** The meeting was adjourned at 3.26 pm.

**Note:** The meeting was re-convened at 5.35 pm.

**Note:** Crs Kett, Crackett and Arnold left the meeting at 5.35 pm.

**Note:** Mr Ross Jackson joined the meeting at 5.36 pm.

5. **ANNUAL REPORT 2020/21 – VERBAL UPDATE**

The Chair noted additional documents had been distributed to the members and invited staff to provide information around the additional documents. Officers noted the additional documents included the draft Audit Opinion and a Letter of Representation which Council need to provide to Audit New Zealand.

Officers advised the Letter of Representation noted processes were done correctly and that two uncorrected misstatements were listed. Officers stated that an agreement had been reached that the two uncorrected misstatements would not be corrected as they were not material.

**6. MAJOR LATE ITEMS**

6.1 **Annual Report 2020/21**

6.2 **Letter of Representation**

6.3 **Proposed Audit Opinion**

The reason that the items were not in the agenda	The reason why the discussion of the items could not be delayed
The items had not been previously available.	So that matters could be dealt with to comply with statutory timeframes.

Moved Mr Robertson, seconded Cr Ludlow that the Major Late Items '*Annual Report 2020/21, Letter of Representation and Proposed Audit Opinion*' be accepted.

**7. ANNUAL REPORT 2020/21 ADOPTION**

A3630210

Ms Patricia Christie spoke to the report and stated the Annual Report was different from previous years as there was a difference of opinion between Invercargill City Council (ICC) and Audit New Zealand on the valuation of Infrastructure assets. She said that although there had been indicators of increase in prices in the past two quarters, ICC had not considered the price increase to be significant enough to revalue the assets. However, Audit New Zealand had arrived at a different conclusion to ICC which had formed the basis for qualification of the Infrastructure assets and Operational Land and Building assets. Ms Christie further stated these assets would be due for a revaluation on 30 June 2022.

Ms Christie provided a summary of the late changes to the audit report including the Council group numbers in which an error had been corrected; the total assets figure now stood at \$1.3 Billion, the comprehensive revenue and expense changed from \$12.5 Million to \$14 Million and that all errors would be corrected prior to publishing the Annual Report. She further noted there were other minor late errors which would require correction.

Mr Ollsen was invited to speak to the meeting. He noted the reduction of expenditure and profits for ICC's associate companies had reduced however investments in the associate companies had also increased, which was an anomaly and could affect the balance sheet.

It was noted that this would not negatively impact the Fitch credit rating and would improve ICC's bottom line although it would also mean that ICC would be financially cautious and prudent.

**Note:** Cr Clark left the meeting at 6.01 pm.

**Note:** Cr Soper left the meeting at 6.03 pm.

A3652733

**Note:** Cr Crackett re-joined the meeting by zoom at 6.05 pm

Discussion took place around how it would be possible to undertake the audit process earlier, the matrix used to evaluate councils, and the service level from Audit New Zealand with a view to the Council's audit being done earlier in the audit window, and the appropriateness of assessing the fair value of assets looking at price indices at both 30 September 2021 and 30 June 2021 as well as taking into account other environmental factors.

8. **PUBLIC EXCLUDED SESSION**

Moved Mr Robertson, seconded Mr Jackson that management, staff and public be excluded from the following parts of the proceedings of this meeting; with the exception of the external appointees, Mr Jeff Grant and Mr Lindsay McKenzie, in order to facilitate a free and frank discussion with Mr Dereck Ollsen and Mr Chris Genet of Audit New Zealand.

Moved Mr Robertson, seconded Cr Pottinger and **RESOLVED** that the meeting moves back into open meeting.

8. **ANNUAL REPORT 2020/21 ADOPTION**

A3630210

Moved Cr Pottinger, seconded Mr Jackson that the Risk and Assurance Committee:

1. Notes that the Risk and Assurance Committee have reviewed the draft Annual Report.
2. Notes that Audit New Zealand's opinion will have a limited scope, and will not cover the valuation of Council's Infrastructure and Operational assets. The limitation of scope is based on the conclusion that based on the increases in economic indicators available to Council from March to June 2021, Council should have revalued these assets.
3. The Risk and Assurance Committee recommends that Council adopts the 2020/21 Annual Report for the Invercargill City Council Group.
4. Authorises the General Manager – Finance and Assurance to make minor changes to the 2020/21 Annual Report prior to publication.
5. Authorises the Mayor and Chief Executive to sign the Audit New Zealand Letter of Representation for the 2021 Annual Report.
6. Authorises the Mayor and Chief Executive to sign the Statement of Compliance within the 2021 Annual Report.
7. Authorises the General Manager – Finance and Assurance to make changes necessary to the Summary Annual Report document and release it for publication within 20 working days of signing.
8. Exempt Invercargill Community Recreation and Sports Trust from being a Council Controlled Organisation from 1 July 2021 for a further three years, noting that a decision of Council earlier in 2021 has indicated that this entity will be wound up by 30 June 2022.

The motion, now put, was **RESOLVED** in the affirmative.

There being no further business, the meeting finished at 6.28 pm.

**MINUTES OF THE INFRASTRUCTURAL SERVICES COMMITTEE MEETING HELD IN  
THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING,  
101 ESK STREET, INVERCARGILL ON TUESDAY 1 FEBRUARY 2022 AT 3.00 PM**

**PRESENT:** Cr I R Pottinger (Chair)  
Cr A H Crackett (Deputy Chair)  
His Worship the Mayor, Sir T R Shadbolt  
Cr R R Amundsen  
Cr A J Arnold  
Cr W S Clark  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr N D Skelt  
Cr L F Soper (via Zoom)  
Ms E Cook – Māngai – Waihopai  
Mrs P Coote – Kaikaunihera Māori – Awarua

**IN ATTENDANCE:** Mr N Peterson – Bluff Community Board Member  
Mr M Day – Group Manager – Finance and Assurance  
Ms E Moogan – Group Manager – Infrastructure  
Mr M Morris – Manager – Governance and Legal  
Mr J Rees – Manager – Engineering Services  
Ms R Suter – Manager – Strategy and Policy  
Mr R Pearson – Manager – Roading  
Ms L Knight – Manager – Strategic Communications  
Mr H Powell – Policy Advisor – Strategy and Policy  
Mr M Sollitt – Stormwater Technical Officer – 3 Waters  
Mr D McCormick – Roading Assets Engineer – Engineering Services  
Mr A Eng – Digital and Communications Advisor  
Mr G Caron – Communications Advisor  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Cr Ludlow, Cr Abbott,

Moved Cr Crackett, seconded Cr Lewis and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **PUBLIC FORUM**

Nil.

