



Rangitikei District Council

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Rangitikei
UNspoilt...

Council Meeting Order Paper

Thursday 26 November 2015, 1.00 pm

**Council Chamber, Rangitikei District Council
46 High Street, Marton**

Website: www.rangitikei.govt.nz

Email: info@rangitikei.govt.nz

Chair

His Worship the Mayor, Andy Watson

Deputy Chair

Cr Dean McManaway

Membership

Councillors Cath Ash, Richard Aslett, Nigel Belsham, Angus Gordon, Tim Harris,
Mike Jones, Rebecca McNeil, Soraya Peke-Mason,
Ruth Rainey, Lynne Sheridan

Please Note: Items in this agenda may be subject to amendments or withdrawal at the meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.



Rangitikei District Council

Council Meeting

Order Paper – Thursday 26 November 2015 – 1:00 p.m.

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*Public excluded minutes are provided separately to Elected Members only.

1 Welcome

2 Public Forum

Recipients of Council scholarships at Rangitikei College have been invited to be present.

3 Apologies/leave of absence

4 Members' conflict of interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

5 Confirmation of order of business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, be dealt with as a late item at this meeting.

6 Confirmation of minutes

Recommendation

That the Minutes and Public Excluded Minutes of the Council meeting held on 29 October 2015 be taken as read and verified as an accurate and correct record of the meeting.

7 Mayor's report

A report will be tabled

File ref: 3-EP-3-5

Recommendation

That the Mayor's report to Council's meeting on 26 November 2015 be received.

8 Administrative matters

A report is attached

File: 5-EX-4

Recommendations

1. That the report 'Administrative matters – November 2015' be received.

2. That Council acknowledges the scope, scale and complexity of the Infrastructure Shared Services Council Controlled Organisation investigation project and allocates up to \$125,000 as its share towards the completion of the investigation, which will be reported to Council in February 2016 as previously resolved.
3. That Council meets as a workshop on Thursday 10 December 2015, starting 9.30 am and holds its last formal public meeting on Thursday 17 December 2015, starting 9.30 am.
4. That the draft schedule of meetings of Council, Community Boards and Council Committees for 2016 be adopted, with subsequent amendments confirmed by Council.
5. That His Worship the Mayor be authorised to sign, on behalf of the Council the feedback [as amended/without amendment] to the Local Government New Zealand position paper on the RMA sector.
6. That Council confirm that payment of \$7,383 be made to the Marton Returned and Service Association as approved in the adopted 2014/15 Annual Plan and in the disbursements of unspent funds in the 2014/15 Community Initiatives Fund.
7. That Council authorises the Chief Executive to negotiate the sale of Council's forestry block at Toe Toe Road, i.e. Pt Awarua 4C6 Pt Lot 1 DP 10885 Sec 82 SO 27540 Blk VI Hautapu SD, Certificates of title 450/296 548/109, at the current market or its book value in Council's records, whichever is the greater, .
8. That Council agrees to waive% of the hireage fees for Wilson Park during the Marton Country Music Festival 15-17 January 2016 inclusive and% of the hireage costs of trestle tables to be used during that event.

9 Proposed Bulls Multi-Purpose Community Centre – Appointment of Architects

A report is attached

File: 1-CP-7-2

Recommendations

1. That the report 'Proposed Bulls Multi-Purpose Community Centre – Appointment of Architects' be received.
2. That EITHER Arthouse OR Architecture Workshop be appointed as Architect for the Bulls Multi-Purpose Community Centre project on the following basis:

being able to move through the design phases subject to approval from the Chief Executive of the preceding design phase;

proceeding with the preparation of contract/tender documents being subject to progress with fundraising, with the opportunity for Council to set a target in this regard; and

proceeding to construction being subject to achieving a pre-determined fundraising target.

3. That a local (Bulls) fundraising committee be established to secure the \$100,000 (minimum) local share of the project funding costs, and the appointment of members to the fundraising group be led by the Mayor and Bulls Ward Councillors in consultation with the Bulls Community Committee.

10 Future funding for youth development in Rangitikei 2015/16 – further update

A memorandum is attached.

File: 3-EN-12-3

Recommendations

1. That the memorandum “Future funding for youth development in Rangitikei 2015/16 - update”, be received.
2. That the Council requests that the Mayor and Chief Executive urgently press the Ministry of Social Development to provide a decision before 31 December 2015 on its future involvement in and financial support for the Marton Community Charter and services for young people in the southern Rangitikei, making it explicit that
 - (i) if financial support is not forthcoming from the Ministry, Council will provide no further financial funding to the Taihape Youth Hutt after 31 January 2016 or to the Marton Youth Club after 30 April 2016; and
 - (ii) if financial support is forthcoming from the Ministry, the community’s view on Council providing funding support with other agencies for youth services in Marton and Taihape will be specifically sought during the consultation processes for the 2016/17 Annual Plan.
3. That, if financial support for youth services is confirmed by the Ministry of Social Development by 31 December 2015, Council approves unbudgeted expenditure of up to \$13,300 to keep the Taihape Youth Hutt and the Marton Youth Club operating until 30 June 2016.

11 Consultation with residents of Dixon Way and Mangaone Valley road on options for reticulated water supply

A verbal update will be given to the meeting.

12 Streetlight Maintenance Contract C1005 – Tender Recommendation

A report is attached

File: 5-CM-1: C1005

Recommendations

1. That the report for 'Streetlight Maintenance Contract C1005 – Tender Recommendation' be received.
2. That Council approve the award of the Streetlight Maintenance Contract C1005 to Alf Downs Streetlighting Limited for the sum of \$882,625.00 excluding GST.

13 Receipt of Committee minutes and resolutions to be confirmed

Recommendation

- 1 That the minutes of the following meetings be received:
 - Marton Community Committee, 9 September 2015
 - Marton Community Committee, 14 October 2015
 - Finance/Performance Committee, 29 October 2015
 - Bulls Community Committee, 10 November 2015
 - Erewhon Rural Water Supply Management Subcommittee, 11 November 2015
 - Marton Community Committee, 11 November 2015 – *to be tabled, if available*
 - Assets/Infrastructure Committee, 12 November 2015
 - Policy/Planning Committee, 12 November 2015
- 2 That the following recommendation from the Marton Community Committee dated 9 September 2015 be confirmed:

Resolved minute number **15/MCC/066** **File Ref**

That the Marton Community Committee recommends the Council provide four barbecue tables and seats close to the barbecues at Wilson Park playground.

Resolved minute number **15/MCC/067** **File Ref**

That the Marton Community Committee recommends the Council install the appropriate advance warning signage at the Centennial Park courtesy crossing for the benefit and safety of both road users and pedestrians.

- 3 That the following recommendation from the Marton Community Committee dated 14 October 2015 be confirmed

Resolved minute number **15/MCC/072** **File Ref** **6-RF-1-5**

~~That Council approve the extension of the site at Centennial Park to establish a community garden to include the ex-bowling green area.~~

Resolution accepted as a late item at Council on 29 October 2015 and agreed to.

- 4 That the following recommendation from the Bulls Community Committee dated 10 November 2015 be confirmed:

Resolved minute number **15/BCC/ 050** **File Ref**

That the Rangitikei District Council undertake an urgent investigation of these hazardous mobility scooter crossings in Bulls and Marton and action a solution to this problem.

- 5 That the following recommendation from the Policy/Planning Committee dated 12 November 2015 be confirmed:

Resolved minute number **15/PPL/113** **File Ref** **5-OR-3-5**

That the Policy/Planning Committee supports the devolution to territorial authorities the power to make local bylaws to permit retail trading on Easter Sunday in all or any specified part(s) of their districts.

14 Late items

15 Public Excluded

Recommendation

I move that the public be excluded from the following parts of the proceedings of this meeting, namely:

I move that the public be excluded from the following parts of the proceedings of this meeting, namely:

Item 1: Rates remission relating to the 2015 June flood event

Item 2: Council-owned property

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to this 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 the matter to be considered	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for passing of this resolution
Item 1 Rates remission relating to the 2015 June flood event	Briefing contains information which if released would be likely reasonable to prejudice the privacy of natural persons – <i>section 7(2)(a)</i> .	Section 48(1)(a)(i)
Item 2 Council-owned property	Briefing contains information which if released would be likely unreasonably to prejudice the commercial position of the person who supplied it or who is the subject of the information and to enable	Section 48(1)(a)(i)

	the local authority holding the information to carry on, without prejudice or disadvantage negotiations (including commercial and industrial negotiations) – <i>sections 7(2)(c) and (i)</i> .	
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This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

16 Future items for the agenda

17 Next meeting

Thursday 10 December 2015, 9.30 am

18 Meeting closed

Attachment 1



Rangitikei
UNAPOLOJY...

Rangitikei District Council

Council Meeting

Minutes – Thursday 29 October 2015 – 9:30 a.m.

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Present: His Worship the Mayor, Andy Watson
Cr Dean McManaway
Cr Cath Ash
Cr Richard Aslett
Cr Angus Gordon
Cr Tim Harris
Cr Mike Jones
Cr Rebecca McNeil
Cr Soraya Peke-Mason
Cr Ruth Rainey
Cr Lynne Sheridan

In attendance: Mr Ross McNeil, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr George McIrvine, Finance & Business Support Group Manager
Mr Hamish Waugh, Infrastructure Group Manager
Mr Johan Cullis, Environmental Services Team Leader
Mr Alex Staric, Policy Analyst
Ms Laura Richards, Governance Administrator

1 Welcome

His Worship the Mayor welcomed everyone to the meeting.

2 Public Forum

Nil.

3 Apologies/leave of absence

Resolved

That apologies for absence from Councillor Belsham and for lateness from Councillor Sheridan be received.

Cr Jones / Cr Ash. Carried.

4 Member's conflict of interest

His Worship the Mayor reminded members are reminded of their obligation to declare any conflict of interest they might have in respect of the items on this agenda.

5 Confirmation of agenda

His Worship the Mayor advised that there were three proposed late items.

Resolved minute number	15/RDC/290	File Ref
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That Council receive, as a late item at its meeting on 29 October 2015, a memorandum concerning the proposed disposal (to neighbouring properties) of 72m² from lot 59 DP 26092 as part of the action taken to correct historically misaligned boundaries in Rapaki Street, Koitiata, on the following basis:

The matter is not on the Council agenda because the advice that consultation was required for the proposed disposal of Council land (being deemed a 'park') was not received until after the meeting Order Paper had been compiled and distributed. A decision is needed at this Council meeting to maintain progress in issuing the new titles.

Cr Peke-Mason / Cr Ash. Carried.

Resolved minute number **15/RDC/291** **File Ref**

That Council receive, as a late item at its meeting on 29 October 2015, a recommendation from the Marton Community Committee requesting Council approves the extension of the site at Centennial Park to establish a Community Garden plus extend the designated area to include the ex-bowling green area on the following basis:

The matter is not on the Council agenda as the Marton Community Committee Meeting minutes were not received until after the meeting Order Paper had been compiled and distributed. A decision is needed at this Council meeting to continue the development of the community garden.

Cr Ash / Cr McManaway. Carried.

Resolved minute number **15/RDC/292** **File Ref**

That Council receive confirmation of the representatives onto the JBS Dudding Trust, His Worship the Mayor and former Mayor Chalky Leary to sit on the trust board.

His Worship the Mayor / Cr McManaway. Carried.

6 Confirmation of minutes

Resolved minute number **15/RDC/293** **File Ref**

That the Minutes and Public Excluded Minutes of the Council meeting held on 1 October 2015 be taken as read and verified as an accurate and correct record of the meeting.

Cr Aslett / Cr Harris. Carried.

7 Mayor's report

His Worship the Mayor spoke to his tabled report highlighting the attendance of himself, Cr Aslett and Cr Peke-Mason at the Regional Territorial Authorities forum held at the Chateau. Cr Aslett said the forum had a solid plan and he hoped there would be good results. Cr Peke-Mason said she was impressed how local governments are moving into area of economic development, joint ventures and shared services and these will become the norm as time progresses.

His Worship the Mayor suggested Council write a letter expressing its appreciation to Lawrence Yule for his commitment to the role as president of Local Government New Zealand.

Resolved minute number **15/RDC/294** **File Ref** **3-EP-3-5**

That the Mayor's tabled report to Council's meeting on 29 October 2015 be received.

His Worship the Mayor / Cr McNeil. Carried.

8 Administrative matters

Mr McNeil spoke to his report and responded to questions from Elected Members.

Resolved minute number **15/RDC/295** **File Ref** **5-EX-4**

That the report Administrative matters September 2015 be received.

Cr Gordon / Cr Peke-Mason. Carried.

Resolved minute number **15/RDC/296** **File Ref** **5-EX-4**

That the advisory group for the Marton wastewater treatment plant upgrade comprise the following people: C Shenton, G Mills, R Gunn, G Gunn, C Barry, R Snijder and a further two members to be confirmed by the Mayor.

His Worship the Mayor / Cr Aslett. Carried.

Resolved minute number **15/RDC/297** **File Ref** **5-EX-4**

That Council adopts (without amendment) the terms of reference for the advisory group for the Marton wastewater treatment plant upgrade, and include these an appendix to the minutes of Council's meeting of 29 October 2015.

His Worship the Mayor / Cr Rainey. Carried.

Resolved minute number **15/RDC/298** **File Ref** **5-EX-4**

That Cr Sheridan be included as a member of the Council's sub-group to consider rates remission applications associated with the June 2015 weather event.

His Worship the Mayor / Cr McManaway. Carried

Resolved minute number	15/RDC/299	File Ref	5-EX-4
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That in response to the increase in charges to dispose of refuse from Council's waste transfer stations at the Bonny Glen landfill and the potential impact on the charges for accepting refuse at the waste transfer stations, Council leaves the charges for accepting effuse at the waste transfer stations as they are for 2015/16.

Cr Jones / Cr Peke-Mason. Carried

Resolved minute number	15/RDC/300	File Ref	5-EX-4
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That in order to maximise opportunities for children and pre-schoolers to increase their swimming competence without impacting on revenue to the pool operators, Council modifies resolution 15/RDC/134 (14 May 2015) *That, following consideration of written and oral submissions to the 2015-25 draft Long term Plan, Council agrees to waive all entry fees to Schools in the District and any school child attending a swim school lesson outside school hours* by adding 'and any school child attending a swim school lesson outside school hours',
Cr Jones / Cr Gordon

Resolved minute number	15/RDC/301	File Ref
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That in order to maximise opportunities for children and pre-schoolers to increase their swimming competence without impacting on revenue to the pool operators, Council modifies resolution 15/RDC/135 (14 May 2015) *That, following consideration of written and oral submissions to the 2015-25 draft Long Term Plan, council agree to waive all entry fees for a pre-school child and an accompanying adult.* by deleting 'provided they are attending a swim school lesson'.

Cr Rainey / Cr Ash

Resolved minute number	15/RDC/302	File Ref	5-EX-4
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That any objections to the proposed road closures for the Marton Christmas Parade be considered and determined by the Mayor, Deputy Mayor and Chief Executive.

Cr Jones / Cr McManaway. Carried.

Resolved minute number	15/RDC/303	File Ref	5-EX-4
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That the following proposal from the Rātana Community Board (from the inquorate meeting on 21 October 2015, subsequently confirmed by emails from Board members) be approved:

that Council –

authorise the installation of a converted shipping container located inside the Rātana Waste Transfer Station site to allow additional items to be recycled during opening hours, with capital funding from the 2015/16 waste minimisation budget;

Cr Jones / Cr Peke-Mason. Carried.

Resolved minute number	15/RDC/304	File Ref	5-EX-4
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That the following proposal from the Rātana Community Board (from the inquorate meeting on 21 October 2015, subsequently confirmed by emails from Board members) be approved:

that Council –

- i. agree that the opening hours at the Rātana Waste Transfer Station remain as they are (Wednesday 2.30pm-4.30pm and Saturday 9.00am – 12noon); and
- ii. agree that the fly tipping issue at the Rātana Waste Transfer Station continue to be managed as it is presently.

His Worship the Mayor / Cr Peke-Mason. Carried.

Resolved minute number	15/RDC/305	File Ref	5-EX-4
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That the following proposals from the Rātana Community Board (from the inquorate meeting on 21 October 2015, subsequently confirmed by emails from Board members) be approved:

that \$500 be granted towards the Mahi Toi (Bus shelters art project) from the unallocated sum remaining in the Māori Community Development Fund.

His Worship the Mayor / Cr Peke-Mason. Carried.

9 Submission to LGNZ on position paper ‘improving New Zealand’s water, wastewater and storm water sector’

Council noted that the proposed submission was based on a presentation at the Policy/Planning Committee meeting on 15 October 2015.

Resolved minute number	15/RDC/306	File Ref	3-OR-2
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That Council authorises the Mayor to sign the submission (without amendment) to Local Government New Zealand's position paper 'Improving New Zealand's water, wastewater and storm water sector'.

Cr Gordon / Cr Sheridan. Carried.

10 Submission to Local Government and Environment Committee on Buildings (Pools) Amendment Bill

Council noted that the proposed submission had been reviewed at the Policy/Planning Committee's meeting on 15 October 2015.

Resolved minute number	15/RDC/307	File Ref	3-OR-3-5
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That Council authorises the Mayor to sign the submission (without amendment) to the Local Government and Environment Committee on the proposed Buildings (Pools) Amendment Bill.

Cr Gordon / Cr Peke-Mason. Carried.

11 Pre-feasibility study of potential rural water supply scheme between Marton and Hunterville

Mr McNeil outlined the circumstances leading to the request to the Ministry for Primary Industries to co-fund a study investigating the potential for establishing a rural water supply scheme (irrigation/stock water) in the Tutaenui/northern Marton area utilising unused/underused community water supply assets; decentralising the water source(s) Hunterville rural water scheme and its potential intensification; and servicing the southern Hunterville water scheme area from a new Tutaenui water scheme.

Resolved minute number	15/RDC/308	File Ref	6-WS-3
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That Council endorse the draft application to the Irrigation Acceleration Fund for a pre-feasibility study of a potential rural water supply scheme between Marton and Hunterville.

Cr McManaway / Cr Rainey. Carried.

12 Action to progress the Whanganui-Manawatu Regional Growth Study

Mr McNeil outlined the matters covered in the report.

Resolved minute number **15/RDC/309** **File Ref** **4-ED-1**

That the report "Actions to progress the Whanganui-Manawatu Regional Growth Study" be received.

His Worship the Mayor / Cr Sheridan. Carried

That further updates on actions to progress the Whanganui-Manawatu Regional Growth Study are provided regularly to Council through the Administrative matters report or, where appropriate, through workshops, discussion documents or formal reporting.

His Worship the Mayor / Cr Sheridan. Carried.

13 Proposed amendment to the Rates Remission Policy to include incentives for business expansion

Resolved minute number **15/RDC/310** **File Ref** **3-PY-2**

That, with respect to the proposed amendment to the Rates Remission Policy to include incentives for business expansion, Council

- (a) approves the suggested response to the sole submitter on the proposed amendment, and
- (b) adopts the proposed amendment without change.

His Worship the Mayor / Cr Aslett. Carried.

14 Proposed amendment to Animal Control Bylaw

Turakina resident Nicholas Eagland spoke in support of his written submission.

Mr Eagland said he and many residents of the village were unaware of the zoning change to residential urban from rural settlement made in 2013 and thus the consequences of the village being 'urban' in terms of the Animal Control Bylaw. That bylaw prohibits long term community practices i.e. the raising and slaughtering of pigs used for events at the marae on Beach Road. He said at a village meeting with over 30 people attending there was strong support for the amendment proposed. It was his view that restrictive bylaws made rural villages less attractive

Resolved minute number **15/RDC/311** **File Ref**

That the report 'Animal Control Bylaw - Turakina Amendment and Expressions of Interest' be received.

Cr McManaway / Cr Sheridan. Carried.

Resolved minute number **15/RDC/312** **File Ref**

That Council adopts for consultation the amendments to the Animal Control Bylaw 2013 for Crofton, Mataroa and Scotts Ferry and endorses the engagement plan.

Cr Sheridan / Cr Gordon. Carried.

Resolved minute number **15/RDC/313** **File Ref**

That the Animal Control Bylaw be amended by excluding Turakina zoned residential from the definition of 'urban area'.

Cr Peke-Mason / Cr Gordon. Carried.

15 Annual report 2014/15 on administration of dog control policy and dog control practices

Resolved minute number **15/RDC/314** **File Ref** **2-RE-1-7**

That the Annual report for the year ending 30 June 2015 of administration of dog control policy and dog control practices in the Rangitikei district [as amended] be adopted.

Cr Aslett / Cr Sheridan. Carried.

16 Receipt of committee minutes and resolutions to be confirmed

Resolved minute number **15/RDC/315** **File Ref**

That the minutes of the following meetings be received:

- Turakina Reserve Management Committee, 1 October 2015
- Turakina Community Committee, 1 October 2015
- Taihape Community Board, 7 October 2015
- Hunterville Rural Water Supply Management Subcommittee, 12 October 2015
- Te Roopu Ahi Kaa, 13 October 2015
- Bulls Community Committee, 13 October 2015
- Assets/Infrastructure Committee, 15 October 2015
- Policy/Planning Committee, 15 October 2015
- Ratana Community Board, 20 October 2015 (inquorate)

Cr Sheridan / Cr Ash. Carried.

Resolved minute number 15/RDC/316 File Ref

That the following recommendation from Taihape Community Board dated 7 October 2015 be confirmed:

15/TCB/072

That the Taihape Community Board recommend to Council that the Board be involved in deciding the use and occupancy of the old Taihape College site buildings.

His Worship the Mayor / Cr Gordon. Carried

Resolved minute number 15/RDC/317 File Ref

That the following recommendations from Te Roopu Ahi Kaa Komiti dated 13 October 2015 be confirmed:

15/IWI/032

That Te Roopu Ahi Kaa recommends to Council to provide \$14,000 to Te Maru o Ruahine Trust and requests that Council staff work with the Trust to develop a programme of work with measurable outputs relating to:

- Web based database
- Website development
- Registration commitment
- Cultural programmes

15/IWI/034

That Te Roopu Ahi Kaa requests that Council considers how it may support iwi/hapu/Maori engagement in the implementation of the regional growth study.

Cr McManaway / Cr Sheridan. Carried

Resolved minute number 15/RDC/318 File Ref

That the following recommendation from Assets/Infrastructure Committee dated 15 October 2015 be confirmed:

15/AIN/088

That, subject to confirmation that there were no legal impediments, the Assets/Infrastructure Committee recommends that Council agrees to the sale of Section 1, SO21721 jointly with the neighbouring blocks of railway land, with the proceeds (and costs) being split on a proportionate land area basis.

Cr Jones / Cr Gordon. Carried.

17 Late items

17.1 Disposal of park land, Koitiata, to address misaligned boundaries

Resolved minute number 15/RDC/319 **File Ref** 4-EN-6-8

That the memorandum, "Disposal of park land, Koitiata, to address misaligned boundaries" be received.

Cr Peke-Mason / Cr Ash. Carried.

Resolved minute number 15/RDC/320 **File Ref** 4-EN-6-8

That Council approve the engagement plan for consultation on the proposal to dispose of 72m² of Lot 59 DP 26092 to enable certificates of title for affected properties in Rapaki Street, Koitiata to align with existing fence-lines.

Cr McManaway / Cr Sheridan. Carried.

17.2 Marton Centennial Park Community Garden

Resolved minute number 15/RDC/321 **File Ref** 4-EN-6-8

That the following recommendation from the Marton Community Committee, dated 14 October 2015 be confirmed:

15/MCC/072

The Marton Community Committee recommend that Council approves the extension of the site at Centennial Park to establish a Community Garden, to include the ex-bowling green area.

Cr Ash / Cr Rainey. Carried.

18 Public Excluded

Resolved minute number 15/RDC/322 **File Ref**

I move that the public be excluded from the following parts of the proceedings of this meeting, namely:

Item 1: Council-owned property

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to this 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 the matter to be considered	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for passing of this resolution
Item 1 Council-owned property	Briefing contains information which if released would be likely unreasonably to prejudice the commercial position of the person who supplied it or who is the subject of the information and to enable the local authority holding the information to carry on, without prejudice or disadvantage negotiations (including commercial and industrial negotiations) – <i>sections 7(2)(c) and (i)</i> .	Section 48(1)(a)(i)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

Cr McManaway / Cr Peke-Mason. Carried.

Resolved minute number 15/RDC/323

Resolved minute number 15/RDC/324 That Council move back into open meeting.

19 Future items for the agenda

Edale housing.

Application for Manawatu Young Professionals.

20 Next meeting

26 November 2015, 1.00 pm

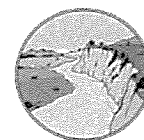
21 Meeting closed

3.58 pm.

Confirmed/Chair: _____

Date:

Attachment 2



Rangitikei
UNEXPECTEDLY...

REPORT

SUBJECT: **Administrative matters - November 2015**

TO: Council

FROM: Ross McNeil, Chief Executive

DATE: 18 November 2015

FILE: 5-EX-4

1 Infrastructure Shared Services CCO Investigation – Confirmation of Budget

- 1.1 In 2014 Manawatu and Rangitikei District Councils (MDC and RDC) jointly undertook a review of the Infrastructure Shared Services (ISS) arrangement, which has been in place since 2007. A joint working group was established by both councils to consider three options – status quo, enhanced status quo/memorandum of understanding, and Council Controlled Organisation (CCO). The conclusion was that a CCO for ISS was considered the best option for both councils.
- 1.2 In June 2015 both councils formally resolved to investigate the establishment of a CCO for ISS and to report back to each council in February 2016. While the Chief Executives of both councils have been jointly tasked with completing the investigation, the investigation process is being supported by a Governance Investigation Group, comprising six elected members (three from each council). Inherent in this decision was the retention of Morrison Low, who had been assisting both councils in the review process.
- 1.3 The June 2015 timing of the decision to undertake the CCO investigation meant neither council had finalised a budget for this work in their Long Term Plans. In the lead up to the June 2015 decision both councils were advised that an indicative cost of establishing a CCO was in the order of \$90,000. The cost of preparing the necessary information (proposal), to establish whether a CCO was viable, was not quantified because the assumption was that this work could be completed by staff across both councils. Inherent in this assumption was a desire on the part of both Chief Executives that the investigation project be seen as an opportunity for staff professional development, given the fact that the possible establishment of a CCO is something many staff would not normally get the opportunity to work on.
- 1.4 It is important that the best information is provided to both councils in February 2016 so that any decision to proceed (or not) with the establishment of a CCO is fully informed. As the CCO investigation project has proceeded, the

full scope, extent and complexity of the work required has become evident. The scale of the investigation has meant it is unrealistic for all of the work required to be undertaken by staff if the February 2016 reporting deadline is to be achieved and 'business as usual' work continues to be delivered as expected. On that basis additional resourcing has been bought into the project to support staff.

- 1.5 The budget (cash) requirement for the CCO investigation is tracking towards \$250,000, with these costs being shared equally between MDC and RDC. Given the extent of the work required to complete the investigation a budget of \$250,000 is appropriate. While this funding requirement is unbudgeted, the scale of the ISS – combined operating and capital expenditure in the order of \$40 million each year – means this level of investment in the CCO investigation is prudent. It is therefore appropriate that MDC and RDC each make budget provision for up to \$125,000 to enable reporting to each council in February 2016.
- 1.6 This provision will be funded from the current surplus balance in the rates account for the Council activity (Community Leadership group) so there is no impact on rates this year or next.

2 Meetings in December 2015

- 2.1 The final meeting for Council was provisionally set for 10 December 2015, anticipating that the draft business plan for the proposed CCO for ISS would be considered at a joint workshop of Elected Members of both councils on 23 November 2015. However, because of the resourcing issues noted above,¹ this will not now occur until the afternoon of Tuesday 8 December 2015. Accordingly, it is proposed to
 - retain the proposed time on 10 December 2015 (from 9.30 am) to be a Council workshop – particularly (i) Rangitikei's perspective on the CCO for ISS proposal and the options for delivering the functions not transferred to the CCO and (ii) the draft budgets for 2016/17, and
 - hold the final Council meeting on 18 December 2015 (from 9.30 am) at which the outcome from the 8 December 2015 workshop will be considered as well final business for the year.

¹ paras 1.3 and 1.4.

3 Proposed schedule of meetings for 2016

- 3.1 An initial draft schedule for 2016 is attached as Appendix 1. It includes the intended dates for consideration of the 2016/17 Annual Plan and Statement of Proposal for the CCO for Infrastructure Shared Services.
- 3.2 From February 2016 until September 2016, the proposed schedule continues this year's usual scheduling of Assets/Infrastructure and Policy/Planning Committees on the second Thursday of the month with Finance/Performance Committee and Council on the final Thursday of the month. The current arrangements for Community Boards, Te Roopu Ahi Kaa, Community Committees, Reserve Management Committees and Rural Water Supply Management Sub-committees also continue, except where public holidays require a change. Exceptionally, a meeting for Council has been scheduled for 1 December 2016 rather than 24 November 2016 as a Local Government New Zealand Zone 3 meeting has been scheduled for that day.
- 3.3 The elections on 8 October 2016 require these arrangements to be reviewed, except for Community Boards, rural water supply management sub-committees and Te Roopu Ahi Kaa. In addition, there will be briefings, workshops and tours for the newly elected Council which will need to be decided closer to that time. Local Government New Zealand typically offers seminars during October-November 2016
- 3.4 There is a clash between the Local Government New Zealand Zone 3 meeting and the committee meetings scheduled for 11 February 2015. Re-scheduling the committee meetings to 18 February 2015 avoids this clash but means there is just one week between the presentation of the formal business plan for the CCO (at Assets/Infrastructure Committee) and consideration of budget and options for the CCO proposal within the draft Annual Plan Consultation Document (at Council on 25 February 2015).

4 Proposed feedback to Local Government New Zealand' position paper on the RMA sector

- 4.1 The proposed feedback is attached as Appendix 2.
- 4.2 A presentation on the position paper was provided to the Policy/Planning Committee's meeting on 12 November 2015 and the key points for feedback were discussed. They have been included in the attached draft. The Committee thought it appropriate to draw out the observation in the position paper that the RMA decision-making processes took much longer time than those for Council's strategic planning and bylaw making and were comparatively remote from Elected Members and their accountability to communities.
- 4.3 LGNZ has asked for feedback by 30 November 2015.

5 Actions to promote economic growth – update

5.1 The most recent newsletter from the Regional Growth Study team at Horizons is attached ([Appendix 3](#)) for information. The Programme Director has been appointed: it is a consortium of Henley Hutchings and Spearhead Manawatu. Their focus is to:

- a. Develop a Prospects Assessment Report. This is essentially a sweep of the identified opportunities and enablers with a view to prioritising and scheduling actions. It is likely that some initiatives will be pushed immediately, while others may be sequenced to start in due course. The Prospects Assessment will be completed this month.
- b. Once the Prospects Assessment Report is completed, the next priority is the development of a Preliminary Action Plan. This will integrate initiatives that are already up and running, for example, the Minister for Primary Industry's announcement in August 2015 about the Sheep and Beef initiative.² The Preliminary Action Plan will be completed by the end of February 2016, with a view to the development of a more comprehensive Plan by the end of April 2016.
- c. The development of Project teams has been initiated by building a list of lead thinkers, investors and shakers to invite to workshops covering each one of the opportunities identified in the Growth Study. Following these workshops some of these key people will form a smaller Project Team to lead, develop and implement core actions.

6 Town centre plan update

Taihape

- 6.1 The Mayor, Cr Gordon and the Community & Leisure Services Team Leader met with the Taihape Area School Principal and Chair of the Board of Trustees on 12 November 2015 to discuss, and clarify questions about, seeking the Board's support for a third-party partnership lease between the Ministry of Education and Council for those school facilities that will be available for community use. The Board of Trustees Chair was very supportive of such an initiative, and a resolution of approval for the concept will be sought at the next Board meeting on 25 November 2015.
- 6.2 A quote has been received for an irrigation system for Memorial Park. Once this has been submitted for funding, Council will progress on calling for tenders for the implementation of a water source. Concepts for mobile grandstand(s) are being looked at.

² <http://www.stuff.co.nz/manawatu-standard/71547474/Guy-launches-new-sheep-and-beef-initiative>

Marton

- 6.3 The Marton Place-making Group met on 4 November 2015. The group further progressed a range of ideas and projects they would like to complete within Marton. The date for the 7-Day Makeover process has been confirmed for 8-14 February 2016. An information night is scheduled for Tuesday 8 December 2015.

Bulls

- 6.4 Date for the 7-Day Makeover process has been confirmed for 1-7 February 2016. An information night is scheduled for Monday 7 December 2015. The cubes have been completed and arrangements are being made for their installation at Walker Park.

Hunternville

- 6.5 No further progress to report.

Turakina

- 6.6 A date is yet to be confirmed for the 1-Day Exploring Possibilities workshop in Turakina.

Mangaweka

- 6.7 The 1-Day Exploring Possibilities workshop in Mangaweka is confirmed for 6 December 2015.

Ratana

- 6.8 The 1-Day Exploring Possibilities workshop has been confirmed for 30 January 2016.

7 MW LASS update

- 7.1 Consideration is currently being given to developing an information systems strategic plan to test the feasibility of supporting ICT services on a regional basis.
- 7.2 The latest newsletter from Archives Central is attached as Appendix 4. It features a piece on roadman cottages in the Rangitikei County during the 1930s and 1940s.

8 Marton Memorial Hall – restoration of memorial mural

- 8.1 Earlier this month the President of the Marton RSA wrote to me requesting consideration of further funding so that the restoration of the unique mural in the Marton Memorial Hall could be undertaken. The letter (attached as

Appendix 5a) outlines the steps the Association has taken to obtain funding and to confirm that the mural could be restored. (A copy of the letter from me dated 5 May 2015 is attached as Appendix 5b).

- 8.2 The project has previously had approval for contributory funding from Council. The 2014/15 Annual Plan included \$13,700 for restoration of damaged war memorials in the District, of which \$5,333 was for the Memorial Hall memorial mural (being one third of the estimated cost). Subsequently, an additional grant of \$2,050 was offered, as the remaining funds available to support ANZAC Day services or other related activities.³ However, as noted in Mr Hart's recent letter, these sums have not yet been paid. Because they are commitments from last financial year, Council's approval is sought.
- 8.3 During consideration of round 2 of the Community Initiatives Fund on 26 November 2015, the Finance/Performance Committee is being asked to consider making a grant for the remaining amount needed to confirm the commission for the restoration work. This is \$3,283. The RSA will contribute \$5,333.

9 Proposed sale of Toe Toe Road forestry block

- 9.1 Council has been requested to allow a power line route through its forestry block on Toe Toe Road, Utiku. The block is 2.5 ha and was last planted (with pines) in 2011. As the net stocked area of trees exceeds 2 hectares, there will be liabilities under the Emissions Trading Act if the entire block is felled. The land has a current rateable value of \$13,000 and the forest crop was valued at \$3,099 as at 30 June 2015. An aerial view of the property and a sketch of the desired power line route are attached as Appendix 6.
- 9.2 To allow the power line a substantial path would need to be cut through the trees; Council's forestry consultant confirms that such an arrangement would compromise managing the remainder of the trees in the block. Powerco would require an easement in their favour over the land.
- 9.3 It is proposed to offer to sell this property to the customer who wishes the power line to be established, at the current market value (to be established) or the book value in the Council's records (as noted above) whichever is the higher. The delegations to the Chief Executive permit a variation to the price up to 5% of the amount resolved by Council on the basis that this variation is reported to the next meeting of Council.⁴

³ Council, 26 March 2015: 15/RDC/057.

⁴ Delegations Register, p.55: 6.2(c).

10 Proposed road closures

- 10.1 No applications to close roads have been received since Council's last meeting.

11 Request for waiver of all fees

- 11.1 The annual Marton Country Music Festival will next be held on Wilson Park during 15-17 January 2016.
- 11.2 Anne George, the Festival's secretary, has written requesting a waiver of fees for hiring the Park for this high-profile event over these three days and borrowing trestle tables from the Marton Memorial Hall. Her letter is attached as Appendix 7. There will be additional costs for cleaning the toilets in the park during this period but the Festival is prepared to meet these.
- 11.3 The normal charge for exclusive use of a Council park for a festival is \$657 per day. Trestle table hire is \$15 per table.
- 11.4 This request is brought to Council as granting it is outside the delegation given to the Chief Executive for reducing or waiving fees for the exclusive use of Council facilities.⁵ The Festival sought \$6,500 in the first round of the Events Sponsorship Scheme (August 2015) and was granted \$2,550.

12 Staffing

- 12.1 Jake Burns has resigned from his role as Building Control Officer effective from 6 January 2016. The vacancy is being advertised, although with a greater emphasis on compliance monitoring.
- 12.2 A verbal offer has been made to an applicant for the Animal Control Officer vacancy.
- 12.3 Brent Holmes has commenced as Asset Engineer – Roading with the Shared Services Infrastructure Group.
- 12.4 Following a short assignment on office tasks, Tayla Stewart has been engaged as a casual summer worker assisting in various departments.

13 Recommendations

- 13.1 That the report 'Administrative matters – November 2015' be received.
- 13.2 That Council acknowledges the scope, scale and complexity of the Infrastructure Shared Services Council Controlled Organisation investigation project and allocates up to \$125,000 as its share towards the completion of the

⁵ Council, 1 October 2015: 15/RDC/276.

investigation, which will be reported to Council in February 2016 as previously resolved.

- 13.3 That Council meets as a workshop on Thursday 10 December 2015, starting 9.30 am and holds its last formal public meeting on Thursday 17 December 2015, starting 9.30 am.
- 13.4 That the draft schedule of meetings of Council, Community Boards and Council Committees for 2016 be adopted, with subsequent amendments confirmed by Council.
- 13.5 That His Worship the Mayor be authorised to sign, on behalf of the Council the feedback [as amended/without amendment] to the Local Government New Zealand position paper on the RMA sector.
- 13.6 That Council confirm that payment of \$7,383 be made to the Marton Returned and Service Association as approved in the adopted 2014/15 Annual Plan and in the disbursements of unspent funds in the 2014/15 Community Initiatives Fund.
- 13.7 That Council authorises the Chief Executive to negotiate the sale of Council's forestry block at Toe Toe Road, i.e. Pt Awarua 4C6 Pt Lot 1 DP 10885 Sec 82 SO 27540 Blk VI Hautapu SD, Certificates of title 450/296 548/109, at the current market or its book value in Council's records, whichever is the greater, .
- 13.8 That Council agrees to waive% of the hireage fees for Wilson Park during the Marton Country Music Festival 15-17 January 2016 inclusive and% of the hireage costs of trestle tables to be used during that event.

Ross McNeil
Chief Executive

Appendix 1

Elected Members Proposed Meeting Schedule 2016 (p. 1)

Version 1, 19 November 2015						
	January	February	March	April	May	June
Sat/Sun						
Mon		1				
Tues		2	1			
Wed		3 TCB 5.30 pm	2			1 TCB 5.30 pm
Thurs		4 Latest start date for Term One . TCC 7.30pm	3			2 TRMC 7.00pm; TCC 7.30pm
Fri	1 NEW YEARS DAY	5	4	1		3
Sat/Sun	2 , 3	6 , 7	5,6	2, 3	1	4, 5
Mon	4 DAY AFTER NEW YEAR'S HOLIDAY	8 WAITANGI DAY OBSERVANCE	7	4	2 Term Two starts	6 QUEEN'S BIRTHDAY
Tues	5	9 TRAK 10.00am; BCC 5.30pm	8 BCC 5.30pm	5	3	7
Wed	6	10 ERWS 4.00pm; MCC 7.00pm	9 MCC 7.00pm	6 TCB 5.30pm	4	8 MCC 7.00pm
Thurs	7	11 LGNZ Zone 3, day 1 Assets/Infrastructure Committee 9.30am; Presentation of formal business plan and implementation plan for proposed CCO Committee 1.00pm Policy/Planning	10 LGNZ Rural & Provincial meeting day 1 (Wellington)	7	5	9 Assets/Infrastructure Committee 9.30am; Policy/Planning Committee 1.00pm
Fri	8	12 LGNZ Zone 3 (day 2)	11 LGNZ Rural & Provincial meeting day 2 (Wellington)	8	6 Consultation closes (noon) for AP CD and CCO SoP	10
Sat/Sun	9, 10	13 , 14	12 , 13	9, 10	7, 8	11, 12
Mon	11	15 HRWS, 3.30 pm	14	11 HRWS 3.00pm	9	13 HRWS 3.30 pm
Tues	12	16 RCB 6.30pm	15	12 TRAK 10.00am; BCC 5.30pm	10 BCC 5.30pm	14 TRAK 10.00am; BCC 5.30pm
Wed	13	17	16	13 MCC 7.00 pm	11 ERWS 4.00pm; MCC 7.00pm	15
Thurs	14	18	17 Assets/Infrastructure Committee, 9.30 am Policy/Planning Committee, 1.00 pm	14 Assets/Infrastructure Committee 9.30am; Policy/Planning Committee 1.00pm	12 Council 9.30 am - oral submissions to AP CD and CCO SoP (possibly followed by Assets/Infrastructure Committee)	16 LGNZ Rural & Provincial meeting day 1
Fri	15	19	18	15 Term One ends	13	17 LGNZ Rural & Provincial meeting, day 2
Sat/Sun	16 , 17	20, 21	19, 20	16, 17	14, 15 Rangitikei Day - all District museums open during weekend	18, 19
Mon	18	22 HCC 6.30pm	21	18 HCC 6.30pm	16	20 HCC 6.30pm
Tues	19	23	22	19 RCB 6.30pm	17	21 RCB 6.30 pm
Wed	20	24	23	20	18	22
Thurs	21	25 Finance/Performance Committee 9.30 am; Council 1.00 pm. Consideration of budget and options for CCO proposal within AP CD	24 Creative Communities and Sport New Zealand Rural Travel Fund applications close	21	19	23
Fri	22 Ratana Celebrations	26	25 GOOD FRIDAY	22	20	24
Sat/Sun	23 , 24	27, 28 Ohakea Base - Air Show	26, 27	23, 24	21, 22	25, 26
Mon	25 WELLINGTON ANNIVERSARY start date for Term One Earliest	29 Creative Communities and Rural Travel Fund applications open	28 EASTER MONDAY	25 ANZAC DAY	23	27 Applications open to Community Initiatives Fund and Events Sponsorship Scheme (round 1)
Tues	26		29	26	24	28
Wed	27		30	27 Creative Communities Assessment Committee 10.00 am; Sport New Zealand Rural Travel Fund Assessment Committee 1.00 pm	25	29
Thurs	28 Council 9.30 am		31 Finance/Performance Committee, 9.30 am Council 1.00 pm Adoption of AP CD and CCO SoP for consultation	28 Finance/Performance Committee 9.30 am; Council 1.00 pm	26 Finance/Performance Committee 9.30 am; Council 1.00 pm - deliberation on submissions to AP CD and CCO SoP	30 Finance/Performance Committee 9.30 am; Council 1.00 pm - adoption of 2016/17 AP and CCO proposal
Fri	29			29	27	
Sat/Sun	30, 31			30, 1 May	28, 29	

NOTES Both Community Boards meet bi-monthly, as do the Turakina and Hunterville Community Committees. Marton and Bulls Community Committees meet monthly. Meeting dates for Audit/Risk Committee are yet to be schedu
It has been assumed that deliberations on the CCO SoP will be done separately by Manawatu and Rangitikei.

LGNZ Zone 3 meetings clash with Committees on 11 February and Council on 24 November

Elected Members Proposed Meeting Schedule 2016 (p.2)

	July	August	September	October	November	December
Sat/Sun				1, 2		
Mon		1		3		
Tues		2		4	1	
Wed		3 TCB 5.30 pm		5 TCB 5.30pm	2 TCB, 5.30 pm (inaugural meeting)	
Thurs		4 TRMC 7.00pm; TCC 7.30pm	1	6 TRMC 7.00pm; TCC 7.30pm	3	1 Council 1.00 pm; TRMC 7.00pm; TCC 7.30pm
Fri	1	5	2	7	4	2
Sat/Sun	2, 3	6, 7	3, 4	8 ELECTION DAY	9 5, 6	3, 4
Mon	4	8 HRWS 3.00pm	5	10 Term Four starts 3.00 pm	7 HRWS	5
Tues	5	9 TRAK 10.00am; BCC 5.30pm	6	11 TRAK 10.00am; BCC 5.30pm	8 BCC 5.30 pm	6 TRAK 10.00am; BCC 5.30pm
Wed	6	10 ORWS 3.00pm; ERWS, 4.00 pm; MCC 7.00pm	7	12 MCC 7.00 pm	9 ERWS 4.00pm; MCC 7.00pm	7 MCC 7.00pm
Thurs	7	11 Assets/Infrastructure Committee 9.30am; Policy/Planning Committee 1.00pm	8	13	10	8
Fri	8 Term Two ends	12	9	14	11	9
Sat/Sun	9, 10	13, 14	10, 11	15,16	12, 13	10, 11
Mon	11	15 HCC 6.30pm	12		14	12 HRWS 3.00pm
Tues	12 BCC 5.30pm	16 RCB 6.30pm	13 BCC 5.30 pm	18	15	13 TRAK 10.00 am
Wed	13 MCC 7.00 pm	17	14 MCC 7.00 pm	19	16	14
Thurs	14 Assets/Infrastructure Committee 9.30am; Policy/Planning Committee 1.00pm	18	15 Assets/Infrastructure Committee 9.30am; Policy/Planning Committee 1.00pm	20 Council inaugural meeting 7.30 pm	17 LGNZ Rural & Provincial meeting day 1	15 Council 1.00 pm
Fri	15	19	16	21	18 LGNZ Rural & Provincial meeting day 2	16 Term Four ends (secondary and composite)
Sat/Sun	16, 17	20, 21	17, 18	22, 23	19, 20	17, 18
Mon	18	22	19	24 LABOUR DAY	21	19
Tues	19	23	20	25	22	20 Last day for term 4 (primary, intermediate and special schools)
Wed	20	24	21	26	23 Creative Communities Assessment Committee 10.00am	21
Thurs	21	25 Finance/Performance Committee 9.30 am; Council 1.00 pm	22	27 Council 1.00 pm (first business meeting); RCB 6.30 pm (inaugural meeting)	24 LGNZ Zone 3	22
Fri	22	26	23 Term Three ends	28 Applications close to Creative Communities, Community Initiatives Fund and Events Sponsorship Scheme (round 2)	25	23
Sat/Sun	23, 24 LGNZ conference - day 1 - Dunedin	27, 28	24, 25	29, 30	26, 27	24, 25
Mon	25 Term Three starts conference - day 2- Dunedin	29 LGNZ	26 Applications open to Creative Communities, Community Initiatives Fund and Events Sponsorship Scheme (round 2)	31	28	26 CHRISTMAS DAY HOLIDAY
Tues	26 LGNZ conference - day 3 - Dunedin	30	27		29	27 BOXING DAY OBSERVED
Wed	27	31	28		30	28
Thurs	28 Finance/Performance Committee 9.30 am; Council 1.00 pm		29			29
Fri	29 Applications close to Community Initiatives Fund and Events Sponsorship Scheme (round 1)		30 Finance/Performance Committee 9.30 am; Council 1.00 pm - adoption of 2015/16 Annual Report - final meeting for triennium			30
Sat/Sun	30, 31					31

From election day, all Council committees are disestablished until Council has determined its sub-governance structure. That may occur at the first business meeting (27 October). However, membership of the rural water supply subcommittees is continuous and membership of TRAK is subject to a nomination process by the relevant runanga. Nominations are called for community committees and reserve management committees and, depending on the outcome, public meetings may be called to finalise the composition.

Nature and timing of strategic planning, briefings, workshops and tours for the newly elected Council have yet to be determined. LGNZ runs seminars for Mayors and Councillors but details of these are not yet known.

Community Boards meet once Council has determined which councillors are to be members (two in Taihape, one in Ratana)

Appendix 2



26 November 2015

File No: 2-EA-2

Lawrence Yule
President
Local Government New Zealand
PO Box 1214
WELLINGTON 6140

By email: clare.wooding@lgnz.co.nz

Dear Lawrence

Feedback on the RMA Sector Position Paper

The Rangitikei District Council thanks Local Government New Zealand for the opportunity to comment on the RMA Sector Position Paper concerning proposed changes to the Resource Management Act. We agree that changes are required to provide a more effective and efficient resource management planning process and have also provided some comments which we would like considered in relation to the Blue Skies project that is undertaking a much wider investigation into New Zealand's resource management system.

The Council considers that local authorities are fundamental for the operation of the Resource Management Act; however, resource management processes are not currently designed to foster local decision making and accountability. While District Plans may be developed with some engagement from elected members, typically, the final decision on these plans is effectively made by commissioners - with elected members being required to sign off the recommendations or restart the process. Significant resource consent applications are also frequently decided by independent commissioners, with less significant applications decided by staff.

We also consider that the current resource management system requires improvement when considering the concept of fairness. The current system favours parties with the resources to employ experts to support their position. This bias does not promote a fair and equal management process.

Blue Skies Project

Rangitikei District Council supports fundamental changes to the resource management system that would increase flexibility, increase focus on plan development, introduce an audit system and reduce the requirements for resource consent processes. The Council supports the Position Paper's view that plans are not able to keep up with development and that the resource management processes are too costly, too complex and time-consuming.

We believe that simply making more amendments to the current system is unlikely to secure the improvements that are important.

An alternative approach we would like LGNZ to consider is amending the resource management system in a manner that makes it more similar to audited long term and annual plan processes. This would mean that a new district plan would be formally adopted by councils every three years, with changes to the plan identified, consulted on and decided upon every year (or sooner if desired). It seems unhelpful for local accountability and decision making that councils have the ability to make multi-million dollar funding decisions, but do not have the ability to decide on the management regime of the area.

The proposed system would significantly increase the flexibility of plans, turning them into 'living' documents and ensuring they are able to adapt to changing environments and local development conditions. The increased focus on plan development and frequency of plan changes could make it feasible to abolish, or significantly reduce emphasis on the resource consent process. Where parties wished to undertake an activity that is different from the plan, the matter could be decided through the regular public plan change process. The onus would be on the developer to provide the required information so that the council would approve the land use.

The proposed approach would largely remove the Environment Court process and rely on appeals on points of law to the High Court. However, Rangitikei District Council recognises the need for accountability and for robust processes to occur. Therefore, it is suggested that the plan changes are audited by an independent and suitably qualified professional, similar to the approach taken with the long-term plan (before the proposed plan is notified for submissions and prior to adoption). At present no such scrutiny of the planning process exists, with reliance on hearings commissioners and the Environment Court. The audit process would ensure at an early stage of the plan making phase that a proposed change is robust, supported by adequate evidence and consistent with the legal requirements of the Resource Management Act.

The proposed changes would ensure district plans are evolving, community-specific, robust and provide for increased local accountability and democracy. The plans would remain specific to each local authority in the same way as long-term plans are. The proposed process could also reduce the regulatory burden of considering thousands of 'exemptions' to the rules each year.

The proposed system is currently at a conceptual stage for consideration. Detailed analysis of how such a system would work has not been undertaken and we acknowledge detailed analysis of this proposal is required if the idea was to be progressed further. While the proposed changes might not be the 'silver bullet', Rangitikei District Council encourages this 'out of the box' thinking as essential if resource management regulations are to be amended in a way that significantly decreases complexity, time and cost for all parties involved and ensures that elected members are an integral part of the formulation and administration.

We acknowledge that a total rethink of the resource management system will take some time and considerable research. Rangitikei District Council fully supports the Blue Skies project LGNZ is undertaking.

Recommendation 1

Apply the principles of local decision-making to the resource management system with a view to:

- (i) gaining an alignment with the current structure of long term planning and annual planning process, and**
- (ii) increasing emphasis on plan development, which is subject to a national auditing system and reduction of exemptions (resource consents).**

National direction

1 National Plan Template

Rangitikei District Council agrees with the Position Paper's view that there is a wide range of structures, formats and definitions between planning documents in different areas that adds unnecessary complexity to resource management processes. We consider that a National Plan Template would increase the usability of planning documents for residents, developers and businesses, particularly where they span local authority boundaries.

We would like to highlight that the success of such a template would rely on the transition and implementation regulations. It is important that undue strain on local authority resources does not occur. A possible solution would be to set an implementation programme to allow changes to occur during the next District Plan review process. For Rangitikei District Council this could be as late as 2023 (although other proposals in the Position Paper could help bring this time forward considerably).

The implementation of standard zones and associated provisions suggested by central government is discussed in the Position Paper which advocates that local variation needs to be provided for. Rangitikei District Council is open to the concept of standardised, national provisions in limited circumstances, where these provisions have been developed in accordance with a robust evidence base. An example of this could be the standardisation of daylight setback provisions. However, it is considered that the scope to standardise provisions which would be suitable at a national level is limited.

We suggest that increased emphasis is put on regional collaboration, rather than at a national level. Nevertheless, where national provisions are feasible, it is recommended that these are able to be used easily (with reduced plan making or appeal processes) and the ability to change them to account for local variation is provided for.

Recommendation 2

Develop a National Plan Template, definitions and standardised provisions, while ensuring that local authorities have the ability to override national provisions to reflect local conditions.

Recommendation 3

Encourage regional collaboration in plan making processes.

2 NES Natural Hazards

Rangitikei District Council supports the Position Paper's view that natural hazards should be a priority area for the development of national direction. Investigation into how a NES would work in practice is a crucial first step. However, would like to note the importance of providing for a range of mitigation options which could be implemented on a case by case basis to reflect differing levels and scale of risk.

For example: With flood-prone areas, local authorities should be able to choose whether managed retreat, or the construction of structures is the most appropriate way to deal with the hazard, having regard for the known characteristic of the hazard, the scale of human activity in the area, and cost.

Recommendation 4

Undertake further research into the development of a NES for Natural Hazards, acknowledging the need to provide for local variation.

Iwi/Maori participation

The Position Paper proposes a number of amendments to help increase the recognition of Iwi/Maori values in RMA processes. These include the requirement to have an arrangement with Iwi for their involvement in the development of plans, amendment to joint management provisions and to make iwi management plans easier to use.

Rangitikei District Council has positive relationships with Iwi in our District. Further consultation with the Iwi in the Rangitikei District would be required before we could provide substantive views on potential amendments to the RMA which may help to increase Iwi participation.

Nevertheless, we believe the suggestions raised in the Position Paper do not recognise the capacity and engagement issues many Iwi have engaging with resource management issues. A key issue for Iwi who have yet to reach settlement of their Treaty claims is a lack of capacity to develop Iwi management plans to deposit with councils. The involvement of Iwi in resource management processes needs to recognise these capacity constraints.

Recommendation 5

Give further consideration to capacity issues and how these can be addressed for Maori participation in resource management issues.

Natural hazards

Natural hazards are addressed again in the Position Paper, this time with regard to whether the management of natural hazards should be included in section 6 of the Resource Management Act. Rangitikei District Council supports this suggestion. Natural hazards are a significant part of the environment, and development needs to consider the risk of natural hazards and mitigate them. In addition, the Position Paper provides a commentary regarding the amendment of section 106 so that it would provide for liquefaction and require consideration of both the likelihood of the event and risk associated with the event. These changes are supported as logical changes to the wording of this section.

However, a real issue for Rangitikei is that the liquefaction information available for its current District Plan is indicative only – yet is regarded as prescriptive. It is crucial that there is a national approach to this, reflecting the approach taken with seismic risk.

Recommendation 6

Advocate for including natural hazards in section 6 of the Resource Management Act and adding liquefaction/likelihood and risk into section 106 of the Act subject to setting a national standard for defining liquefaction risks.

Plan making

Rangitikei District Council supports the Position Paper's view that the time taken to undertake plan reviews or changes is too lengthy. When comparing against documents produced under the LGA 2002 such as the LTP, the inefficiency of this approach is highlighted. LTPs are reviewed and adopted every three years, while some district plans take more than seven years to be adopted.

We also support the Position Paper's view that plans become irrelevant if they are not timely and cannot keep up with the changing environment. One example of this was the development of wind farms which was not envisaged during the implementation of the first generation district plan, and therefore, was not adequately provided for in Rangitikei's District Plan when the situation arose many years later. There has only been one review of our District Plan since its adoption in 1999. It took until 2013 to be fully reviewed and adopted. This is in part a reflection of the Resource Management Act's minimum requirement for a plan review once every ten years; however, if the plan making process was simpler and quicker a greater number of reviews and/or plan changes may be completed.

Recommendation 7

Increase momentum for the streamlining of plan making processes.

1 Timeframes are consistent with other decision-making processes

The Position Paper suggests that the process should mirror the timeframes of other decision-making processes of central and local government, but does not expand on the intent behind this statement. While the discussion below about the removal of Environment Court appeal rights goes some way to address this statement, increased clarity

is needed regarding the full intent of this statement. The comments for the Blue Skies project discussed at the beginning of this submission supports this proposal, where District Plan processes would benefit by amending them to mirror Long Term Plan and Annual Planning processes.

Recommendation 8

Advocate for the amendment of resource management legislation so that it is consistent with other legislative processes.

2 Removal of Environment Court appeal rights

Rangitikei District Council agrees that the removal of the ability to lodge an appeal with the Environment Court would fast-track the decision making process. However, simply removing the ability of an appeal to the Environment Court would not be sufficient. It will be very important to consider the function of mediation prior to hearings and the accreditation requirements for hearings panels. We would also like to suggest a two-tiered approach, whereby much simpler hearing processes are considered less stringently than complex consent applications.

We accept that the Environment Court is a robust process, with judges who have significant, long standing environmental experience, deep knowledge of the Resource Management Act, and a requirement for parties to speak under oath. The loss of this backstop requires greater emphasis on the initial hearings and decision processes. The issue with the Environment Court process is that it is a much more formal and costly process that is often inaccessible to the general public who do not have the resources to engage professionals to support their position.

The Auckland Council Unitary Plan process will provide a good case study of how reduced dependency on Environment Court provisions could work in practice. Under the Unitary Plan process there is increased focus on mediation prior to hearings processes and limited options for appeal. Interestingly, the independent panel that has been appointed to hear the submissions will be making recommendations to Auckland Council, which will make the final decisions. If the recommendations of the panel are accepted only High Court appeals are provided for. However, for any recommendation not accepted by Auckland Council, there is provision for appeal to the Environment Court.

If this model were to be applied across all local authorities, we suggest that requiring mediation before an Environment Court judge and referral back to the local authority for further consideration would tilt the balance a little more towards local authority decision-making, while ensuring that “development proposals are in conformity with the law”¹.

Recommendation 9

Advocate for:

- **increased provision and emphasis on pre-hearing mediation;**

¹ Sir Geoffrey Palmer

- mandatory use of independent, accredited RMA commissioners who have significant experience with RMA issues (e.g. planners, RMA lawyers) and increased accreditation requirements;
- local authorities retaining the right to appoint accredited commissioners;
- final decisions being made by full Council to increase local accountability in the decision making process and to align better with other legislation such as the Local Government Act; and
- allowing mediation directed by an Environment Court judge to be requested for an appeal of a Council decision at variance from that recommended by commissioners, with the outcome referred back to Council.

3 Alignment with National Environmental Standards

Rangitikei District Council supports the proposed changes suggested in the Position Paper to make it easier for local authorities to amend objectives and policies which conflict with a NES and to allow plans with more restrictive provisions (where this is able to be done) to remain.

Recommendation 10

Advocate for changes which make it easier to implement National Environmental Standards.

4 Overlap with other legislation

The suggestion to remove unnecessary duplication amongst several parts of legislation such as the Resource Management Act, Health and Safety in Employment Act, Health Act and the Building Act is supported by Rangitikei District Council. However, it should not limit the ability of one organisation taking action where necessary. It is suggested that prosecution tools are standardised across legislation, with all enforcement tools available, including the ability to apply infringement notices, rather than just prosecution as is currently the case under some Acts. An example is that Council could issue an infringement under the Resource Management Act but would have to prosecute under the Health Act.

Recommendation 11

Advocate for reduction in duplication of legislation and suggest the standardisation and availability of all enforcement tools across legislation.

Resource consenting

1 Notification determinations

Rangitikei District Council acknowledges that the notification process is an important part of the resource consent process, as it can restrict the people who are involved in the decision. It is important that all parties with a legitimate interest in a proposal are informed so that they are able to exercise the right to make a submission on the application.

The Council agrees with comments in the Position Paper that notification determinations require too much consideration. Notification determinations often require council officers

to undertake an effects assessment at the section 95 stage which overlaps with the decision assessment. We agree that there is scope to reduce the time and cost of this process.

One solution would be to standardise notification decisions through public notice of all consent applications. This would reduce the requirement for notification assessments and reduce possible legal challenge. However, it could increase processing timeframes and costs associated with full notification processes.

Rangitikei District Council opposes district plans specifying the notification requirements for particular activities. It would be very difficult to successfully state the proposed notification status for specific activities/rule breaches. There is often a wide spectrum of possible notification for particular activities which do need to be considered on a case by case basis.

A good example of this is quarrying. A small scale quarrying operation in the centre of a large rural property may not require notification; however, a larger scale operation near adjoining properties may require limited notification of the neighbours, while a large scale quarrying operation on, for example, a significant river may require full notification. Applying a requirement for a specific notification type risks the exclusion of affected parties from being involved in the planning process.

It is recommended that a sector working group be established to workshop and discuss how the issues associated with notification assessment requirements can be most effectively addressed.

Recommendation 12

Establish a sector working group to further discuss how notification requirements can be simplified.

2 Substantive decisions

The Position Paper highlights that Part 2 of the Resource Management Act (purpose and principles) is considered at both the plan making and consent stages, and suggests this duplication should be removed and restricted to the plan making processes. Rangitikei District Council is open to further discussion of the idea, but would like to highlight the need to ensure the objectives and policies of plans adequately reflect Part 2 matters. There is a risk that Part 2 matters are diluted, or not expressed adequately in plans. However, in theory, if sufficient attention is given to the consideration of Part 2 matters in the creation of the objectives and policies of plans (the strategic framework), then (when considering specific resource consent applications) Part 2 matters would be addressed through consideration of this strategic framework. The success of this approach would depend on the implementation. It could be implemented through the next district plan review process.

Recommendation 13

Confine consideration of Consider Part 2 matters to the plan making process and clearly incorporate this into the strategic framework.

3 Fast track consents

The Position Paper suggests that councils should be required to develop policies for fast tracking minor consents (with a target of 10 working days). While Rangitikei District Council supports the idea of fast track consents in principle, and would like to see the concept extended to other legislation (such as the Building Act), we request that the development of such policies remain optional.

The requirement to fast track resource consents would have resourcing implications, particularly for smaller local authorities. Rangitikei District Council currently employs a resource consent planner on a part-time basis. This model is unlikely to align with a 10 working day fast track consent process. It is important that councils have the ability to decide whether the fast track consent process would benefit development in their communities and implement a policy and associated extra resourcing accordingly.

Recommendation 14

Allow fast track consent processes to remain optional and align other legislation (e.g. the Building Act) to provide the same system.

4 Bundling of consents

Rangitikei District Council supports the Position Paper's suggestion to increase clarity for resource consents which are 'bundled' and that timeframes are aligned.

Recommendation 15

Increase clarity for bundling of resource consents and align timeframes.

5 Pre-lodgement meetings

Rangitikei District Council does not fully support the Position Paper's view that the Resource Management Act should be amended to allow local authorities to require applicants to engage in pre-application meetings. While it is often in the best interest of applicants to have pre-lodgement meetings, the requirement for applicants to attend such a meeting at the request of the local authority is not appropriate. Where applications are substandard they can be rejected under section 88. A pre-application meeting where the applicant is not attending voluntarily is unlikely to be constructive.

Recommendation 16

Allow pre-lodgement meetings to remain voluntary.

6 Joint processing of resource consents

Rangitikei District Council agrees with the Position Paper's view that where resource consents are processed jointly (between regional and territorial authorities), timeframes are extended by 15 working days to account for the increased complexity of processing a joint application, and that timeframes are aligned for consents processed (e.g. a further information request on one consent stops the timeframes for all applications). It can be of

significant benefit to the applicant to have applications processed jointly; however, it is a process that is more complex and thus requires increased timeframes.

Recommendation 17

Extend timeframes and align these for the joint processing of applications.

Permitted activity charging

Rangitikei District Council supports the Position Paper's view that fixing of charges is often unrealistic due to the varying processing times of different applications. We also support the suggestion that local authorities should have more flexibility to recover all reasonable cost associated with performing functions under the Act. An example of this is permitted activity monitoring. However, Rangitikei District Council suggests that fees should be charged only when parties are breaching the permitted activity conditions, not if everything is compliant.

Rangitikei District Council also supports the suggestion that the setting of charges should not be subject to the special consultative procedure (as is the case with most other fees set by local authorities).

Recommendation 18

Retain flexibility to recover the cost of resource consent applications, allow permitted activity monitoring costs where breaches occur, and advocate for removing the statutory requirement to set administrative charges using the special consultative procedure.

Compliance and enforcement

Rangitikei District Council supports the majority of the proposed changes identified by the Position Paper with regard to compliance and enforcement, particularly increasing the timeframe from six to twelve months to allow the filing of a charging document and removing the ability to insure against infringement fines.

Some of the changes proposed complement sections previously discussed, for instance ability to set other fees under section 36. The Position Paper also advocates giving the Environment Court additional powers to cancel or modify consents for repeat offenders breaching resource consent conditions. These suggestions are supported; in addition, we suggest that councils also be given the ability to cancel or modify consents.

Rangitikei District Council supports an approach where police presence is optional when undertaking a search warrant. This allows flexibility for the local authority to determine the need and risk associated with a situation and use police resources as appropriate.

The concept of reducing prison terms and increase maximum fines is not supported. Penalties for breaches of the Resource Management Act need to be a significant deterrent and be able to be adapted to suit the offence. Rangitikei District Council proposes increasing the maximum fine, but retaining the current maximum prison term

Recommendation 19

Advocate for the suggested changes for compliance and enforcement with the following exceptions:

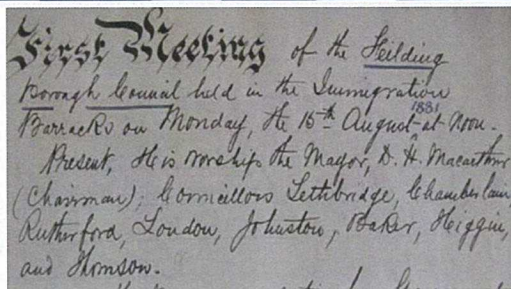
- (i) the ability to have police present remains optional;**
- (ii) prison sentences remain the same.**

I hope these comments are useful to Local Government New Zealand in its consideration of RMA sector reforms.

Yours sincerely

Andy Watson
Mayor of the Rangitikei

Appendix 3



WELCOME

Welcome to the Archives Central newsletter. This is a monthly update that lets you know what we are up to, the sorts of archives we hold in the stacks and a bit about the history of the region.

HIGHLIGHTS OF THE MONTH

Over September we had:

- 51 requests lodged with archives staff
- 1,821 unique visitors to the Archives Central website

The following scanned items have been added to the website:

- Taihape Borough rate books for 1910-1923

Archives Central recently ran tours of our facility for:

- ALGIM IM Symposium Delegates
- Hawke's Bay Regional Councillors
- Feilding Genealogical Society

RANGITIKEI MAPS AND PLANS ONLINE

Following on from our previous announcement about the Rangitikei maps and plans, we are pleased to tell you that scans of these have now been added to the Archives Central website.

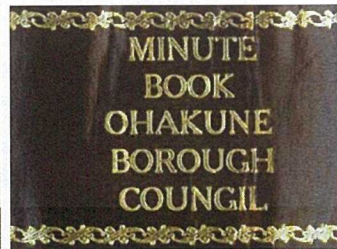
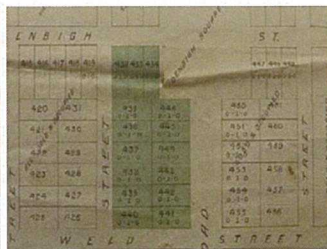
The plans provide an interesting view of the development of the district and include an extensive collection of bridge plans. This addition to the database means over 4,500 images can now be viewed online.



A view of Hunterville in 1961 [RDC 00240 : N/6]

STAFF ONSITE
8.00am - 5.00pm Monday - Friday
for enquiries

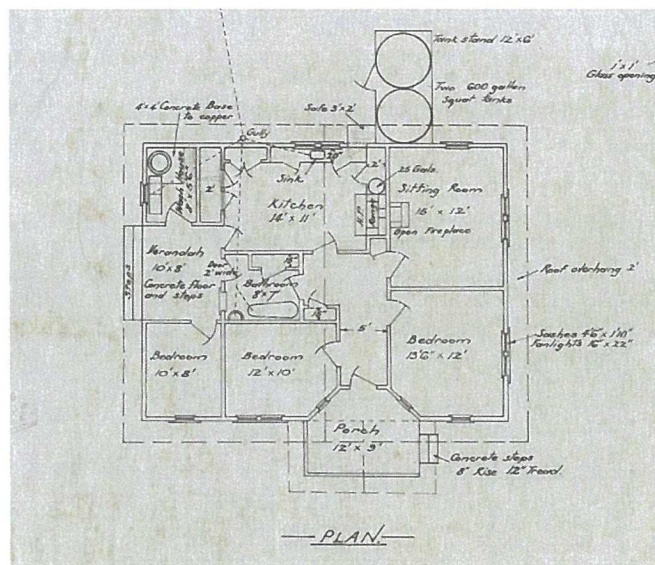
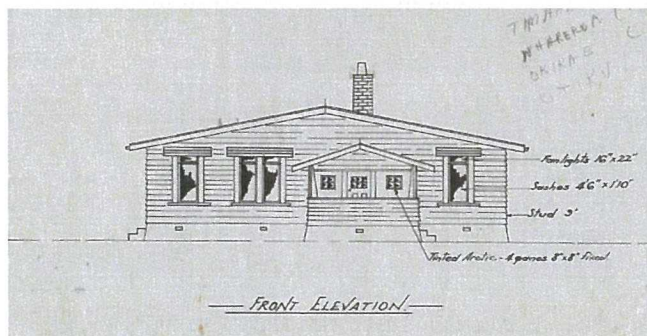
READING ROOM
Open to Public 1.00pm - 5.00pm
Tuesday to Friday



- Email: enquiries@archivescentral.org.nz
- Phone: (06) 952 2819
- Find us on Facebook. Search: Archives Central



MWLASS
breaking boundaries, building opportunities



FROM THE STACKS – RANGITIKEI COUNTY ROADMAN'S COTTAGE PLANS

These plans are of a standard cottage design built by the county in the 1930s and 1940s. They are part of the collection of Rangitikei plans that have been recently added to the Archives Central database.

The county had many roads out in isolated areas and it meant significant travel time for staff when roading repairs or maintenance was required. As a result a number of cottages were built for local "roadmen" at key points in the county.

There were a number of designs used by the county and many of these were created inhouse by the County Engineer.

This particular design was for a spacious three bedroom home of about 120 square metres. The design was used at six different sites - for a little variety two of those were built as the mirror image of these plans.

As roads were improved, travel times reduced and it became less and less important to have someone "on the spot". As a result many of these houses were sold off and the staff were relocated to council depots.

DID YOU KNOW? -Ohakune Giant Carrot

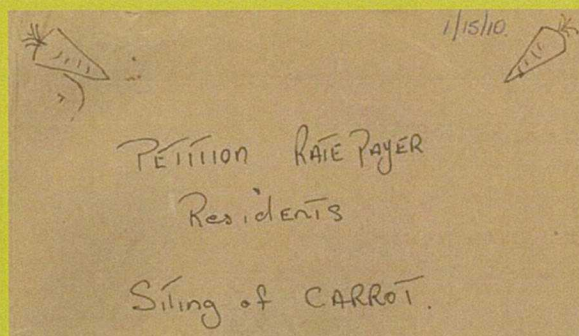
Ohakune has been growing vegetables since the 1920s. In 1982 a proposal was put forth by Councillor Peter Hammond to commemorate this important local industry with a 10 metre high concrete carrot at some prominent position.

The Ohakune Growers Association would pay for the installation and the Borough Council was supportive of the idea.

Two years later and the association was on the verge of calling for tenders to build a 9 metre fibreglass carrot for \$15,000, when an alternative presented itself. The ANZ Bank had recently used a similar type of carrot in a TV advertising campaign.

The Bank was happy to donate the carrot to the town for free, but many in the town were dismayed by the Clyde Street site chosen by the council. A 400 strong petition was presented, demanding a change in site.

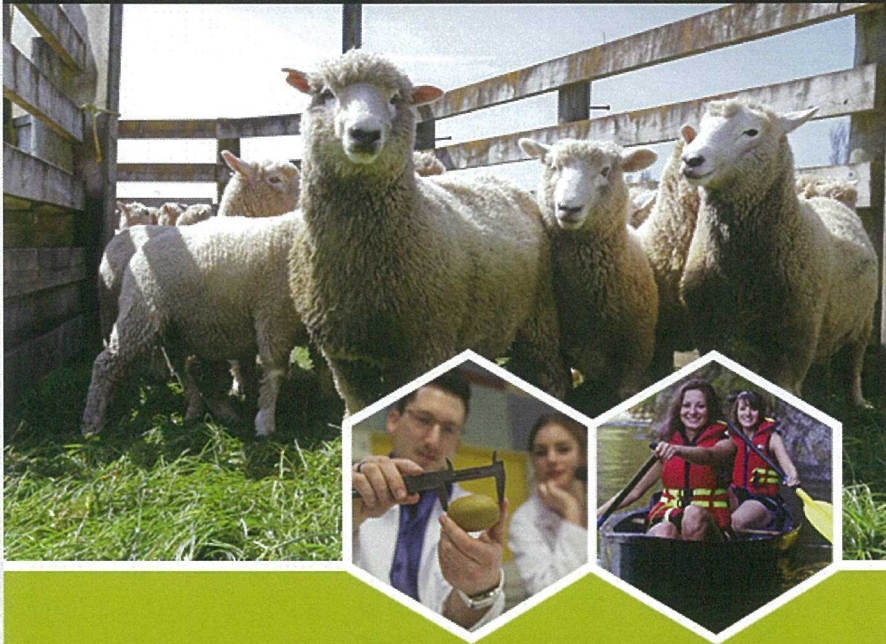
The council bowed to the wishes of the public, and the carrot was installed at Rochfort Park. The unveiling was held on the 29th of September along with a day long festival ending with a charity ball in the evening.



Appendix 4

November 2015

COMMITTED TO GROWING OUR REGION



Welcome to the November edition of Growing our Region.

In this month's newsletter we are excited to announce the appointment of the Programme Director. The first full meeting of the Lead Team has also set the tone for an engaged and focussed programme of activity, and we look closely at the valuable experience and skills the Lead Team members bring to the programme.

Things are really starting to gain momentum around the Regional Growth Study Action Plan programme, with a consortium of HenleyHutchings and Spearhead taking on the Programme Director role. HenleyHutchings worked with NZIER to compile the Manawātū-Whanganui Regional Growth Study, the catalyst for this action plan programme. The HenleyHutchings team are therefore intimately familiar with the Study, and the region's numerous growth opportunities. Spearhead is a locally-based and nationally and internationally connected organisation working with many people and organisations within the region. Both HenleyHutchings and Spearhead are passionate the growth of the region, and are keen to see the findings of the Regional Growth Study come to successful fruition.

Minister for Primary Industries Nathan Guy recently spoke to mayors, chairs and elected members from across the region at a

mayors, chairs and elected members from across the region at a territorial authorities' forum in the Ruapehu District. His message was clear that what's good for local communities is good for the region and central government is committed to working closely with business, iwi, council and communities to help deliver on the Region's profitability. Between now and Christmas the prioritisation of projects – the eight 'opportunities' and three 'enablers' identified in the Growth Study – will be a major focus and Ministers are keen to return in the New Year to see how things are tracking.

Last month the Lead Team held its first full meeting. One of the things discussed at that meeting – which will be integral to the success of any efforts to grow jobs, investment and incomes – is the way we tell our regional story. This e-newsletter is a major part of looping all stakeholders into this process as we move through Action Plan development and into action. If you know of somebody who's not currently receiving it, please pass it on and encourage them to [register for updates](#). If you have any questions about the information or process, please email regionalgrowth@horizons.govt.nz.