4. **MAJOR LATE ITEM**

4.1 **Speed Review Consultation Document**

Moved Cr Skelt, seconded Ms Cook that the Infrastructural Services Committee receive the Major Late Item '*Speed Review Consultation Document*'.

The reason that the item was not in the Agenda	The reason why the discussion of the item could not be delayed
The report was not ready at the time the agenda was published.	Matters could be progressed in a timely manner.

5. **MINUTES OF THE INFRASTRUCTURAL SERVICES COMMITTEE MEETING HELD ON 7 DECEMBER 2021**

A3611774

5.1 **Amendments to the Minutes of the Infrastructural Services Committee Meeting Held on 7 December 2021**

6.2 **THREE WATERS ALTERNATIVE LOBBY GROUP**

A3632974

Moved Cr Ludlow, seconded Cr Crackett that the Infrastructural Services Committee:

1. That the Committee receive the report "Three Waters Alternative Lobby Group"
2. That the Committee determine it ~~does~~ does not wish to join this group
3. ~~That if the Committee determines to join the group, refers the unbudgeted expenditure of \$15,000 to be considered within the next quarterly report.~~

The motion, now put, was **RESOLVED** ~~in the affirmative~~.

7. **STOPPING OF ROAD – LAGAN STREET, BLUFF**

A3621227

Ms Heather Guise spoke to the report and summarised the key points in the report.

Moved Cr Ludlow, seconded Cr Abbott that the Infrastructural Services Committee:

1. That the Infrastructural Services Committee receive the report "Stopping of Road – Lagan Street, Bluff"
2. That the Infrastructural Services Committee approves the commencement of the consultation to consider the stopping of that portion of unformed legal road at Lagan Street, Bluff

measuring approximately 830m<sup>2</sup> pursuant to Section 342 of the Local Government Act 1974.

The motion, now put, was **RESOLVED** ~~in the affirmative~~.

Moved Cr Pottinger, seconded Cr Clark and **RESOLVED** that the amendments to the minutes of the Infrastructural Services Committee meeting held on 7 December 2021 be accepted.

Moved Cr Lewis, seconded Cr Skelt and **RESOLVED** that the minutes of the Infrastructural Services Committee meeting held on 7 December 2021 be confirmed.

6. **MINUTES OF THE EXTRAORDINARY MEETING OF THE INFRASTRUCTURAL SERVICES COMMITTEE HELD ON 21 DECEMBER 2021**  
A3652727

Moved Cr Soper, seconded Cr Amundsen and **RESOLVED** that the minutes of the Extraordinary Meeting of the Infrastructural Services Committee held on 21 December 2021 be confirmed.

7. **ADOPTION OF STORMWATER BYLAW FOR CONSULTATION**  
A3612504

Mr Hayden Powell, Mr Jeremy Rees and Mr Michael Sollitt were in attendance. Mr Powell noted that Council holds a discharge consent from Environment Southland which requires Council to improve the quality of the stormwater over the period of consent. The Stormwater Bylaw would enable Council to address the condition of the discharge consent. The new Bylaw would not have an effect on the vast majority of ratepayers of Invercargill City although industrial sites may require remediation of their discharge. Public consultation would take place between 4 February and 7 March 2022.

Queries about the ownership, enforcement and cost implications of the Bylaw were raised and discussed.

It was further noted that the Stormwater Bylaw would ensure that Council has taken reasonable steps to protect the environment and any effects to the network to mitigate potential environmental incidents. It was further noted that costs borne by Council would only be towards the monitoring and enforcement of the Bylaw, and that costs incurred for compliance of standards would be placed upon commercial and industrial ratepayers. It was also noted that Council assets were continually being assessed and upgrades were made where required.

Moved Cr Soper, seconded Mrs Coote that the Infrastructural Services Committee:

1. Receive the report "Adoption of Stormwater Bylaw for Consultation".
2. Note the options for addressing stormwater contamination are as follows;

**Option one – Do Nothing**

~~Option two – Increased Education~~

**Option three – Establish a Stormwater Bylaw**

3. Confirm Council's preferred option for addressing this issue is to introduce a new bylaw (Option three Establish a Stormwater Bylaw).
4. Note that if the bylaw is adopted, the option to increase resourcing to support implementation, monitoring and compliance will be addressed via the Annual Plan.
5. Adopt the draft Stormwater Bylaw (A3332451) for consultation, noting that consultation will take place between 4 February and 7 March 2022.

The motion, now put, was **RESOLVED**.

8. **TEMPORARY ROAD CLOSURES**

A3681720

Mr Russell Pearson spoke to the report. He stated that due to the change in the Covid -19 traffic light framework to Red setting, some events may not take place but approval of the temporary closures would ensure necessary steps had been taken should events proceed.

Moved Cr Crackett, seconded Cr Kett and **RESOLVED** that the Infrastructural Services Committee:

1. Receives the report "Temporary Road Closures".
2. Agrees that the proposed events will not impede traffic unreasonably.
3. As permitted under the Local Government Act 1974 (Section 342 and Schedule 10) approves the temporary closure for the event for the times, dates and locations as specified in the report.

9. **SPEED REVIEW CONSULTATION**

A3698923

Mr Russell Pearson, Mr David McCormick and Ms Rhiannon Suter spoke to the report. Mr Pearson stated that the report looked at adoption of the Speed Review consultation document and adoption of the draft Bylaw to provide the authority for Council to make any changes to speed limits which may arise from the consultation. He stated that included in the consultation document were Council proposed speed principles. He noted key areas for consultation included speeds on roads outside school entrances, speeds in City centre and suburban shopping areas, and speeds on narrow and unsealed rural roads.