There will also be opportunities to hear more at public meetings and other communications initiatives as the programme progresses. However, if you do have any feedback to date, I encourage you to let us know.

Michael McCartney
Lead Team Facilitator

ONE REGION ONE TEAM

Last edition we introduced the Lead Team by name. This time around we thought we'd take the opportunity to tell you a little bit more about our business members.

Mavis Mullins MNZM

Ko Rangitane me Atihaunui a Paparangi oku Iwi, Mavis Mullins ahau. Tihei Mauriora. Mavis has a variety of business and governance interests predominantly based around the primary and skills based sector.

[Read more...](#)

Tim Myers

Tim Myers is the current CEO of CB Norwood Distributors Limited, and the Norwood Farm Machinery Centre network of agricultural retailers.

[Read more...](#)

Michael Eden

Michael Eden founded GDM Group, a specialist manufacturer and exporter of retail systems in 1978. The Group of NZ and Australian Companies remain privately-owned and Michael leads a management team and staff of 60 at its Whanganui head office and factory.

[Read more...](#)

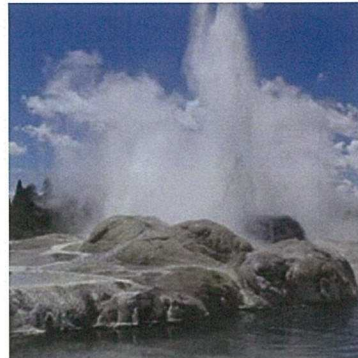
[Malcolm Inglis](#)

Malcolm is a Chartered Accountant who spent the early part of his career in Palmerston North and Whanganui working in both industry and public practice. After a period in Wellington as a Management Consultant principally in the public sector, he has now returned to Whanganui.

[Read more...](#)

Our neighbours in the Bay of Plenty released their Economic Action Plan in Rotorua late last month. Find out more about how they're approaching regional growth.

[READ MORE](#)



Around 70 cycle tourism operators attended the inaugural Cycle Tourism Summit at the Hotel Chateau Tongariro on 23 October as part of efforts to develop a shared vision and action plan for the next five years.

[READ MORE](#)

Elected members from the region's city, district and regional councils came together in Ruapehu last month to discuss changing perceptions of the region.

[READ MORE](#)



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Appendix 5a

Marton Returned And Service Association (inc).

**P.O. Box 71.
MARTON. 4741.**

9th November 2015.

**The Chief Executive.
Rangitikei District Council.
46 High Street,
Marton.**

RECEIVED

09 NOV 2015

To: RM
File: 6-RF-1-1
Doc: 15-0816

Dear Ross,

I do apologise for the lack of an acknowledgement to your letter dated 5 May 2015.

Quite simply, until approximately two weeks ago, we did not know, for sure whether or not the restoration of the War Memorial Centre Piece attached to the Memorial Hall Exterior could be achieved.

Briefly, this mural, which is unique to Marton, was originally commissioned in 1968, designed by Mr Berry, the designer of our first decimal currency, and engraved on acrylic sheets by Mr Martin. For a number of years it was much admired by all who saw it but continual exposure to bright sunlight and the resulting Ultra Violet Rays turned the surface of the acrylic to an opaque milky white.

In 2006 an attempt to restore the display was made resulting in a short term slight improvement however during the process the surface of the mural was covered in fine scratching which soon led to an almost complete obliteration of the design.

In 2013 Council approached us to participate in a joint application to Lotteries Commission for a grant to upgrade the war memorials in the District.

Mr Peter Cousins of Promark International supplied his quotation of \$ 16,000 to re-produce the mural but, although we included this work as part of the upgrade application, it was turned down as been of "lower importance". In submitting his quotation Mr Cousins had been assured by a company in Napier that using their hi tech three dimensional copy camera and laser etching machine they could produce a perfect copy of the original work.

This later proved to be unsuccessful as were several other attempts made by a company in Auckland using supposedly the most modern and sophisticated equipment available in New Zealand.

Eventually Mr Cousins turned to a Graphic Design Tutor at UCOL Palmerston North who has undertaken to hand trace the original panels and then etch the tracings on the new panels in a manner similar to that employed on the original.

We have seen some of the work which has so far been done and expect to be able to see a sample of the finished etching within the next two weeks.

The mural entitled "From War To Peace", consists of two large sheets of acrylic which, when completed, will be placed together one on top of the other. Each sheet is etched, in some areas with part of a scene, in other areas both sheets carry the same etching. Thus providing an apparent three dimensional effect and with the whole scene edge lit colour is added to the subjects in the etching. The acrylic been used is a very high sec type which will not discolour nor will it be effected by Ultra Violet Rays.

After the lotteries Commission declined our application for finance and following further discussion with Council, we were advised that Council would contribute one third of the \$ 16,000 (being the

\$ 5,333 which had already been set aside for the work) and at the same time make application for a further \$ 5333 from the New Zealand Charitable Trust while we should contribute the final \$ 5333 ourselves.

This we did and Mr Cousins was told to go ahead with the restoration by Council.

Then New Zealand Charitable Trust turned the Council led application down due to "Over Subscription" and it is now necessary to produce a further \$ 5333 to cover the total commitment to Promark International. This we are asking Council to do.

If you require any further information from us I will be happy to supply it meantime I look forward to receiving your decision.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Hart', with a stylized flourish at the end.

Duncan Hart J.P.
President.

Marton Returned And Services Association.

Pvt Phone 327 7364.

Appendix 5b



5 May 2015

File No: 3-GF-1-1

The Secretary
Marton RSA
PO Box 71
Marton 4741

Attention: Duncan Hart

Dear Duncan

Further Funding Request: WWI Memorial - Memorial Hall, Marton

I acknowledge your recent letter requesting further funds to offset the cost of replacing the WWI Memorial at Memorial Hall, Marton.

In light of your Association's funding shortfall, I am able to offer a further \$2050. This represents the balance of the one-off funding pool Council made available this year to support the WWI ANZAC centennial.

Please submit an invoice for the funds, marked for my attention, as soon as possible.

Yours sincerely


Ross McNeil
Chief Executive

Appendix 6

Council forestry block - Toe Toe Road

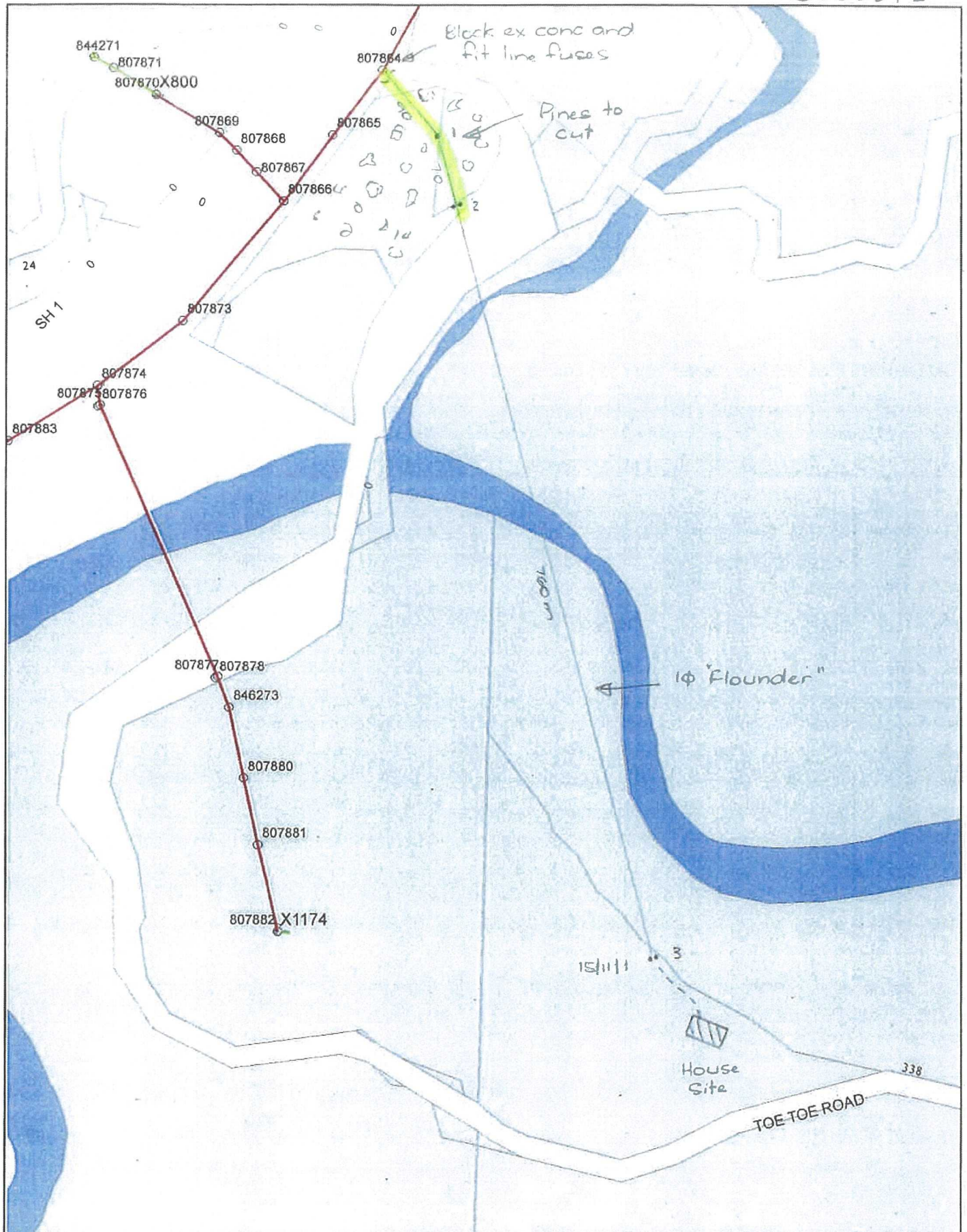
Print Date: Monday, 24 August 2015
Print Time: 8:50:34 a.m.



 Scale: 1:2573
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 5596158.37427967, 1842592.89138686
5595622.98555117, 1843496.99763867

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
If the information is relied on in support of a resource consent it should be verified independently.



C.Stephenson - Toe Toe Rd
Utiku, Taihape



Appendix 7

MARTON COUNTRY MUSIC FESTIVAL 2016

RECEIVED

15 OCT 2015

To: RM
File: 6-RF-1-18
Doc: 15 0775

P.O. BOX 21
MARTON 4741
15/10/15

Dear Ross,

The annual Marton Country Music Festival will once again be held at Wilson Park in Marton on the 15-16-17 January 2016.

I am applying for a waiver of the fees for the use of the park and the hire of the tables from the Memorial Hall for this event.

We appreciate what the council do for this event, and the festival is quite prepared to pay for the cleaning of the toilets, and any other costs incurred by the council.

We hope you will look at this favorably.

Regards



Anne George

(sec)

Marton Country Music Festival Inc

www.martonfestival.nz

Attachment 3

REPORT

SUBJECT: Proposed Bulls Multi-Purpose Community Centre – Appointment of Architects

TO: Council

FROM: Ross McNeil, Chief Executive

DATE: 19 November 2015

FILE: 1-CP-7-2

1 Introduction

- 1.1 A multi-purpose community centre for Bulls has been confirmed as part of the 2015-25 Long Term Plan (LTP), with an indicative completion date of 2017. The concept design prepared for the facility indicated the project costs to be \$3.61M, with a commensurate funding model that included a Council rate funded contribution of \$1.6M. The funding balance was made up of:
- Sale of surplus Council property: \$565K
 - Lotteries and other Government funding: \$1M
 - Regional and Local Trusts: \$350K
 - Local fundraising \$100K
- 1.2 Implicit in Council's rate funding commitment was that this figure was capped, but that any increase in cost for the project beyond the initial estimate would need to be funded by other sources (i.e. non-rate funded). This is important to note given the project costs at this stage are based on estimates derived from the concept design prepared by Architecture Workshop. Final costs will not be known until the final design is completed and prices (expected to be via tender process) for its construction obtained.
- 1.3 It is also important to note that the opportunity to consider the Bulls Museum as part of this project remains on the table, with a final decision on its inclusion to be made as part of the process for finalising the design. If the final design incorporates a Museum, then the assumption will be that Council's rate funded commitment of \$1.6M will not change, therefore the funding required to accommodate the Museum will come from other sources.

2 Comment

- 2.1 The project has reached the stage where final design work needs to be completed, and an Architect needs to be appointed to undertake this work. Typically an Architect will not only facilitate the final design, but also prepare the

contract/tender documentation and oversee the delivery of the contract (i.e. construction). Other professional services will be required – this would typically include a quantity surveyor to price the final design and possibly an engineer, particularly if the nature of the construction requiring that professional input. In addition, as the site is associated with pre-1900 activity, Heritage NZ may require specific archaeological work to be undertaken if the outcome of an Archaeological Assessment (currently underway) indicates the presence of matters of archaeological significance.

- 2.2 The indicative project budget (developed as part of the feasibility study) signalled \$185K for professional fees. This figure may now be too optimistic given the opportunity to consider the future of the Bulls Museum and the possible archaeological significance of the site. However, it is anticipated that costs associated with the outcome of the Archaeological Assessment may be shared with Council Joint Venture partners if the extent of confirmed archaeological matters extends over most or all of the site, rather than the area expected to be occupied by the new Centre and held in Council ownership. The archaeological implications, if any, are expected to be known within the next 2 months.
- 2.3 As previously indicated, Architecture Workshop completed the concept design for the new Centre, and a proposal for completing the remaining related work has been provided by them (see [Appendix 1](#)). The Joint Venture partners have opted for a different architect, Arthouse, to undertake their design and related work. It is important the designs for both elements (Council and Joint Venture) of the future development of the site remain integrated and deliver to a high standard. On this basis a proposal has been sought from Arthouse to undertake the final design and related work for the new Community Centre (see [Appendix 2](#)).
- 2.4 An assessment of the proposals indicates that both Architecture Workshop and Arthouse have a track record that demonstrates ability to undertake the required design work and to the standard expected (see accompanying project portfolios – [Appendix 3a](#) for Architecture Workshop and [Appendix 3b](#) for Arthouse).
- 2.5 These proposals are based on a fee structure (percentage basis) linked to the cost/value of the project, so establishing the project base cost is necessary to enable a meaningful comparison of the proposals. Each proposal refers to a slightly different base cost, so for the purposes of comparison the estimated project cost of \$3.08M (Centre and Town Square) as signalled in the draft LTP consultation document will be used. That comparison (excluding disbursements), along with the option of including the Museum, is provided in the table which follows:

Stage	Arthouse - % of Project Cost	Arthouse \$	Architecture Workshop %	Architecture Workshop \$
Preliminary Design	Not specified	\$29,300	1%	\$30,800
Developed Design	1.25%	\$38,500	1%	\$30,800
Contract Documentation and Tender	3.5%	\$107,800	3%	\$92,400
Contract Administration	1.5%	\$46,200	1%	\$30,800
<i>Total Fee</i>	6.25%+	\$221,800+	6%	\$184,800

- 2.6 For the purposes of comparison it is assumed that disbursements (travel, printing, etc.), which will be extras, will be similar for both proposals.
- 2.7 On the basis of price, the proposal from Architecture Workshop offers a 'saving' of \$37,000 over the Arthouse proposal for a Centre design that does not include a museum. However, the inclusion of a museum component to the project will add additional cost to the design and contract processes. Based on an assumption that a museum could add another 200m² in floor area at an estimated unit cost of \$2000/m², the additional project cost would be \$400,000. To accommodate this additional component in the design/contract process would add \$25,000 to the Arthouse proposal and \$24,000 to the Architecture Workshop proposal.
- 2.8 The appointment of Arthouse offers the opportunity for one Architect to have design oversight over the entire property. That said, the Architecture Workshop proposal offers a potential saving of up \$38,000, which is significant.
- 2.9 Should a museum component proceed as part of the project, the assumption is that the additional design and contract process costs would be covered as part of the external funding requirement. In the event that additional funding could not be guaranteed then it is reasonable to assume that a new museum would proceed at this time, but that provision be included in the initial design for its future construction.

3 Other considerations

- 3.1 A project of this magnitude and complexity will require a project manager to oversee the various elements of the project process, such as design, Council fundraising, contract/tendering, construction and commissioning. While there is some staff capability/capacity to assist with parts of the project, we do not have the resources available to fulfil this role. We are, however, in discussions with other councils to see what staff resources might be able to be seconded in this regard. This is likely to incur additional cost.
- 3.2 The funding model for the project signalled at least \$100,000 being raised by the local community. In order to achieve this goal it is appropriate to consider the

establishment of a local fundraising committee, which could work alongside Council's fundraiser. It will be important to ensure the fundraising programme is well coordinated so that potential funders are not targeted by multiple groups.

4 Recommendations

- 4.1 That the report 'Proposed Bulls Multi-Purpose Community Centre – Appointment of Architects' be received.
- 4.2 That EITHER Arthouse OR Architecture Workshop be appointed as Architect for the Bulls Multi-Purpose Community Centre project on the following basis:
 - a. being able to move through the design phases subject to approval from the Chief Executive of the preceding design phase;
 - b. proceeding with the preparation of contract/tender documents being subject to progress with fundraising, with the opportunity for Council to set a target in this regard; and
 - c. proceeding to construction being subject to achieving a pre-determined fundraising target.
- 4.3 That a local (Bulls) fundraising committee be established to secure the \$100,000 (minimum) local share of the project funding costs, and the appointment of members to the fundraising group be led by the Mayor and Bulls Ward Councillors in consultation with the Bulls Community Committee.

Ross McNeil
Chief Executive

Appendix 1

11 Nov 2015

Rangitikei District Council
Private Bag 1102
Marton 4741

Attn: Ross McNeil, CEO Rangitikei Council

Dear Ross

RE: Bulls Community Centre _ Architecture Consultants

Ross thanks for your call last week. We would be delighted to continue on with the work started in the Bulls Concept Design Report, develop the design and build the Library Community Centre with the Rangitikei Community.

We have based our fees on the Design Report dated February 2015 and the Building Cost plan prepared by Maltbys.

Our proposed fee for full architectural services for a new Bulls Library Community Centre is 6.5% plus gst of the builder's final contract sum. This is divided into 5 main stages of Design, Contract Documentation and Site Administration split into the various sections as set out in the enclosed Scope of Services Summary. We have completed the Concept Design stage.

Stage 1	0.5%	Concept Design;	completed
Stage 2	1.0%	Preliminary Design	
Stage 3	1.0%	Developed Design;	
Stage 4	3.0%	Contract Documentation; Tender	
Stage 5	1.0%	Contract Administration	

We propose a total percentage fee to complete the works from this point discounted to 6.0% plus gst of the builder final contract sum broken into the above stages. Once the design is developed we may be able to revert to a fixed lump sum for the documentation of the project. These fees would not include the normal office disbursements of printing, photocopying, faxes etc. All fees and expenses are exclusive of gst, which will be charged additionally. We propose to continue our fixed fee per trip as previous for travel to Bulls if acceptable.

It is important to employ an independent cost consultant early in the project to provide an estimate check of the budget when the preliminary design is established. We recommend the continuation of Maltbys (unless RDC have your own local QS) and will organise the quote if required. Our interim fee payments would be due monthly and would be based on this estimate. Maltbys have calculated a budget of \$2,904,691.00 excluding gst for construction. The budget for the project should be reviewed

in detail at the completion of the Preliminary Design stage just before planning and again at the Developed Design stage, when it should be checked before Contract Documentation commences.

We can start straight away as we have the existing site data though we will need a more accurate map of the existing conditions and a recent survey showing dimensioned site boundaries, contours at 0.2m intervals plus any relevant features such as road edge, trees, power poles and services, etc.

If the scope of some areas of work is not defined, it is suggested we work on our hourly rate e.g. planning hearings. The rates are \$200.00/hour for an Architect Director, \$160.00/hour for a Registered Architect, and \$110.00/hour for an Architectural Technician (all exclusive of gst)

The services and fees of any other consultants are separate. We would recommend that any additional consultants such as an Engineer be employed and paid directly by you although still have their responsibility of work to us. We can organise this if required.

Our suggested terms of engagement would be as per the NZIA Agreement for Architects Services Standard Form AAS 2007 as previous. If you are in agreement with the percentage fee to undertake the full architectural services, please advise me. We are happy to discuss any aspects of our submission. We will then prepare a contract to go through with you.

I have included a recently updated Capability Statement for your procurement group. If you have any queries please call to discuss this further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Kelly', with a long horizontal stroke extending to the right.

Christopher Kelly FNZIA
Director, Architecture Workshop Ltd
Registered architect NZ NSW VIC & EU

Enclosed: Capability Statement

Appendix 2

27 October 2015

Ross McNeil
Chief Executive
Rangitikei District Council
Ross.mcneil@rangitikei.govt.nz

Proposed Bulls Community/Services Centre and Town Square

Dear Ross,

Following your email and phone call today we have amended our offer of service to design the proposed Bulls Community/Services Centre.

We have set out below our understanding of your brief and an outline of the design process moving forward. Also attached is the revised NZIA Agreement for Architects Services that covers our fee proposal for the Preliminary Design, along with an explanation of the different stages involved.

BRIEF

We understand the brief is based on the "Concept Design & Feasibility Study Project Brief dated 4 September 2014. We have also reviewed the Concept Design Report prepared by Architecture Workshop February 2015.

Arthouse has also prepared an initial masterplan of the site dated 15 October which was presented to DT Holdings and Council representatives on Friday 14 October. As discussed at the meeting the Community Centre and the Town Square which are to be undertaken by the Rangitikei District Council (RDC) and the commercial scheme proposed by DT Holdings must be designed as an integrated and cohesive development.

The RDC have approved the Concept Design Report in principal but the Preliminary Design needs to take into account the opportunities presented by the proposed purchase of additional properties by DT Holdings, feedback received from DT Holdings on the Feasibility Study and feedback we receive when we meet the relevant Council parties to further develop the brief.

We note that it is now proposed to extend the brief to include the Bulls Museum. The current Museum is located on High Street and has approximately 250m² of floor space. The actual floor area required in the new building will be assessed in conjunction with the Museum Society and Council staff.

BUDGET

An estimate was prepared as part of the Architecture Workshop Concept Design Report. That estimate was \$2,975,575 excl GST. The estimate included the Community Centre and the Town Square. It did not include the parking areas, the museum, consent fees or professional fees. Refer to the Concept Design Report for a full breakdown of the estimate and exclusions.

For the purposes of this proposal we have assumed a construction budget of \$3,300,000 excl GST which includes the museum. This assumes an additional 150m² for the museum at \$2,000/m².

We understand the importance for the Council to work within the approved budgets. We would work closely with the Council at each stage to manage the costs. As outlined below, a Quantity Surveyor will be required to be engaged to review the costs at the end of Preliminary Design stage.

PROPOSED SERVICES AND FEES

The fees below are based on our proposed scope of service and are repeated in the NZIA Agreement for Architects Services that is also attached. All figures exclude GST.

Preliminary Design	\$29,300
Work in this stage includes:	
- Meet with Council, User Groups and the Museum group to further develop the brief. We have not allowed for another round of Public consultation	
- Confirm brief	
- Assist with Consultant selection. Consultants will include Structural, Services, Fire, Civil and Traffic Engineers, Landscape Architect and Quantity Surveyor	
- Develop Preliminary Design and Computer Model	
- Quantity Surveyor to prepare revised estimates	
- Client meeting to present Preliminary Design	
Developed Design	
Work in this stage includes:	Estimate 1.25% of construction cost
- Development of design	
- Incorporate structure and services	
- Development of plans, elevations and sections	
- Integrate other consultants input	
- Preliminary specification and documentation to allow for Quantity Surveyor estimate	
- QS Estimate by others	
Resource Consent Application (if required)	Hourly rate basis
Detailed Design	
Refer to the NZIA agreement for the extent of work	Estimate 3.5% of construction costs
Contractor Procurement	Estimate \$5,000
Work undertaken on an hourly rate basis	
Contract Observation	
The extent of our services is to be confirmed	Estimate 1.5% of construction cost

On completion of Preliminary Design, we would confirm the scope of work and the fees for the following stages before progressing.

PROGRAMME

We understand you are keen to make progress on this project to meet the Councils approved LTP timeframes. We have set out below a proposed programme for discussion:

Preliminary Design	November/December. We are available to attend the meetings in the second week of November.
Estimates	January
Developed Design	February/March
Estimates	April
Detailed Design	May/June/July
Building Consent/Pricing	August
Commence work on site	October 2016

Note: If a Resource Consent application is required this may push out the programme. It is also dependent on Council approving each stage in a timely manner and the availability of the Consultants.

EXCLUSIONS

The following are not included in the above fees:

- Council fees and development levies/fees
- Consultants' fees are not included in the fee and would be charged directly to you.
- Disbursements such as prints, photocopying, binding and travel

If you are happy with the process and fee guide please sign the NZIA Agreement and send back a copy of the document as authority to proceed with the Preliminary Design stages. If you would like to discuss or clarify anything then please call or email and we would be happy to talk it through with you.

Yours Faithfully



David Wallace
Director
Registered Architect
P 03 546 6664
david@arthousearchitecture.co.nz
www.arthousearchitecture.co.nz

Appendix 3a

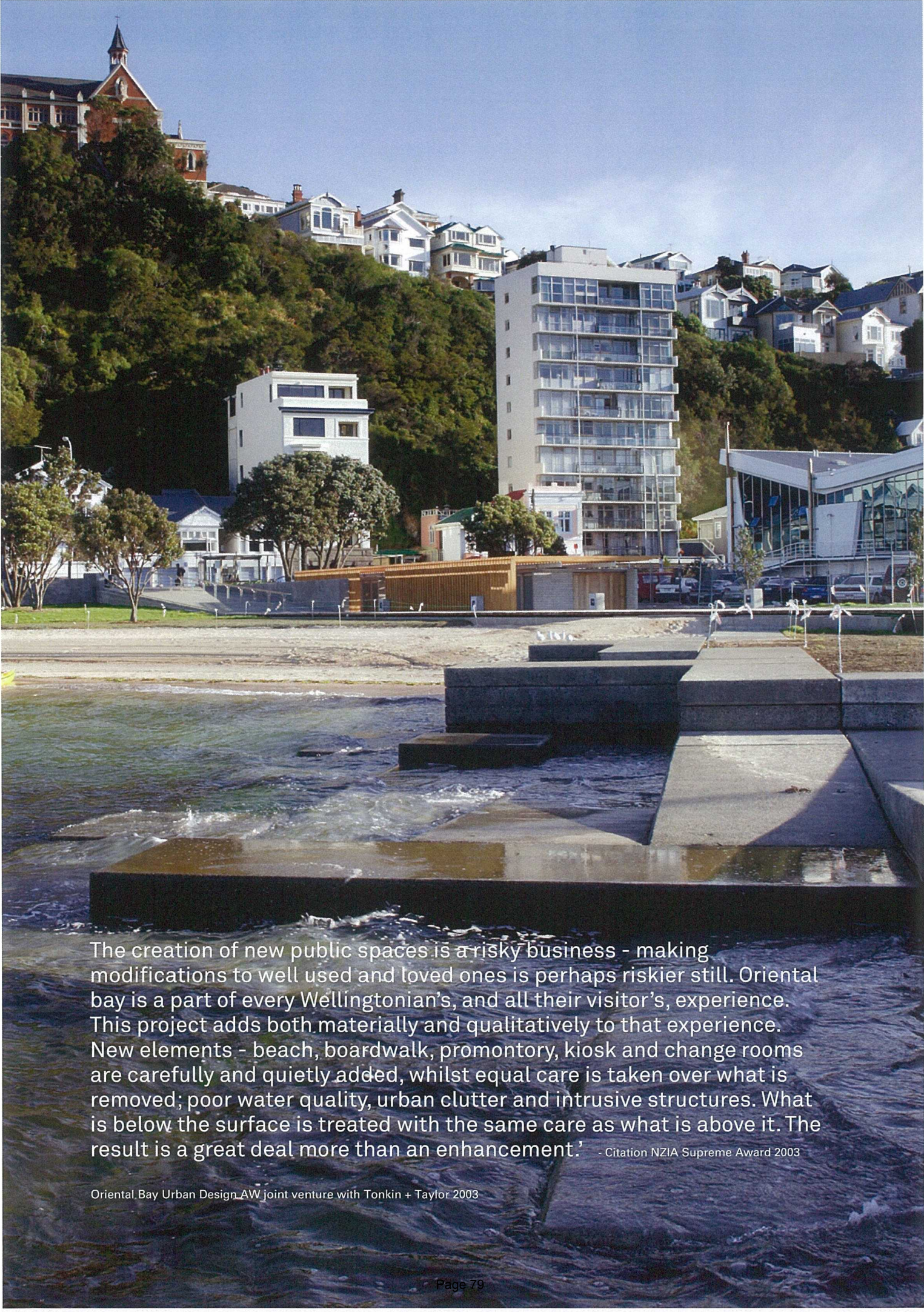


EOI / CAPABILITY STATEMENT

RANGITIKEI
DISTRICT
COUNCIL

NOVEMBER 2015

ARCHITECTURE WORKSHOP



The creation of new public spaces is a risky business - making modifications to well used and loved ones is perhaps riskier still. Oriental bay is a part of every Wellingtonian's, and all their visitor's, experience. This project adds both materially and qualitatively to that experience. New elements - beach, boardwalk, promontory, kiosk and change rooms are carefully and quietly added, whilst equal care is taken over what is removed; poor water quality, urban clutter and intrusive structures. What is below the surface is treated with the same care as what is above it. The result is a great deal more than an enhancement.' - Citation NZIA Supreme Award 2003

Oriental Bay Urban Design AW joint venture with Tonkin + Taylor 2003

WORKSHOP

International experience

Chris Kelly Architecture Workshop (AW) is an ideas based architecture practice located in Wellington with a variety of architecture, landscape and urban design projects in both the North and the South islands. The scale of the practice offers clients a high level of principal staff engagement across projects at all stages. The workshop nature of the practice is multidisciplinary with internationally tested experience leading and coordinating consultants within a clear design intent framework for each project. Architecture Workshop is often selected for its 'blue sky thinking' and has demonstrated expertise in design management in large collaborations. We bring a range of international experience and design knowledge to the discussion.

Complete projects, such as Peregrine Winery, are well regarded by our international peers and the building placed in its Otago landscape generates very positive comments from visitors. The new Waitomo Glowworm Caves Visitors Centre was the recipient of the 2011 New Zealand architecture medal and was shortlisted for the 2011 World Architecture Festival in Barcelona. The building is a world first in the structural use of LVL Radiata pine and the largest gridshell structure in the Southern Hemisphere. More importantly it establishes strong relationships with the local New Zealand landscape.

"These islands on the sawyer's bench wait for the chisel of the mind." - James K Baxter

collaboration

Architecture Workshop has a collaborative approach and a circular workshop methodology which means we work-shop solutions closely with the client, the consultants, the cost planners and contractors. We seek their feedback to inform decision making, often working with rough sketches and card models and leaving the beautiful presentations till we have a good solution. The normal work method for AW seeks an integrated design approach to all stages of the design, particularly in environmental services with David Fullbrook of E3BW and structural engineering with Alistair Cattananch of Dunning Thornton Consultants. Most of the buildings exhibited in the project page case studies are the result of this established collaboration over the past 18 years.

robust

We value robustness. More than the selection of durable materials, robustness is about the ability of an architectural idea or strategy to be effective long term and to be able to withstand the pressures of the processes of building procurement including town planning, heritage, client briefs, buildability, cost and time. We curate and select the idea that is right not just for the physical site but for the project as a set of complex processes and negotiations. We ask what architectural strategy can most effectively negotiate this situation? What idea has the best chance of not just surviving but revelling in the often dynamic circumstances that we are operating from within? What is the least amount of architecture required to achieve the most?



"You have done an outstanding job...the building is everything we imagined and more... I don't say it much but I think your vision and delivery is outstanding. The team has done a great job, please pass on my thanks to all of them." - Citation Quinton Hall, CIO for Tourism Holdings Ltd. 2011

Waitomo Glow Worm Caves Visitor's Centre AW 2011 - New Zealand Architecture Medal

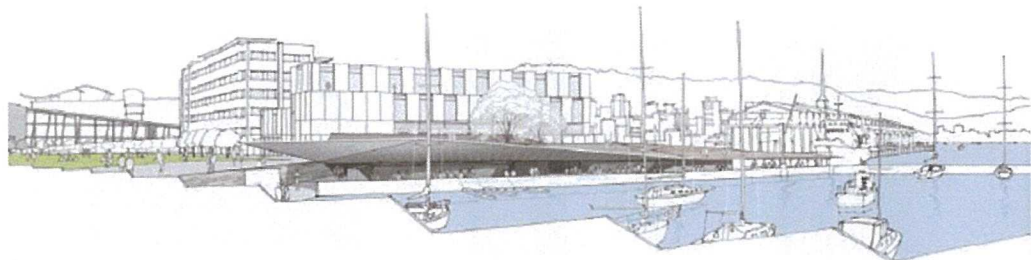
PROJECT MANAGEMENT SKILLS

Design of buildings within set budgets

Architecture Workshop brings project management skills both during the design and construction phases and as well as commitment to a proactive approach and a constant re-clarification of time lines and tasks. We always remind the parties of the triangle of cost, quality and time for a project (e.g. if cost is a priority, it may take more costing cycles to design a good solution within budget). There is also a triangle of confidence between people. We believe it is necessary to establish a triangle of confidence between the client, the design team and the industry. The strength of lines of communication and a circular dialogue are fundamentally important.

Most of the buildings described in our project pages were achieved within a 5% contingency of the agreed tender price. The design contingency and site contingency amounts must be clearly itemized when the detailed project budget is prepared. The contingency amounts must be understood by identifying areas of cost risk for each project. Cost quality and time are interrelated. Our design method prioritises a list of agreed design aims (or design intents) so the building can be optimised for a fixed budget. Accurate cost feedback is vital to the design process and we strongly recommend an independent cost plan checking at the end of preliminary design and developed design stages to confirm the local costing assumptions.

We believe in working closely with the contractor and successfully proposed for the new Waitomo Visitors Centre a competitive P&G tender at the completion of preliminary design so we could appoint a main contractor early to provide feedback on the innovative construction detail. We asked for two market prices to be submitted for each of the subcontractor trades when the tender price was submitted. At the time of tender we redesigned significant areas of the project to bring the tender price within the quantity surveyor cost plan.



Waitangi Park Precinct Competition - AW & KTA 2004



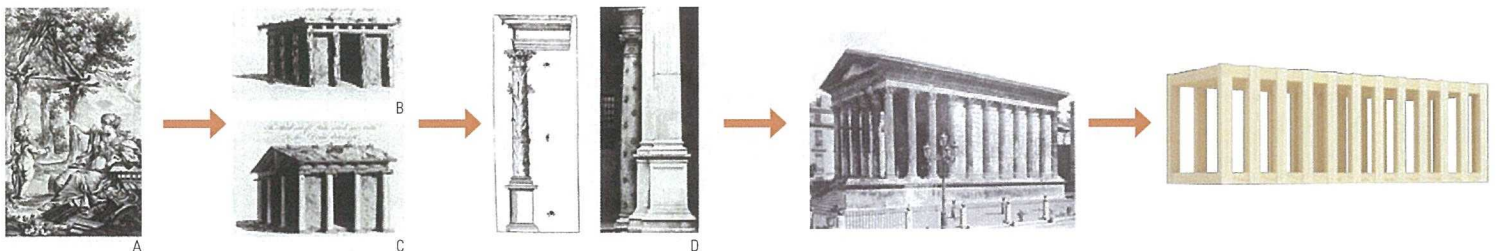
Small Scale Detached Housing Hobsonville - AW with IG 2013 - 3 bed single level 87m² on a 152m² section - Housing Test Lab for HLC

“Love the high ceiling spatial design, very well thought through, quality and neat finish, designed for a family with down to earth living expectations”

- open house visitor

“6000 people visited the open homes. The small home concept was very well received with 70% of visitors saying they could live in these small footprint houses.”

- Mark Fraser Hobsonville Land Company Manager



AW proposal (2003) for Cross Laminated Timber (CLT) Nomadic Office for Crispstart

PROPOSED METHODOLOGY

Project Plan

At the beginning of a project, AW works with the client body to establish the project plan, success criteria and programme. A multi-discipline collaboration commences to develop the brief, the context analysis, and the preliminary design. The client is involved in two or three workshops to establish the design constraints, identify the opportunities and amplify the brief. Our project methodology is set out below:

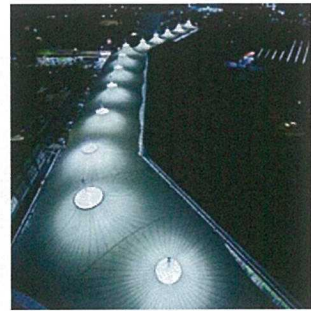
- Listen and develop the real constraints on the project by challenging the preconceptions.
- Define the goals of the development, the social environment and future flexibility the project has to support over its lifetime.
- Study local and appropriate references and contextual elements.
- Research the technological solutions that give a minimum structure to the landscape.
- Control costs by breaking the project down to appropriate design components for each stage and developing a budget in a detailed format for close analysis and monitoring.
- Clarify the concept by the study of options until the idea of the building is refined.
- Develop the understanding of the parts and the means of construction and whole of life costs, as part of the architectural principles.
- Ensure cost efficient solutions by the process of exploring options in a circular dialogue to enable continual price feedback.
- Prioritise the design intent in discussion with the client and review each stage against the cost plan.
- Consider the future maintenance of the building including whole of life costs and the safety aspects of building and maintenance including adequate service and storage areas to maintain flexibility.
- Apply environmental sustainable design principles and utilise waste and ambient energy in the running of the building.
- Maintain a quality project management system and the focus of personnel on an assured quality which is consistent with the requirements of NZS 9001.

Many far reaching decisions are taken in the initial stages and it is very important for future quality that good feedback with the client group is established early to build confidence in decision making. Our initial approach would be to meet with the client group and the design team and ensure the following structure is in place. We regularly work with a specialist project manager to help set up this framework. Together we can identify and understand the critical path issues affecting the whole design and construction process.

- Define a project plan for delivery of services following award of contract
 - Briefing inputs required
 - Success Criteria
 - Work breakdown
 - Project Schedule
 - Project Quality Plan
 - Quality Risk Management Plan
 - Update Plan on Completion of Design Phase
 - Procurement Strategy
 - Project Schedule
 - Project Quality Plan
 - Quality Risk Management Plan
- | | |
|--|--------------------|
| | Design Phase |
| | Design Phase |
| | |
| | Construction Phase |
| | Construction Phase |



Wakefield Street Apartments - AW 2003 - Heritage Reuse



Wakefield Street Apartments - AW 2003

GreyTown Town Hall Refurbishment and Civic Centre AW 2006

Porirua City Civic Center AW 1996

INTEGRATED DESIGN

Sustainable design / Green Buildings

A passive environmental design approach is fundamental in the design of all AW buildings. David Fullbrook (e3BW) provides expertise that makes further use of active systems and the more specialised environmental sustainable design (ESD). Our approach to life cycle analysis for buildings is as follows:

Optimize the building performance to give appropriate comfort levels in conjunction with passive environmental strategies including daylighting, natural ventilation, thermal mass, solar energy collection and summertime sun control. This approach minimizes long term operating, maintenance and replacement costs; and environmental impacts.

Our philosophy for materials selection is to use a limited palette of materials in as natural a state as possible and which are also durable. Wherever possible, we also seek to select materials and partner with suppliers that have environmentally certified products and who use cleaner production processes. Again this approach seeks to minimise long-term maintenance and replacement costs as well as upstream and downstream environmental impacts.

The whole of life cost of operation

Long life buildings are not just economically viable over the longer term but they also have to be culturally viable. Buildings that satisfy cultural expectations become the buildings that people love and hence maintain to ensure a long and useful life. Giancarlo De Carlo, an Italian master architect, also believes in the revelatory capacity of 'reading a territory'.

'If one is able to interpret the meaning of what has remained engraved, not only does one come to understand when this mark was made and what the motivation behind it was, but one becomes conscious of how the various events that have left their mark have become layered and how, through time, they have set off other events and have woven together our history.'

contract entity

The contract entity is Architecture Workshop Ltd. NZ registered Limited Liability company No 578956 (registered under the NZ Companies Act 1955 & 1993). GST registration #64-626-191. The practice is a NZ Institute of Architects registered architecture practice.

Accountant: BDO Spicers, Wellington.

Bankers: Westpac Trust.

Insurers: Aon Ltd provide appropriate P.I. Cover & Public Indemnity insurance.

Contact person: Christopher Kelly, Principal, FNZIA
L3, 78 Victoria St., PO Box 9572, Wellington

T +644 473 4438

M +64 21 707057

F +644 473 9572

E email@archwksp.co.nz

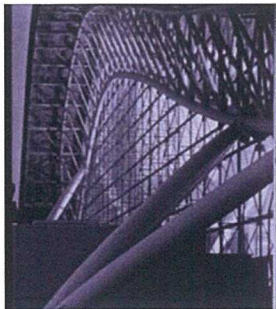
www.architectureworkshop.co.nz



Le Cordon Bleu Cooking School New Zealand AW 2011

“We were impressed how you (Architecture Workshop) under promised and were under budget. We are delighted with the over-delivery”

- Mr Andre Cointreau, Le Cordon Bleu owner & president



Kansai Air Terminal RPBW 1990



Aurora Place RPBW 1997-2000, 70 Apartment Tower facing Sydney Domain



High Rise Facade Presentation

EXPERTISE

Christopher Kelly

Qualifications:

Principal Architecture Workshop
B.BSc. B.Arch, FNZIA, AIA
Registered Architect NZ, NSW/VIC, UK + EEC,

Technical Skills:

Architectural Design / Documentation: 30 years
Design Leader / Co-ordination: 25 years

Christopher Kelly brings a conceptual rigor to all the stages of a project and an understanding of the processes needed to achieve the international quality associated with landmark buildings. Christopher was born in the Wairarapa and studied architecture at Victoria University of Wellington. He worked under Ian Athfield until NZ registration, then travelled through Asia to Frankfurt where he undertook a post-graduate course in architecture at the fine arts Stedelschule. In the UK, project experience with Sir Denis Lasdun and Ian Ritchie Architects enabled him to gain EEC registration. In 1989 he joined Renzo Piano's Kansai Air Terminal team in the initial design phase of the joint venture for the US\$1.4 billion building. He became one of the project architects in the detailed design stage, leading the construction documentation of 1.6km long air terminal roof in the Osaka office. In 1992 he returned from Italy to establish Architecture Workshop in Wellington. In 1997, Piano invited Kelly to collaborate on a commercial tower and apartment project in Sydney's CBD. Kelly has been a guest speaker and tutor at various architecture schools on both sides of the Tasman, a keynote speaker at the Sydney 2004 conference, won a worldwide Emerging Architect award in 2004, and presented his work as part of the lecture series at the RIBA in London. In 2009 he was one of the international judges of the inaugural World Festival of Architecture in Barcelona and speaker at the Stedelschule Alumni conference in Frankfurt. Closer to home he has served on the NZIA National Executive and the awards jury. He is a member of the Australasian Lightweight Structures Association and an arts advisor to the Wellington Sculpture Trust.

James Fenton

Qualifications:

B.Arch, ANZIA, Registered Architect

Technical Skills:

Architectural Design / Documentation: 18 years
Technical design/ Building Consent / Co-ordination: 17 years

James Fenton has a detailed knowledge of materials and their assembly. James was born in Auckland and studied at Auckland University before working in a range of practices, including Architectus and Felicity Wallace. James shifted to Wellington in 1993 and ran a small practice specializing in hospitality and interior architecture. He joined Architecture Workshop in 1997 where he is responsible for technical and detailing input as well as managing the building consent process in the office. He has extensive team experience and has led the Blair St apartment project in the historical Courtenay Place precinct. He is a visiting tutor and critic at the Auckland and Wellington Architecture schools. Architectural Consultant to AW.

Jesse Mathews

Qualifications:

B.Arch (Hons)

Technical Skills:

Architectural Design / Documentation: 10 years

Jesse graduated with honours from Victoria University of Wellington in 2007 and since then has had the opportunity to design and see to completion a wide range of projects in New Zealand and North America. Before joining Architecture Workshop he worked with HDT Architects, before undertaking extensive travel and work experience abroad. Upon his return to NZ he joined the firm of Andrew Sexton Architecture where he was responsible for the design and documentation of a large number of innovative and affordable private residences. The winner of a number of recent design competitions, Jesse enjoys pushing himself on conceptually and technically challenging projects. He has a particular interest in innovative housing typologies, sustainable urbanism and parametric design processes.

Hamish McLachlan

Qualifications:

M.Arch, BAS,

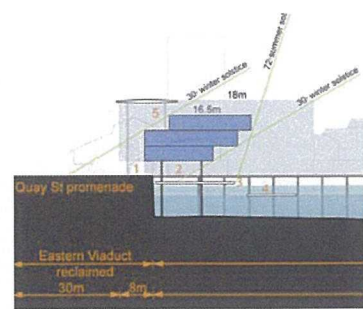
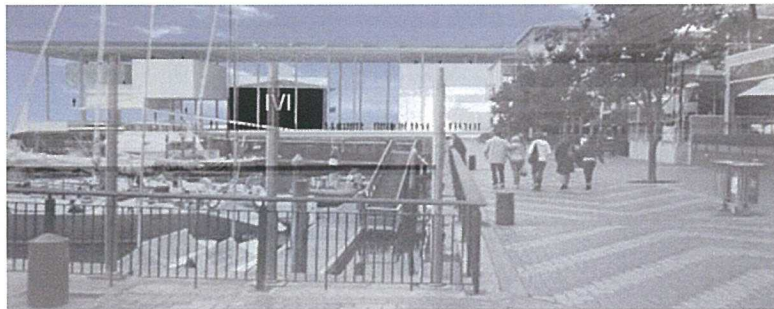
Technical skills:

Architectural Design / Documentation: 2 year

Hamish is a graduate of Victoria University of Wellington's Master of Architecture (Professional) programme. He was active within his university years organising design events and tutoring undergraduates. He received 1st prize for the 2014 Dunedin heritage re-use design competition for project completed whilst studying. He enjoys the art of making, whether it's architectural models, furniture building or photography.



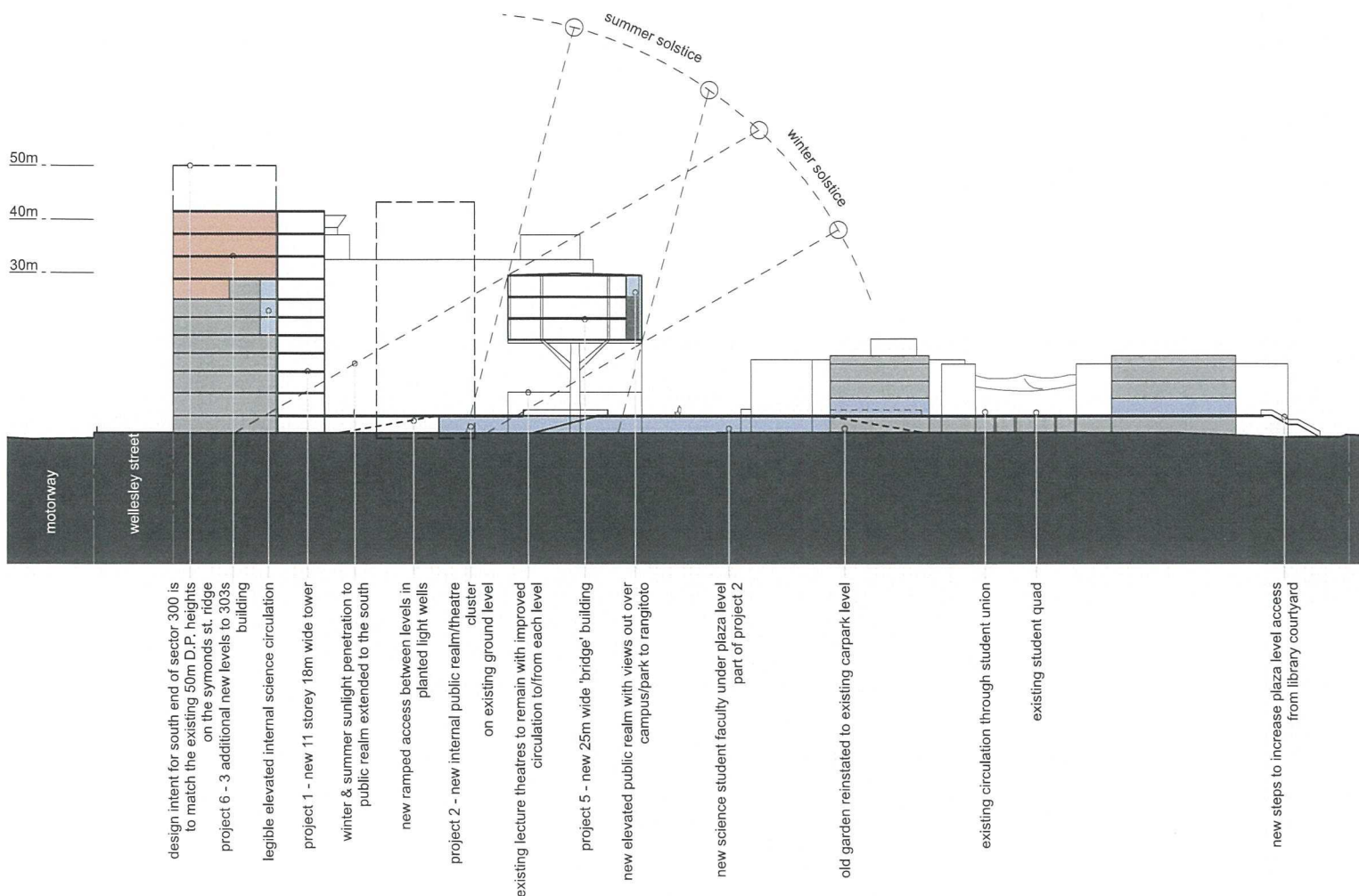
Auckland Waterfront Masterplan Analysis for New Zealand Maritime Museum AW 2011



Auckland Waterfront Public Realm Studies - AW 2011

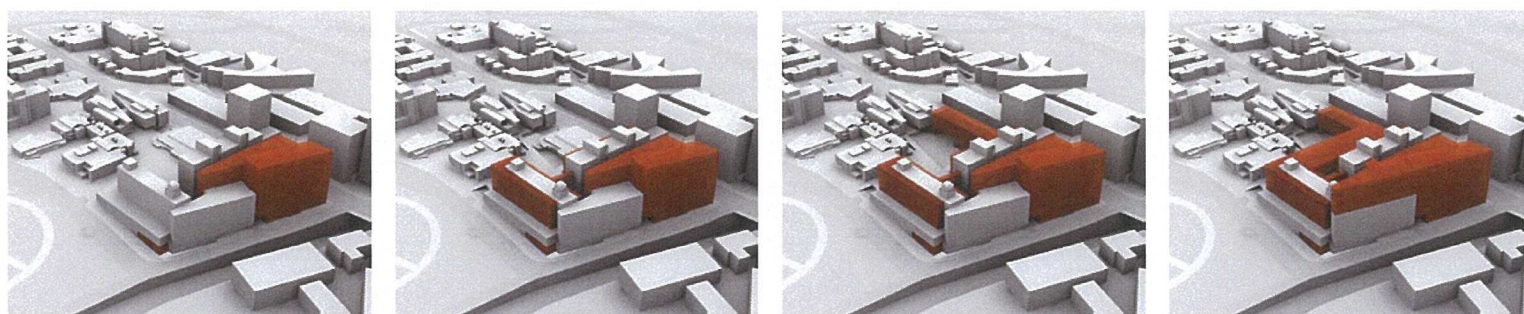
AWARDS

play	<p>2011 ACENZ Gold Awards of Excellence, Waitomo Glowworm Caves Visitor Centre</p> <p>2011 NZIA Architecture Medal, Waitomo Glowworm Caves Visitor Centre</p> <p>2011 Lightweight Structures Association of Australasia, High Commendation, Waitomo Glowworm Caves</p> <p>2011 Assoc. of Consulting Engineers Gold Award of Excellence, Waitomo Glowworm Caves</p> <p>2010 Waikato / Bay of Plenty Local Architecture Awards, Waitomo Glowworm Caves Visitor Centre</p> <p>2010 Australia New Zealand Timber Design Awards, Waitomo Glowworm Caves Visitor Centre</p> <p>2010 NZ Wood Timber Design Award, Waitomo Glowworm Caves Visitor Centre</p> <p>2009 NZ Wood Timber Design Award, Oriental Bay Urban Design</p> <p>2006 NZIA Supreme Architecture Award, Oriental Bay Enhancement</p> <p>2006 Wellington Civic Trust Award, Oriental Bay Enhancement</p> <p>2006 NZ National Award 'Year of the Built Environment', Oriental Bay Enhancement</p> <p>2004 NZIA Local Architecture Award, Johnsonville Urban Design</p> <p>2004 George Malcolm Supreme Landscape Award, Oriental Bay Enhancement</p> <p>2004 NZIA NZ Regional Architecture Award Urban Design, Oriental Bay Enhancement</p> <p>1996 Carter Holt Harvey Environment Award, Porirua City Covered Walkways</p> <p>1996 NZIA Regional Architecture Award, Porirua City Covered Walkways</p>
work	<p>2009 NZIA Southern Architecture Award, Coal Pit Road Winery</p> <p>2005 NZIA Supreme Architecture Award, Peregrine Winery</p> <p>2005 NZIA NZ Architecture Award, Peregrine Winery</p> <p>2004 Prize Winner, Emerging Architecture ar+d Awards Architectural Review UK</p> <p>2004 NZIA Local Architecture Award, Peregrine winery</p> <p>1996 Auckland Architecture Assoc Design Award 'apple tower' with Architectus</p> <p>1993 NZIA Branch Architecture Award, Logos Fitout</p>
learn	<p>2008 NZIA NZ Architecture Award, Greytown Town Hall Refurbishment</p> <p>2007 NZIA Local Architecture Award, Greytown Town Hall Refurbishment</p> <p>1996 3rd place School of the Future National Competition</p>
dwell	<p>2015 NZIA Wellington Architecture Award, 120 Oriental Parade</p> <p>2012 Shortlisted, Victorian Architecture Awards, Waratah House</p> <p>2007 NZIA NZ Architecture Award, Riverside Road House</p> <p>2007 NZIA Local Architecture Award, Park Whare, Lake Rototi</p> <p>2006 NZIA Local Architecture Award, Riverside Road House</p> <p>2005 NZIA NZ Architecture Award, Peka Peka House</p> <p>2004 NZIA Local Architecture Award, Te Anau Rd- Renovation</p> <p>2003 NZIA Local Architecture Award, Peka Peka house Kapiti</p> <p>2003 NZIA Regional NZ Architecture Award, Dry hills house Marlborough</p> <p>2002 NZIA Local Architecture Award, Lawrence house Wairarapa</p> <p>2002 NZIA Local Architecture Award, Andrews house Blenheim</p> <p>2002 NZIA Local Architecture Award, Newbold house Gibbston Valley</p> <p>2002 NZIA Local Architecture Award, Silver Hutt Central Otago</p> <p>2002 Home & Entertaining House of the Year finalist, Peka Peka House</p> <p>2002 Home & Entertaining House of the Year shortlist, Gibbston House</p> <p>2002 NZIA Regional Architecture Award, 282 Wakefield St Apartments</p> <p>2002 NZIA Branch Architecture Award, McCaw House</p> <p>2001 NZIA Branch Architecture Award, 282 Wakefield St Apartments</p> <p>2001 NZIA Branch Architecture Award, Cory House</p> <p>1999 NZIA Regional Architecture Award, Hogg House</p> <p>1998 Home & Entertaining House of the Year shortlist, Read House</p> <p>Home & Building House of the Year finalist, Wood House</p> <p>1993 NZIA Regional Architecture Award, Seymour House</p>



Auckland University Sector 300 Master Plan - AW Group 2003

"I thought the consultants had done a great job and their work taken collectively, will be very useful in guiding our future thinking about the City Campus. The fact that we can get a considerable amount of additional space, while actually improving the quality of the human environment, was particularly encouraging. The Chancellor and Pro chancellor were also very pleased and impressed-never a bad thing." **Stuart McCutcheon, Vice Chancellor Auckland University**



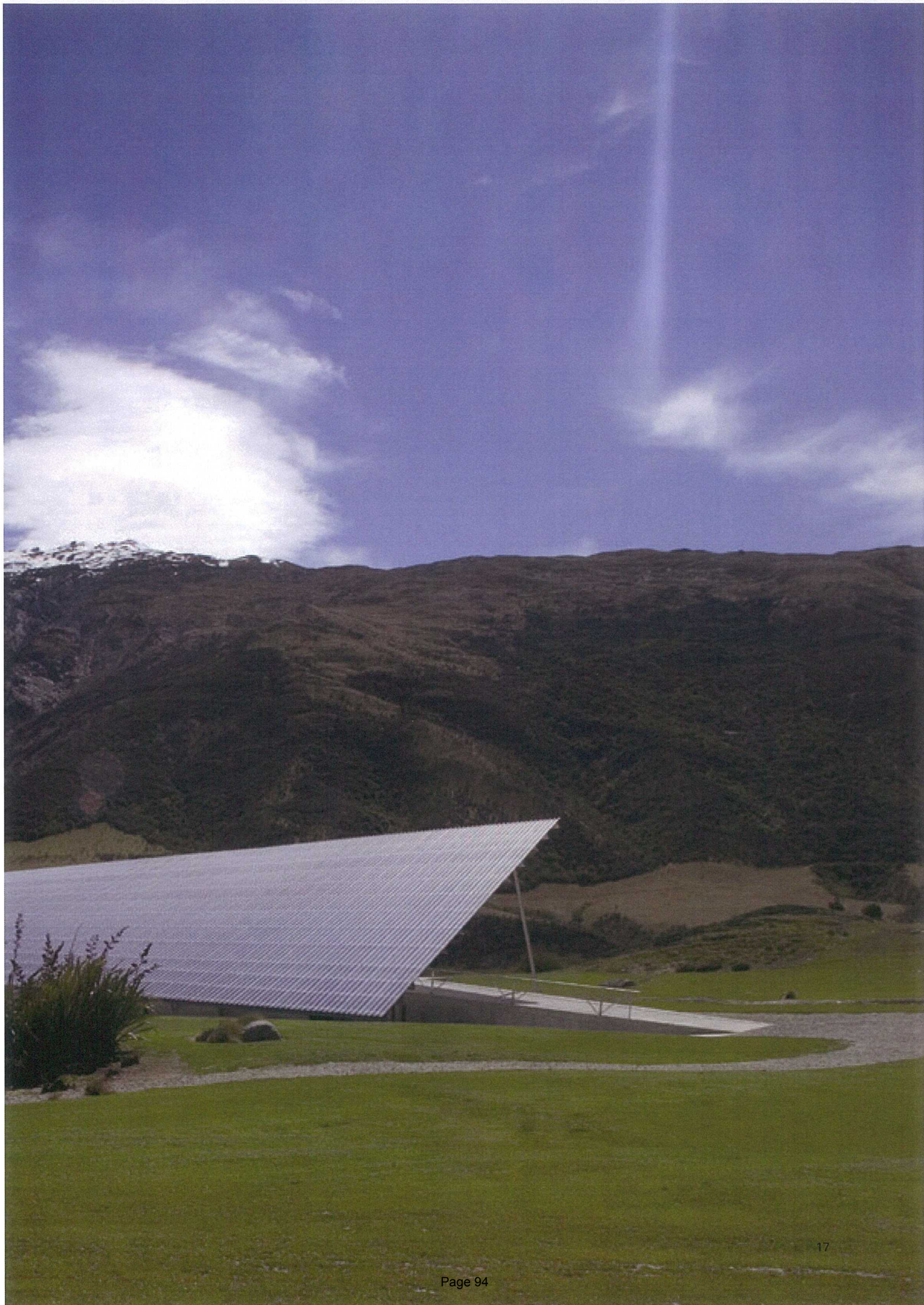
University of Auckland - sector 300 Master Plan Staging - AW Group 2008

EXHIBITIONS/TALKS/DESIGN REVIEW

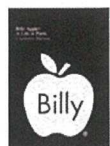
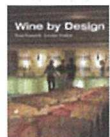
competition	<p>2014 July Shortlisted, Martinborough Community Centre</p> <p>2014 June Akepiro housing competition, two schemes for Auckland brown field site</p> <p>2011 June Finalist, Auckland Waterfront Hotel Competition</p> <p>2005 NZ entrant selected with KTA for Waitangi Precinct International Competition</p>
design review	<p>2015 VUW Thesis Students Design Review</p> <p>2014 Monash Design Students Design Review</p> <p>2008 November Judge, World Architecture Festival, Barcelona</p> <p>2003, 2005 Judge NZ Concrete Association Awards</p> <p>2005 Judicator Affidavit/Expert Evidence for Urban Auckland</p> <p>2003 NZIA National Juror and Central Regional Convenor</p> <p>2001 NZIA National Juror and Central Regional Convenor</p> <p>2000 May NSW Inst Structural Eng. Aurora Place design collaboration</p> <p>2000 Judge Tasman Building Products Architectural Awards</p>
exhibition	<p>2015 Billy Apple, The Artist Has to Live Like Everybody Else, Auckland Art Gallery, NML Tower</p> <p>2014 The NZ Pavilion, Venice Biennale exhibition, Last Loneliest Loveliest, Waitomo Visitors Centre</p> <p>2013 Shortlisted submission with Dr Paul Walker & Trish Clark, NZ Venice Biennale exhibition</p> <p>2011 UIA 24th World Congress of Architecture, Tokyo, Waitomo Glowworm Caves Visitor Centre</p> <p>2010 Exhibition SFMOMA, How Wine Became Modern: Design + Wine, San Francisco</p> <p>2008 December High-Tech & Tradition Exhibition, Tokyo</p> <p>2008 November Deutsches Architektur Museum Exhibition, Frankfurt</p> <p>2006 June Homo Faber, Model Exhibition RMIT, Melbourne</p>
talks	<p>2015 Monash PHD Workshop Presentation</p> <p>2015 May Adam Art Gallery 'Drawing is/ not a building', Panel Speaker</p> <p>2015 May NZIA Branch City Talks, City Gallery Wellington, 'Inside Piano' - Three Short Films</p> <p>2014 The Hawkes Bay Innovation in Architecture Lecture Series, Keynote Speaker</p> <p>2013 NZIA Affordable Housing Conference Keynote Speaker with HLC and Isthmus</p> <p>2012 June NZIA Christchurch branch 'Theatre of inward looking'</p> <p>2011 June Keynote speaker: buildNZ / designex, 'The circle and the line'</p> <p>2011 June Keynote speaker: NZIA CPD days, 'The Wisdom of Crowds'</p> <p>2010 July ANZAC Hall Series, Featherston, 'Local Modernism'</p> <p>2009 November University of Auckland Fast Forward Lecture Series</p> <p>2009 October Monash University, Melbourne, 'Recent Work'</p> <p>2009 October New Zealand Wood Conference, 'Halftime Talk'</p> <p>2009 May Wellington Architecture Centre talk, 'Civilization and Nature'</p> <p>2008 November Keynote speaker: Stadelshule Alumni, Frankfurt</p> <p>2006 October UNITEC talk, Auckland, 'Freedom & Nostalgia'</p> <p>2005 November NZIA design series tour, 'Peregrine Winery'</p> <p>2005 October RMIT talk, Melbourne, 'Freedom & Nostalgia'</p> <p>2005 September Victoria University, Wellington keynote: 'Dependence & Innovation'</p> <p>2005 September Waitangi Competition talk, City Gallery Wntg 'Promenade & Promontory'</p> <p>2005 July QUT talk, Brisbane, 'Dependence & Innovation'</p> <p>2005 April RAIA Conference Club lecture series, Melbourne</p> <p>2005 February RIBA Spring lecture series, London, 'Emerging Architects'</p> <p>2005 Feb Symposim, London 'Improving urban design & creating successful masterplans'</p> <p>2004 October Govett Brewster, WOAD panel, 'Concept, Commerce & Common Sense'</p> <p>2004 September Civic Trust Forum, Design intent, Civic Square</p> <p>2003 October World Architecture Week, Public lecture, 'Reading our Territory'</p> <p>2003 June 7X7, e-Vision Wellington, 'Destroy Intelligently, Oriental bay project'</p> <p>2003 May Half Time Club Melbourne, 'Reading our Territory'</p> <p>2003 Keynote: Royal Australian Institute of Architects National Conference</p> <p>2003 Weltec, end of term talk series, 'Landscape work'</p> <p>2001 Unitec, '40 under 40', NZ Architect lecture series</p> <p>2001 October Canterbury Branch NZIA, 'Townscape and Technique'</p> <p>2001 March 7X7, 'Recent Work', e-Vision Wellington</p> <p>2000 June Victoria Institute of Architects, 'Big City Living' Melbourne</p>

‘But in the end the building did not earn its award for careful organization of the production process. (not unimportant) The huge calm gently curving silvery canopy floating over the massive base all set among the orderly vineyards, makes an irresistible and poetic vision of civilization and wild nature, and the jury was unanimously convinced by it.’

Peregrine Winery Citation 2004 - Peter Davey AR editor for the 2004 AR Emerging Architects Award



SELECTED PUBLICATIONS / MEDIA



- 2015**
- 2015 Drawing is / Not Building, Christina Barton
 - 2015 Timber Gridshells: Architecture, Structure and Craft, John Chilton
 - 2015 Prototyping for Architects, UK, THAMES & HUDSON, Mark Burry & Jane Burry
 - 2015 Billy Apple, A Life in Parts, Christina Barton, NML Tower, Joint Project (P51)
 - 2015, El Pais.com, Beautiful Wineries of the World, Peregrine
- 2014**
- 2014 Architecture NZ, No5, 'Axis Series Small homes Test Lab' (P36-42)
 - 2014 A+U edition 52 New Landscapes of Wooden Architecture, Waitomo Caves
 - 2014 'The Art of the Architect' TV3, 3 April 2014, Episode 3, 120 Oriental Parade
 - 2014 'Auckland Housing Crisis' Todd Niall, National Radio, Insight, 30 Mar 2014
 - 2014 'Small homes make impression' SUNDAY STAR TIMES, 16 March, 2014 (pg. A5)
- 2012**
- 2012 'On The Beach', Urbis iss. 71 Best of the Best 2012 (pg. 66-76)
 - 2012 'Waratah Weekender', HOUSES iss. 88 October Australia (pg. 48-54)
 - 2011 '46sqm of land doesn't normally become a house', Stuart Harrison, THAMES & HUDSON
 - 2011 Best of the Best, URBIS Best Architect 2011, Design Annual iss.65
 - 2011 'Think Small', DOMINION POST YOUR WEEKEND, Dec 2011
 - 2011 'NZ firms reach finals of architecture's World Cup', CONSTRUCTION NEWS, Oct-Nov 2011
 - 2011 'Reaching for the skies', Dominion Post YOUR WEEKEND, May 2011
 - 2011 '2011 New Zealand Architecture Awards', PACIFIC RIM CONSTRUCTION, iss. 42
 - 2011 August 'Waitomo a glow glow', QANTAS THE AUSTRALIAN WAY
 - 2011 May 'Out of the ashes a cave of light' NZ WEEKEND HEARLD
 - 2011 March 'NZ Architecture Medal' ARCHITECTURE NZ (P47-50)
- 2010**
- 2010 December 'Waitomo' SUNDAY STAR TIMES
 - 2010 November 'Design a glowing success' THE DOMINION POST
 - 2010 November 'Best of 2010', URBIS, (p73)
 - 2010 'A Place in the Sun', Stuart Harrison, THAMES & HUDSON
- 2008**
- 2008 'The Sourcebook of Contemporary Landscape Design', Alex Sanchez Vidiella HARPERCOLLINS 2011 2008
 - December 'View' by Peter Cook, ARCHITECTURAL REVIEW
 - 2008 'Key Contemporary Buildings' Rob Gregory, . UK (pg. 56)
 - 2008 October 'Peregrine winery' A+U - feature: wine and architecture (pg. 49)
 - 2008 June 'Greytown Forum - Buildings of the Year' ARCHITECTURE NZ (pg. 34)
 - 2008 June 'Peregrine winery' ATRIUM SLOVAKIA (pg. 100)
 - 2008 'Peregrine winery' THE PHAIDON ATLAS of 21st Century World Architecture (pg. 56)
- 2007**
- 2007 October 'Peregrine winery' DOME - international review of architecture (pg. 84-93)
 - 2007 'Peregrine winery' architettura e vino (pg. 40-49)
 - 2007 'Peregrine winery' Roof Design (pg. 114-117)
 - 2007 March 'Journey Man' HOUSES New Zealand (pg. 89-104)
 - 2007 January 'Rising above it all' DWELL (pg. 157-162)
 - 2007 'New New Zealand Houses', P. Reynolds and J. Walsh, RANDOM HOUSE
- 2006**
- 2006 'Peregrine' Wine by Design (pg. 140-147), JOHN WILEY & SONS LTD
 - 2006 December 'Peregrine' picked by NYT as one of 5 wineries in the world to visit, NZ HERALD
 - 'Primitive Culture' Residential Special MONUMENT 75 (pg. 64-75)
 - 2006 'Agrarian House' ARCHITECTURE INSPIRED BY NZ. Mint Publishing Auckland
 - 2006 July 'Shelterbelt', NZ HOME & ENTERTAINING (cover page)
 - '100 Top Houses From Down Under IMAGES PUBLICATION GROUP, Melbourne
 - 2006 February 'Top architects, top designs', NATIONAL BUSINESS REVIEW NZ
 - 2006 March 'Oriental Bay House', DOMUS 890 Almanac <http://news.domusweb.it/89001>
 - 2006 'Peregrine winery', STAAL ACIER, Belgian
 - 2006 'Wineries', LOFT PUBLICATION, Barcelona
- 2005**
- 2005 'Distinctive winery', OTAGO DAILY TIMES NZ
 - 'Taking Flight' MONUMENT 68 (pg. 52-57)
 - 2005 'Top architects rewarded for Kiwi themes', SUNDAY STAR TIMES NZ 29/05
 - 2005 April '10 Architecture Workshop Projects' HALF TIME CLUB PUBLICATION, Melbourne
 - 2005 January 'View' exemplary architecture web site ARCHITECTURAL REVIEW UK (pg. 22)
- 2004**
- 2004 'Houses of Australia & NZ', IMAGES PUBLICATION GROUP, Melbourne
 - 2004 December 'Emerging architecture' ARCHITECTURAL REVIEW Cover - UK (pg. 46-49)
 - 2004 Nov/Dec 'Civic forum', ARCHITECTURE NZ
 - 2004 September 'NZ Super Attico' CASE DI ABITARE (pg. 200-205)
 - 'Dry hills house. South Island. NZ:Architecture Workshop', UME 16, (pg. 66-71)
- 2003**
- 2003 Jan/Feb 'Ole, Obay', ARCHITECTURE NZ, (pg. 50-55)
 - 2003 May/Jun 'Houses in the Hinterland' ARCHITECTURE NZ, (pg. 56-57)
 - 2003 7th May 'Drama In the Dry hills' CHRISTCHURCH PRESS

SELECTED CASE STUDY PROJECTS



Waitomo Glowworm Caves Visitors Centre (2010)

Heritage Reuse Greytown Town Forum (2006)

Heritage reuse Wakefield Street Apartments (2003)

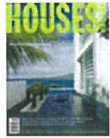


Flexible Mixed Use Housing Models Ponsonby (2012)

White Collar Factory (2012)

Small Scale Detached Housing, Hobsonville (2013)

20 Houses for Universal Homes, Hobsonville (2014)



Le Cordon Bleu School of Cuisine (2012)

Auckland Waterfront Hotel Competition (2011)

University of Auckland masterplan (2008)



Akepiro Two Mixed Housing Proposals (2014)

Otago Regional Council Headquarters (2007)

Frankton Affordable Housing (2004)



Waitangi Precinct Competition (2005)

Peregrine Winery (2004)

Aurora Place Mixed Use Development (2000)

Oriental Bay Enhancement (2003)



project scope: new Waitomo Glowworm Caves Visitors Centre for Tourism Holdings Ltd.

project value: NZ \$13.0M

procurement methodology: early appointment of contractor by P&G + margin tender and priced schedule of quantities

consultancy service scope:

- lead consultant for full architecture services
- brief development
- design management and consultant co-ordination

completion date: full operation august 2010

personnel involved: Christopher Kelly, Paul Rolfe, James Fenton, Dale Fincham, Victoria Willocks, Alistair Cattanaach, Dave Fullbrook, Megan Wraight

consultants: Dunning Thornton Consultants, eCubed Building Workshop, Holmes Fire & Safety

environmentally sustainable design principles:

- innovative lightweight concept 'canopy over highly insulated service pods'
- existing ground mechanically stabilised (MSE) for foundation design
- ETFE canopy allows high level of natural daylight
- NZ timber used in construction - local redwood cladding, LVL pinus radiata
- emphasis on materials with low embodied energy
- Eco tourism with local Hapu & Department of Conservation utilises local workforce

awards:

World Architecture Festival 2011 shortlisted
ACENZ Gold Award of Excellence 2011
NZIA Architecture Medal 2011
NZIA Local Architecture Award 2010
Trans-Tasman Timber Design Awards 2010
NZ Wood Timber Design Award - commercial and innovation 2010

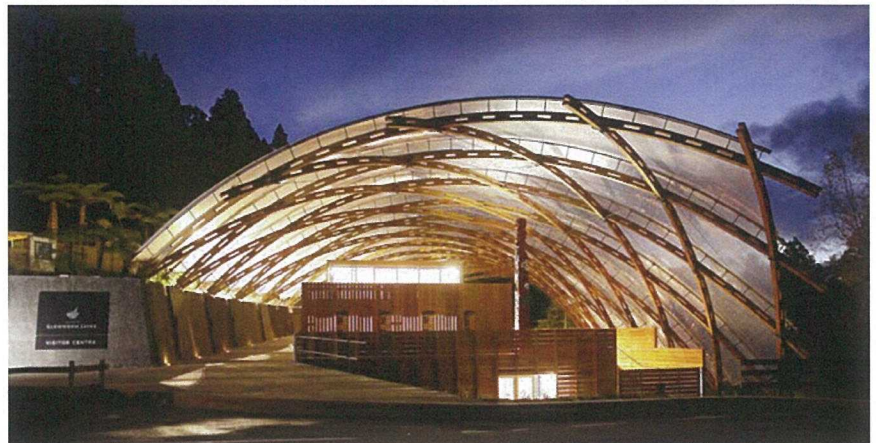
description:

500,000 tourists visit Waitomo Caves every year, one of the main attractions of the New Zealand tourism industry. This new visitor's centre, to replace the previous one destroyed by fire, now offers dining for 240 people, retail and exhibition amenities arranged along the circulation paths to and from the caves. A laminated veneer lumber LVL grid shell forms a lightweight canopy over the paths with the amenities placed in between. The grid structure evokes hinaki or eel net and is setout by the curve of the Waitomo stream. Clad with clear ETFE inflated pillows the visitors can enjoy the vault of the sky as a counterpoint to the glowworm caves.

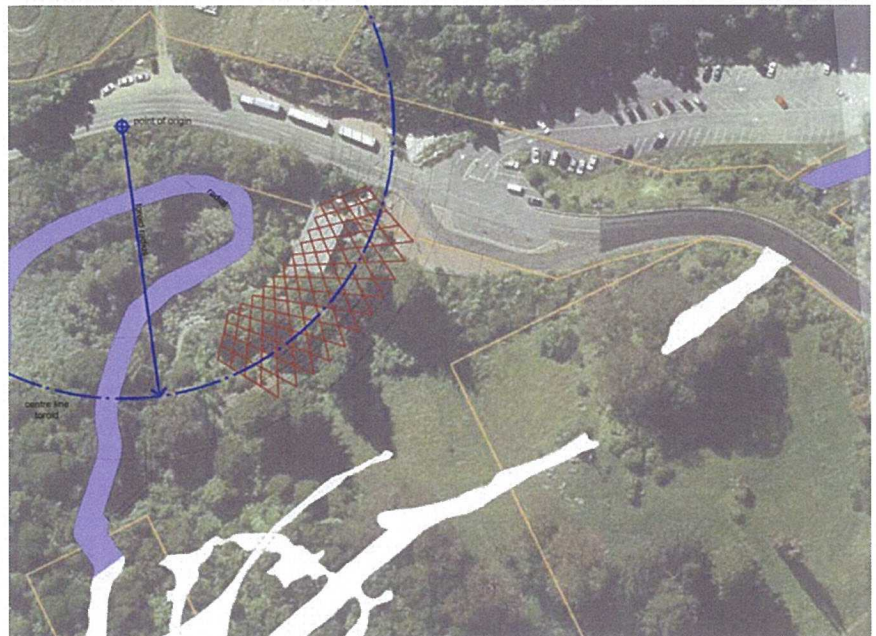
'you have done an outstanding job...the building is everything we imagined and more... I don't say it much but I think your vision and delivery is outstanding. The team has done a great job, please pass on my thanks to all of them.'
- Quinton Hall, CIO for Tourism Holdings Ltd.