Ms Suter noted that the engagement process would be flexible and may also be online based on the Covid-19 traffic light settings.

In response to a query about the timeframes for implementation of the speed review, it was noted that speed limits around schools were expected to change in the next three years, between 2022 and 2023 for City centre area and latter part of 2023 in higher speed roads of rural areas.



In response to a query about opportunity for the community to provide alternate suggestions, it was noted that space would be available in both paper and online forms for the community to provide suggestions which were alternate or in addition to Council's proposal.

Moved Cr Soper, seconded Ms Cook that the Infrastructural Services Committee:

- Receive the Report "Speed Review Consultation"
- Adopt the Speed Review consultation document (Major Late Item)
- Adopt the Draft Rooding and Traffic Bylaw for consultation (A3699298)

The motion, now put, was **RESOLVED**.

10. **ACTIVITIES REPORT**  
A3644489

Ms Erin Moogan and Mr Steve Gibling spoke to the report. Mr Gibling provided a summary and noted that Parks and Reserves team were undertaking the Sandy Point Master Plan exercise, which would be to develop future operating options, through a combination of staff and external engagement. Updates of the process would be brought back to the Committee over the next couple of months.

He noted the undertaking by the New Zealand Garden Trust Assessment to determine whether Queens Park retains its status as parks of National significance and that the results would coincide with the announcement of the Kiwi's Choice Award.

Mr Gibling also noted the partnership with YMCA around the lifeguarding school which has provided employment pathways and opportunities for some and that overall the programme provided life skills and lifesaving skills.

In response to queries about the progress and future use of Anderson House, it was noted that capital works remained on track for completion in April 2022 and that engagement with the Anderson House Trust was ongoing on the future use of Anderson House. It was suggested that Council could provide suggestions on the future use of the House and it was noted that the suggestions would be forwarded to the Trust.

In response to queries about the usage of Civic Theatre, Scottish Hall and tracking under Covid-19 red light setting, it was noted that usage numbers would be ready next week and brought to the Performance, Policy and Partnerships Committee meeting.

In response to a query about whether Council still tracked usage and numbers of Bluff Pool, it was noted that Council still partnered with the Trust Management and Board of the Pool and that Council continued to provide support through the transition year. However, Council no longer kept direct tabs on weekly numbers although Council expected a report the end of the season.

Moved Cr Pottinger, seconded Cr Skelt and **RESOLVED** that the Infrastructural Services Committee:

1. Receives the report "Activities Report".

11. **URGENT BUSINESS**

Nil.

12. **PUBLIC EXCLUDED SESSION MINUTES TO BE CONFIRMED IN PUBLIC SESSION**

12.1 **Minutes of the Public Excluded Session of Infrastructural Services Committee meeting held on 7 December 2021**

Moved Cr Amundsen, seconded Cr Crackett and **RESOLVED** that the minutes of the Public Excluded Session of the Infrastructural Services Committee meeting held on 7 December 2021 be confirmed.

There being no further business, the meeting finished at 3.45 pm.

**MINUTES OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE  
MEETING HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC  
ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL ON TUESDAY  
8 FEBRUARY 2022 AT 3.00 PM**

**PRESENT:** Cr D J Ludlow (Chair)  
Cr R R Amundsen (Deputy Chair)  
His Worship the Mayor, Sir T R Shadbolt  
Cr A J Arnold  
Cr W S Clark  
Cr A H Crackett (via Zoom)  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr I R Pottinger  
Cr N D Skelt  
Cr L F Soper  
Ms E Cook – Mangai – Waihopai  
Mrs P Coote – Kaikaunihera Māori – Awarua (via Zoom)  
Mr J Grant – External Appointee  
Mr L McKenzie – External Appointee (via zoom)

**IN ATTENDANCE:** Mr N Peterson – Bluff Community Board Member  
Mr M Day – Group Manager – Finance and Assurance  
Ms T Hurst – Group Manager – Customer and Environment  
Ms E Moogan – Group Manager – Infrastructure  
Mr S Gibling – Group Manager – Leisure and Recreation  
Mr M Morris – Manager – Governance and Legal  
Ms P Christie – Manager – Financial Services  
Ms L Knight – Manager – Strategic Communications  
Mr J Botting – Team Leader – Finance  
Mr A Eng – Digital and Communications Advisor  
Mr G Caron – Communications Advisor  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGY**

Cr R L Abbott.

Moved Cr Lewis, seconded Cr Soper and **RESOLVED** that the apology be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **PUBLIC FORUM**

Nil.

4. **MINUTES OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE MEETING HELD ON 14 DECEMBER 2021**  
A3611841

Moved Cr Pottinger, seconded Cr Amundsen and **RESOLVED** that the minutes of the Performance, Policy and Partnerships Committee meeting held on 14 December 2021 be confirmed.

5. **MINUTES OF THE COMMUNITY WELLBEING FUND COMMITTEE MEETING HELD ON 16 DECEMBER 2021**  
A3658521

Moved Cr Lewis, seconded Cr Kett and **RESOLVED** that the minutes of the Community Wellbeing Fund Committee meeting held on 16 December 2021 be received.

6. **MINUTES OF THE EXTRAORDINARY MEETING OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE HELD ON 21 DECEMBER 2021**  
A3652730

Moved Cr Ludlow, seconded Cr Soper and **RESOLVED** that the minutes of the Extraordinary Meeting of the Performance, Policy and Partnerships Committee held on 21 December 2021 be confirmed.

7. **PERFORMANCE REPORT FOR THE SIX MONTHS TO 31 DECEMBER 2021**  
A3711719

Ms Patricia Christie and Mr Jaimee Botting spoke to the report. It was noted that the report provided a view of the past six months. Council was still operating on a net operating surplus for the six months which was lower than forecasted, however the forecast going forward still looked good.