'Imaginatively conceived and masterfully executed, the Waitomo Glowworm Caves Visitor Centre confidently demonstrates that, in New Zealand, a building in a landscape can be an attraction in its own right. ...The commercial programme has been accommodated in a transcendent structure, poetic in its form and protean in its readings. An inspired design has been translated into an inspirational building.'
- NZIA Architecture Medal 2011

waitomo glowworm caves visitors centre



night view from roadside arrival



site plan showing location next to waitomo stream and caves



Maori blessing at dawn ceremony to celebrate opening

project scope: refurbishment of heritage (1910)
town hall for new uses for South Wairarapa
District Council

project value: NZ \$2.0 M

procurement methodology: traditional tender
consultancy service scope: full services
completion date: 2006

personnel involved: Christopher Kelly,
James Fenton, Craig Howard, Alistair Cattanach

consultants: environmental - e3BW,
structure - DTC, builder - Holmes Construction

awards:

- NZIA Local Architecture Award 2007
- NZIA NZ National Architecture Award 2008

environmentally sustainable design principles:

- heritage reuse (additions shown in red)
- natural ventilation added
- passive solar thermal mass added
- trickle heating to large volume
- new insulated envelope to heritage structure
- natural daylighting added to hall

description:

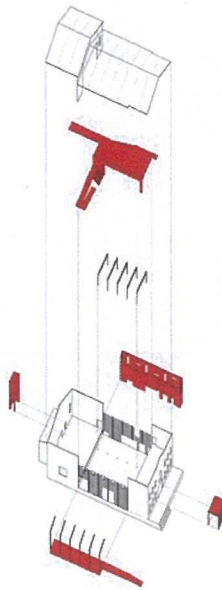
By refurbishing the existing town hall, Greytown took the opportunity to build a new kind of community centre. In addition to housing the traditional town hall functions the new works extend its use to also offer a meeting place, information centre, art gallery, community consultation/support place, research archive, council service centre, and a multi-media library connected to the world by the internet. With the library as the core tenant, this historic building that has long been associated with Greytown, becomes a repository of local knowledge. A focus for reflection, support and exchange of information the new works re-define the building as a 'forum' or meeting place for this rural town.

By re-engineering the building to run more naturally with mixed mode ventilation and upgraded levels of insulation and daylighting this hall is a good example of 'environmental evolution' of public architecture - one this growing community is very proud of.

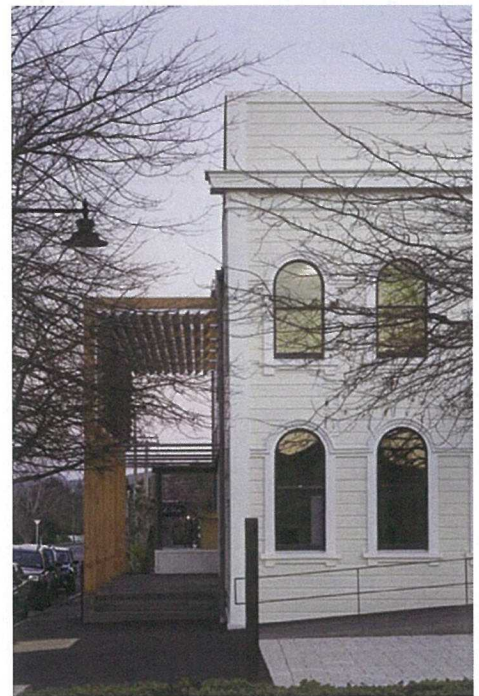
'The refurbishment and addition to the existing town hall in Greytown is a project that has been analysed carefully on many different levels by the architects. Through the veranda and translucent wall on the north, this project successfully addresses and connects to the wider context of Greytown's streetscape. The thoughtfully worked detailing and material selection, layered into the rich sectional quality of the project, show careful consideration of the more intimate experience of the users, bringing in moments of joy in the everyday use of this building. There is a clear distinction between the existing and new parts of the building. This revitalizes the old and adds depth and delight to the new.'

-NZIA Resene National Award 2008

heritage reuse town forum, greytown



new additions to the building heritage



new access to town square



old town hall stage fitted out for library



community gathered in 'forum' for opening by Helen Clark

project scope: mixed use residential/commercial/
light industrial concepts for Progressive's
supermarket masterplan

date: may 2012

personnel involved:
Christopher Kelly, Adam Alexander, Lyannie Tran

environmentally sustainable design features/
principles:

- concrete slab floor for thermal mass
- precast boundary slab wall for thermal mass
- photovoltaic panels as louvred canopy
- light atriums for direct sunlight deep within space
- orientation to maximise use of sunlight

description:

A study on a six metre wide section to test the amount of variability not only between the purposes: residential, commercial and light industrial, but also flexibility in plan within and between levels. The two lots 18 & 22 show a possible permutation.

A simple economical construction method is achieved using double-T precast floor beams, full height precast boundary walls, and full height vertical service ducts. The deep plan still allows direct sunlight and ventilation into the building through strategically placed lightwells which also doubles up as a circulation core. The light well can be centralised spanning between boundary walls or can be placed to one side.

A variety of floor to floor heights gives users the option of various functions. Lot 18 shows offset floors around a central lightwell which permits an expansive feeling of space. Lot 22 illustrates the more conventional stacked floors but internal and external cutouts provide dramatic double height spaces. These combinations allow one tenant or more to occupy various parts of the building.

A high percentage of floor area is available as private outdoor space. Green space can be augmented through the use of the garden courtyard at ground level.

A variety seen in the elevations are determined by the orientation in the lot. The north facing elevations are more open while the south facing elevations are more closed, in keeping with the 'blue collar heritage' of the area.

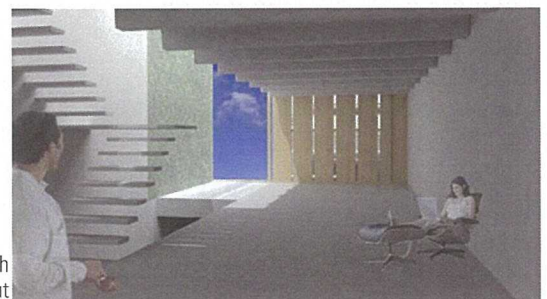
flexible mixed use housing models in ponsonby



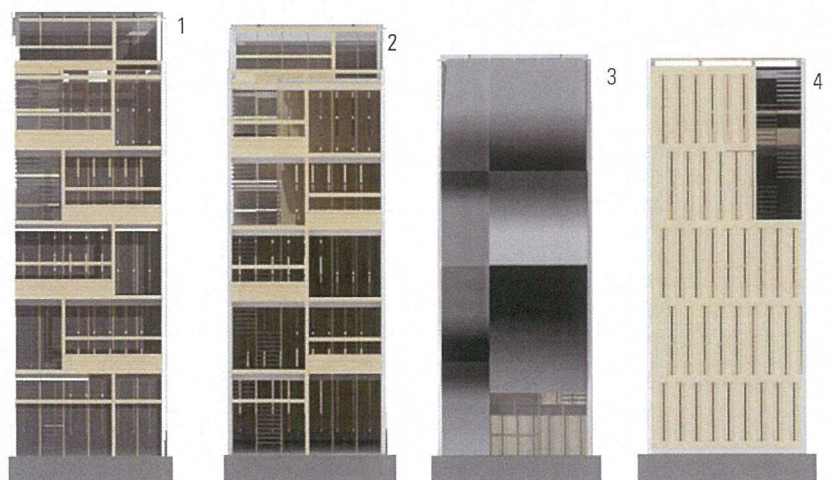
section through both buildings on two lots to show the various functions on each level



expansive space in stepped plan option allows outlook to different levels



conventional stacked floors with external double height cutout



sustainable LVL timber elevations, 1&2 north facing 3&4 south facing

project scope: concept ideas and urban design for
Progressive's supermarket masterplan

date: may 2012

personnel involved:
Christopher Kelly, Lyannie Tran

white collar factory, ponsonby

description:

Good urban design practise suggests that the corner buildings at the end of the block should be solid (exhibit 'gravitas' as well as 'commodity and delight') and act more like 'bookends'. Warehouse like robustness could retain some of the Ponsonby's distinct mix of working class semi-industrial character. The intention in the developed precinct plan is to allow some semi-industrial use at street level to maintain a link with a more gritty past eg. car mechanic or bike workshop. The concept also establishes a local network of pedestrian circulations and gives the potential for semi-public access to the enclosed city-block courtyard.

What does the term 'white collar factory' mean architecturally? Architects in London, UK have been using the term to describe many of the more recent workplace projects. The white collar factory is a suit of ideas that give a large stud height (1), smart servicing (2), a simple passive facade (3), deep plan (4) and if new build, a concrete structure left exposed to draw on the benefits of thermal mass (5). See diagram below.

This last element picks up on the growing consensus around the contribution of embodied energy to a building's carbon footprint as buildings become much more energy efficient. For instance, making bricks uses less energy than making glass.

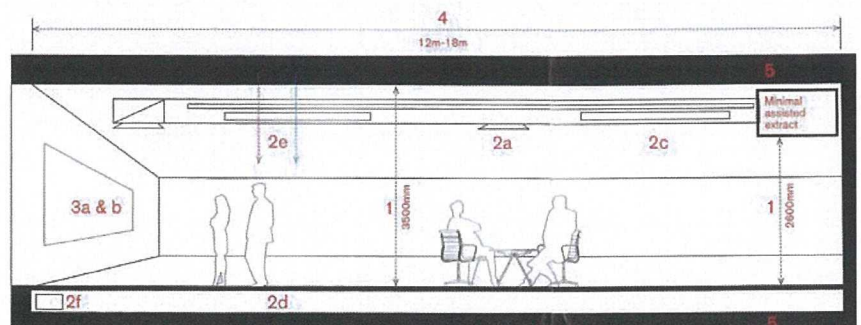
This concept explores the potential of the white collar factory as an element that opens up the corner for public thoroughfare as well as an anchor for the urban design masterplan.



white collar factory corner view of pollen and crummer st.



top floor of white collar factory showing tall space, deep plan, exposed concrete structure



sourced from *architects journal (uk)* 15.09.11 showing 5 principles in a white collar factory

project scope: three new apartments on existing heritage building

project value: NZ \$1M

consultancy service scope: lead consultant - full architecture services

procurement methodology: short listed tender

completion date: 2003

personnel involved: James Fenton, Nigel Gilkinson, Mike Orsman, David Grenfell, Tom Daniel, Steven Lloyd, Martin Walton, Richard Field, Christopher Kelly

consultants:
structure-lan Smith and Partners Ltd; contractor-Field and Hall Ltd; cost - Ortis Cost Consultants

description:

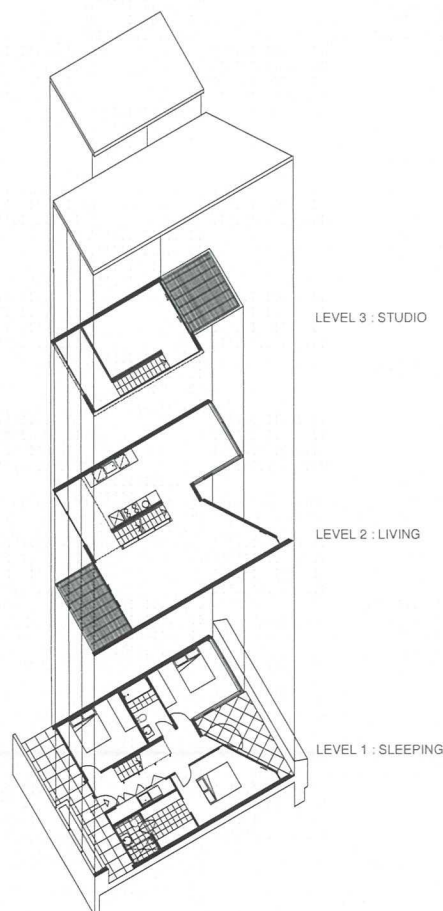
"The Wakefield St Apartments explicitly claim inner city Wellington as their site. They deal with their relationship to the city by placing themselves overtly within it. The corner apartment, in particular, flaunts its architecture in a very public location... at night it becomes a kind of domestic light-box, or a magic lantern."

- Justine Clarke and Paul Walker, Houses for the 21st Century, Pesaro Publishing 2003

Japanese architect Yamamoto regards the city as topography. Over a fragmented man-made landscape, he defines contemporary architecture as a new layer on top of the 'lay of the land'. Here three contemporary apartments on top of an historic building give us a new urban horizon over the city rooftop topography within the Wellington urban amphitheatre. This project encompasses both the refurbishment of 'the topography' - an existing three storey 1906 mercantile building - and the addition of a new apartment building, emerging from behind the parapets of the old. Privacy decreases up a vertical gradient with a corresponding increase in transparency at the upper levels. The rigour of the plan is consistent with the restrained palette of materials - compressed sheet, steel and glass - used to define the new layer of architecture. Four outdoor volumes have been created for each apartment, from what is essentially a small footprint of 78m²: a sheltered south-east facing courtyard behind the old parapet; a west-facing deck suspended above the apartment entrance, taking in the urban roof-top topography; an internal double-height wintergarden; and a high level studio deck for the big harbour view.



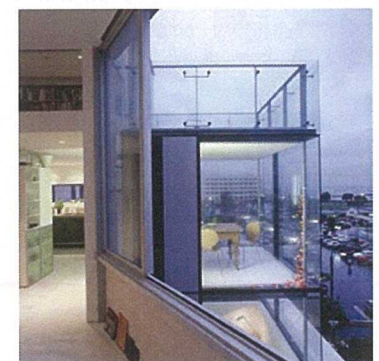
new residential spaces layered over heritage building



axonometric plan of apartment



view of internal stairs



view towards wintergarden

project scope: study of small scale detached houses and development of 5 housing types for NZBC approval.

client: Hobsonville Land Company

project value: \$500k

completion date: April 2013. Construction completed December 2013.

personnel involved: Chris Kelly, James Patterson, Paul Hansen. Client, Katja Lietz, HLC. Masterplan, David Irwin, Isthmus.

environmentally sustainable design features/principles:

- 6 Star Homestar rating
- rain water storage tanks
- 6 star WELS rated fixtures
- eco-preferred and responsibly sourced materials
- double glazing with passive ventilation strategies

description:

5 final types; B2, C, D, F & G from the above design test were documented to building consent. Build costs range from \$1,900/m² to \$2,700/m² + GST across the 5 house types, excluding site + site works.

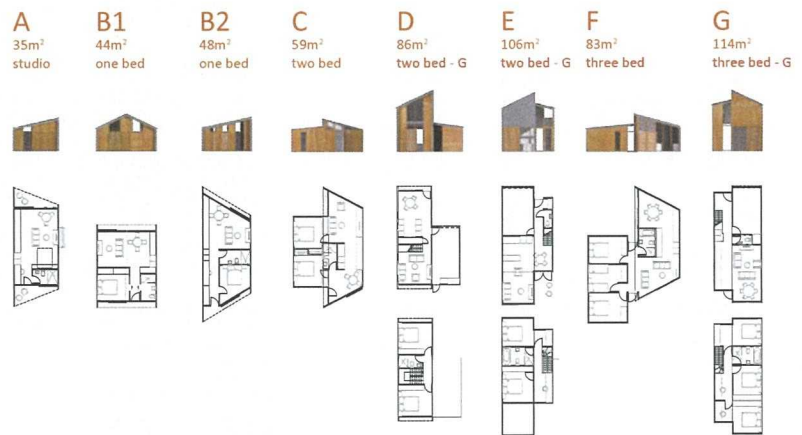
process:

Katja Lietz of Hobsonville Land Company undertook market research to identify price points and associated dwelling areas for small scale affordable housing, based on median income for a series of different scenarios e.g. single working male with two children; female working from home with single child, etc.

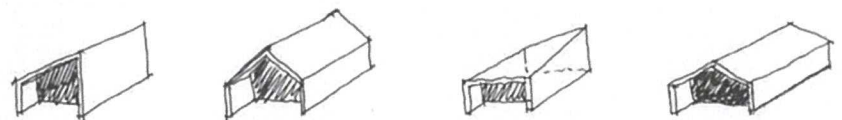
Architecture Workshop developed up the house types based on small section extrusions. The 5 houses explore minimum size footprints on minimum section sizes. Site planning and landscaping was laid out by David Irwin of Isthmus Group.

A typical suite of details was developed for all houses in workshops with Classic Builders – a volume house builder. The building consents are pre-approved with Auckland City Council, to be used on other Hobsonville superblocks by the volume house builders. Three demonstration small scale houses have been constructed.

small scale detached homes

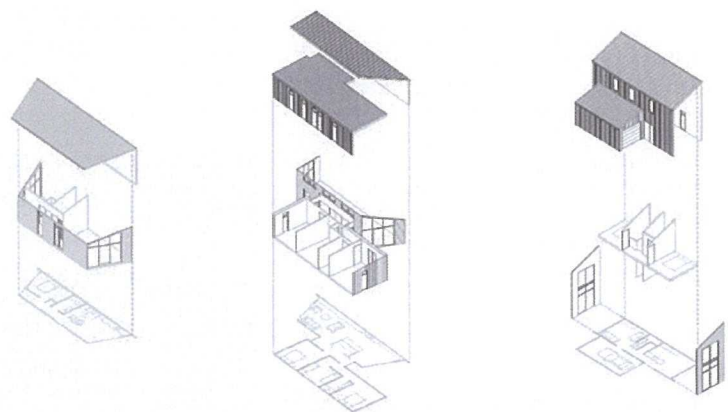


Render of lane/street context



Extrusions for each bedroom type - in plan these buildings can be trimmed or extended to amplify their connection to each context. These 'porch-like' ends can provide more privacy to each site and more community interaction from the extended verandah.

Architect Idea



Exploded Axonometrics

project scope: design of 10 housing typologies to create a superblock of 20 houses for RMA approval on BA35 Hobsonville.

client: Sunil Prasad - design manager for Universal Homes Ltd.

project value: approx \$6.0-\$8.0 million

consultancy service scope: concept design and preliminary design for planning

completion date: 09 May 2014

personnel involved: Architecture Workshop - Christopher Kelly, Emily Batchelor, Ambrose Kelly, Victor Núñez, Jamie Paterson
Landscape Isthmus Group - Scot Bathgate
Planner Harrison Grierson - Melissa Douche
Surveyor - Harrison Grierson

environmentally sustainable design features/principles:

- 6 Star Homestar rating
- rain water storage tanks
- 6 star WELS rated fixtures
- eco-preferred and responsibly sourced materials
- double glazing with passive ventilation strategies

description:

The master plan for the Buckley superblocks in Hobsonville emphasises the street and the life of the street at an increased density (for NZ) of 40 dwellings per hectare. BA 35 is slightly more aspirational, lifting density of houses on the 4477m² site to provide 45 dwellings per hectare. AW produced 8 new varied typologies to make the most of the benign Auckland climate and the garden. AW sited the 20 new buildings so their outdoor spaces orientate primarily to the sun to optimise outdoor amenity. For instance the back yards are made as big as possible on the south facing street and the front yards are maximised on the north facing side of Liquid Amber St. The outdoor amenity diagrams show the direct outdoor connection to the large interior volumes.

Architecture Workshop design intent;

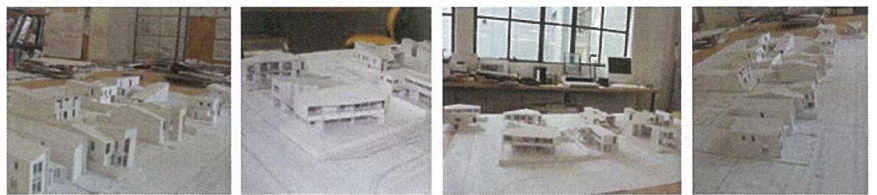
1. Quality indoor and outdoor spaces.
2. Add diversity and flexibility
3. Build community
4. Distinct building character
5. Capture views beyond the site

All of the designs meet the broader aims of the Hobsonville development, and achieve higher density and market responsive housing solutions i.e. most have stacked double carparks. The intention is to also increase sustainability. To not just lift energy sustainability by achieving a high Homestar rating but, just as importantly, to also provide social sustainability that allows for future adaptability and flexibility in the plans.

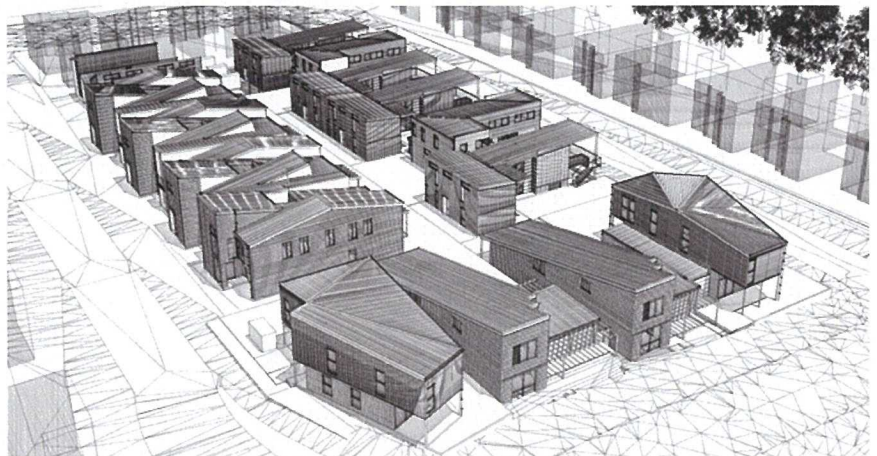
20 Houses for Universal Homes Ltd.



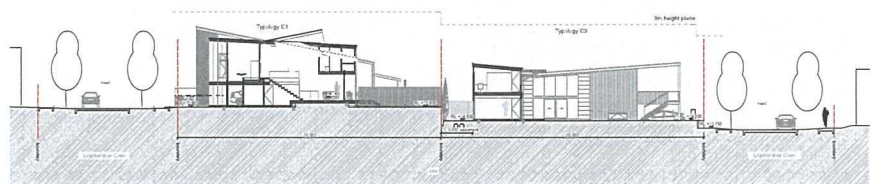
Outdoor Amenity Masterplan



Design process for developing 8 new typologies - card models of each type



Aerial perspective of digital 3D model



Superblock cross section - integrating design of houses into the stepped landscape



North Street Elevation - C3 and C4 typology - showing outdoor rooms facing the street

univers
the living difference

project scope: LCB/Weltec School of Hospitality
concept review, and Level 2 refurbishment of
Regent Theatre for Le Cordon Bleu.

project value: \$6M
consultancy service scope: all stages
consultants & builder: The Building Intelligence
e3BW, Group (TBIG), Naylor Love
completion date: July 2012

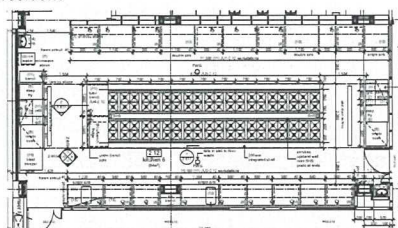
personnel involved: Chris Kelly, Victoria Willocks,
James Fenton, Dale Fincham, Adam Alexander,
James Patterson, Lyannie Tran

description:
AW were appointed in 2007 by the Universal
College of Learning (UCOL) and internationally
renown cuisine school Le Cordon Bleu (LCB) to
design a national school of cuisine.

The project was relocated to central Wellington
in 2009 once the feasibility of establishing a new
campus had been examined in detail. UCOL/
LCB entered into a joint venture with WELTEC to
refurbish the old Regent Cinema centre in Cuba
Street. Architecture Workshop advised on the
concept on behalf of LCB. Key design initiatives
included the introduction of light atriums to
relieve the deep plan of the existing building and
testing various configurations of circulation and
arrangements of preparation, learning kitchens
and theory spaces over the 5 storey building. The
design team in consultation with the services
engineers E3BW established clear principles for
the Level 2 Fitout. Ceiling heights were maximised
and social spaces were positioned on the double
street frontage to orientate circulation areas to
daylight and for visual exchange with the street.

AW worked closely with UCOL project leader
Christine Beech to manage the extensive design
workshops with LCB towards the detailed signoff
of the two (20 person) teaching kitchens.
(LCB normally work in modules of 16 students).
AW proposed a series of simple wall and ceiling
construction principals to optimise cost during
intensive value management cycles with project
manager TBIG and cost consultants Rawlinsons.
Soft and hard fitout layouts were revised many
times to reach the final plans.
During the site works there was further
negotiation through shop drawings and mock up
reviews with contractor Naylor Love to reduce
cost in order to economically achieve the high
level of fit out required for culinary excellence.
Naylor Love was the contractor for both base build
& fit out and achieved the intensive programme
to hand the school over in time for the second
semester culinary programme of 2012. The school
was officially open by the Prime Minister John Key
on October 8, 2012.

*"We were impressed how you (Architecture
Workshop) under promised and were under
budget. We are delighted with the over-delivery"*
- Mr Andre Cointreau, Le Cordon Bleu owner &
president



plan of main teaching kitchen



patisserie kitchen bench incorporates both student and tutor spaces



student network space provides an environment for informal learning



circulation space defined by timber wall



main teaching kitchen in use

project scope: limited competition for a 300 room hotel on Auckland's waterfront

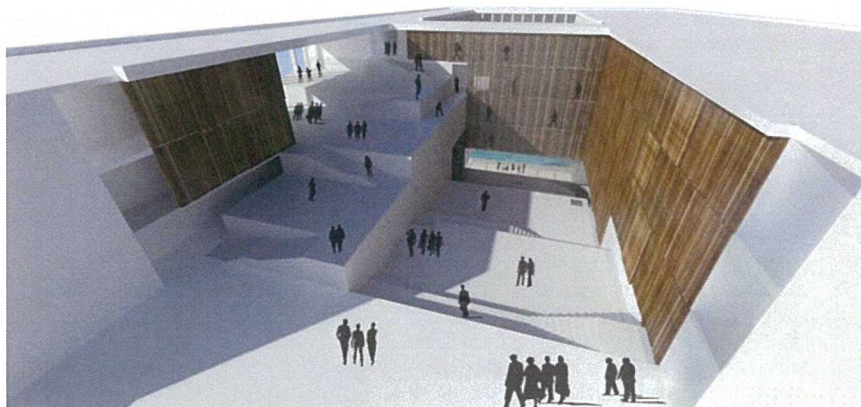
consultancy service scope:
concept design

personnel involved: Christopher Kelly, Kerstin Thompson, Dave Fullbrook, Alistair Cattanaach, Laurence Dragomir, Jacqui Alexander, Adam Alexander, Joey Moh, Whare Timu, Lyannie Tran

consultants:
Dunning Thornton Consultants
Holmes Fire & Safety
E3BW

competition date: June 2011 - finalist
30 registrants shortlisted to
5 for the competition

auckland waterfront hotel competition



stepped grand atrium, 'social court'

description:

As Auckland's newest hotel within the global network of the Intercontinental chain, the key imperatives for this design are to deliver international standards of 5 star quality and celebrate the place within which it is situated. How can the architecture localize the global experience of travel and provide an environment of interconnection within the Wynyard Quarter?

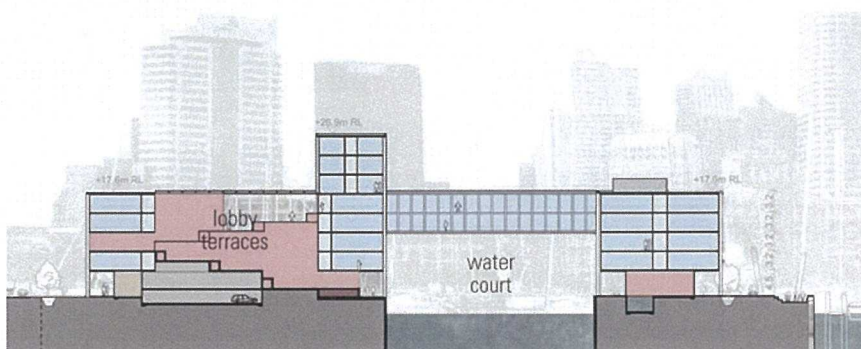
The meeting of water and land and the ecological life that this supports is a desirable place for human occupation across all manner of cultures. So a key draw card for this hotel is its prime waterfront location.

The form of the hotel with inclusive 'declaimed' basin and stepped atrium is designed to maximise the waterfront experience in terms of views, natural light and cooling sea breezes.

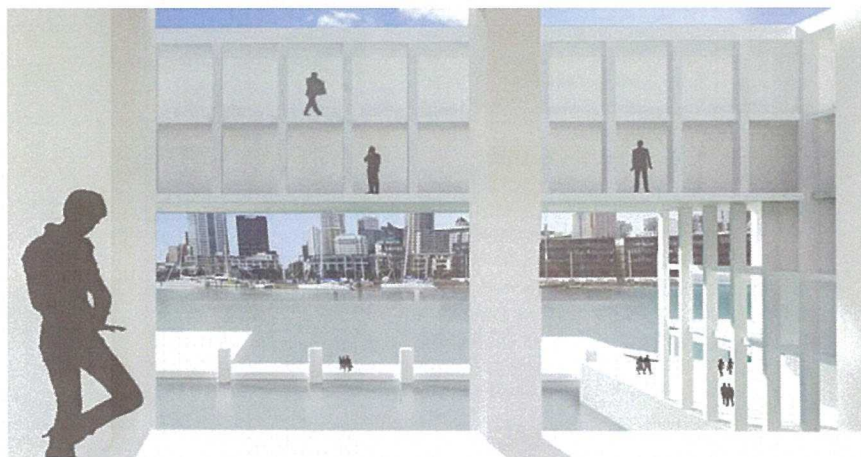
In this way we propose a "Janus building" described by the Smithsons' as one that faces more than one set of circumstances and which varies its character in relation to these. Pursuing this idea we propose four differing sides each of which generates an alternative edge section in response to its adjacent condition. This in turn generates subtle variations in the character, layout and detail of the rooms drawn from the adjacent environment.

'The meeting of land and water as much as anything makes these environments of interconnection –that Maori call nga akau - seem more fervent, more generous even spiritual'

- Theatre Country, Essays on Landscape and Whenua, Geoff Park 2006



section through 'social court' and 'water court'



view from room across 'water court'



view of hotel from across the harbour

project scope:
masterplan principals for campus and sector 300

project value: n/a

procurement methodology: consultant fee
proposal

consultancy service scope: masterplan urban re-
evaluation and design

personnel involved: Christopher Kelly, Kerstin
Thompson, Megan Wraight, Alistair Cattinach
Dave Fullbrook, Stuart Niven, Paul Rolfe,
Dale Fincham

environmentally sustainable design features/
principles:

- sustainable framework for the university
campus

description:

The Masterplan for sector 300 of the University of
Auckland was prepared via a multi disciplinary team
including architecture, landscape, structural and
environmental engineering for the early analysis and
subsequent design intent. The document outlined a
comprehensive set of guiding principles that set out
a physical framework for the next 20-30 years that
aims to accommodate and assist realisation of the
university's strategic plan.

Our document was arranged in 3 parts: Observations
identifying Opportunities & Constraints; Campus
Design Intents and Sector Masterplan Intents.
We undertook a detailed analysis of the existing
conditions with regards to urban design and the
quality of the public realm. We developed a set
of campus wide principles with sector specific
applications to guide future development. We
provided indicative building envelope and massing
options to test the potential yield of the sector. We
assessed the lifespan span condition of the existing
building stock and the structural viability for its
adaptive re-use.

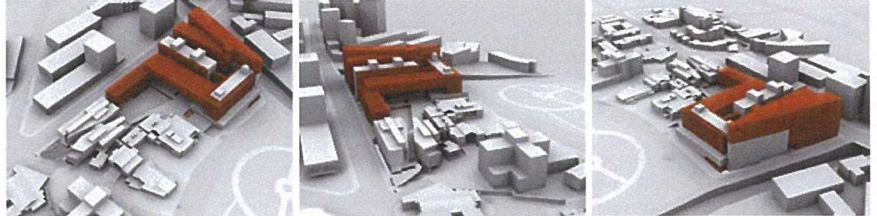
All of this work was then integrated with the
University's campus wide Masterplan which was
developed through workshops in tandem with the
other sectors.

In summary the work we undertook identified for
the client considerably more ambitious development
and yield opportunities for the campus and ways
to achieve this with due regard for a high level of
social and environmental sustainability.

*"I thought the consultants had done a great
job and their work taken collectively, will be
very useful in guiding our future thinking about
the City Campus. The fact that we can get a
considerable amount of additional space, while
actually improving the quality of the human
environment, was particularly encouraging. The
Chancellor and Pro Chancellor were also very
pleased and impressed - never a bad thing."*

- Stuart McCutcheon, Vice Chancellor Auckland
University

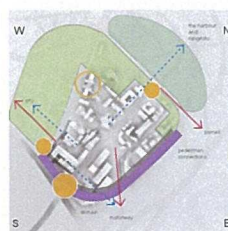
university of auckland - masterplan



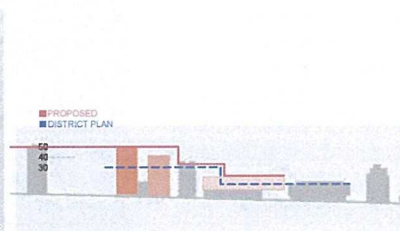
staging diagrams



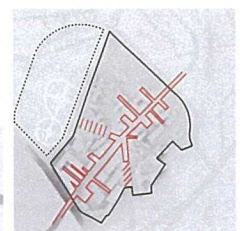
student commons



outward connections



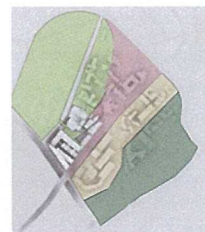
campus development



one campus



distinct characters



inward connections



public realm

Two Mixed-use Housing Proposals

project scope: design a minimum of 25 apartments, 30% of which should be 2 bedroom or larger, with a minimum net internal floor area of 40m². The project is sited within the mixed use zoning in Auckland's Unitary Plan.

project value: \$4.5 - \$6.5million

procurement methodology:
NZIA design competition

consultancy service scope: concept design

submission date: 19 June 2014

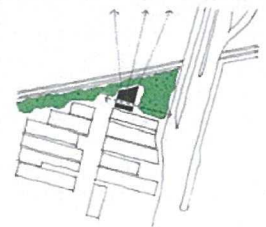
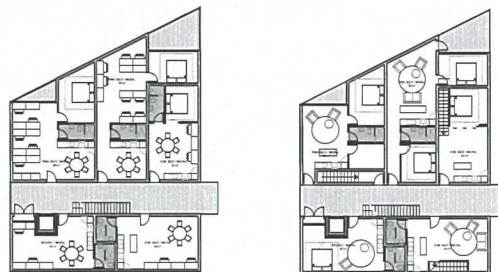
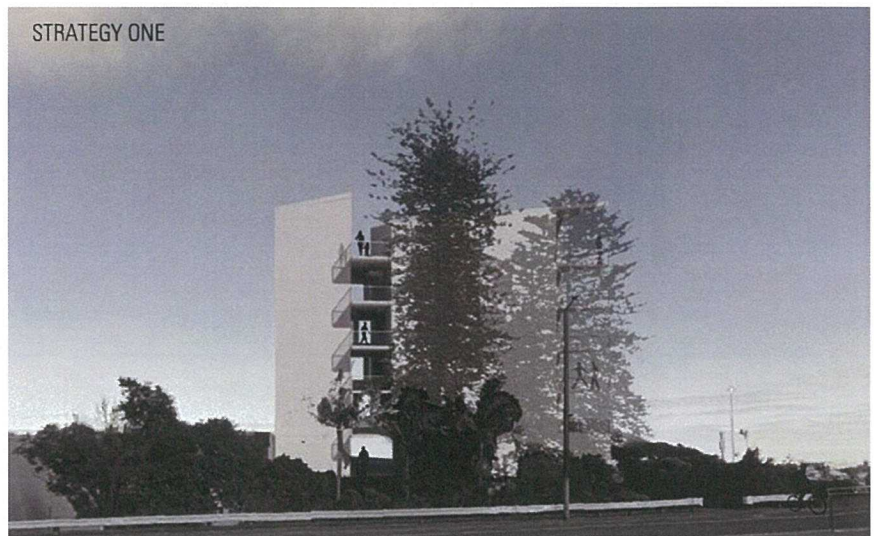
personnel involved: Architecture Workshop - Christopher Kelly, Jessie Matthews, Hamish McLachlan KTA - Kerstin Thompson, William Samuels

description:

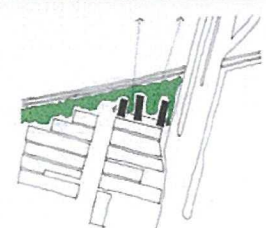
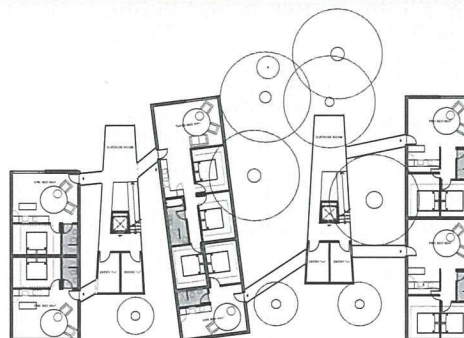
Our submission proposes two alternative strategies for increasing the density and enhancing the broader amenity of the Kingsland neighborhood. Both of these are live/work hybrids that meet all the requirements of a transitional zone between residential areas and the city centre. They also offer opportunities for innovation in housing mix, funding and ownership models. Strategy one is within the nominated site and is therefore compact. Strategy two incorporates the adjacent untended parkland.