From the perspective of capital, the forecast had been adjusted down to \$57.3 million for the year's delivery against the planned amount of \$73 million although it was expected that a number of big projects would ramp up in the latter half of this year such as Stead Street, City Block and the first stage of City Streets.

Projects such as pipe renewal in the Three Waters space would be less than expected although there would be some challenges. With regard to KPIs, there had been some improvements from the last update although the status remained the same. It was noted that capital spending was ahead of last year for the same period, with \$11 million at this time in 2021 and at \$19 million this year, and that Q2 and Q3 would be expected to ramp up subject to getting contractors.

An amendment to the recommendations was noted.

Moved Cr Soper, seconded Ms Cook that the Performance, Policy and Partnerships Committee:

1. Receive the report "Performance Report for the six months to 31 December 2021".
2. Notes the net operating surplus for the six months ended 31 December 2021 is \$0.8 million, \$0.3 million lower than forecast.

3. Notes the capital programme delivery to 31 December 2021 is at 34% of the revised forecast, but is to improve with the City Centre upgrade and Stead Street stopbank projects entering the peak delivery phases.
4. Recommend to Council that it approve the forecast changes as outlined on the Schedule of forecast changes including:
  - Increase rates revenue by \$1.6 million to align with the rates set for the 2021/22 year.
  - Decrease the planned capital programme expenditure by \$15.9 million to \$57.3 million based on delivery expectations.
  - Restatement of the **opening** ~~operating~~ balances of the 2021/22 forecast to align with the annual report 2020/21.
5. Notes further operational forecast changes will be received as part of the March 2022 Performance report and will be incorporated as part of the Annual Plan 2022/23 process.

In response to a query about updating the community on the progress of the projects being done, it was noted that work was being done to have the information updated on the Council website.

In response to a query whether the \$3.2 million difference between forecast and actual expenditure was due to the subsidy from NZTA, it was noted that half of the amount was the NZTA subsidy while the balance were funds from Three Waters and shovel ready which were to come through.

**Note:** His Worship the Mayor joined the meeting at 3.15 pm.

In response to a query about the \$52.5 million allocated for the museum in the Long Term Plan included the storage or was it just for the museum, it was noted that this had been discussed and planned at the Long Term Plan.

In response to a query whether the digitalisation of access was only for the He Waka Tua or for the full collection, it was noted that it was for the full collection.

In response to a query about the forecast on subsidy of grants, it was noted that there were none to date because it was dependent on the timing of projects.

**Note:** Cr Crackett joined the meeting at 3.18 pm.

In response to a query about the borrowings of \$89.5 million against the New Zealand agency funding ceiling of about \$280 million to \$300 million, it was noted that Council could increase its borrowings to a higher figure and that Council had a self – imposed covenant of \$150 million.

The motion, now put was **RESOLVED**.

8. **ACTIVITIES REPORT**  
A3683443

Ms Trudie Hurst and Mr Steve Gibling spoke to the report. It was noted that the report had incorrect dates on the property records number which would be rectified, that LIM and property requests continued to come ahead, that the percentage of non – notified resource consents completed within the statutory 20 day timeframe was at a low of 57% and that a process was underway to look for a solution and improve the percentage.

In response to a query about whether the figure 933% was correct in regard to with increase of remote services in the library, it was noted that in the past 12 months usage of online library services and remote services had greatly increased, that significant efforts had gone into services under the Covid 19 framework and that this was representative of the effort which had gone into ensuring the continuation of services and making the collections available.

In response to a query about the current percentage of work done on cataloguing of the collection compared to 5% from last year, it was noted that while cataloguing the team were also identifying the size and scope of the collection in its entirety and that the percentage of work completed was a shifting number. The team along with external consultants were working through the scope and scale of the collection, and were working with SMAG Board to ensure they were aware of the size of the collection, and putting a programme in place if and when the collection had to be packed up.

Cr Clark requested an exact percentage on the completion of the cataloguing work to inform the meeting on museum to be held on 15 February 2022.

Moved Cr Ludlow, seconded Cr Soper and **RESOLVED** that the Performance, Policy and Partnerships Committee:

1. Receives the report "Activities Report".

9. **URGENT BUSINESS**

Nil.

10. **PUBLIC EXCLUDED SESSION**

Moved Cr Ludlow, seconded Ms Cook and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting, with the exception of the External Advisors, Mr Jeff Grant and Mr Lindsay McKenzie; namely:

- (a) *Receiving of Minutes of the Public Excluded Session of the Community Wellbeing Fund Committee Held on 16 December 2021*
- (b) *Confirmation of Minutes of the Public Excluded Session of the Performance, Policy and Partnerships Committee held on 21 December 2021*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
a) Receiving of Minutes of the Public Excluded Session of the Community Wellbeing Fund Committee Held on 16 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
b) Confirmation of the Minutes of the Public Excluded Session of the Performance, Policy and Partnerships Committee held on 21 December 2021	<b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

There being no further business, the meeting finished at 3.22 pm.

**MINUTES OF THE BLUFF COMMUNITY BOARD MEETING HELD IN THE BLUFF  
MUNICIPAL CHAMBERS, GORE STREET, BLUFF ON MONDAY  
14 FEBRUARY 2022 AT 7.00 PM**

**PRESENT:** Mr R Fife (Chair)  
Mrs G Henderson (Deputy Chair)  
Mr G Laidlaw  
Mr N Peterson  
Mrs P Coote – Advisory Member

**IN ATTENDANCE:** Mr R Pearson – Manager – Roading  
Mr L Butcher – Project Director – Project Management Office  
Ms R Hardy – Project Manager – Project Management Office  
Ms C Rain – Manager – Parks Planning  
Mrs N Allan – Service Centre Manager  
Mr L Beer – Bluff Publicity/Promotions Officer  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Cr Arnold, Ms Topi.

Moved Mrs Henderson, seconded Mr Peterson and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **PUBLIC FORUM**

Nil.

4. **MINOR LATE ITEM**

4.1 **Boat Ramp Update – Update – ILM Workshop**

Moved Mr Peterson, seconded Mr Laidlaw and **RESOLVED** that the Bluff Community Board receive the Minor Late Item '*Boat Ramp – Update – ILM Workshop*'.

<b>The reason that the item was not in the agenda</b>	<b>The reason why the discussion of the item could not be delayed</b>
The report was not ready at the time the agenda was published	Matters could be progressed in a timely manner.



5. **MAJOR LATE ITEM**

5.1 **Bluff Action Sheet**

Moved Mr Fife, seconded Mrs Henderson and **RESOLVED** that the Bluff Community Board receive the Major Late Item '*Bluff Action Sheet*'.

The reason that the item was not in the agenda	The reason why the discussion of the item could not be delayed
The report was not ready at the time the agenda was published	Matters could be progressed in a timely manner.

6. **MINUTES OF THE BLUFF COMMUNITY BOARD MEETING HELD ON 13 DECEMBER 2021**

A3611838

Moved Mrs Henderson, seconded Mr Peterson that the minutes of the Bluff Community Board meeting held on 13 December 2021 be confirmed.

In response to a query whether any development or decisions from the presentation about the cost of signage had taken place, it was noted that they would be considered this year.

The motion, now put, was **RESOLVED**.

7. **REPORT OF THE BLUFF PUBLICITY / PROMOTIONS OFFICER**

A3774732

Moved Mr Peterson, seconded Mr Laidlaw:

1. That the Bluff Community Board receive the report "Report of the Bluff Publicity / Promotions Officer".

Mr Lindsay Beer spoke to the report. He noted that due to the Red setting of the Covid 19 Traffic Light System, the Bluff Oyster Committee decided to cancel the event for this year. He stated that he was working with one of the participants of the Bluff Oyster and Fringe Festival for another potential event. Mr Beer provided an update on the development of the Bluff Community Board website and summarised the work done with Great South and that Great South had provided recommendations on potential suppliers to develop the website.

The motion, now put, was **RESOLVED**.

8. **BLUFF COMMUNITY BOARD FINANCIAL STATEMENT YEAR ENDING DECEMBER 2021**  
A3699720

Moved Mr Fife, seconded Mr Peterson and **RESOLVED** that the Bluff Community Board:

1. Receive the Report "Bluff Community Board Financial Statement Year Ending December 2021".

9. **BOAT RAMP – UPDATE – ILM WORKSHOP**  
A3801430

Moved Mrs Henderson, seconded Mr Peterson:

1. That the Bluff Community Board receives the report titled "Boat Ramp Update – ILM Workshop".
2. The Project Management Office has reviewed attendees from past workshops and requests that the Community Board review this list, and confirm or propose alternate attendees.

Mr Lee Butcher and Ms Renatta Hardy were in attendance. Mr Butcher summarised the report and requested that the Community Board review and endorse the list or propose alternate attendees.

A query was raised about inclusion of a Rūnaka representative in the list. It was noted that the list provided by the Project Management Office be confirmed with the inclusion of a Rūnaka representative.

The motion, now put, was **RESOLVED**.

10. **BLUFF ACTION SHEET**  
A3803071

Moved Mr Peterson, seconded Mrs Henderson that the Bluff Community Board:

1. That the Report Bluff Action Sheet be received.

Mr Russell Pearson and Ms Caroline Rain spoke to the report. Mr Pearson provided an update on the restructure of the Infrastructure group at Invercargill City Council and noted that going forward he would be involved with other areas of the Infrastructure group. He also noted that going forward, if the Community Board wished to speak with someone on operational issues, they would contact the operations team.

Mr Pearson noted the main points of the Bluff Action Sheet such as the Speed Review Management for which the Bluff community consultation is scheduled for 22 February 2022 and requested that the Community Board encourage the community to engage in the consultation.

In response to a query about when submissions to the state highway would begin, it was noted that state highway was part of the New Zealand Transport Authority's plan however suggestions could be included in the submissions to the Speed Review Consultation.

Mr Pearson further noted that the speed review proposed reduction of speed such as 30 kilometres around schools, 80 kilometres from 100 kilometres in unsealed roads and 60 kilometres in gravel roads.

Mr Pearson provided information about the rest of the activities contained in the Action Sheet and stated that work was being done with Great South, Rūnaka and New Zealand Transport Authority on interpretation panels for the cycle way, that after discussions with residents of Gun Pit Road, who expressed concerns on the corrugation of the road and visibility of access, the Roding team was looking to make improvements to the road, that regular meetings be arranged with the new team to discuss the maintenance issues, and that the Stirling Point, Shannon Street and Barrow Street footpath issues in the list would be ongoing.

Mr Pearson spoke about the future of Gun Pit Road carpark and noted that the carpark could not be extended without the road into the carpark being sealed up as it is currently unsealed. In response to a query about increase of carpark, it was noted that increase of parking would increase traffic that would then impose on the residents.

Ms Rain provided a summary of the Parks and Recreation aspect of the Action Sheet. She noted that work on the Bluff War Memorial was ongoing, that construction of the information kiosk would begin in either March or April of 2022. With regard to the Bluff Hill carpark general tidy up, Council had signed a Memorandum of Understanding with the Department of Conservation and another with the Department of Conservation and Bluff Hill Motupōhue Environment Trust, and that operational undertakings were ongoing.

In response to a query about the Stirling Point entry way, it was noted that further discussions with Rūnanga were ongoing and that consultations were being led by Te Ao Marama.

Issues such as scratches on interpretation panels, on chains, glass and other areas were highlighted for improvement. It was also highlighted that the Marae sign which was taken down to accommodate the sign of the Morrison Beach had not yet been put back up.

It was noted that the Ocean Beach remedial interim plan would be shared with the Community Board next week.

The motion, now put, was **RESOLVED.**

#### 11. **PLANNING THE BLUFF BICENTENNIAL - 2024 (DISCUSSION)**

An informal discussion took place around planning the Bluff Bicentennial. Help would be sought from Michael Stevens, an historian to investigate whether Bluff was established in 1824, which would help determine whether Bluff was the first settlement to have been established in New Zealand.