We are keen to develop these initial strategies towards a solution that is authentic to place: to generate a smart and locally specific showcase of New Zealand innovation in residential design enriched by a mixed use approach. Such an elevated and sunny site, proximate to transport infrastructure is just the place for denser and less car dependent infill development. The aim of the development is:

- To take advantage of the mixed use zone by incorporating a mixture of residential and commercial uses and to achieve a vibrant development by allowing all tenancies to accommodate live/work opportunities;
- To offer the market affordable (and therefore smaller) live/work spaces with service connections for bath room and kitchen that can be planned as required in one of three modes: work areas only, work with one bed studio or dwelling with modest home office;
- To explore scope for public/private partnership in delivery;
- To explore a range of funding and ownership arrangements to address housing affordability;
- To offer a range of dwelling types in response to a diverse demographic;
- To establish a positive interface between the park and the development.
- To achieve a high level of interior amenity - natural light and ventilation and views - and sliding windows and balustrades to open up the interiors as outdoor room



5.5 FAR
25 Number of Dwellings
769 Gross floor area (m²)



2.5 FAR
30 Number of Dwellings
288 Gross floor area (m²)
446 Land Open Space (m²)

Strategy two typical floor plan

project scope: 78 unit 3-storey affordable apartments - land was sold, project did not proceed

project value: NZ\$6.0M (\$2,200m²) design/build

consultancy service scope:

- masterplan
- concept design

procurement methodology:

personnel involved: Christopher Kelly, Craig Howard, Tim Hervey

consultants:

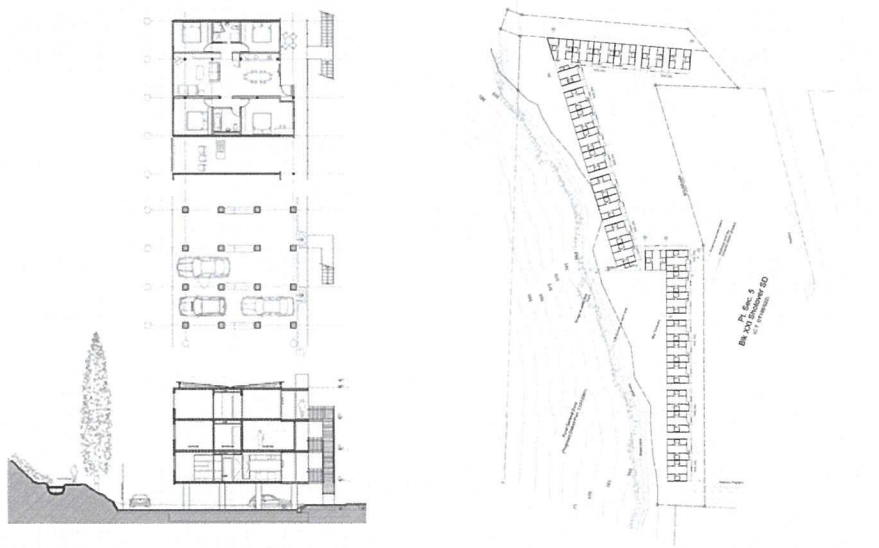
structural - Lou Robinson;

building - Russell Lund, Lundsouth

description:

This three-storey ribbon development on a 11,453 m² Low Density Residential site in Frankton provides excellent opportunities to meet Queenstown's affordable housing demand. Set along the edge of a water race, the background of the site is a composite of original landscapes. The living areas of the 78 units are open to these views on each side. The external stairs behind the full height mesh layer created by artist Simon Morris make a constantly reforming pattern, generated by the movement of the users as well as from passing vehicles. It will be 'affordable' by virtue of density; the modular nature of the 98m² four bedroom design, and a pared-down aesthetic – exposed concrete and plywood walls. The 'condensed' nature of the development – generated around a landscape concept that compares the apartments to a 12m wide stacked stone wall - would allow much of the site to be landscaped as open space and provide a definite edge to Frankton. References were made to the Sejima Gifu Kitagata project in Japan and the Pompidou Centre in Paris by Rogers Piano. The raised ground floor with car parking and storage underneath generates 46 dwellings per hectare (184 beds per hectare) which compares well with normal NZ suburban densities of 15-25 dwellings per hectare. Each apartment offers a graduated scale of privacy ranging from the large sleeping spaces (10m²-most private) to the living room (2.6m high x 3.7m wide x 9.4m long) which opens onto semi-private terraces facing the Remarkables. Further private-public space (shared with two other units) is provided as an elevated outdoor room or Sky Terrace that creates holes in the block linking the building to the landscape backdrop and reducing the visual impression of massiveness. The building scale is in response to the grandeur of the Wakaitpu Basin.

frankton affordable apartments



project scope: Aurora Place, 88 Philips St, mixed use development, Sydney with Renzo Piano Building Workshop (RPBW)

project value: A\$550million

procurement: design/build with Bovis Lend Lease

completion date: 2000

consultancy service scope:

Christopher Kelly relocated to Sydney (1997-2000) to lead the Sydney RPBW office with Ken McBryde. He was one of four project architects responsible for the stages of Developed Design, Contract Documentation and Site Administration for Renzo Piano Building Workshop, Genoa. During this period he commuted monthly to Wellington to manage Architecture Workshop.

awards:

NSW Sulman Award, best public building, 2004

RAIA National Award, best commercial build 2004

RAIA National Award, best multi residential 2004

description:

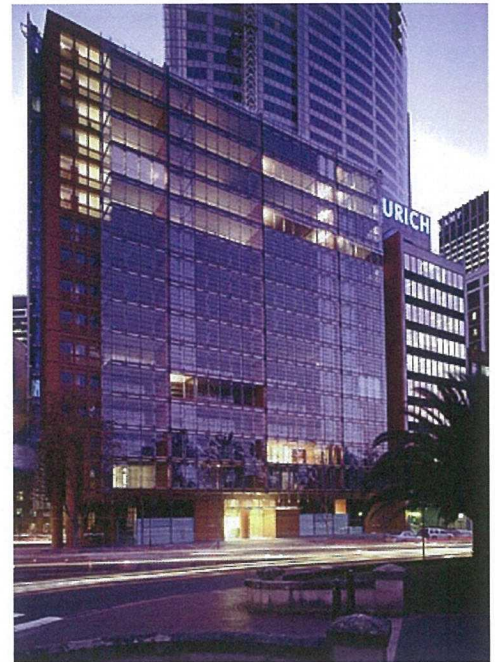
Aurora Place is a 42 storey Commercial and 17 storey Residential Tower, around a new public place 88 Philips Street in Sydney's CBD. The project was A\$550 million Design Construct project with Bovis Lend Lease. East Asia Property Group and Mirvac.

Renzo Piano wanted the structure of the curved 1437m² floor plate not to shade the botanical gardens but to be high enough to 'wave to the old lady down the road' (the Sydney Opera House by Jorn Utzon) A white fritted low iron glass façade, coloured to match the Opera House was developed to change as the sun moved through the day and give a more ephemeral presence on the Sydney skyline.

The lower scaled residential building was 'fitted with a terracotta jacket' to anchor and connect with the heritage buildings in Macquarie Street. Each large 3 bed room apartment (200m²) was designed within the full depth of the building to aid cross flow ventilation and the glass louver wintergardens facing the botanic gardens set a new benchmark for Sydney apartment living. The world-first operable toughened glass louver façade was developed with local Sydney contractors.

A toughened glass canopy suspended from catenary cables between the two buildings sheltered a new civic piazza that unified the existing urban lane ways within the city block. The A grade development was achieved within cost plan by close collaboration with the main contractor Bovis Lend Lease and a constant re-clarification of the design intent for each part of the building.

aurora place mixed use development, CBD sydney



155 Macquarie St residential building



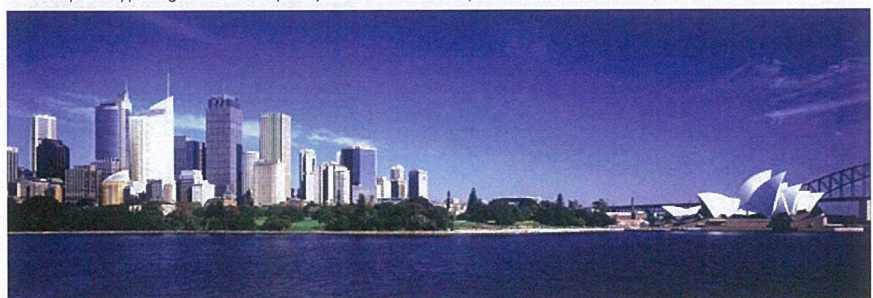
operable facade to winter gardens



apartments span the full width of the building



facade prototype sign off with Sydney council in the Royal Botanic Gardens



Aurora Place 'waves to the old lady down the road'

project scope:
Shortlisted in international design competition for
Wellington Waterfront

project value: NZ \$60 M

procurement methodology: on hold

consultancy service scope: masterplanning, urban
design, landscape design, architecture, concept
for feasibility

personnel involved: Kerstin Thompson,
Christopher Kelly, Kelley Mackay, Melissa Green,
Dale Fincham, Alistair Cattanaach, Dave Fullbrook

environmentally sustainable design features/
principles:

- carbon neutral
- ESD principles integrated into design
concept

description:

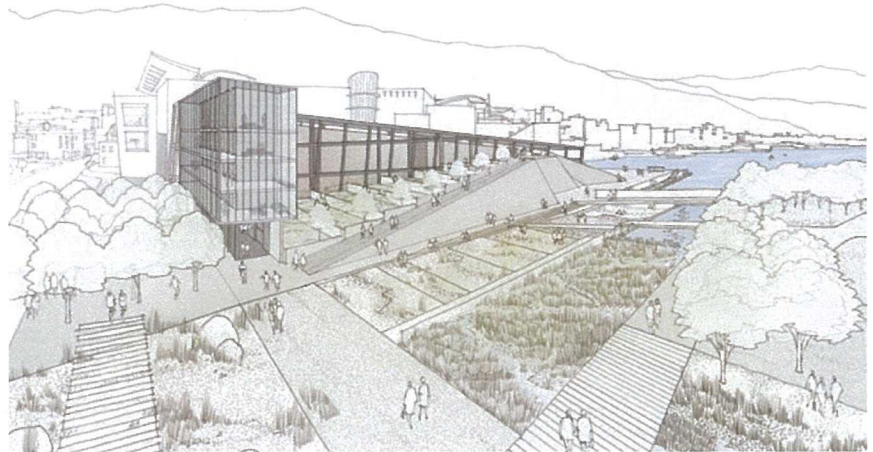
The proposal for the Wellington Waterfront occupies two sites; one at the water's edge and the other at the city edge, designed to be in conversation with each other across the newly constructed Waitangi Park. It offers new grounds of play for the city of Wellington. Imagined as an extension of the park, it reconnects earth, sky and sea and strengthens the city and water edges of the precinct. A sophisticated ensemble of buildings, landscapes and site infrastructure the proposal forms a new ecology that supports events, people and place in a balanced relationship. It demonstrates how a landmark project may use architecture and landscape to contribute to the larger sustainable future of our cities.

The water edge comprises of our lyrical folded ground/trafficable roof rising up from Waitangi Park to form a view corridor to the Tararua Mountains, framing the harbour and creating an urban promontory. Underneath are cafes, restaurants, fish market and deli protected by a partly perforated roof to provide sheltered and sunlit spaces alongside the historic sea walls.

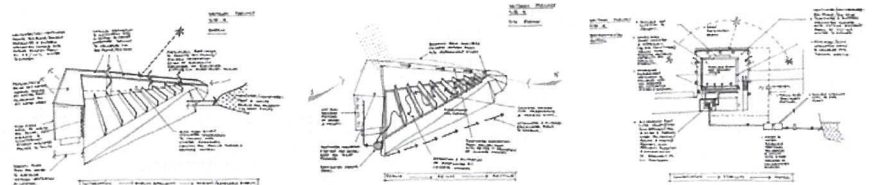
The City Edge site is most dramatically defined by the contemporary art gallery building, a robust timber framed structure referencing local construction methods and marine structures. In combination with the chinese garden it is exemplary of contemporary environmental design.

The proposal is testament to Tasman Workshops' capability to exploit a multi-disciplinary approach towards the intelligent and strategic design of the built environment from masterplan through to architecture and landscape and site infrastructure.

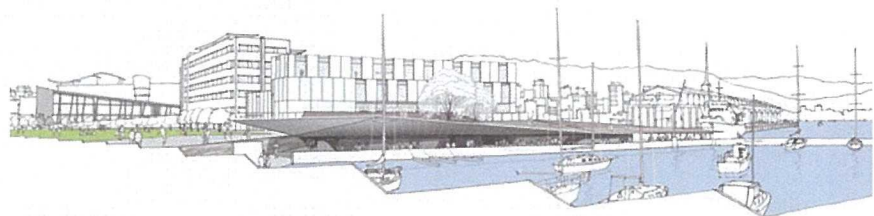
waitangi precinct competition, wellington



city edge gallery and hotel



carbon neutral esd principals integrated with building concepts



water edge market and restaurant - reclaimed land to maintain view to Tararuas



city edge gallery foyer animating and extending Tory St. to the harbour

project scope: new 650 tonne winery in the outstanding natural landscape of Gibbston Valley

project value: NZ\$4.0M

procurement methodology: P&G + Margin Bid

consultancy service scope: Lead consultant full services. Design management and consultant coordination

completion date: 2004

personnel involved: Christopher Kelly, James Fenton, Steven Waterman, Tim Hervey, Adam Thornton, Russell Lund

awards:

- NZIA Supreme Architecture Award 2005
- NZ National Commended 'Year of the Built Environment' 2005
- NZIA NZ Architecture Award 2005
- Emerging architecture ar+d awards AR UK international prize winner 2004
- NZIA Local Architecture Award 2004

description:

The winery site, a vineyard on the terraced floor of the Gibbston Valley, is bounded by an existing quarry and the Kawerau Gorge under the Crown Range to the north. Viticulture is now integral to this formerly pastoral area.

The utilitarian character of this simple agricultural building relates directly to the existing stone wool shed and neighbouring galvanised hay sheds. The barrel and tank modules determine the dimension of the different enclosures.

The concrete entrance ramp takes the visitor down directly to the heart of the winemaking operation: a 40m long 'cave' with lines of oak barrels stretching to a far courtyard. There, in a spartan 'monastic' setting, the viticulture and wine can be contemplated and discussed with experts. There are no distractions around retailing or food.

The 140m long 'fly' roof is both pragmatic and symbolic. It provides the water proofing and support for snow loadings as well as improving the environmental performance of the serviced boxes below by removing most of the solar loading. As a striking gesture in the landscape it is also a major device for establishing the Peregrine wine brand. The canopy roof may be interpreted as a transformation or metamorphosis reflecting the refining process the grapes go through, as the roof rises from its low slope at the river end to the 25 degree slope at the woolshed end. For the architects, however, the changing roof gradient was inspired by old still images freezing the kinetic rotation of a bird in flight. The roof is evocative of the majesty the Peregrine or native hawk has in wind hover as it glides on the thermal uplifts off the heated land.

'But in the end the building did not earn its award for careful organization of the production process (not unimportant). The huge calm gently curving silvery canopy floating over the massive base all set among the orderly vineyards, makes an irresistible and poetic vision of civilization and wild nature, and the jury was unanimously convinced by it.'

- Peter Davey, AR editor for 2004 AR Emerging Architects Award

peregrine winery, otago



arrival view walking from car park



view from wine tasting room across courtyard through to the barrel room



entrance to cellar door

project scope: Oriental Bay city beach
enhancement for Wellington City Council

project value: NZ \$7.5M

procurement methodology: traditional shortlisted

consultancy service scope:

- masterplan
- public consultations and workshops
- rma evidence
- design coordination and overview
- full architecture services

completion date: 2003

personnel involved: Christopher Kelly,
James Fenton, Steven Waterman, Tim Hervey,
Jonno Wilson

awards:

- NZIA Supreme Architecture Award 2006
- Wellington Civic Trust Award
- NZ National Award 'Year of the Built Environment' 2005
- George Malcolm Supreme Landscape Award 2004
- NZIA NZ Regional Architecture Award 2004 Urban Design

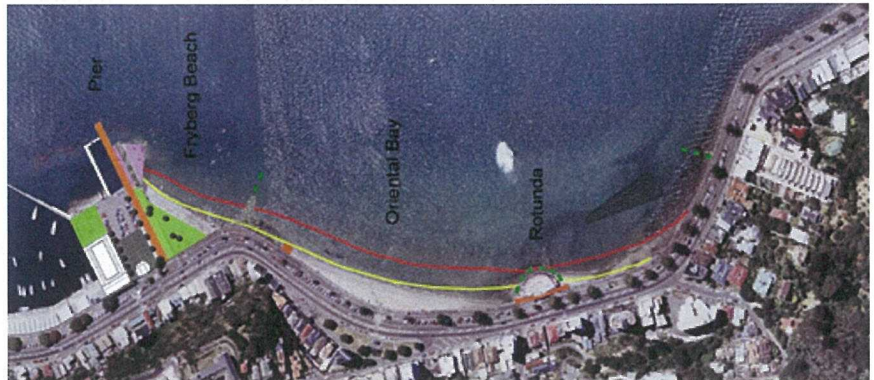
description:

This joint venture with Tonkin and Taylor, civil and coastal engineers, and the Isthmus Landscape Group involved designing infrastructure works including adding coastal control structures to maintain a larger city beach and the upgrade of the old storm water system. These were integrated with buildings and landscape works to improve the public realm. Instead of the proposed 59m wide beach with a large headland control structure we found the prevailing Wellington harbour situation is a narrow sand edge and rocky foreshore at the base of steep topography. Three smaller beaches of different character were more "local" and appropriate to Wellington harbour. This also allows the high tide to continue to splash against the seawall as well as give nighttime reflections.

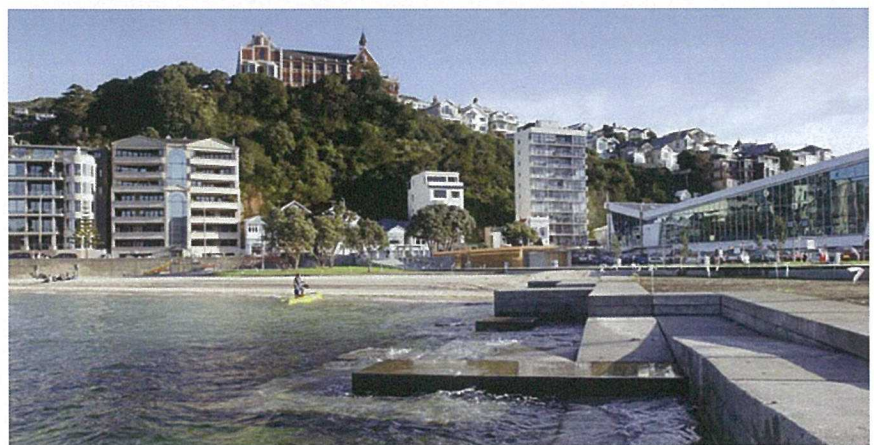
'The creation of new public spaces is a risky business - making modifications to well used and loved ones is perhaps riskier still. Oriental bay is a part of every Wellingtonian's, and all their visitor's, experience. This project adds both materially and qualitatively to that experience. New elements - beach, boardwalk, promontory, kiosk and change rooms are carefully and quietly added, whilst equal care is taken over what is removed; poor water quality, urban clutter and intrusive structures. What is below the surface is treated with the same care as what is above it. The result is a great deal more than an enhancement.'

- NZIA Supreme Award 2006

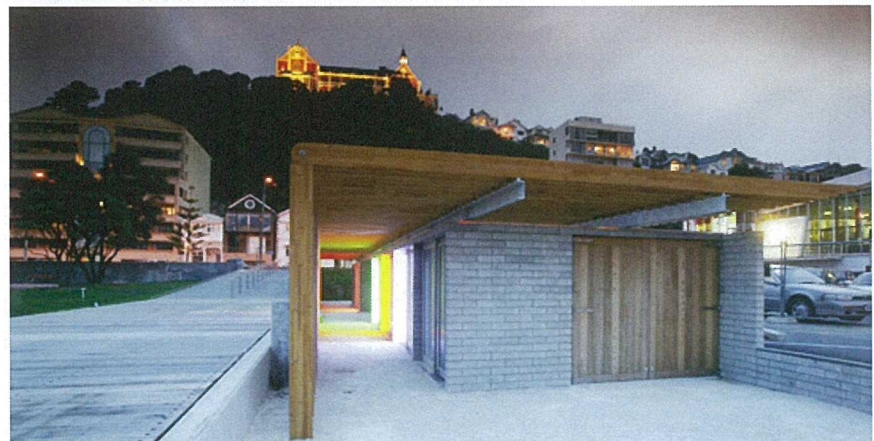
oriental bay enhancement, wellington



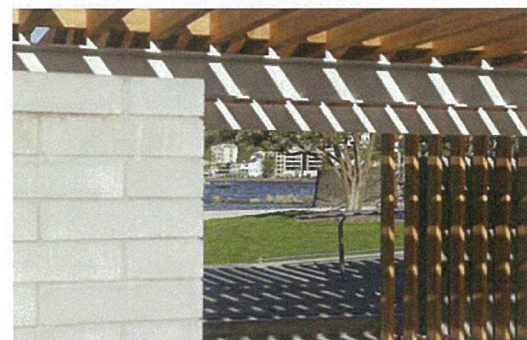
three beaches with integrated control structures and new pier



new precast civil structure to control sand erosion in Oriental Bay



amenity block on axis of St Gerards recessed to form part of the landscape



view through amenity block to Fryberg beach and heritage sea wall

project scope: new house at 120 Oriental Parade
Wellington

project value: \$2.5 million

procurement methodology: Negotiated Tender

consultancy service scope: Full Service

completion date: June 2014

personnel involved:

AW - Dale Fincham, James Fenton, James
Patterson, Lyannie Tran, Victoria Willocks,
Christopher Kelly
Engineers - Clendon Burns and Park, Arthur Park,
Anthony Taylor
Services - E3BW Paul James, Christin Dickson

Media: Art of the Architect, Episode 3, TV3, April
2014

description:

120 Oriental Parade acts as a genial guardian of the street while providing all the privacy and security the owners require. Like its neighbours it's sited close to the street edge, entry is through a thick street wall and the stucco recalls rendered surfaces found in the area. Arranged in two wings of slightly different orientation and hinged around the central landscape terraces, the building marks the subtle change in street direction and opens the house to sun and views, especially from deeper in the site. The main living space looks down Oriental Parade, taking in the life below, and towards far views of the Tararua ranges. It opens up and contributes to the public realm with large glazed panels. Cedar screens filter light and privacy as required. The steep slope makes for a small footprint and a tall volume. Yet the greenbelt is referenced with the landscape to link the street with front door, and to form sunny elevated terraces, sheltered play spaces and a covered bbq area that enlivens the street edge. More broadly the design is drawn from close observation of local characteristics

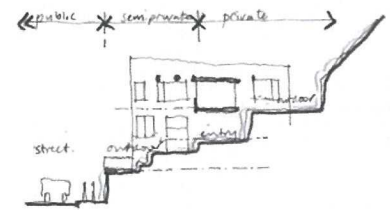
'to engage with the culture of architecture both as a continuum and as a reaffirmation of place'.
(Smithsons).

Residential architecture has an important role to play in the formation of the inner city and the enrichment of our civic experience for the client but also contribute to the public realm. This house not only effortlessly delivers functionality and a much desired secure retreat from the busy world for the client, it also expects to be a good neighbour.

120 Oriental Parade House



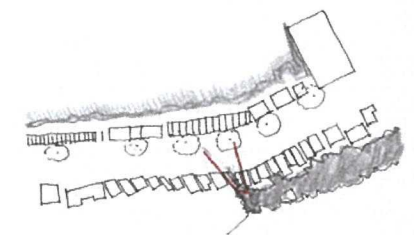
Street Guardian



Public to Private Transition Section



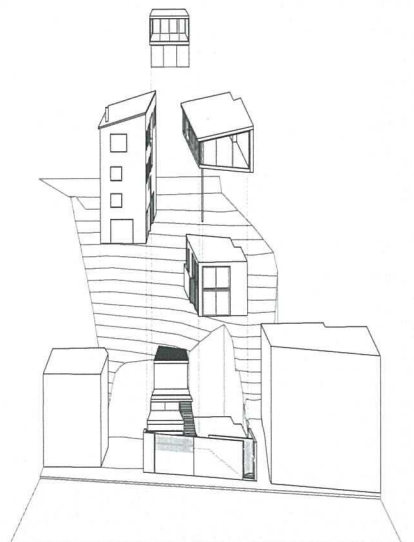
Thick wall Enclosure



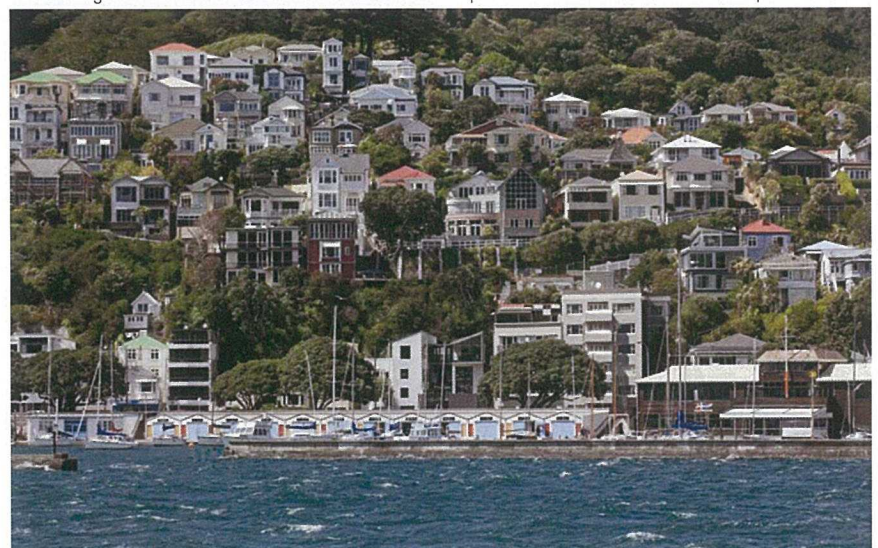
Urban hinge street plan



Urban Hinge



Exploded Axonometric of three main parts



Wellington, Mt Victoria Context

Appendix 3b

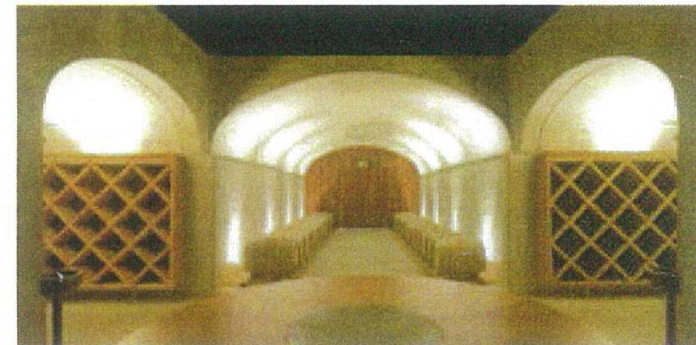
Bulls Development

22 June 2015

REGISTRATION OF INTEREST

ARCHITECTURAL SERVICES

ARTHOUSE
ARCHITECTS



John Turkington
413 Waimutu Rd
Marton
Rangitikei 4788

Dear John,

Thank you for the opportunity to submit this proposal for architectural services for this exciting development. We understand you are looking for an architect to assist you in the development of the site. We have reviewed the Bulls Town Centre Plan and the Bulls Community Centre and Visitor Information Feasibility Study and we are very keen to be involved. It is a wonderful opportunity to help develop an exciting urban space for Bulls and a successful commercial development for yourselves.

Arthouse Architects has a very experienced team of architects with a broad range of skills and experience. We have a strong reputation for designing creative spaces and working collaboratively with all interested parties. We have offices in Nelson and Christchurch and undertake work throughout New Zealand.

Although based in the South Island we have strong links to the Rangitikei and Bulls area. Members of the team were brought up in Palmerston North and I have strong family connections and are regularly visiting the area. We know the site well.

Arthouse is a medium size 13 person practice. This means that you deal with the Project Architect who is directly involved with the design, documentation and delivery of the project. It also means we are large enough to meet tight time frames.

Our team has experience with projects of this scale, stakeholder consultation, statutory compliance processes and coordination of design, documentation and construction monitoring.

background knowledge and sensitivity to local context. We can bring in additional expertise if required, which would be determined as the brief is developed.

Arthouse works hard to establish a positive team culture and to encourage buy-in from all stakeholders, consultants and the construction team. Good communication is the key to a exceptional outcomes.

We attach our company profile, relevant experience, project sheets and CV's. Please contact us should you have any queries regarding this proposal or require any additional information.

We would also welcome the opportunity to meet with the group to discuss the project.

Yours faithfully,



David Wallace
Director
Registered Architect

Arthouse Architects Ltd
david@arthousearchitecture.co.nz
p 03 5466664 m 027348 9190
www.arthousearchitecture.co.nz

COMPANY PROFILE

Arthouse Architects is a 13 person, award winning practice with offices in Nelson and Christchurch. Directors David Wallace, Jorgen Andersen and Rachel Dodd, together with a dedicated and experienced team, enjoy working collaboratively to create elegant and timeless solutions for projects of all scales.

Arthouse Architects was established in 2000 and has a long-standing commitment creating great community spaces and enabling energy efficient design within a local context. We value communication and good relationships and offer our clients an integrated and comprehensive design service. Our aim is enduring permanent design rather than the transient.

We work in open studio environments which lends itself to collaboration and investment by all members. This approach allows for free, lateral thinking when dealing with complex issues. This collaborative approach is extended to include our clients and consultants.



Arthouse has a special interest in designing community and recreation facilities. We were involved with the development of the Saxton Oval designing both the Pavilion and Utility buildings. We are currently working with NCC on upgrades to the Saxton Stadium.

We have designed both Richmond and Nelson Libraries, the Moutere Hills Recreation Centre, the Victory Community Centre and numerous public toilets in both NCC and TDC. We are also currently in the design phase for the Golden Bay Sports and Recreation Centre.

Arthouse have consistently been recognised for completed projects gaining awards in both the NZIA Architectural Awards programme and the Master Builders Awards.

Relevant Awards include

Speight's Ale House Blenheim - NZIA Nelson Marlborough Architectural Award 2015

Nelson Radiology Fitout - NZIA Nelson Marlborough Architectural Award 2013

Saxton Pavilion - NZIA Nelson Marlborough Architectural Award 2012

Victory School Redevelopment - NZIA Nelson Marlborough Architectural Award 2012

Richmond Library - NZIA Nelson Marlborough Architectural Award 2010

Saxton Oval Utility Building – Master Builders Commercial Award 2010, Category Winner and Silver Award

Trafalgar Centre Southern Extension - NZIA Nelson Marlborough Architectural Award 2009

Moutere Hills Sports and Recreation Centre - NZIA Nelson Marlborough Architectural Award 2006

RELEVANT EXPERIENCE

Arthouse Architects Ltd has undertaken a variety of work and we have included details of four projects in the Appendix. These are:

- Nelson City Council Saxton Athletics and Cricket Pavilion
- Collingwood Centre
- Richmond Library
- Nelson Radiology

We are currently involved in a range of projects including:

- Several multi-storey medical centres
- Apartments in Nelson and Auckland
- Golden Bay Recreation and Community Centre
- Office developments

Arthouse offers:

An experienced design team with a track record of designing innovative buildings. The Pavilion is an example of this innovation. This project required stakeholder consultation between NCC, TDC, Nelson Cricket, Nelson Athletics and Nelson Football to arrive at a design that provided the iconic venue that NCC were looking for. We successfully integrated complex structure, services and fitout components in a very tight timeframe to deliver this project on time and under budget.

Experience working around the country. Our offices in Nelson and Christchurch are currently undertaking work in Queenstown, Dunedin, Christchurch, Marlborough, Nelson, Palmerston North, and Auckland. We are very familiar with the Bulls township.

A track record of experience with working successfully with Clients and their stakeholders. The Collingwood Centre required extensive stakeholder group consultation and coordination. This three storey medical centre development in the heart of Nelson provides approximately 3300m² and 28 on site carparks and has allowed medical practitioners who were spread all over the city to co-locate. Design commenced in 2008 with a strong direction from the client that they wanted a modern, sustainable building, but 'not just a box'. The project was completed on time and budget.



FEE STRUCTURE

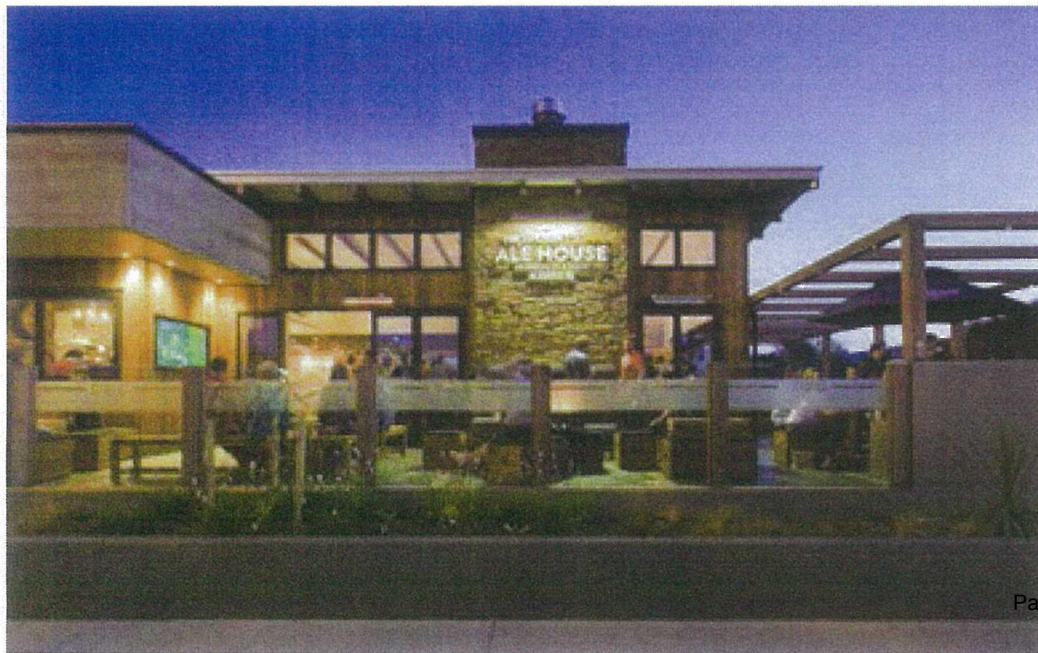
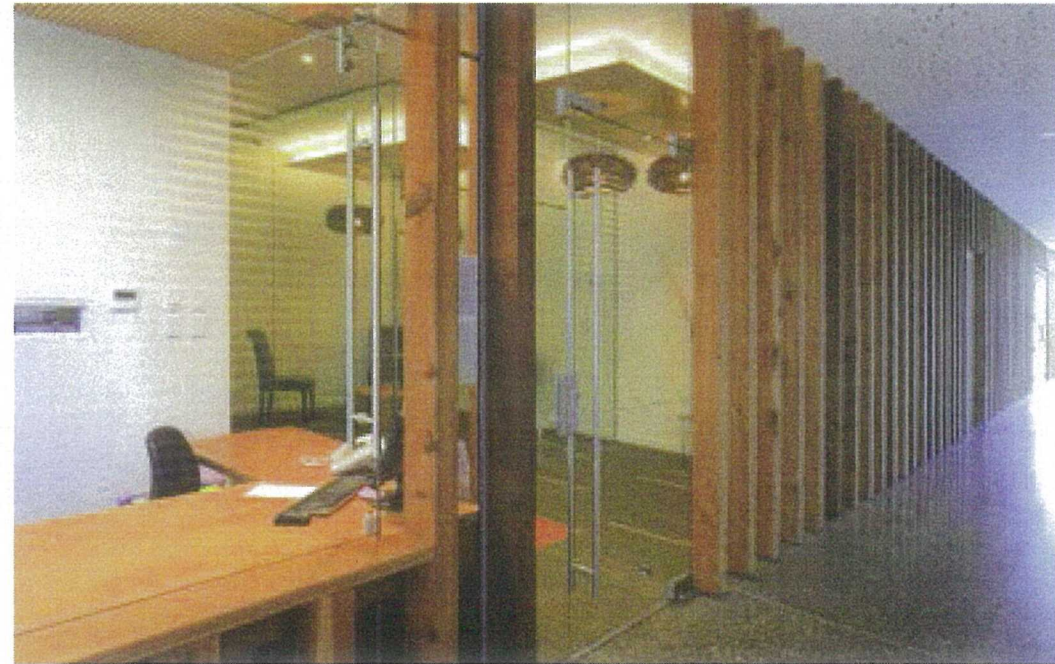
The fee structure is dependent on our role and the scope of work. At our initial meeting the extent of our services would be discussed and we would then prepare a NZIA Agreement for Services contract for approval. The fee structure would be broken down into stages.

Arthouse is able to lead the project through to completion. We have extensive experience leading the consultant team and managing the construction phase.

The following hourly rates are valid for 6 months from the date of this email. All figures exclude GST.

Director	\$150
Architect	\$120
Architectural Graduate, Interior designer and Draughtsperson	\$90

Air travel costs would not be charged.



SAXTON PAVILION

Project Details:

Client: Nelson City Council
Location: Saxton Cricket Oval, Nelson
Approx. Value: \$ 3 500 000
Floor Area: 2 056m²
Completion: November 2011
Director: Jorgen Andersen
Project Arch.: Brian Riley

Referee:

Shane Davies
Major Projects Engineer
Nelson City Council
110 Trafalgar Street
Nelson
p: 546 0244

The Pavilion is a multipurpose Nelson City Council facility that also serves Nelson Cricket, Nelson Athletics and Nelson Football Clubs.

Located on a long narrow site between the cricket ground and athletics track, the structure offers easy access from either field as well as the carparks at each end.