12. **CHAIRPERSON'S REPORT – VERBAL UPDATE**

The Chairperson provided a verbal update and noted:

12.1 **Speed Review** – Bluff Community Board would review and engage with the consultation. The information would be on social media and advertised as much as possible.

12.2 **Meeting with Tiwai General Manager** – A meeting was held with the General Manager of Tiwai. He noted that he started his position in January 2022 and that he would have an open door policy.

12.3 **Bursaries** – Awarded to Avthokea Fowler to study Medical Imaging and Applied Sciences Pathway at ARA Institute Canterbury; Justis Heron to study Law at Otago University; Riomata Coote to study New Zealand Certificate in Health and Wellbeing at Southern Institute of Technology; Carly Russell to study New Zealand Certificate in Construction Trade skills – Carpentry strand – at Southern Institute of Technology.

12.4 **Petrol Tanks at Morrisons Beach** – A meeting with Mr Frank O'Boyle was held last year and he said that the tanks would be brought down. When asked about the walls which has murals, Mr O'Boyle said steel poles to go over the wall so the murals could stay intact.

Queries were raised as to who owned the walls and who would be responsible for their maintenance. The Community Board would investigate and provide a response.

12.5 **Bike Stands** – Bike stands are to be set up around town which would provide a good service to locals and tourists alike.

12.6 **Covid** – There were lots of misinformation and rhetoric although there hadn't been such things in Bluff. The community was encouraged to look after and take care of each other.

Moved Mr Fife, seconded Mr Peterson that the Bluff Community Board:

1. Receives the report "Chairperson's Report".

The motion, now put, was **RESOLVED.**

13. **URGENT BUSINESS**

Nil.

There being no further business, the meeting finished at 8.05 pm.

**MINUTES OF THE EXTRAORDINARY MEETING OF THE PERFORMANCE, POLICY AND PARTNERSHIPS COMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING, 101 ESK STREET, INVERCARGILL ON THURSDAY 17 FEBRUARY 2022 AT 9.00 AM**

**PRESENT:** Cr D J Ludlow (Chair)  
Cr R R Amundsen (Deputy Chair)  
His Worship the Mayor, Sir T R Shadbolt  
Cr R L Abbott (via Zoom)  
Cr A J Arnold  
Cr W S Clark  
Cr P W Kett  
Cr G D Lewis  
Cr M Lush  
Cr N D Skelt  
Cr L F Soper  
Ms E Cook – Māngai – Waihōpai

**IN ATTENDANCE:** Mrs C Hadley – Chief Executive  
Ms T Hurst – Group Manager – Customer and Environment  
Mr M Morris – Manager – Governance and Legal  
Ms R Suter – Manager – Strategy and Policy  
Mr H Powell – Policy Advisor – Strategy and Policy  
Ms K Braithwaite – Graphic Designer  
Ms M Cassiere – Executive Governance Officer

1. **APOLOGIES**

Cr Pottinger, Cr Crackett

Moved Cr Lewis, seconded Cr Clark and **RESOLVED** that the apologies be accepted.

2. **DECLARATION OF INTEREST**

Nil.

3. **HEARINGS FOR THE NEXT STEPS FOR CITY BLOCK CONSULTATIONS**  
A3804974

Moved Cr Skelt, seconded Cr Arnold that the Performance, Policy and Partnerships Committee:

1. Receive the report “Hearings For The Next Steps For City Block Consultation”.
2. Receive the submissions made on the consultation (Agenda items 4 and 5) and note the summary of submissions (A3682623).
3. Agree to receive late submissions received after 5.00 pm on Friday 11 February:

- a. Jessica (A3806425)
  - b. Jill Howie (A3806427)
4. Hear from submitters who wish to be heard:
- c. 9.05 – 9.15 am - submission 67 – Hugh McGaveston
  - d. 9.15 – 9.25 am – submission 71 – Gaire Thompson
  - e. 9.25 – 9.35 am – submission 75 – Invercargill Public Art Gallery (David Kennedy – Chairman)
  - f. 9.35 – 9.45 am – submission 74 – Noel J. Peterson

The motion, now put, was **RESOLVED**.

#### 4. **SUBMISSIONS TO BE HEARD**

##### 4.1 **Submission 74 – Noel J Peterson**

In addition to the written submission, Mr Peterson took the meeting through the main points in his submission. He requested that charging stations for e-cycles be considered.

**Note:** Cr Soper joined the meeting via zoom at 9.10 am.

Mr Peterson also requested inclusion of rubbish and recycles in the development plan.

The Chair thanked Mr Peterson for taking the time to present to Council.

**Note:** Cr Abbott joined the meeting via zoom at 9.16 am.

##### 4.2 **Submission 71 – Gaire Thompson**

In addition to the written submission, Mr Thompson took the meeting through the main points in his submission. He said that Council could look at the end valuation and decide if the return was worth the expense to build, that the \$22.5 million of loan would be a cost to ratepayers as there would be a lack of return to ratepayers, and that other shareholders of the should shoulder the additional cost along with Council.

In response to a query about the social good component of the development, Mr Thompson noted that social good component was a good thing however, preservation of character buildings should also be taken into consideration.

The Chair thanked Mr Thompson for taking the time to present to Council.

##### 4.3 **Submission 75 – Invercargill Public Art Gallery INC – David Kennedy**

In addition to the written submission, Mr Kennedy took the meeting through the main points in his submission. He clarified that the view expressed was of the elected members of the Invercargill Public Art Gallery (IPAG) and not of ex-officio members and that both options proposed in the consultation document were preferred. He requested that consideration be given to enhanced street appeal as visitors may be discouraged if construction took place close to the He Waka Tua Art Gallery. He also requested that bike

stands outside the He Waka Tua building would be advantageous. He further requested that if public art and installations were to be placed in the area, that IPAG be included in any planning. Mr Kennedy also requested that IPAG be included in any CBD promotional materials.

The Chair thanked Mr Kennedy for taking the time to present to Council.

There being no further business, the meeting finished at 9.30 am.

## MAYORAL REPORT

<b>To:</b>	Council
<b>Meeting Date:</b>	Tuesday 22 February 2022
<b>From:</b>	His Worship the Mayor, Sir Tim Shadbolt
<b>Approved:</b>	Clare Hadley - Chief Executive
<b>Approved Date:</b>	Wednesday 16 February 2022
<b>Open Agenda:</b>	Yes
<b>Public Excluded Agenda:</b>	No

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### Purpose and Summary

List of engagements and current issues.

### Recommendations

1. That the report 'Mayoral Report' be received.

### List of Mayoral Engagements

21 December 2021 – 22 February 2022

- Private Group Meeting regarding Vaccine Passports at Council Facilities 22/12/21
- Mayor's Xmas Lunch 25/12/21
- Attend Opening Ceremony South Island Colgate Games 14/1/22
- Attend Opening Bunnings Invercargill Store 19/1/22
- Interview with Critic Student Magazine 3/2/22
- Rotary Meeting- Tony Laker 15/2/22
- Meet with 2x ICC engineers re: support for visa application. 15/2/22

### List of Council Commitments

21 December 2021 – 22 February 2022

- Extraordinary Infrastructure Meeting - 21/12/21
- Extraordinary Risk and Assurance Meeting - 21/12/21
- Extraordinary Performance, Policy, Partnership Meeting -21/12/21
- Council Meeting – 21/12/21
- Trifecta Workshop
- Southland RLG Meeting 19/1/22
- Next Steps City Block Breakfast with retailers and consultation 26-28/1/22
- Preparing for Omicron (Covid) Meeting 26/1/22
- Chair's Meeting 31/1/22
- Great South Workshop 1/2/22



- Infrastructure Services Meeting 1/2/22
- Project Governance Group Meeting 2/2/22
- Launch of ICC Arts and Culture and Heritage Strategy 2/2/22
- Southland Regional Leadership Group Meeting 3/2/22
- Reforms Update Meeting 3/2/22
- PPP Meeting 8/2/22
- Lessons from Omicron Meeting (LGNZ) via zoom 10/2/22
- Visit to the Museum and Tisbury 11/2/22
- Museum Workshop 15/2/22
- Extraordinary PPP – City Block Redevelopment Hearing 17/2/22
- Southland RLG Meeting 17/2/22
- Reforms Update 17/2/22
- FFLG Workshop 18/2/22

## **Conclusion**

Most meetings all focus on Omicron. But I like to focus on the positive. OK some of our flagship events such as Burt Munro Challenge have been postponed or cancelled. But it was great to see the Colgate Games held in Invercargill, and I managed to watch the sensational sheep shearing fundraiser, for the Southland Charity Hospital live streamed.

## NEXT STEPS FOR CITY BLOCK DECISION

<b>To:</b>	Council
<b>Meeting Date:</b>	Tuesday 22 February 2022
<b>From:</b>	Rhiannon Suter, Manager – Strategy and Policy and Hayden Powell, Policy Advisor
<b>Approved:</b>	Michael Day - Group Manager - Finance and Assurance
<b>Approved Date:</b>	Tuesday 22 February 2022
<b>Open Agenda:</b>	Yes

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### Purpose and Summary

This report provides recommendations to Council on investment in City Block following deliberations by the Performance, Policy and Partnerships Committee

### Recommendations

That the Committee:

1. Receive the report "Next Steps for City Block Decision".
2. Note the resolutions of the extraordinary Performance, Policy and Partnerships Committee in deliberating on Next Steps for City Block on 22 February 2022:
  - a. Determine the community wellbeing outcomes outweigh the risks identified for further investment in City Block.
  - b. Consider whether to increase Council's investment into City Block by up to \$7.5M, to be funded through loan funding, noting that there is no anticipated impact on rates.
  - c. Consider whether to provide a \$22.75M short-term loan to City Block developers to be funded through loan funding, noting that there is no anticipated impact on rates.
3. Determine to increase Council's investment into City Block by up to \$7.5M to be funded through loan funding, noting that there is no anticipated impact on rates.
4. Determine to provide a \$22.75M short-term loan to City Block developers to be funded through loan funding, noting that there is no anticipated impact on rates.

5. Delegate to the Chief Executive the responsibility to enact this decision, including entry into loan and security documentation, on behalf of Council.

## **Implications and Risks**

### **Strategic Consistency**

Council has made significant investment in City Block and City Centre Streets as a core part of its vision to create "Our City with Heart." The original investment proposal noted the social, cultural and economic wellbeing benefits of the project and the importance of creating vitality in the city centre.

Although the development is not complete Council can be satisfied that it is having a positive impact on the areas identified. At this stage Council can be satisfied that there is broad community support for the project and its completion.

### **Financial Implications**

City Block and City Centre Streets are both included within the Long-term Plan. However the additional funding required for City Block and for City Centre Streets, which were the focus of this consultation, are not. The Long-term Plan indicated that further funding would be required for City Centre Streets Stage 2 and that further funding may be required for City Block. The Performance, Policy and Partnerships Committee determined to include the additional investment for City Streets Stage 2 in the Annual Plan. Following the decision of Council whether to invest further into City Block, the additional funding will be included within the 2022/2023 Annual Plan.

Council needs to be aware that there are different implications for the Annual Plan and subsequent years of the Long-term Plan arising from debt funding to replace the bank (\$45M) and debt funding to cover additional project costs above and beyond the original budget (\$10M). Council can have a higher level of confidence that the funding to replace the bank will be recovered in 18-24 months. Council would have a lower level of confidence with respect to the timing for recovery of the portion associated with cost increase. Allocating additional funding may have implications for the debt ceiling which will need to be reviewed as part of the Annual Plan process. There may also be implications on Council's credit rating and/or ability to fund other projects.

### **Legal Implications**

Council will make the final decision on funding for ICHL for ICL for City Block. Council has obligations as a shareholder of the project to ensure that funding requirements are met.