Simple dark stained plywood clad boxes sit underneath the curved shell and create interior volumes that work independently of the outer shell providing international standard cricket facilities, public toilets, administration spaces, bar, kitchen, timekeeping and storage areas.

Complementing the long covered boulevard, walkways extend from each end into the central function space, allowing views over the Athletics/Football area or out to the Cricket ground. New ramps and terraced seating provide additional spectator seating.

A simple palette of materials has been used to delineate the curved outer skin of longrun iron and a curved plywood lining underneath. Concrete signage panels at each end welcome spectators and players.



COLLINGWOOD CENTRE

Project Details:

Client: TMDS Syndicate
Location: Collingwood Street, Nelson
Approx. Value: \$ 6 500 000
Floor Area: 3 300m²
Completion: 2012
Director: Jorgen Andersen
Project Arch.: Jorgen Andersen/Rachel Dodd

Referee:

Peter Faulkner, Client Representative
Peter.faulkner@prg.co.nz
021 261 4639

This three storey medical centre development in the heart of Nelson provides approximately 3300m² and 28 on site carparks and has allowed medical practitioners who were spread all over the city to co-locate. Design commenced in 2008 with a strong direction from the client that they wanted a modern, sustainable building, but 'not just a box'.

The design was developed based on the requirements of various tenants while an aesthetic was researched that reflected the medical nature of the development. Inspiration was taken from the pattern of DNA strands and the concept of one layer protecting the next. Orientation of glazing, solar shading and structural elements has been developed to work in tandem with the mechanical heating and cooling ensuring a comfortable low energy use building. Opening windows have been included where possible to give tenants the option of fresh air or mechanically cooled air. Solar shading, double glazing and high levels of thermal insulation will work together to keep the building cool in summer and warm in winter.

Issues of privacy for the internal rooms have also been considered and vertical solar shading, sections of solid wall around the exterior and timber battens have all been used to ensure privacy but not at the expense of light.



TASMAN DISTRICT LIBRARY RICHMOND

Project Details:

Project: Redevelopment
Client: Tasman District Council
Location: Queen St Richmond
Approx Value: \$1,600,000
Floor Area: Total 2,000m²
Completed: 2010
Director: David Wallace
Project Arch.: Brian Riley

Referee:

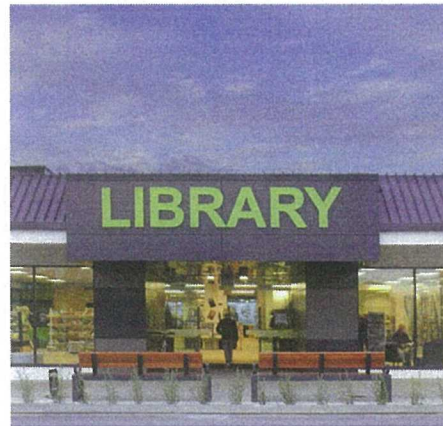
Glennis Coote
Libraries Manager
Tasman District Council
p: 543 8500

The TDC Richmond Library occupied one half of an old Wrightson supply store. More space and a new identity were required to launch the library and its supporting services into the digital age. The vision was to create the best library of its size in New Zealand that became the centre of its community – a living room away from home.

The new library occupies the vacant store space at the rear of the building doubling the area available on the library floor. Two new entries were constructed at opposite ends of a central axis connecting the carpark and Queen Street. The interior was opened up providing clear visual linkage through the building and to the exterior beyond.

New innovations include the “Imaginarium”, a dedicated TV with news channels in the newspaper reading area and a café with access to an outdoor courtyard where you can sit, read and sup coffee.

Taking a leaf from retail philosophy quiet study, performance, meetings, emailing, cafe culture or children’s play can all cohabit the same space creating a vibrant community facility that extends the range of the traditional library.



NELSON RADIOLOGY

Project Details:

Client: Nelson Radiology
Location: 105 Collingwood St, Nelson
Approx. Value: \$1,600,000
Floor Area: 760m²
Completion: 2012
Director: Jorgen Andersen
Project Arch.: Brian Riley

Referee:

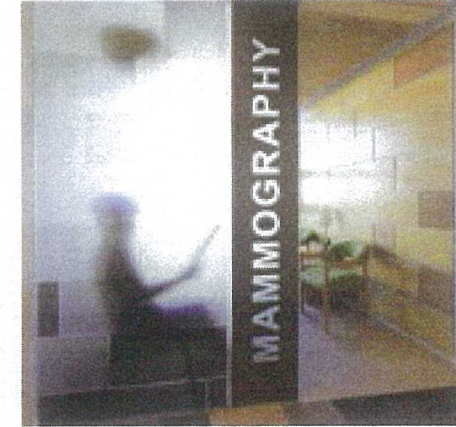
Stephen Busby
p: 027 477 7741
stephen.busby@nmhs.govt.nz

Nelson Radiology moved to The Collingwood Centre to consolidate their practice under one roof. The fitout brief called for an open, light, friendly, warm atmosphere that was professional yet welcoming.

The reception area sets the scene for the rest of the fitout. Feature wood paneled walls, warm colours, patterned carpet, acoustic floating ceilings and signage are repeated throughout the public spaces of the radiology fitout. Corridors have been lightened and opened up by angling the walls and varying their widths, providing points of interest at each end and introducing floating edge lit ceilings above the highly patterned carpet.

It was important to create clear public nodes/waiting areas throughout the fitout. Each of the four waiting areas are clearly visible when looking along the clearly defined public pathways. The floor and reflected ceiling pattern intensifies here and the timber paneled main accent walls and large signs help clients identify them.

Outside these public spaces the décor in the private specialty rooms and reporting areas is subdued except for the CT examination area where a backlit ceiling photo looking through an autumn Grampians tree canopy provides a welcome distraction.



CURRICULUM VITAE

David Wallace



Company Details:

Company: Arthouse Architecture Ltd
Position: Director / Architect
Career: 30 years
Qualifications: BArch, FNZIA

e: david@arthousearchitecture.co.nz

Recent Awards

Kashiwa	NZIA Nelson/Marlborough Branch Award
Richmond Library	NZIA Nelson/Marlborough Branch Award
Trafalgar Centre Southern Extension	NZIA Nelson/Marlborough Branch Award
Wallace Marshall House	NZIA Nelson/Marlborough Branch Award
Teece House	NZIA Nelson/Marlborough Branch Award Supreme House of the Year Award Master Builders

Recent Significant Projects:

2012: Summerset Nelson Retirement Village	Ongoing
2010: Richmond Library	\$1,500,000
2008: Trafalgar Centre Southern	\$6 500 000
2006: Moutere Hills Community Centre	\$2 000 000
1998 & 2005: Elma Turner Library	\$700 000 & \$1 300 000

David Wallace has practiced in the Nelson area for 30 years. He joined Upstream Design Group in the Moutere area in 1987. In 2000 David and Min Hall formed Arthouse Architecture Ltd.

His work spans commercial, educational, tourism and residential. Always involved in local affairs, David is a member of the Nelson/Tasman Urban Design Panel and takes an active role in the Nelson/Marlborough branch of the NZIA.

He has been a strong advocate of environmental approaches to lighting, heating and ventilating and used the Elma Turner Library Project in 1988 as an opportunity to work with Victoria University in developing natural systems. These principles were further developed in the extensions to the same building in 2005.

The development of projects like the Moutere Hills Community Centre, Nelson's Trafalgar Centre and currently Summerset Nelson Retirement Village have been lead by David and has involved much user group consultation. His listening, negotiating, and people skills have helped arrive at innovative design solutions.

CURRICULUM VITAE

Jorgen Andersen

Company Details:

Company: Arthouse Architecture Ltd.
Position: Director / Architect
Career: 11 years
Qualifications: BArch (Hons), ANZIA

e: jorgen@arthousearchitects.co.nz

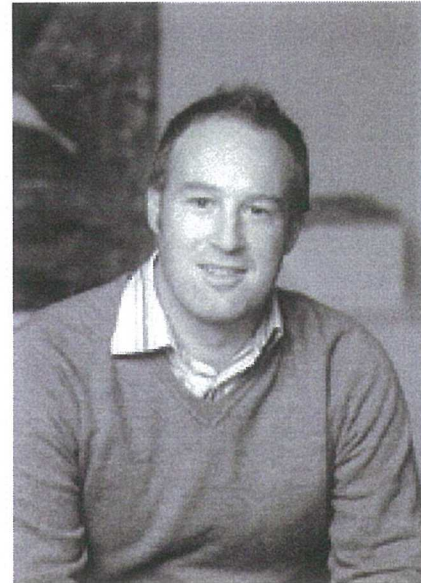
2008 -2010 Secretary /Treasurer of Nelson/Marlborough Branch NZIA
2009- 2010 Trustee of Nelson Tasman Housing Trust

Recent Awards

2015: NZIA Nelson/Marlborough Branch Award	Speights Ale House Blenheim
2012: NZIA Nelson/Marlborough Branch Award	Saxton Pavilion
2010: NZIA Nelson/Marlborough Branch Award	Green Street Pharmacy
2010: NZIA Resene Colour Award	Green Street Pharmacy

Recent Significant Projects

2013: Speights Ale House Blenheim	\$2 400 000
2011 – ongoing: Golden Bay Sports & Recreation Park	\$3 500 000
2008-2012: Medical Centre Development	\$7 500 000
2011: Saxton Pavilion	\$3 500 000
2009: Saxton Oval Utility Building	\$ 850 000



Jorgen has had a very 'hands on' path to architecture being involved in building projects and studying architectural technology before gaining his degree in 2003. After graduating he worked for Palmer and Palmer Architects on a variety of residential, historic and community projects gaining valuable experience in developing designs and documentation.

He joined Arthouse Architecture in 2005 and has been heavily involved in all stages of the architectural process on a range of residential, commercial and education projects. He became a Director of the firm in April 2008.

Originally from Christchurch, Jorgen has enjoyed spending the past few years working on projects in and around his home town. His enthusiasm and passion for architecture is supported by excellent design, management and people skills, and thorough documentation for all projects. He has an interest in investigating new ways of solving design and construction problems and involving clients, consultants and contractors in these inquiries.

CURRICULUM VITAE

Rachel Dodd

Company Details:

Company: Arthouse Architecture Ltd.
Position: Director / Architect
Career: 13 years
Qualifications: BArch (Hons), ANZIA

e: rachel@arthousearchitecture.co.nz

2010 – 2012 Secretary of Nelson/Marlborough Branch NZIA
2012 – Current City of Nelson Civic Trust trustee
2011 Rotary Group Study Exchange Programme to Iowa, USA to study liveable communities

Significant Projects

2008-2012: Medical Centre Development	\$7 500 000
2008: Slip Inn Restaurant – Havelock 270m ²	confidential
2004: Greenwich Millennium Village (UK) 195 apartments	£ 55 million
2003: Paddington Walk – London (UK) 316 Apartments	£ 40 million



After working in Christchurch and London, Rachel moved to Nelson nine years ago. While in London she worked for Hurley Robertson and Associates for three years on a number of large scale mixed use developments, including phase three of the Greenwich Millennium Village. This flagship urban development scheme aimed to set new standards for environmentally sustainable development with emphasis on local ecology systems.

Arriving in Nelson she joined Daines Matz Architects, where she was involved with a series of residential, commercial and community projects, including master plans for a number of proposed local developments.

Rachel joined Arthouse Architecture at the start of 2010 and brings with her an appreciation of how good design can create great communities. Her enthusiasm for collaborative problem solving and an inclusive approach to all aspects of her work helps ensure good working relationships between clients, consultants and contractors.

Attachment 4

MEMORANDUM

SUBJECT: **Future funding for youth development in Rangitikei 2015/16 – further update**

TO: Council

FROM Denise Servante, Strategy and Community Planning Manager

DATE: 18 November 2015

FILE: 4-EN-12-3

1 Background

1.1 Council has been supporting youth clubs in Marton and Taihape, through the provision of premises in each town, with funding from its allocation for youth development budgets and through securing external fundraising on a project basis, particularly from the Ministry for Youth Development (MYD). A longer-term funding commitment from the Ministry of Social Development (MSD) has been under discussion for some time.

1.2 In June 2015, Council agreed:¹

- To fund the contract put forward by HYPE Academy to run youth services at the current level in Marton and Taihape until 31 January 2016,
- That HYPE Academy will deliver the outcomes in Taihape that are required to meet the Council's contractual commitments to the MYD Partnership Development Fund, and
- To support the Bulls and District Community Trust to deliver a Youth Leadership Forum during 2015/16.

1.3 In addition, Council agreed to:²

- work with MSD, HYPE Academy, other service providers and young people in Marton and the southern Rangitikei to undertake a full evaluation of the existing service and feasibility of the development of a youth one-stop-shop in Marton, and
- review the future of both youth clubs at its meeting on 26 November 2015 taking into account the results of the evaluation outlined above.

¹ Council, 25 June 2015: 15/RDC/271.

² Council, 25 June 2015: 15/RDC/272.

2 Update – MYD Partnership Development Fund

- 2.1 Council's contractual commitment to the MYD Partnership Development Fund was to support the engagement of young people in the 7-Day Makeover workshop provided by Creative Communities and then for these young people to lead their peers in a second placemaking process (building on the 7-Day Makeover workshop). Although this was originally designated to take place in Taihape, Council will be aware that Taihape has not taken up the offer of the 7-Day Makeover process. As a result the MYD Partnership Development Fund project will now take place in Marton.
- 2.2 The original date for the 7-Day Makeover in Taihape was early December 2015. This enabled the youth project to be an activity that was undertaken during the school summer holiday, and hence the MYD funding could legitimately be used to support the Youth Hutt during this period. However, the Marton 7-Day Makeover is not scheduled to take place until February 2016. Council is contractually obligated to facilitate this process, which will be done through the Marton Youth Club during February-April 2016 (i.e. beyond the date which Council agreed to provide funding). This will require \$7,350 (+GST) and up to \$5,000 for materials. The latter cost could be met from the budget set aside for place-making initiatives so no additional provision is needed for that within the Youth Action Plan budget.
- 2.3 This impacts upon the funding that was earmarked to support the Taihape Youth Hutt through the summer school holiday programme.

3 Update – Taihape

- 3.1 Currently the service in Taihape is provided from HYPE Academy in Marton. While effective, it is an additional expense to send two paid youth workers to Taihape to run this programme, and it would also be more appropriate for local people to deliver this service. The original concept was that local youth volunteers would be recruited to manage the provision with a view to extending the number of hours that the Youth Hutt was open during term time. However, such volunteers have not yet been forthcoming.
- 3.2 One option is that the current provision of the service by youth workers from Marton ceases at the end of term 4 (i.e. before the school holiday programme kicks in)³. However, that is contrary to Council's resolution on 25 June 2015 for the Youth Hutt to continue until the end of January 2016. A proposal for a locally delivered service has been prepared and is attached as Appendix 1. Application has been made to Pub Charity by the Taihape Community Development Trust for \$3,900 (+GST) to run this programme⁴.

³ HYPE Academy has indicated that its priority is to work with Council to ensure provision of the service in Taihape irrespective of the impact of this on their contract to deliver these services.

⁴ This compares with the budgeted figure of \$6,720 (+GST) to deliver the service from Marton.

- 3.3 The issue of ongoing support for youth services in Taihape beyond January 2016 has been raised at the Taihape Community Board and at the Taihape Networking Group. Discussions at the Board indicate that it would be supportive of the development of a youth service hub with a representative youth voice, i.e. a development similar to the process being suggested for Marton (see below).
- 3.4 In the meantime, Taihape Community Development Trust (TCDT) will convene a meeting of all interested parties in Taihape – the outcome of this meeting should be known by 26 November 2015. This could prove the foundation for getting a more substantial and long-term local commitment for running the Youth Hutt.

4 Update – Marton

- 4.1 Through the Marton Community Charter, the Ministry for Youth Development supported local agencies to run a day of youth engagement in Marton on 2 September 2015. This included a morning tea with young parents, a lunchtime workshop at Rangitikei College and an evening BBQ at Memorial Hall. The outcome is attached as [Appendix 2](#).
- 4.2 A group of local agencies that provide services for young people aged 12-25 met initially to organise the day event on 2 September 2015 and, more recently, to analyse the GROW Marton write-up and consider a response to propose back to the Marton Community Charter Board meeting in early December.
- 4.3 It has also prepared the proposal for a youth one stop shop focussing on the Youth Club in Centennial Park. This proposal is attached as [Appendix 3](#) and has been forwarded to the Ministry of Social Development, Community Investment Lead Advisor, who is the MSD representative to the Marton Community Charter Board.
- 4.4 Although this proposal is not a full evaluation of the existing service and contains no costings for a future youth one-stop shop, it meets the Council's commitment to MSD regarding the interim grant of \$20,000 received in August 2015 to maintain the Marton Youth Club to the end of January 2016 pending this review. No commitment to a timeframe for response has been received from MSD.

5 Update – Youth Leadership Forum

- 5.1 Bulls and District Community Trust have agreed that the Youth Leadership Forum can align with the work being undertaken to develop youth services in a way that reflects the voice of young people in the District. This enables the Path to Well-Being initiative to support the Forum and to provide some funding towards expenses and in-kind support for the administrative elements. It is therefore suggested that no provision for the Youth Leadership Forum is required from within the Youth Action Plan budget.

6 Financial Implications

6.1 The total budget for the Youth Action Plan is given below.

Income		Total
Youth Strategy	\$9,000.00	
MYD Projects	\$15,000.00	
MSD funding	\$20,000.00	\$44,000.00
Expenditure		
Taihape Youth Hutt (to end of January 2016) ⁵	-\$18,060.00	
Marton Youth Club (to end April 2016)	-\$26,800.00	
Taihape Youth Hutt holiday programme	-\$3,900.00	
		-\$48,760.00

6.2 This illustrates that unless MSD provide a timely intervention in Marton, or funding is secured for the Taihape holiday programme, then there will be a small funding gap to cover the programme outlined. Continuing these services at both Marton (during May-June 2016) and Taihape (during February-June 2016) without further external funding support would require an estimated \$13,300.

6.3 Council has expected a decision from MSD on future funding for the Marton Youth Club before the end of 2015. Council's position has always been that it is not a funder of last resort for youth services and it has been encouraged to continue negotiations with MSD over a new model for the delivery of services in the southern Rangitikei.

6.4 In June 2015, Council anticipated that the Marton Youth Club (and potentially the Taihape Youth Hutt) would need to close if some interim funding was not secured from MSD and the situation is similar now: if MSD is not prepared to provide some core funding for the service that can be used to leverage other public and private philanthropic funding, then Council is likely to decline continuing to be the default funder for youth services in Marton and Taihape without a clear mandate through public consultation. Direct engagement by the Mayor and the Chief Executive with the Ministry would ensure that this position is clearly understood.

7 Recommendations

7.1 That the memorandum "Future funding for youth development in Rangitikei 2015/16 - update", be received.

7.2 That the Council requests that the Mayor and Chief Executive urgently press the Ministry of Social Development to provide a decision before 31 December 2015 on

⁵ This assumes direct provision by HYPE academy throughout. If the TCDT proposal succeeds, the cost would reduce by \$2,820.

its future involvement in and financial support for the Marton Community Charter and services for young people in the southern Rangitikei, making it explicit that

(i) if financial support is not forthcoming from the Ministry, Council will provide no further financial funding to the Taihape Youth Hutt after 31 January 2016 or to the Marton Youth Club after 30 April 2016; and

(ii) if financial support is forthcoming from the Ministry, the community's view on Council providing funding support with other agencies for youth services in Marton and Taihape will be specifically sought during the consultation processes for the 2016/17 Annual Plan.

- 7.3 That, if financial support for youth services is confirmed by the Ministry of Social Development by 31 December 2015, Council approves unbudgeted expenditure of up to \$13,300 to keep the Taihape Youth Hutt and the Marton Youth Club operating until 30 June 2016.

Denise Servante
Strategy and Community Planning Manager

Appendix 1

TAIHAPE YOUTH SERVICES PROJECT PLAN 2015/16

Project description

To deliver a school holiday programme in Taihape for the 2015/16 summer season.

A youth worker will be employed by HYPE Academy who will also provide administrative support (policies, health and safety, good practice etc.) and management support and supervision.

The Council will make the Supper Rooms of the Town Hall available for indoor activities during the programme and provide access to the equipment that the Youth Hutt uses during term-time.

Funding

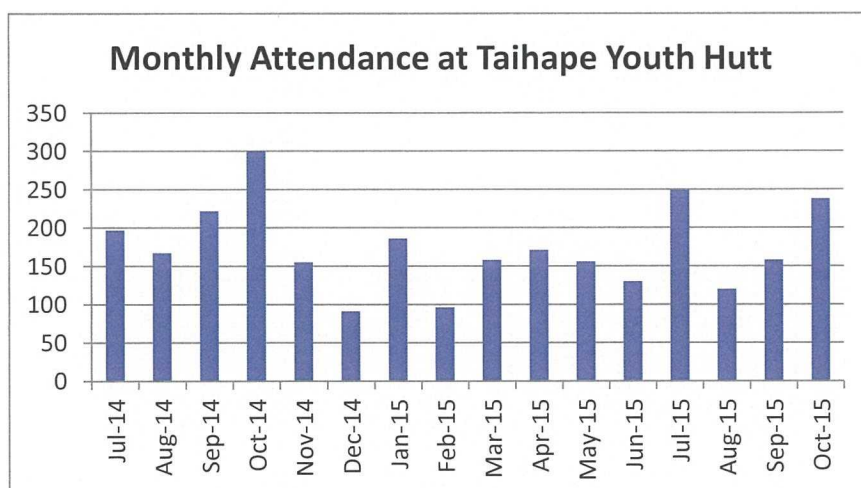
What?	Week-days	Hours per weekday	Hourly rate	Sub total	GST	GST incl.
Holiday Programme (21/12-29/01/16)	24	4	\$25	\$2,400	\$360	\$2,760
Materials	5	weeks @	\$300	\$1,500	\$225	\$1,725
Supervision and support	5 weeks	2 hours a week	\$70	\$700	\$105	\$805
Total				\$3,900	\$585	\$5,290

Background

After-school programmes have been run by HYPE Academy in Taihape for the last 18 months. The Taihape Youth Hutt is open two days a week from 3pm to 5pm during term time. School holiday programmes have been run during 2014/15 with the support of the Ministry of Youth Development, Youth Partnership Fund.

The HYPE Academy is based in Marton. No local provider has been available to supply these services. A group of agencies with a youth focus is currently meeting with the aim of continuing these services in Taihape, potentially with a view of developing a youth development service hub, similar to the one currently being piloted in Marton.

This programme will start to build the capacity of local people to take on the continuation of youth services in taihape.



What has already been accomplished?

The Taihape Youth Hutt was opened in June 2014 following the successful model used in Marton for the Marton Youth Club (on a smaller scale). The service is provided by the same organisation that provides the youth club service in Marton (HYPE Academy) and has provided the young people with many of the same benefits as the Marton Youth Club (a safe space for young people, with organised activities, positive adult role models and encouragement to extend themselves).

Youth engagement

The services have focussed on two key aims:

- Youth activities
- Youth projects (assets and facilities)
 - Mural at Town Hall

Appendix 2

GROW Marton

On Wednesday 2 September 2015, regional advisors from the Ministry of Youth Development supported Marton community organisations to consult with three different groups of young people about their thoughts on growing up and living in Marton.

The three groups consisted of teen parents, high school students from Rangitikei College and young people aged 12-24 years.

We also asked them to give us feedback on what their dreams and aspirations were for Marton and what would encourage young people to feel more connected to their community.

The feedback was largely positive and all groups talked about positive aspects of their communities that they enjoyed.

Where there were concerns, these young people were able to give good clear examples of what the concern was and what a possible solution was. All groups indicated some level of boredom or isolation, which is not uncommon with young people. Access to employment opportunities and affordable transport is an issue.

Goals

- Drivers Licence / Driving education (needs to be available here in Marton)
- More murals, painting and artwork around Marton to make it more lively, inviting and interesting
- More/better access to areas like rivers and walkways for recreation
- A greater amount of nature, more ecological features
- More opportunity like this day to brainstorm with young people on how to boost Martons economy
- More jobs for everyone, not just young people
- Better water quality
- Safer areas for teenagers to hang out
- More affordable family and teen friendly shopping in Marton
- A bigger youth club that can accommodate different ages eg an area for little kids and an area for teenagers
- More playing areas for little kids
- Revive the netball hoops at the netball court
- Revive the hockey turf so we can use it
- More events during the year – the Harvest festival at the beginning of the year is good. Have something during the year that can raise money for future projects
- Bring K-Mart here
- More opportunities to show the teenager view for Marton (youth voice)
- More job options for teens
- Have a girls rugby team/club
- Make us more aware of clubs for young people – advertise in a way that we will know about it; like social media and not in a newspaper
- More community based youth and sports teams to keep us active – less technology based society

Realities

- Our water quality sucks
- Marton has a terrible economy
- We need more jobs or access to transport to get to other areas where there are jobs (the bus timetable to Fielding doesn't suit everyone)
- The reality is that Marton doesn't inspire us to stay any longer than we have to
- Our buildings are broken
- No attractions and not many events
- Older people have the influential control
- Older people don't trust us – like when we tried to hire the movie theatre, we weren't allowed
- Not enough opportunity for young people to be involved (in decision making)
- There is a youth centre but it's not for teenagers
- There are good early childcare options in Marton – if you have transport to get there
- Mainly music is a great group for mums and toddlers
- The local Doctor is a rip off – you need to pay \$50 for an assessment and then you aren't guaranteed that you will get accepted as a patient. The staff are not very friendly and there is no other option but to travel out of Marton if you want to see a doctor
- Accessing specialist services or support groups means you have to go out of Marton (two parents in one of the groups each had a child with autism)
- Plunket staff are judgemental if you don't follow their kaupapa
- The hospital should have a clinic one or two days a week for specialist services – especially when all my child had done was a check on weight, height, ears, temperature, chest – nothing specialist about that!
- When the wee boy went missing the Marton community really stepped up and it made me proud to live here and see everyone working together

Options

- Make it better and easier to access communication channels – free wifi
- Give us an opportunity to talk to council and people in the Rangitikei District
- Plant trees and plants. Have a town garden. Make the place look better
- Reduce the amount of chemicals in the town water supply
- Raise the price of drugs and alcohol so that kids can't afford them and won't use them
- Upgrade the youth centre eg music room, pool table, art room
- Have different times for different ages available at the youth centre
- Facilitate community networks for carpools to the kindy or playcentre
- Affordable transport
-

Way forward

- Knock down or renovate older buildings to make them look better
- We can use the abandoned and broken buildings and create spaces for the teenage community

- Martons council should be more interactive with teenagers and they should ask us how we would like to do that, not assume
- The local newspaper should report more positive stories about young people not the negative things
- Advertise what is available for young people – Martial arts, youth groups, clubs
- Have youth leaders in the youth centre
- Better advertisement of youth based activities – use facebook, radio stations (that we would listen to) other social media sites
- Offer sports days
- More days like today where we can come together and have someone listen to us

Next steps

The Marton Community Advisory team will receive this feedback from young people in their community and decide what the next action steps will be.

Actions to consider would be:

- One or two young people become members of this advisory group
- Commitment is made by the Rangitikei District Council and the wider Marton community to include a youth voice in their long term plans

The Ministry of Youth Development can continue to support this community to engage and work collaboratively with their young people.

Appendix 3

Marton Youth Service Hub project plan 2015/16

Project description

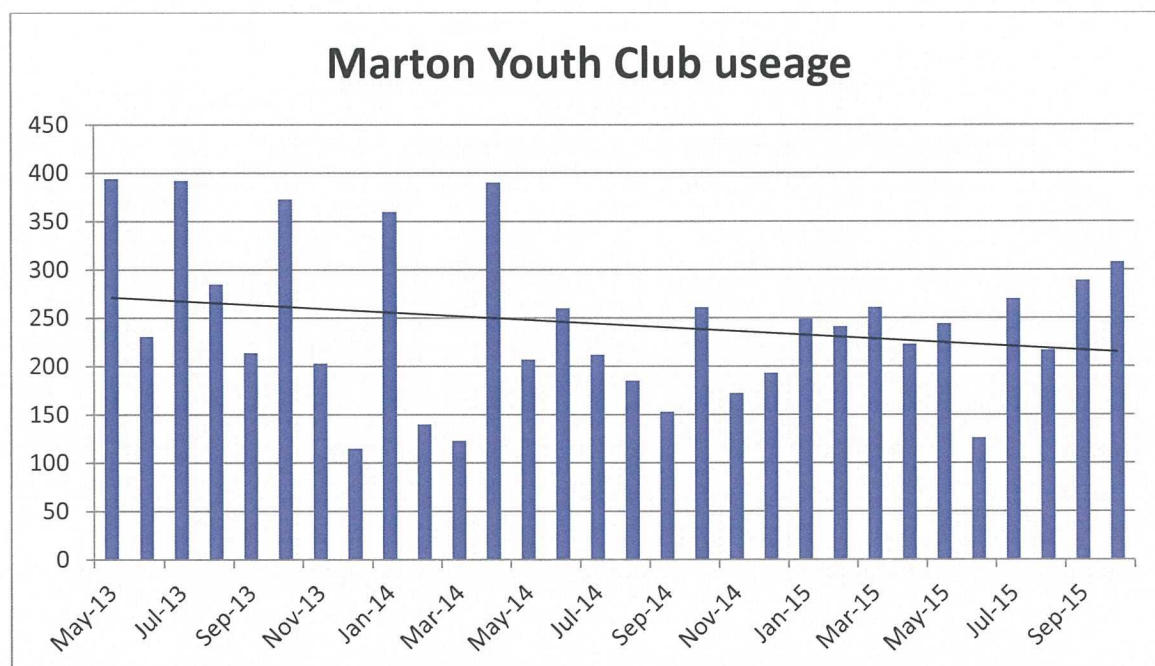
The initiative is to establish a pilot scheme in the Marton Youth Club to create a youth development service hub for young people. We have been running after-school and school holiday programmes at the Youth Club for almost 4 years and the impact on our town and our young people has been amazing. We want to continue this service, and supplement it with a range of health, well-being and lifestyle support services for young people. The Youth Club will provide the meeting place for agencies and young people in 'their' space. Particularly, we are looking for day-time services for young parents and other young adults not in employment, education or training. These will focus on support, advice and career planning/job seeking. These services have been identified as a crucial gap in service provision in the town through our desk and survey research.

What has already been accomplished?

Various multi-agency, collaborative initiatives have now come together in a Marton Community Charter for Young People where the community takes positive action to create the future that it desires for its young people. With very limited resources, we have begun to reduce youth crime and improve NCEA results. The Marton Youth Club has been one of our early successes by providing a safe space for young people, with organised activities as well as "chill out" time, positive adult role models and encouragement to extend themselves. We hope it will form the cornerstone of, and be sustained by, our new model for service delivery. We are working closely with MSD to develop a community investment model for our town but we need to better demonstrate our ability to deliver.

In the youth priority area there are three key aims:

- Youth employment
- Youth activities
- Youth projects (assets and facilities)
- Youth leadership forums



NOTE: High useage in April, July and September 2013 and April 2014 equate to school holiday programmes funded through MYD. If the effect of these high points are discounted, then useage hase remained remarkably even over the period in question.

Youth engagement

The Marton Community Development project undertook a youth survey, "Your View", in late 2010 involving over 300 young people from Marton and the surrounding area. The overwhelming feedback was that young people lacked "something to do" and that they wanted youth focussed activities to be available locally. In particular, they wanted a youth space that provided them with somewhere to go, and a base to do activities. As a result, the Youth Club was opened in April 2011 in the Pavilion in Centennial Park and moved to its current base in the old Centennial Park Bowling Club rooms and grounds on 10 July 2012.

In September 2015, the Ministry of Youth Development supported local service agencies to undertake a targeted youth engagement process, GROW Marton.

As a result of this a number of actions have been identified and feback to:

- Marton Community Charter for Young People Board
- Sport Whanganui
- Whanganui District Health Board Public Health Unit
- Marotn Town Centre Plan Steering Group
- Local media and media/communications officers

The local service agencies have formed a sub-group of the Marton Community Charter, Youth Voices, and this group will continue to liaise with young people to look at the following issues raised in GROW Marton:

- i) More opportunities for input from youth
- ii) Better and more communication about what is going on by and for young people
- iii) Develop Youth Club services to meet needs of wider range of youth
- iv) Services and support for young parents

Who will be involved and how?

This application will be supported by a wide multi-agency group:

ATTENDANCE SERVICES

Angela Coleman

RANGITIKEI DISTRICT COUNCIL

The Marton Youth Club operates from Council-owned facilities, free of charge.

HYPE ACADEMY

In December 2011 Nathan Kane of HYPE Academy Ltd volunteered to look after the Marton Youth Club. On the 1st June 2012 Nathan was appointed as the Youth Club Coordinator. The Youth Club is open most schooldays between 3-5 pm and, on average, 20 young people attend each session. Nathan and his team have established a good track record of working with at-risk and disadvantaged young people and supporting them to become re-engaged in school, or assisted into employment and connected and supported by the relevant social service agencies whose role it is to provide specific social services.

MSD MINISTRY OF YOUTH DEVELOPMENT

Maree Thomas

WORK AND INCOME YOUTH SERVICES

Susan Crawshaw

TE KOTUKU HAUORA LTD

Hawea Meihana

JIGSAW WHANGANUI

Rachelle Whitehead

MARTON AND SURROUNDS ICT HUB

Two state-of-the-art, open access computer centres – one in Marton and one in Ratana – have been in place since 2010. The funding to establish and run these centres was provided initially through the Community Partnership Fund administered through the Department of Internal Affairs. The ICT Hub is open 3 – 5 pm most weekdays and provides access to computers for (on average) 35 young people each day. The popularity of the ICT Hub supported our perceptions that there is little for young people to do in town and this was confirmed again by the youth engagement undertaken to date.

BULLS AND DISTRICT COMMUNITY TRUST

Bulls and District Community Trust, under contract to the Rangitikei District Council has been working with the District high schools, Rangitikei College, Taihape Area School, Turakina Maori Girls' College and Nga Tawa Diocesan School for Girls, to develop the capability of the young leaders in the

District, and facilitate them to develop activities for youth, by youth. This work continues and it is planned to hold a third Youth leadership Forum in early 2016.

Attachment 5

REPORT

SUBJECT: Contract 1005 Streetlight Maintenance 2016 -2018 – Tender Recommendation

TO: Council

COPIES:

FROM: Hamish Waugh, General Manager - Infrastructure

DATE: 19 November 2015

FILE: 5-CM-1: C1005

1 Executive Summary

1.1 Purpose of the Report

The purpose of this report is to recommend the award of the contract C1005 for Streetlight Maintenance services to Rangitikei District Council.

1.2 Key Issues

The existing Streetlight Maintenance Contract expires on the 28 February 2016. An open market tender evaluation process has been undertaken in accordance with the Price Quality Method (Simple), as provided in the New Zealand Transport Agency Contract Procedures Manual.

1.3 Major Recommendations

That Council approve the award of the Streetlight Maintenance Contract C1005 to Alf Downs Streetlighting Ltd for the sum of \$882,625.00 plus GST.

2 Context

2.1 Background

The tender documents were compiled and tendered by the in-house Infrastructure Shared Services team. A ‘fit for purpose’ approach was a key focus of the tender document.

The contract involves the maintenance of streetlighting within the Rangitikei District and includes NZTA owned streetlights in urban areas (costs for maintenance of NZTA assets 100% funded by NZTA).

2.2 Contract Term

The contract term is from 1 March 2016 to 30 June 2018 with an option to extend for one further three year term based on the contractor achieving performance objectives.

The 28 month initial term was selected to align the contract end date with financial periods and also to align with neighbouring authorities should joint procurement of future contracts be considered (the Manawatu and Horowhenua District Councils currently operate streetlight maintenance under a single shared contract which has an end date of 30 June 2018).

2.3 Scope of Works

The scope of the contract works include:

- Monthly night time inspections
- Repair of streetlight outages
- Scheduled lamp replacement
- Under veranda lighting maintenance and scheduled lamp replacement
- Installation / removal of festive lighting and banners
- Shearbase pole maintenance
- After hours incident response
- Maintenance of streetlight control relays

The contract also makes provisional allowance for renewal of existing streetlights with LED streetlights. At the time of tender Infrastructure Shared Services staff are investigating the long term benefits of a district wide LED renewal programme, this will be reported to Council in the new year.

The contract estimate is \$836,925.00 plus GST, including the provisional amounts for LED renewals.

The provisional amount for LED renewal is \$314,250.00 plus GST.

The estimate for normal maintenance and renewal activities falls within the current budget.

2.4 Long Term Plan (LTP)

Funding has been allocated for this contract in the 2015-25 LTP as part of the Roothing Traffic Services activity.

2.5 Significance

The proposal does not trigger the significance thresholds as the impact on Council's direction in terms of its strategic objectives, the change from Council's current level of service, the level of public impact and or/interest and the impact on Council's capability (no-cost), to continue to provide existing services are all assessed as medium to low.

2.6 Maori Consultation

Community views have not been explored in this report.

2.7 Legal Issues

There are no legal issues to consider.

2.8 Approach

Community views have not been explored in this report.

3 Analysis

3.1 Tender Evaluation Method

The tender evaluation method is PQM Simple evaluating the attributes Relevant Experience, Track Record, Relevant Skills, Resources and Methodology. This follows the format used in previous streetlight maintenance contract and the previous two road maintenance contracts.

PQM Simple has been selected to allow a point of difference to be determined between tenderers.

3.2 Tender Evaluation Team

The Tender Evaluation Team (TET) comprised of:

Reuben Pokiha – MDC/RDC Infrastructure Shared Services (TET Chairman)

Allen Geerkens – MDC/RDC Infrastructure Shared Services

Darryn Black – MDC/RDC Infrastructure Shared Services

Allen Geerkens holds the NZQA qualification in NZTA procurement procedures.

In accordance with the NZTA Contract Procedures Manual each member of the TET completed a potential conflict of interest / bias declaration form, the forms have been stored with other hard copy tender evaluation documentation.

3.3 Tender Evaluation Process.

Tony Stanley from the Manawatu District Council ensured the probity of the procurement process via and internal audit function / capacity.