### **Risk**

The funding requirements of City Block provided for consultation were correct at the time of adoption. However, this is a complex commercial development and the funding requirements have the potential to change again. Further consultation would be required if significantly more funding were required. The risk of this is assessed as medium and low after mitigations. A commercial report has been commissioned into the financial and timeframe delivery of the project to assist in mitigation. The results were used to inform the consultation.

The majority of the additional funding is required for short term loan arrangements during the development phase. It is expected that this funding will be returned to Council within the next eighteen months, however if there are significant changes to the finance market in the interim Council may not receive some or all of this funding within the timeframe expected. The risk of this not occurring is assessed as low. This confidence is based on the current arrangements with the bank and the leasing programme status at this time. A decision by Council is required at this time to enable contracts to put the funding in place in time for the next stage of the project.

Any funds beyond that currently noted in the bank funding proposal carries a slightly different risk. The bank funding is currently limited by the valuation. As discussed previously there is little downside risk to the valuation, with some potential upside based on the purchase of Readings Cinema land. Council cannot assess the risk or opportunity for increased bank funding until the valuation is finally completed prior to drawing down the bank funding. In the interim the risk that this portion of the funding will not be recovered in the short term would be assessed as medium to high. Council will review the project budgets to provide advice on the recovery of the funds in the longer term however it is possible that the capital comprising the loan will not be returned within 10 years although this will change over time.

There are reputational risks to Council and its commercial partners from this consultation which are being actively managed.

## **Background**

Consultation took place on Next Steps for City Block and City Streets between 13 January and 11 February 2022.

The consultation was promoted widely in media and social media, including a submission form appearing in the Southland Express. Details were sent to all ratepayers through rates notices and to organisations and individuals which have asked to be kept up to date on Council consultations. A business breakfast for retailers and other city centre businesses, a public drop in event in the city centre and a successful Facebook Live event, provided an opportunity for people to ask questions of Councillors and officers.

While submission numbers (79) were considerably lower than earlier consultations (462 in 2020 and 673 in 2019) Councillors can be confident that this is a reflection of public sentiment in that they are fully informed about the project and support Council enabling the work to continue, rather than due to lack of awareness.

## **Deliberations – Performance, Policy and Partnerships Committee**

In its deliberations, the Performance, Policy and Partnerships Committee on 22 February 2022, were in support of the increased investment into City Block. The discussion covered issues including risk management, the cost of the overall project to ratepayers and the impact of the project on other areas of the city. The strong support of the community was noted, although the complexity of the issue was recognised. The responsibilities of Council as a shareholder were also recognised. Finally, several Councillors spoke in favour of the exciting transformational nature of the project and the need for Council to continue its support to ensure the project was completed. The Committee determined the community wellbeing outcomes outweighed the risks of further investment.

## The Options

### **Funding City Block**

**Preferred option:** Council will provide its share of the required \$60M (\$30M – incorporating up to \$7.5M increased investment and \$22.75M short term loan) by way of loan at commercial rates to ICL to enable completion of the City Block Development (Stages 1- 3) bringing the total Council investment to \$70.74M (\$48.2M total investment and \$22.75M short term loan). HWR Limited will fund the remainder. This option has been assessed as a lower financial risk, because the terms of the short term loan would mean Council and HWR would receive priority in repayment over other longer term loans for the greater proportion of the funding. This will increase Council's debt by \$30M but will have no increase on rates as funding costs will be recovered from ICL.

**Another option:** Provide \$10.07M loan to ICL, the minimum required by the current shareholder agreement. Developers would have to manage the implications of the shortfall which they indicate would put the completion of the project at risk and may trigger further obligations on Council as a shareholder of the project. This option has been assessed as a higher financial risk because the terms of the loan would mean Council and HWR would not receive priority in repayment over other loans and significant delay in repayment could impact on Council's ability to borrow for other Council projects. This will increase Council's debt by \$10.07M but will have no increase on rates as funding costs will be recovered from ICL.

Further information on the options is included in the consultation document.

## **Consideration of Submissions**

79 submissions were received.

### **City Block**

74.7% submissions were in support of Council's preferred option.

Of the submissions that were in support of Council's preferred option, the majority provided simple one-line statements such as, "get it done "or "finish it and finish it properly". Some submitters provided more in-depth comments, which highlighted how important they believed the project was for the future of Invercargill.

8.9% of submissions were in support of the alternative option.

It is difficult to take any trends from the few comments that were submitted for the alternative option. Of the comments made, most were providing suggestions around putting in more green spaces, or ensuring there was easy vehicle access for people with access issues. There was one comment that stated they believed the project was not thought through properly and any development needed to be made on a more realistic scale.

16.5% of submitters either did not select an option or did not support either option.

The issues raised most often by those who did not support either option were centred on not wanting ratepayers to put any further funding towards this project. There were some comments that thought this project had not been scoped or managed well.

One submitter raised their continued concerns that Council had over-capitalised on this project and the commercial viability of the project did not stack up. They also raised concerns of the impact this development will have on other business and building owners within the CBD and wider Invercargill.

Council has been consistent with its reasoning around why it has become involved in this project. "Council does not expect to make a commercial return on its investment in the short to medium term, but neither does it anticipate making a loss. However, there are broader benefits to Invercargill – and Southland – to be realised through developing a vibrant and dynamic city centre."

Council has considered the broader impact the City Block development will have, in noting the risk of significant impact on the balance of the city's retail area, through shoppers parking within the City Block building and then not leaving the complex, which was identified within the earlier consultations. Council is keeping a watching brief on this issue

In summary, there is clear support in the submissions for Council to invest additional funds to enable the project to be completed.

From the submissions received, a majority were in support of Council's preferred options for both City Block and City Centre Streets Upgrade. There is a clear majority for City Block with over 74% support to commit further funds to the project. The submissions were more spread out for the City Centre Streets Upgrade, however 77% either supported the Council's preferred option or wanted to commit additional funds. Council can have confidence that support from submitters is strong for the City Centre Streets Upgrade.

## **Next Steps**

Following the decision, if favourable, Council will make available the loan funding to the developer via ICHL.

The decisions on both City Block will then be reflected in the Annual Plan.

## **Attachments**

Nil.