3.4 Tenders Received

Two tenders schedules were received from:

- Alf Downs Streetlighting Limited
- Manawatu Precision Enterprises (2010) Limited

3.5 TET Non-Price Attributes Summary

TET members independently assessed and ranked the non-price attributes submitted by the two tenderers, they then met on Tuesday 2 November 2015 to discuss their scores as a group. The two submissions were assessed together, when consensus was achieved a team ranking was finalised.

The following table is a summary of the TET rankings. In accordance with the NZTA Contract Procedures Manual any score of 35% or less is regarded as unacceptable and the tenderer is ruled out of further consideration.

Contractor	Alf Downs Streetlighting Limited	Manawatu Precision Enterprises (2010) Limited
Relevant Experience (5%)	90	21
Track Record (5%)	83	22
Relevant Skills (6%)	81	8
Resources (6%)	86	0
Methodology (10%)	86	12

The tender from Alf Downs Streetlighting Limited satisfied the requirements of the Request for Tender document (RFT).

The tender from Manawatu Precision Enterprises Limited was deemed to be non-conforming as their submission did not adequately address the requirements of the RFT document. The submission was deficient in all attribute classes, failing to score above the 35% threshold for any attribute.

The Supplier Quality Premium (SQP) calculation ranks one tenderer against another to provide a premium for the preferred contractor. As Alf Downs Streetlighting Limited was the only conforming tender the SQP calculation was not necessary.

3.6 Tender Price Evaluation

As the tender from Manawatu Precision Enterprises Limited was deemed to be non-conforming their price information remains sealed and will be returned unopened with their tender outcome advice.

The results of the price evaluation are:

Contractor	Tender Price	SQP	Evaluation Price (tender price less provisional sums of \$247k)	Rank
Alf Downs Streetlighting Limited	\$ 882,625	\$ -	\$ 589,925	1

4 Conclusions

The evaluation has determined that Alf Downs Streetlighting Limited is the preferred tenderer.

The tender price is \$882,625.00 plus GST based on the initial 28 month term.

This equates to an annual contract value of \$378,268.00 plus GST, including a provisional sum of 134,679.00 plus GST for LED renewals.

5 Recommendations

- 5.1 The report for 'Streetlight Maintenance Contract C1005 – Tender Recommendation' be received.
- 5.2 That Council approve the award of the Streetlight Maintenance Contract C1005 to Alf Downs Streetlighting Limited for the sum of \$882,625.00 excluding GST.

Hamish Waugh
General Manager - Infrastructure

Attachment 6

Rangitikei District Council

Marton Community Committee Meeting

Minutes – Wednesday 9 September 2015 – 7:00 p.m.

Contents

1	Welcome.....	3
2	Apologies	3
3	Confirmation of minutes.....	3
4	Council decisions on recommendations from the Committee	3
5	Update from Project Marton Co-ordinator	3
6	Photographs of play equipment	3
7	Items noted for inclusion at the previous meeting	3
8	Council responses to queries raised at previous meeting	4
9	Small Projects Grant Scheme	4
10	Current infrastructure projects/upgrades and other Council activities in the Marton Ward	4
11	General business.....	5
12	Notification of business for the next meeting.....	5
13	Next meeting date	5
14	Meeting closed	5

Present: Ms Anne George (Chair)
Ms Carolyn Bates
Ms Lorraine Pearson
Ms Lyn Duncan
Mr Nathan Kane
Cr Lynne Sheridan

In attendance: Ms Cath Ash, Project Marton
Mr Athol Sanson, Parks and Reserves Team Leader

Unconfirmed

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That apologies for absence from Mr Kick Kuyper, Ms Jennifer Greener and Ms Lani Peacock be received.

Mr Kane / Ms Pearson. Carried

3 Confirmation of minutes

Resolved minute number 15/MCC/064 File Ref

That the Minutes of the Marton Community Committee meeting held on 12 August 2015 be taken as read and verified as an accurate and correct record of the meeting.

Ms Pearson / Cr Sheridan. Carried

4 Council decisions on recommendations from the Committee

The Committee noted Council had declined a request to provide Gold Card Holders Discounts at the Waste Transfer Stations.

5 Update from Project Marton Co-ordinator

The Project Coordinator gave a verbal report on activities in the Marton area.

6 Photographs of play equipment

This item (deferred from 12 August 2015) would be considered at the next meeting.

7 Items noted for inclusion at the previous meeting

- Road signage proposal

Resolved minute number 15/MCCC/065 File Ref

That the signage requirements example as presented by Ms Pearson be forwarded to the Council for consideration as an indication of what type of information was needed at the State Highway entrances to Marton.

Ms Pearson / Ms George. Carried

- **Huntermville seating**

Resolved minute number **15/MCC/066** **File Ref**

That the Marton Community Committee recommends the Council provide four barbecue tables and seats close to the barbecues at Wilson Park playground.

Ms George / Ms Pearson. Carried

8 Council responses to queries raised at previous meeting

The Committee noted the advice on the Order Paper explaining why the new crossing at Centennial Park did not resemble a standard Pedestrian Crossing.

Resolved minute number **15/MCC/067** **File Ref**

That the Marton Community Committee recommends the Council install the appropriate advance warning signage at the Centennial Park courtesy crossing for the benefit and safety of both road users and pedestrians.

Ms Pearson / Mr Kane. Carried

9 Small Projects Grant Scheme

The Committee noted the balance of the Small Projects Grant Scheme for the Marton Ward was \$3,232, and that no funds had been allocated to projects to date.

10 Current infrastructure projects/upgrades and other Council activities in the Marton Ward

Consideration was given to the memorandum 'Current infrastructure projects/upgrades and other Council activities in the Marton Ward'. Ms Bates shared that she preferred the format of the information provided this month.

Resolved minute number **15/MCC/068** **File Ref** **3-CC-1-5**

That the memorandum 'Current infrastructure projects/upgrades and other Council activities in the Marton Ward' be received.

Mr Kane / Ms Pearson. Carried

11 General business

Turakina Maori Girls College

A submission on behalf of the Committee had been sent to the Minister of Education by Ms George. Ms Bates voiced her objection to the process which had occurred. It was noted that the members' views had been canvassed by emails – one member responded by the deadline Ms George had indicated. On this basis the letter was mailed on behalf of the Committee.

Meeting – Steering Group

Ms George gave an update on a meeting which took place on 3 September. She asked the Committee members to provide suggestions of what was felt could be done to spruce up the town, ready for the next meeting at 7.00pm on 1 October 2015.

Maintenance

Ms Duncan queried some regular maintenance issues relating to flooding and clearing of rubbish. It was noted that these issues needed to be reported directly to Council to be rectified either by telephone, email or in person.

Athol Sanson

Mr Sanson gave a brief summary of his background. He outlined his future plans to improve local town gardens and was addressing any playground hazards.

12 Notification of business for the next meeting

- Photographs of play equipment

13 Next meeting date

14 October 2015, 7.00pm

14 Meeting closed – 9.00pm

Confirmed/Chair: _____

Date:

Rangitikei District Council

Marton Community Committee Meeting

Minutes – Wednesday 14 October 2015 – 7:00 p.m.

Contents

1	Welcome	2
2	Apologies	3
3	Confirmation of Minutes	3
4	Council decisions on recommendations from the Committee	3
5	Update from the Project Marton Co-ordinator	3
6	Update on Town Centre Plan Project	3
7	Issues raised at previous meeting.....	4
8	Small Projects Grant Scheme (balance)	4
9	Current infrastructure projects/upgrades and other Council activities within the Ward	4
10	Consultation on Animal Control Bylaw Amendment	4
11	General Business.....	4
12	Notification of business for the next meeting.....	5
13	Next meeting date	6
14	Meeting closed	6

Present: Ms Anne George - Chair
Ms Carolyn Bates - Secretary
Ms Jennifer Greener
Ms Lorraine Pearson
Ms Lyn Duncan
Cr Lynne Sheridan
Cr Nigel Belsham

In Attendance: Ms Cath Ash, Project Marton
Mr Rob Snijders

Unconfirmed

1. Welcome

Mrs George called the meeting to order at 7:10pm and welcomed everyone.

2 Apologies

- Ms Lani Peacock
- Mr Nathan Kane
- Mr Nick Kuyper
- Mayor Andy Watson

C Bates / L Pearson

3 Confirmation of Minutes

Resolved minute number **15/MCC/069** File Ref

That the Minutes of the Marton Community Committee meeting held on 9 September 2015 be taken as read and verified as an accurate and correct record of the meeting.

L Pearson / L Duncan Carried.

4 Council decisions on recommendations from the Committee

As the minutes for the Committee's meeting on 9 September 2015 were received by Council after 1 October 2015, the recommendations would be conveyed to the Council's next meeting, on 29 October 2015.

5 Update from the Project Marton Co-ordinator

Ms Ash provided a verbal update on activities in Marton.

6 Update on Town Centre Plan Project

Ms Ash advised makeover dates of 18 to 23 January 2016 may be changed. The next meeting of the Marton Town Centre Plan Project Group will be early November.

Cr Belsham arrived at 7.50 pm.

7 Issues raised at previous meeting

Signage requirements for State Highway entrances to Marton

- Ms Pearson provided signage details to HWTM. Seating at Wilson Park

See within General Business

Seating at Wilson Park

See below at General Business

New crossing at Centennial Park:

- Scheduled for discussion at the next Assets/Infrastructure Meeting, 15 October 2015.

Suggestions to spruce up the town:

- Mrs George encouraged members to make suggestions she could provide to the next Town Centre Plan Project meeting.

Regular maintenance issues relating to flooding and clearing of rubbish.

- Deferred to November meeting.

8 Small Projects Grant Scheme (balance)

To date no funding from the Small Projects Grant Scheme has been allocated for projects. The available funding remains at \$3,232.

9 Current infrastructure projects/upgrades and other Council activities within the Ward

Resolved minute number 15/MCC/070 File Ref 3-CC-1-5

That the memoranda 'Current infrastructure projects/upgrades and other Council activities within the Ward' for August and September be received.

C Bates / L Pearson. Carried.

10 Consultation on Animal Control Bylaw Amendment

The Committee supported the changes to the Animal Control Bylaw and agreed consultation takes place with residents affected by changes to the Animal Control Bylaw Amendment.

11 General Business

Broadway Gardens

Mrs Duncan queried placement of bark in gardens in Broadway, as it previously caused problems blocking drains. It was suggested ground cover plants might be more suitable.

Inwards Correspondence

A letter was received from the Ministry of Education acknowledging the committee's letter sent regarding the closure of Turakina Maori Girls College.

Wilson Park

The Committee discussed quote from McIlwaine's for the Hopscotch Block to provide concrete only.

Resolved minute number **15/MCC/071** **File Ref**

That the Marton Community Committee recommend the quotation from McIlwaine's of \$1,265.18 including GST to provide a Hopscotch Block at the Children's Play Area at Wilson Park be accepted.

A George / L Pearson. Carried.

Cr Sheridan departed at 8.05 pm.

Under Tree Seating

Mrs George had received a quotation from Urban Effects regarding pricing for various forms of seating.

The Committee would like Gaylene Prince to provide an update on the current status of the \$6000 identified at the Committee's meeting on 10 June 2015 for seating/BBQs (resolution 15/MCC/049).

Under Tree Seating – Athol Sanson previously advised Mrs George it should be located below the willow trees as the macrocarpa trees will be removed within ten years due to disease.

Road Signage

Mrs George gave a run-down on information signs she had viewed while travelling recently.

Mrs Pearson departed at 8.20 pm.

Centennial Park Community Garden

The Report Centennial Park Community Garden was tabled and received.

Ms Ash gave an explanation of how a Community Garden works.

Resolved minute number **15/MCC/072** **File Ref** **6-RF-1-5**

That Council approve the extension of the site at Centennial Park to establish a community garden to include the ex-bowling green area.

A George / J Greener. Carried.

New Member

The Committee approved the co-opting of Mr Rob Snijders onto the committee.

12 Notification of business for the next meeting

Regular maintenance issues relating to flooding and clearing of rubbish.

Update on road signage suggestions.

13 Next meeting date

Wednesday, 11 November 2015, 7.00pm

14 Meeting closed

8.40 pm

Confirmed/Chair: _____

Date:

Rangitikei District Council

Finance/Performance Committee Meeting

Minutes – Thursday 29 October 2015 – 9:30 a.m.

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1	Welcome.....	2
2	Council Prayer.....	3
3	Apologies/leave of absence.....	3
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10	Proposed disposal of land (including Santoft Domain).....	4
11	Late items.....	4
12	Future items for the agenda.....	5
13	Next meeting.....	5
14	Meeting closed.....	5

The quorum for the Finance/Performance Committee is 5.

At its meeting of 28 October 2010, Council resolved that "The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kāā, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.

Present: His Worship the Mayor, Andy Watson
Cr Dean McManaway
Cr Cath Ash
Cr Nigel Belsham
Cr Tim Harris
Cr Rebecca McNeil
Cr Soraya Peke-Mason
Cr Ruth Rainey
Cr Lynne Sheridan

In attendance: Mr Ross McNeil, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr George McIrvine, Finance & Business Support Group Manager
Mr Hamish Waugh, Infrastructure Group Manager
Ms Denise Servante, Strategy & Community Planning Manager

Unconfirmed

2 Welcome

His Worship the Mayor welcomed everyone to the meeting.

3 Council Prayer

Cr Belsham read the Council prayer.

4 Apologies/leave of absence

There were no apologies.

5 Confirmation of agenda

The Chair confirmed there was no change to the Order of Business. However, there were two further matters which he wished to raise under Late items, in both cases to gauge the Committee's view.

6 Confirmation of Minutes

Resolved minute number 15/FPE/072 File Ref

That the Minutes of the Finance and Performance Committee meeting held on 1 October 2015 be taken as read and verified as an accurate and correct record of the meeting.

Cr Rainey / Cr Ash. Carried.

7 Chair's report

The Chair spoke to his tabled report, noting that the New Zealand Transport Agency Board would meet on 30 October 2015 to determine the level of emergency Funding Assistance Rate to apply to Rangitikei, Wanganui and South Taranaki District Councils.

Members supported the request for an update on progress with dealing with properties with rates arrears and for a formal recommendation on the costs for the CCO investigation.

Resolved minute number 15/FPE/073 File Ref

That the Chair's report to the Finance/Performance Committee meeting on 29 October 2015 be received.

His Worship the Mayor / Cr Peke-Mason. Carried.

8 Financial Results for 1 July – 30 September 2015

Mr McIrvine spoke to his report, noting that the costs for repairing the damaged road network from the June rainfall event would fall (roughly) two thirds in 2015/16 and one third in 2016/17. An insurance claim was pending for the damaged hockey turf at Centennial Park once the reinstatement costs had been determined. Once that detail was known, Mr McIrvine would inform the Mayor.

Resolved minute number **15/FPE/074** **File Ref**

That the report 'Financial Results for 1 July – 30 September 2015' be received.

His Worship the Mayor / Cr Belsham. Carried.

9 Queries from previous meeting

Mr McIrvine noted that he had done further analysis on the finances of the Omatane Rural Water Supply Scheme.

10 Statement of Service Performance for 1 July – 30 September 2015

Mr Hodder spoke to his report, noting that some mandatory measures could not be reported on because the requested system upgrades had not been made. Mr McIrvine noted that the NCS/MagiQ Users Group had raised and would continue to raise the issue with the software supplier. The Committee supported continuing that and having a letter sent to the Department of Internal Affairs on the matter (since under the Local Government Act this department had the responsibility for developing and promulgating the mandatory measures).

Resolved minute number **15/FPE/ 075** **File Ref**

That the report 'Statement of Service Performance for 1 July – 30 September 2015' be received.

Cr Ash / Cr Peke-Mason. Carried.

11 Proposed disposal of land (including Santoft Domain)

The Chief Executive informed the Committee that a proposal would be provided to the next meeting.

12 Late items

Funding grant towards the Marton Christmas Parade

The Marton Jaycees had approach the Mayor for funding assistance. They had had Council support before, most recently in 2014 through the Community Initiatives Fund. The

Committee agreed that a late application (to the Events Sponsorship Scheme) would be accepted and considered along with others at its meeting next month.

Council had previously decided to meet the cost of road closures (and advertising of these) for such events.

Discretionary fund for the Mayor

His Worship the Mayor wondered whether such a fund would be useful for the community. Some councils had this and some did not.

13 Future items for the agenda

Proposed discretionary fund for the Mayor

14 Next meeting

26 November 2015, 9.30 am

15 Meeting closed

10.35 am

Confirmed/Chair: _____

Date:

Rangitikei District Council

Bulls Community Committee Meeting

Minutes – Tuesday 10 November 2015 – 5:30 p.m.

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4	Matters Arising	3
5	Council Decisions on Recommendations from the Committee	3
6	Update on Bulls Town Centre Plan	3
7	Update on Bulls Wastewater Upgrade Project	4
8	Council Responses to Queries at Previous Meetings	4
9	Small Projects Grant Scheme (balance)	4
10	Current Infrastructure Projects/Upgrades and other Council Activities within the Ward	4
11	General Business	4
12	Notification of business for the Next Meeting	5
13	Next Meeting	5
14	Meeting Closed	5

The quorum for the Bulls Community Committee is 6.

At its meeting of 28 October 2010, Council resolved that “The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.

Present: Mr Hew Dalrymple
J Dunn
J Guinan
K Scott
H Thorby
A Walker
Cr Tim Harris

In attendance: Ms Jan Harris, Bulls and Districts Community Development Manager
Constable Reece Brown, Bulls Police Station
Mrs Annabel Sidey

Unconfirmed

1 Welcome

The Chair welcomed those present to the November meeting

2 Apologies

That apologies from S Boxall, K Otto, J Jamieson, B Hammond and Mayor A Watson be received.

K Scott / H Thorby. Carried.

3 Confirmation of Minutes

Resolved minute number 15/BCC/047 File Ref

That – subject to amendments on Page 5 that (i) H Thorby will undertake Light Up Bulls, (ii) delete 'NZAF' and replace with 'Airforce', and (iii) delete 'Brad' and replace with 'Braden' – the Minutes of the Bulls Community Committee meeting held on 13 October 2015 be verified as an accurate and correct record of the meeting.

H Thorby / A Walker. Carried

4 Matters Arising

The Committee looked for clarification from the Council's Chief Executive of the proposed/actual timeline regarding the multi-purpose facility on the Criterion Hotel site.

5 Council Decisions on Recommendations from the Committee

There were no recommendations from the Committee's meeting on 13 October 2015 which required Council confirmation.

6 Update on Bulls Town Centre Plan

Committee updated information on the Bulls Town Centre Plan:

- 7 Day Makeover to be held 1-7 February 2016,
- The Information Night is Monday 7 December,
- Publicity will be undertaken via the District Monitor, Bull-e-tin, Blackboard and Facebook page by Jan Harris and Jane Dunn,
- Demolition of Criterion Site is currently underway, and
- Historic tunnel under the site subject to survey and research by Historic Places Trust.

7 Update on Bulls Wastewater Upgrade Project

A request for further information was received in June 2015 by RDC consultants, Lowe Environmental. The information, which related to groundwater monitoring, was provided to Horizons on 1 October 2015. It is anticipated that Horizons will complete the notification decision during November. This will decide whether the application will be notified publicly, or only to specifically affected parties.

8 Council Responses to Queries at Previous Meetings

Committee is still awaiting timeline for the multi-purpose building.

9 Small Projects Grant Scheme (balance)

Since October's meeting a total of \$135 was spent from the Small Projects Grant Scheme on plants and compost for planter pots made up of \$70 vouchers and \$65 cash split between H Thorby and J Dunn.

Resolved minute number 15/BCC/048 **File Ref**

That the Bulls Community Committee approve a refund of \$65 from the Small Projects Grant Scheme.

A Walker / J Guinan. Carried

10 Current Infrastructure Projects/Upgrades and other Council Activities within the Ward

Resolved minute number 15/BCC/049 **File Ref** 3-CC-1-5

That the memorandum 'Current Infrastructure Projects/Upgrades and other Council Activities within the Ward' be received.

K Scott / H Thorby. Carried.

11 General Business

Committee members highlighted areas of Concern:

- 1 Brandon Hall Road Flood Protection Scheme has not been completed.
- 2 Footpaths need thorough cleaning.
- 3 Courtyard by Information Centre is a 'disgrace' needing urgent attention.

- 4 Reece Brown, the newly appointed Police Officer in Bulls, was introduced to the Committee and spoke to the meeting. A failure in one of the CCTV cameras was noted. Jan Harris will action a service order. Other cameras are working well.
- 5 Jan Harris presented her report:
 - Christmas Parade planning going well,
 - Band booked for Free Community Concert on 12 March 2016;
 - Youth Forum in March 2016,
 - Volunteer Afternoon date 9th December,
 - Concern over the state of uneven paving on footpaths, and
 - Future window display by schools planned.
6. A Sidey highlighted real danger of poorly constructed mobility scooter crossings. She said they need to be made safe and smooth.
7. H Thorby discussed the replanting of pots.
8. J Guinan noted still waiting on funds to undertake further seating project.

Resolved minute number**15/BCC/ 050****File Ref**

That the Rangitikei District Council undertake an urgent investigation of these hazardous mobility scooter crossings in Bulls and Marton and action a solution to this problem.

K Scott / H Thorby

12 Notification of business for the Next Meeting

There are no notifications of business for the next meeting.

13 Next Meeting

The next meeting will be on 8 December 2015 at 5.30pm

14 Meeting Closed

The meeting closed at 6.40 pm

Confirmed/Chair: _____

Date:

Rangitikei District Council

Erewhon Rural Water Supply Sub-Committee Meeting

Minutes – Wednesday 11 November 2015 – 4:00 p.m.

Contents

1	Apologies	2
5	Financial Report	2
2	Confirmation of Minutes	2
3	Matters Arising	3
4	Engineer's Report	3
5	Members' Reports/Questions	3
6	Date of Next Meeting	4
7	Meeting Closed	4

Present:

Mr J Gilbert, Chairperson
Mrs M Mako
Mr G Melville
Cr A Gordon
Mr J Bird
Mr P Batley
Mr G Duncan
Mr O Dickison

In attendance:

Mr A van Bussel, Operations Manager
Mr G McIrvine, Finance & Business Support Group Manager
Mr D Smith, Taihape Plumbing
Mrs S Srhoj, Administration

The Chair welcomed everyone to the meeting. He advised that Item 5 of the Agenda (Financial Report) would be taken following Item 1 (Apologies)

1 Apologies

Resolved minute number 15/ERWS/013 **File Ref**

That the apologies from Mrs J Saywell and Mr B Thomas for absence be received.

Mr J Gilbert/Cr A Gordon. Carried

5 Financial Report

Mr McIrvine explained the Erewhon Rural Water Supply Financial Statements and answered members' questions.

He said that the scheme's financial position was very consistent due to it being well maintained.

The committee were assured that any surplus funds would be rolled over into the following year.

Mr McIrvine suggested that he attend the committee's next meeting where he would explain Council's Long Term Plan. This would help give members a better understanding of the ins and outs of the cash flow and reserves. He would also report back then about the query about provision for depreciation.

Cr Gordon said that he and Cr Rainey had been working on providing a simplified financial statement for the Omatane Rural Water Supply Sub-Committee. He was keen to do the same for this committee.

Resolved minute number 15/ERWS/014 **File Ref**

That the Statement of Operations: Period ending 30 September 2015, be received.

Mr P Batley/Cr A Gordon. Carried

2 Confirmation of Minutes

Resolved minute number 15/ERWS/015 **File Ref**

That the minutes of the Erewhon Rural Water Scheme Sub-Committee meeting held on 12 August 2015 be taken as read and verified as an accurate record of the meeting.

Mr P Batley/Mr J Gilbert. Carried

3 Matters Arising

Mr Smith reported that he was on track to begin renewal work early December.

There was some discussion regarding future repair work on the old pipe line by John Gilbert's property.

Mr van Bussel said that there was still quite a bit of preliminary engineering work to be done. He was currently investigating different piping systems, one of which included the use of a Victaulic joint. This could be joined on the spot and had a maximum pressure of 571 psi. He said that he would need to obtain further costings for the job.

4 Engineer's Report

Mr van Bussel spoke to his report. He said that overall the scheme had been running very well with Mr Smith undertaking regular checks.

Mr Smith reported that the river levels were still too high for him to undertake the outstanding gauging for consent.

There was further discussion on the site visit which was to be held on Wednesday 9 December. It was agreed that there would be an open invitation for all water users to attend. All interested persons to meet 10.00 am at Marty Thompson's driveway. The group would travel up to the weir to view the work that Mr Smith had been undertaking. Following this, the group would have the option of either carrying on to Kelly Land Co or returning home.

Resolved minute number 15/ERWS/016 **File Ref**

That the report "Operations Report –October 2015" be received.

Mr P Batley/Mr G Duncan. Carried

5 Members' Reports/Questions

The Chair invited Mr Dickison, manager of Mangaohane Station to join the Erewhon Rural Water Supply Sub-Committee.

All members were in favour of this suggestion.

Resolved minute number 15/ERWS/017 **File Ref**

That Mr Ollie Dickison become a member of the Erewhon Rural Water Supply Sub-Committee.

Mr J Gilbert/Mr J Bird. Carried

Mr Batley suggested that the Erehon Rural Water committee phone tree be updated.

The Chair advised that as Mrs Mako was finishing up with the Aorangi Awarua Trust she would no longer be a member of the Erehon Rural Water Supply Sub-Committee. He thanked her for her contribution and asked that a letter of appreciation be sent to her.

6 Date of Next Meeting

The next meeting to be held Wednesday 10 February 2016.

7 Meeting Closed

The meeting closed at 4.55pm.

Confirmed/Chair: _____

Date:

Rangitikei District Council

Assets/Infrastructure Committee Meeting

Order Paper – Thursday 12 November 2015 – 9:30 a.m.

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6	Confirmation of Minutes	3
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8	Activity Management	4
9	Resource consent compliance-update	5
10	Renewal of Marton wastewater treatment plant	5
11	Parks Upgrade Programme – Wilson Park	5
12	Progress update with access roads in park areas	6
13	Policy consideration for responding to requests for road closures	6
14	Community housing-progress update on actions from previous meeting	6
15	Late items	6
16	Future items for the Agenda	6
17	Next meeting	7
18	Meeting closed	7

The quorum for the Assets/Infrastructure Committee is 5.

At its meeting of 28 October 2010, Council resolved that "The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.

Present:

Cr Dean McManaway (Chair)
Cr Cath Ash
Cr Nigel Belsham
Cr Angus Gordon

Cr Nigel Belsham
Cr Tim Harris
Cr Mike Jones
Cr Ruth Rainey
His Worship the Mayor, Andy Watson

In attendance:

Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr Hamish Waugh, Infrastructure Group Manager
Mr Andrew van Bussel, Utilities Operations Manager
Mr Reuben Pokiha, Roading Operations Manager
Manager Mrs Joanna Saywell, Utilities Asset Manager
Mr Glenn Young, Infrastructure Group, Utilities Projects Manager
Ms Laura Richards, Governance Administrator.

Tabled documents: Item 8 Roading activity report – corrected page 18.

1 Welcome

The Chair welcomed the committee to the meeting.

2 Council Prayer

The Chair read the Council prayer.

3 Apologies/leave of absence

Resolved minute number 15/AIN/ 097

That apologies for absence from Cr Sheridan be received.

Cr Jones / Cr Gordon. Carried.

4 Chair's Report

The Chair informed the Committee he attended an early morning water treatment plant tour at Marton. He considered Marton would be in good stead with water for a long time. He added Council is waiting on the New Zealand Transport Agency for information on the enhanced Funding Assistance Rate to address the substantial damage done to the District's roads in June. He also noted the very successful Hunterville Shemozzle with plenty of media coverage and people in attendance, and expressed the gratitude of the organising committee to His Worship the Mayor's company for the loan of chairs and tables.

His Worship the Mayor arrived 9.43 pm.

Resolved minute number 15/AIN/098 **File Ref** 3-CT-13-1

That the Chair's report to the Asset/Infrastructure Committee's meeting on 12 November 2015 be received.

Cr McManaway/Cr Rainey. Carried.

5 Confirmation of order of business

The Chair informed the Committee that Number 12 would be taken off the agenda.

6 Confirmation of Minutes

Resolved minute number 15/AIN/ 099 **File Ref**

That the Minutes of the Assets/Infrastructure Committee meeting held on 15 October 2015

be taken as read and verified as an accurate and correct record of the meeting.

Cr Jones / Cr Belsham. Carried.

7 Queries raised at previous meeting

There were no queries raised.

8 Activity Management

An updated page 18 was tabled for the roading report.

The Committee considered the non-financial reporting templates for October 2015 covering the following groups of activities:

- Roothing and footpaths
- Water (including rural water supplies)
- Sewerage and the treatment and disposal of sewerage
- Stormwater drainage
- Community and leisure assets (including parks)
- Rubbish and recycling

Main points in the discussion were:

- the performance of the new roading contract was being monitored through weekly meetings with the General Manager Infrastructure;
- kerb replacement at the north end of Wellington Road was proposed for 2016/17;
- thresholds under the One Network Road Classification were not yet clear enough to determine impacts on the level of service for the District's roads;
- the alignment of the replacement the Te Hou Hou Bridge was being discussed with locals;
- full reopening of Mt Curl Road envisaged in March-April 2016;
- renewal of chamber at Taihape's water treatment plant complete once cleanup completed;
- possibility of desludging Hunterville wastewater during 2015/16 and postponing that operation in Bulls until 2016/17;
- consideration of seeking a review of Hunterville wastewater consent to focus on effect of discharge rather than its quantity;
- the primary concern at Horizons for stormwater discharges is over volume and the cumulative effect on waterways (but, as evident in Feilding, any discharges from industrial sites were more closely monitored);
- EnviroSchools programme funded through the waste minimisation levy (not by rates)

Resolved minute number	15/AIN/100	File Ref	5-EX-4
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That the activity management templates for October 2015 for Roading, Water (including rural water supplies), Sewerage (and the treatment and disposal of sewage), Stormwater drainage, Community and Leisure assets, and Rubbish and Recycling be received.

Cr Belsham / Cr Harris. Carried.

9 Resource consent compliance-update

Resolved minute number	15/AIN/101	File Ref	5-EX-4
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That the report 'Consent compliance – July 2015 to October 2015' be received.

Cr Belsham / Cr Jones. Carried.

10 Renewal of Marton wastewater treatment plant

Mrs Saywell outlined to the Committee discussions with Mid-West Disposals, operators of the Bonny Glen landfill. They have until June 2016 to meet the required removal of heavy metals and ammonia. Mr Waugh stressed that, if the leachate was not treated to a level where it could be received as wastewater, trade waste fees would apply – but only if the leachate did not compromise the plant and compliance with its discharge consent.

In preparing for the new consent it would be necessary to consider options for discharge to land, for at least part of the year.

Cr Ash left the meeting 11.05 am, returned 11.08 am.

11 Parks Upgrade Programme – Wilson Park

The Committee considered the expression of interest was from the Marton Community Committee to install a BBQ and associated seating areas at Wilson Park. The total cost of the project would be \$18,003.77; the Committee has asked for matching contributions of \$6,000 from Marton Rotary, Marton Lions Club and the Council Parks Upgrade Programme Fund.

Resolved minute number	15/AIN/102	File Ref	1-AS-1-1
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That funding of \$6,000 from the Parks Upgrade Partnership Fund be allocated to the provision of a BBQ and seating area in Sir James Wilson Park, Marton, as outlined in the Expression of Interest received from the Marton Community Committee and subject to successfully securing an additional \$12,000 from the community or other non-Council sources.

Cr Belsham / Cr Jones. Carried.

12 Progress update with access roads in park areas

The Committee noted the agenda notes on progress with access roads to Taihape Kindergarten (off Toroa Road) and Dudding Lake 9 from SH3).

13 Policy consideration for responding to requests for road closures

The memorandum attached for the meeting was discussed by Committee.

Resolved minute number 15/AIN/103 **File Ref** 6-RT-4-4

That the memorandum 'Temporary closure of roads for rallies – policy considerations' be received.

His Worship the Mayor / Cr Gordon. Carried.

Resolved minute number 15/AIN/104 **File Ref** 6-RT-4-4

That the suggested policy considerations for temporary closure of roads for rallies be discussed with the Targa Rally organisers and the outcome of that discussion reported to the Committee's February 2016 meeting.

Cr McManaway / Cr Belsham. Carried.

14 Community housing-progress update on actions from previous meeting

Council noted the agenda update. The closing date for expressions of interest from community housing providers was 23 November 2015.

The results will be brought to Council's December 2015 meeting.

15 Late items

There were no late items for the Committee to consider.

16 Future items for the Agenda

Clarification for consent requirements for Marton water treatment plant.

Next stages for Taihape's water treatment plant upgrade.

Potential implications of storm water discharge consents being required for Rangitikei.

17 Next meeting

11 February 2016.

18 Meeting closed

11.23 am.

Confirmed/Chair: _____

Date:

Unconfirmed

Rangitikei District Council

Policy/Planning Committee Meeting

Minutes – Thursday 12 November 2015 – 1:00 p.m.

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9	Update on legislation and governance issues	4
10	Bulls Multi-purpose Community Centre-project update	5
11	Update on communications strategy	5
12	Quarterly reports from MOU Groups	5
13	Update on the Path to Well-being Initiative	5
14	Late items	6
15	Future Items for the agenda	6
16	Next meeting	6
17	Meeting closed	6

(Note: In absence of the Chair and Deputy Chair, His Worship the Mayor chaired the meeting for items 1 to 7.)

- Present:** His Worship the Mayor, Andy Watson
Cr Cath Ash
Cr Richard Aslett
Cr Angus Gordon
Cr Rebecca McNeil
- In attendance:** Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr Johan Cullis, Environmental & Regulatory Services Team Leader
Ms Denise Servante, Strategy & Community Planning Manager
Ms Katrina Gray, Policy/Planner
Ms Laura Richards, Governance Administrator
- Tabled documents:** None

Unconfirmed

1 Welcome

His Worship the Mayor chaired the meeting as Cr Sheridan (Chair) had put in an apology and Cr Aslett (Deputy Chair) had indicated he would be late arriving.

2 Apologies/leave of absence

Resolved minute number 15/PPL/107 File Ref

That apologies for absences from Cr Peke-Mason and Cr Sheridan and from Cr Aslett (for lateness) be received.

Cr Gordon / Cr McNeil. Carried

3 Confirmation of order of business

The Chair informed the Committee there would be no change to the order of business as set out in the agenda.

4 Confirmation of Minutes

Resolved minute number 15/PPL/108 File Ref

That the Minutes of the Policy/Planning Committee meeting held on 15 October 2015 be taken as read and verified as an accurate and correct record of the meeting.

Cr Gordon / Cr McNeil. Carried

5 Chair's Report

Resolved minute number 15/PPL/109 File Ref 3-CT-15-1

That the Chair's report to the Policy/Planning Committee's meeting of 12 November 2015 be received.

His Worship the Mayor / Cr Ash. Carried

6 Queries raised at previous meeting

There were no queries raised.

7 Resource Management Act reform

Mr Hodder informed the Committee that Local Government New Zealand had extended the date for feedback to 30 November 2015. This meant that Council could review the proposed feedback at its meeting on 26 November 2015,

Ms Gray, Mr Cullis and Mr Hodder took the Committee through a presentation which suggested points for including in Council's feedback. Councillors raised issues throughout the presentation around the role of local governments in the RM process, amendments proposed, common rules for regulations, and tiered systems of consenting notification.

Cr Aslett entered the meeting. 1.38 pm.

Cr Ash left the meeting at 2.18 pm, re-entered at 2.29 pm.

8 Activity Management

The non-financial reporting templates for October 2015 are attached, covering the following groups of activities:

- Community leadership
- Environmental and regulatory services
- Community well-being

The Committee discussed the profile given to the recovery work from the June 2015 rainfall event.

Resolved minute number	15/PPL/111	File Ref	5-EX-3-2
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That the activity management templates for October 2015 for Community Leadership, Environmental and Regulatory Services and Community Well-being be received.

Cr Ash / Cr Gordon. Carried

9 Update on legislation and governance issues

Mr Hodder noted the introduction into Parliament the previous day (11 November 2015) of the Civil Defence Emergency Management Bill.

In considering the outline of the Law Commission's review of the Burial and Cremation Act, the Committee noted the recommendation that anyone should be able to apply to a local authority for permission to establish a cemetery for burial on private rural land, and wondered what (if any) grounds for refusing such a request had been proposed.

Resolved minute number	15/PPL/112	File Ref	5-OR-3-5
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That the report 'Update on legislation and governance issues' to the Policy/Planning Committee's meeting of 12 November 2015 be received.

His Worship the Mayor / Cr Gordon

Resolved minute number **15/PPL/113** **File Ref** **5-OR-3-5**

That the Policy/Planning Committee supports the devolution to territorial authorities the power to make local bylaws to permit retail trading on Easter Sunday in all or any specified part(s) of their districts.

His Worship the Mayor / Cr Gordon. Carried.

10 Bulls Multi-purpose Community Centre-project update

Mr Hodder informed the Committee that a meeting had been arranged with Horowhenua District Council who had experience in similar developments (and securing external funding).

11 Update on communications strategy.

Resolved minute number **15/PPL/114** **File Ref** **3-CT-15-1**

That the report 'Update on communications strategy' to the Policy/Planning Committee meeting of 12 November 2015 be received.

Cr Gordon / Cr Ash. Carried.

12 Quarterly reports from MOU Groups

The Committee received and discussed the quarterly report from the MOU Groups.

Resolved minute number **15/PPL/115** **File Ref** **3-GF-10**

That the memorandum "First quarter 2015/16 reports from Bulls and District Community Trust, Project Marton, Rangitikei.com and Taihape Community Development Trust and Annual Accounts for 2014/15" be received.

Cr McNeil / Cr Gordon. Carried.

13 Update on the Path to Well-being Initiative

The Committee discussed the report and queried staff about various items.

Resolved minute number **15/PPL/116** **File Ref** **1-CO-4**

That the memorandum 'Update on the Path to Well-Being initiative and other community development programmes – November 2015' be received.

Cr Aslett / Cr McNeil. Carried.

14 Late items

There were no late items.

15 Future Items for the agenda

There were no future items for the agenda.

16 Next meeting

11 February 2016, 1.00 pm

17 Meeting closed

The meeting closed 3.58 pm.

Confirmed/Chair: _____

Date: